Conceptual Review Agenda

Schedule for 12/01/22

Meetings hosted via Zoom Web Conferencing

Thursday, December 1, 2022

Time	Project Name	Applicant Info	Project Description			
9:15	Car Wash Lot 5 Rudolph Farms	Dean Barber	This is a request to car wash facility at lot 5 of	Planner: Kai Kleer		
			the Rudolph Farm development. (parcel # 8715300013). The applicant proposed an	Engineer: Sophie Buckingham		
	CDR220092	20092 dbarber@tdc-dev.com	new car wash facility with parking and vacuums for Lot 5 of the Rudolf Farm development. Access is taken from the future Clydesdale Pkwy. to the west. The site is approximately 0.24 miles east of Interstate-25 and approximately 0.10 miles north of E Prospect Rd. The property is within the General Commercial District (C-G) zone district and the project would be subject to Administrative (Type 1) Review.	DRC: Brandy Bethurem Harras		

Car Wash Lot 5 Rudolph Farms Vehicle minor repair, servicing and maintenance



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CONCEPTUAL REVIEW:

APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. <u>Complete applications and sketch</u> <u>plans</u> must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to <u>currentplanning@fcgov.com</u>. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.* Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

Business Name (if applicable)		
Your Mailing Address		
Phone Number	Email Address	
Site Address or Description (parcel a	# if no address)	
Description of Proposal (attach addi	tional sheets if necessary)	
Proposed Use	Existing Use	
Total Building Square Footage	S.F. Number of Stories	Lot Dimensions
Age of any Existing Structures		
Info available on Larimer County's Well If any structures are 50+ years old, goo		<u>ssessor/query/search.cfm</u> of the structure are required for conceptual.
Is your property in a Flood Plain?	□ Yes □ No If yes, then at what	at risk is it?
Info available on FC Maps: http://giswe	b.fcgov.com/redirect/default.aspx?l	ayerTheme=Floodplains.
Increase in Impervious Area (Approximate amount of additional buil		S.F. er existing bare ground to be added to the site)
wetlands, large trees, wildlife, canals, in	ounding land uses, proposed use(s) areas, water treatment/detention, dra rrigation ditches), utility line location	, existing and proposed improvements ainage), existing natural features (water bodies, s (if known), photographs (helpful but not drain now? Will it change? If so, what will

change?



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	PROP	PROPERTY BUILDING		17.36 SF	100%				
	BUILDIN			33 SF	9%				
	LANDSC	APE	17414	.99 SF	36%				
	DAVING		24283	.32 SF	51%				
	PAVING								

THIS CONCEPTUAL SITE PLAN IS BASED ON PRELIMINARY INFORMATION PROVIDED BY THE CLIENT. IT IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED. A THOROUGH SEARCH OF ZONING REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SETBACKS, BUFFERS AND OTHER CITY PLANNING REQUIREMENTS IS NOT REFLECTED ON THIS DRAWING. AS SUCH, THE CLIENT IS STRONGLY ENCOURAGED TO CONTACT THE GOVERNING JURISDICTION TO REVIEW ADDITIONAL DEVELOPMENT REQUIREMENTS.

RUDOLPH FARM A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION

Know all persons by these presents, that the undersigned owner(s) of the following described land:

Parcels of land situate in the Southwest Quarter of Section Fifteen (15), Township Seven North (T.7N.), Range Sixty-Eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows;

Considering the North line of the Southwest Quarter of Section 15 as bearing South 89° 38' 43" East and with all bearings contained herein relative thereto:

COMMENCING at the West Quarter corner of said Section 15; THENCE along the North line of the Southwest Quarter, South 89° 38' 43" East a distance of 105.08 feet to **POINT OF BEGINNING 1**; THENCE continuing along said North line, South 89° 38' 43" East a distance of 2538.15 feet to the Center corner of Section 15; THENCE along the East line of the Southwest Quarter of Section 15, South 00° 05' 39" West a distance of 1081.21 feet; THENCE departing said East line, North 76° 39' 58" West a distance of 580.42 feet; THENCE along the arc of a curve concave to the Northwest a distance of 151.65 feet, said curve has a Radius of 642.00 feet, a Delta of 13° 32' 04" and is subtended by a Chord bearing South 53° 20' 22" West a distance of 151.30 feet; THENCE South 60° 06' 24" West a distance of 375.84 feet; THENCE South 00° 00' 51" West a distance of 646.57 feet; THENCE North 54° 53' 09" West a distance of 18.04 feet; THENCE North 76° 19' 16" West a distance of 163.85 feet; THENCE North 84° 59' 16" West a distance of 548.82 feet; THENCE North 67° 52' 16" West a distance of 88.13 feet; THENCE North 54° 48' 16" West a distance of 900.73 feet; THENCE North 00° 11' 37" East a distance of 780.50 feet; THENCE North 22° 40' 37" East a distance of 26.16 feet: THENCE North 00° 11' 44" East a distance of 433.23 feet to POINT OF BEGINNING 1, containing 3,614,899 square feet or 82.99 acres, more or less (±). AND **COMMENCING** at the South Quarter corner of said Section 15; THENCE along the South line of the Southwest Quarter, North 89° 59' 24" West a distance of 635.26 feet; THENCE North 00° 01' 10" East a distance of 30.00 feet to the North right-of-way line of Prospect Road, said point being POINT OF BEGINNING 2; THENCE along said North line, North 89° 59' 24" West a distance of 615.25 feet; THENCE departing said North line, North 00° 01' 10" East a distance of 0.23 feet; THENCE North 46° 06' 09" West a distance of 144.25 feet; THENCE North 03° 44' 47" West a distance of 73.30 feet; THENCE North 89° 59' 00" West a distance of 79.72 feet; THENCE South 25° 01' 13" West a distance of 105.03 feet; THENCE North 89° 51' 32" West a distance of 325.13 feet; THENCE North 83° 51' 42" West a distance of 487.44 feet; THENCE North 05° 41' 33" West a distance of 144.79 feet; THENCE North 22° 11' 31" West a distance of 483.55 feet; THENCE North 15° 29' 40" West a distance of 220.16 feet; THENCE North 00° 11' 12" East a distance of 415.63 feet; THENCE South 54° 47' 42" East a distance of 871.58 feet; THENCE South 67° 51' 42" East a distance of 101.38 feet: THENCE South 84° 58' 42" East a distance of 552.56 feet;

THENCE South 76° 18' 42" East a distance of 150.63 feet; THENCE South 54° 57' 42" East a distance of 500.33 feet;

THENCE South 00° 01' 10" West a distance of 468.93 feet to **POINT OF BEGINNING 2**, containing 1,397,882 square feet or 32.09 acres, more or less (±).

Said described parcels contain 5,012,781 square feet or 115.08 acres, more or less.

For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as RUDOLPH FARM (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

OWNER:

BY:

STATE OF COLORADO)

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

Witness my hand and official seal

My commission expires:

Notary Public

LIENHOLDER:			
BY:			
STATE OF COLORADO))ss. COUNTY OF LARIMER) The foregoing instrument was acknowledged before me this day of	, 20, by	as	of
Witness my hand and official seal			_

My commission expires:

Notary Public

MAINTENANCE GUARANTEE

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

ATTORNEY'S CERTIFICATION

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney	
Attorney:	
Address:	
Registration No.:	
APPROVED AS TO FORM, CITY ENGINEER	
By the City Engineer of the City of Fort Collins, Colorado this	day of A.D., 20
City Engineer	
DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGH	IBORHOOD SERVICES APPROVAL
By the Director of Community Development and Neighborhood S ofA.D., 20	Services the City of Fort Collins, Colorado this day
Director of Community Development and Neighborhood Services	3
SURVEYOR'S STATEMENT	
	rveyce do hereby state the this Subdivision Plat was prepared from ntation as indicated herece were found or set as shown, and that the
foregoing plat is an accurate represent. on there call this to the	
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For and on Behalf performering URPOSES Robert C. Tessely	SOK
For and on Behalf D Norbern Engineering) IRPO	

Colorado Registered Froidssional Land Surveyor No. 38470

OWNER/APPLICANT Bryan Byler Pacific North Enterprises, LLC 900 Castleton Road, Suite 118

Castle Rock, CO 80109

Fort Collins, CO 80524

PLANNER/ LANDSCAPE ARCHITECT Bill Mahar Norris Design 244 N. College Ave. #150

SITE ENGINEER Northern Engineering Services, Inc.

Andy Reese 301 North Howes Street, Suite 100 Fort Collins, Colorado 80521 (970) 221-4158

SITE SURVEYOR Northern Engineering Services, Inc. Bob Tessely, PLS 301 North Howes Street, Suite 100 Fort Collins, Colorado 80521 (970) 221-4158



NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

SURVEYOR NOTES:

1) The Basis of Bearings is the North line of the Southwest Quarter of Section 15-T7N-R68W as bearing South 89° 38' 43" East (assumed bearing) and monumented as shown on drawing.

2) For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Title Commitment Order No. FCC25192054, dated September 8, 2021, prepared by Land Title Guarantee Company.

3) The lineal unit of measurement for this plat is U.S. Survey Feet.

4) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.

5) A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.

6) Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.

7) For easements created by separate document and shown hereon refer to record document for specific terms.

8) Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

9) Adjacent property owner information per the Larimer County Land information Locator.

10) Per CRS 38-51-105 (3)(a), (3)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.

11) The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).

12) The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.

13) A current title commitment will be provided to the surveyor prior to final submittal. This note will be removed prior to finalizing survey.

14) This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and/or upgraded prior to finalizing and/or recording. "Set" corner information depicted hereon is for reference purposes only. This note will be removed prior to the surveyor signing the survey.

NOTES AT THE REQUEST OF THE CITY OF FORT COLLINS:

Notes as requested by the City of Fort Collins and listed hereon are being required as a condition of approval by the City of Fort Collins. The notes, as they appear hereon, were provided to Northern Engineering by the City of Fort Collins.

• There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City code.

• FLOOD ZONE DESIGNATION: According to FIRM Panel 08069C1003G for Larimer County, effective date 05/02/2012, this tract lies within a FEMA designated Area of Minimal Flood Hazard (Zone X).







HIP 7 NORTH, E OF COLORADO									According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown	
CS1/16 COR S15-T7N- FOUND #6 R W/2 1/2 " ALUM LS	EBAR							NOTICE:	According to Colorado law you upon any defect in this survey v defect. In no event may any act be commenced more than ten ye	hereon.
LDT 2 Image: Display black blac		C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24	DELTA 54°17'25" 22°31'28" 60°01'35" 89°59'51" 60°05'48" 60°01'35" 89°59'51" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 54°17'25" 54°17'25" 60°00'00" 60°00'48" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 60°01'35" 78°25'14" 36°27'04" 36°27'04" 11°34'37" 78°25'14" 12°3'34'31" 9°54'31" 9°54'31" 16°03'59" 44°01'49" 5°56'29" 54'09'19" 36°02'24"	CURV RADIUS 275.00' 450.00' 275.00' 275.00' 275.00' 30.00' 313.50' 313.50' 313.50' 3485.50' 642.00' 236.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 313.50' 558.00' 642.00' 642.00' 642.00' 642.00' 558.00' 642.00' 558.00' 642.00' 558.00' 558.00' 558.00' 558.00' 558.00' 558.00' 558.00' 558	E TABL LENGTH 260.58' 176.91' 288.11' 431.96' 629.33' 629.33' 628.32' 492.43' 328.44' 162.95' 294.21' 294.21' 226.94' 190.86' 584.34' 673.38' 585.28' 520.65' 247.77' 371.48' 63.34' 429.09' 199.45' 128.99' 175.32' 409.01' 199.45' 128.99' 175.32' 409.01' 199.45' 128.99' 175.32' 409.01' 191.80' 328.85' 40.90' 199.45' 128.99' 175.32' 409.01' 191.80' 328.85' 40.90' 193.36' 57.86' 57.86' 57.86' 527.41' 459.18'	E BEARING S26°42'49"E S42°35'48"E N30°00'48"E N44°59'55"W N30°03'30"E S44°59'55"E S30°00'48"W S42°35'48"W S42°35'48"W S42°35'48"W S30°06'24"W S30°06'24"W S30°06'24"W S30°03'30"E N26°42'49"W S30°03'30"E N26°42'49"W S30°03'30"E N30°03'30"E N30°03'30"E S30°03'30"W S30°03'30"E S30°03'30"W S30°03'30"E N30°03'30"E N30°03'30"E S30°12'37"E S18°13'32"W S48°14'20"W S51°06'19"W S21°06'19"W S21°06'19"W S21°06'19"W S31°06'19"W S31°06'19"W S31°06'19"W S31°06'19"W S31°06'19"W S31°06'19"W S31°06'19"W S31°06'19"W S31°06'19"W S31°06'19"W S31°06'19"W S31°06'19"W S31°06'19"W	CHORD 250.94' 175.77' 275.11' 388.90' 600.88' 600.00' 443.35' 313.63' 161.90' 283.33' 218.54' 189.64' 558.00' 642.94' 236.59' 334.45' 63.24' 396.37' 196.10' 128.09' 1774.60' 399.92' 4929.27' 325.27' 40.85' 200.34' 179.44' 481.31' 57.84'		LLC 1"=100' ENGINERING	L. Smith BY: REVIEWED BY: FORT COLLINS: 301 North Howes Street, Suite 100, 80521 970.221.4158 RANGE: 68 W of the 6th PM northernengineering.com 68 W of the 6th PM
COMMENCEN S1/4 COR S15-T7 FOUND 2.5" ALUMIN ON #6 REBAR IN M PLS 282	7N-R68W JUM CAP ON. BOX 295, 1995	P	F					RUDOLPH FARM	CITY OF FORT COLLINS	
PRELIM	8- INARY - N NG PURF	24-	DR C OR	ONS MPI PF For and on be Robert C. Te Colorado Reg	ELIN SELIN Chalf of North ssely gistered Profes	CTION NTAT	yor No. 38470	Of	Sheet 3 3 Shee	ets