City of Fort Collins

ITEM NO: 3
MEETING DATE: January 13, 2016
STAFF: Pete Wray

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: East Ridge Major Amendment and Replat, # MJA150005

APPLICANT: Russell + Mills Studios
Craig Russell, RLA Planner
141 S. College Ave
Fort Collins, CO 80525

OWNER: Hartford Companies
1218 W. Ash St., Suite A
Windsor, CO 80550

PROJECT DESCRIPTION:

This is a request to amend the original East Ridge Final Development Plan, which was approved by the Director of Planning on July 13, 2009. The Overall Development Plan amendment was approved on August 13, 2015. The parcel is located generally at the southeast corner of Timberline Road and East Vine Drive. As proposed, the current project consists of a Major Amendment and Replat of 152.3 acres including lot line adjustments for single-family detached lots and additional conceptual plans for multi-family and single-family attached units.

The project includes a total of 568 dwelling units, including 292 single-family detached (front garage), 136 single-family detached (rear garage), and 140 single-family attached houses. The project includes an 8.5 acre neighborhood park and connected wetland/storm drainage detention area central to the site. The project is located in the L-M-N, Low Density Mixed-Use Neighborhood zone district.

RECOMMENDATION: Approval

EXECUTIVE SUMMARY:

The Major Amendment and Replat consists of:

1) Adjustments to lot lines, size of lots and tracts; and
2) increase in number of lots and residential dwelling unit totals; and
3) realignment of some local public streets, private drives and alleys; and
4) re-configuration of proposed neighborhood park and wetland habitat area.

The Major Amendment continues to comply with the applicable General Development Standards in Article Three, with a request for Alternative Compliance, and applicable L-M-N standards in Article Four of the Land Use Code (LUC).

STAFF COMMENTS:

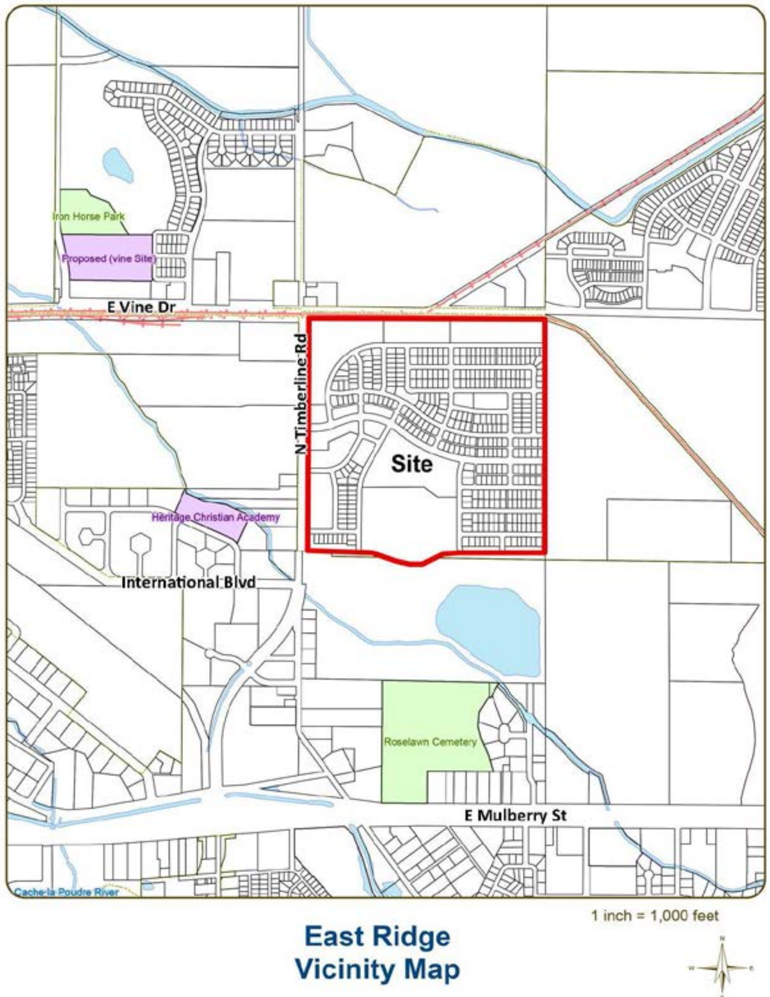
1. <u>Background:</u>

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Larimer County (FA-1)	Vacant land in Larimer County
South	Larimer County Industrial (I)	Existing residence, farm and sand gravel operation
East	Low Density Mixed-use Neighborhoods (LMN)	Vacant land
West	Larimer County Open (O), Industrial (I)	Existing commercial/industrial and residential

On February 19, 2002, the Property was annexed as the East Ridge Annexation and zoned Low Density Mixed-Use Neighborhoods (L-M-N). The Annexation Ordinance was recorded on May 13, 2002 of the Larimer County, Colorado records. The Annexation Plat was recorded the same day.

The East Mulberry Corridor Plan (EMCP), adopted in 2003 established the land use framework for this area. The proposed MJA is consistent with the EMCP, which recommends the L-M-N designation.



East Ridge
Vicinity Map

2. Compliance with Applicable L-M-N District Standards [Division 4.5]:

A. Purpose:

The purpose of the L-M-N District is as follows:

The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages.

The proposed project remains consistent with the stated purpose of the zone district. The East Ridge plan integrates with the existing L-M-N Collins Aire mobile home park neighborhood to the west and fills in a designated swath of residential use that includes the adjacent vacant L-M-N land to the south and east.

B. Section 4.5(B)(2) – Permitted Uses

The MJA includes two land uses – single family detached and single family attached. Both are permitted in the L-M-N zone subject to Administrative (Type One) Review.

C. Section 4.5(D)(1) – Density

The MJA features 568 dwelling units on 152.3 acres for a gross density of 3.72 dwelling units per gross acre. There are several parcels that are deducted from the gross acreage in accordance with *Section 3.8.18 (Residential Density Calculation).* This includes landscape buffer yards and stormwater detention ponds resulting in a net acreage of 99.85 acres and a net density of 5.68 dwelling units per acre.

The gross density is well under the maximum allowed (9 d.u./acre) and the net density exceeds the required minimum of 4 d.u./acre, thus complying with the standard.

D. Section 4.5(D)(2) – Mix of Housing

The Major Amendment results in the following mix of at least four housing types:

Housing Type:	**# of Dwelling Units**	**Percent of Total**
Single Family Detached (Front Loaded Garage)	292	29.9%
Single Family Detached (Alley)	136	13.9%
Single Family – Attached	140	14.3%
Multi-family/Single-family attached/Two-family	402	41.9`%
Total:	970	100%

The standard calls for three housing types on projects containing 20 acres or more and four housing types on projects containing 30 acres of more of developable land. The net developable land area is 99.85 acres, requiring a fourth housing type. The plan includes a future phase of a combination of multi-family, single-family attached and or two-family residential housing types, thus satisfying the required four housing types.

The standard also requires that a single housing type not constitute more than 80% or less than 5% of the total number of dwelling units. As shown above, the MJA complies with these parameters.

E. Section 4.5(D)(6) – Small Neighborhood Parks

This standard requires that either a public neighborhood park or a private park, at least one acre in size, be located within one-third of a mile (1,760 feet), as measured along street frontage, of 90% of the dwellings, for development projects ten acres or larger.

The MJA does not change the East Ridge plan's compliance with the standard. The proposed project includes an approximate eight-acre public neighborhood park and a .85 acre pocket park. Both parks are connected to a network trail system and central open space.

All of the dwellings are within one-third of a mile of the future neighborhood park.

F. Section 4.5(E)(1)(a) – Streets and Blocks – Street System Block Size

This standard requires that the local street system provide an interconnected network of streets such that blocks do not exceed 12 acres.

The MJA features a network of streets that result in no block exceeding 12 acres.

G. Section 4.5(E)(1)(b) – Streets and Blocks – Mid-Block Pedestrian Connections

This standard requires that if any block face is over 700 feet long, then walkways connecting to other streets must be provided at approximately mid-block or at intervals of at least every 650 feet, whichever is less.

The MJA does not change the East Ridge plan's compliance with the standard. For each block face that is longer than 700 feet long, a mid-block bicycle and pedestrian connection is provided at intervals that do not exceed 650 feet.

3. <u>Compliance with Applicable Article Three General Development Standards:</u>

A. Section 3.2.1 – Landscaping

The MJA does not change the East Ridge plan's compliance with the standard. All public streets will be landscaped with street trees, including the external streets, consistent with the *Larimer County Urban Area Street Standards*. The MJA provides canopy street trees at 30-40 foot spacing along all street parkway landscaping areas and separated from street light locations.

The plan provides landscape area treatments for all open areas, buffers, detention areas and park locations with turf grass, planting beds and trees.

B. Section 3.2.2 – Access, Circulation and Parking

The MJA does not change the East Ridge plan's compliance with the standard. The plan provides for an off-street pedestrian and bicycle circulation system primarily by constructing a central park and wetland area perimeter loop trail and series of internal paths and mid-block connections. Off street parking is provided with the future neighborhood park site.

C. Sections 3.2.3(C) and (F) – Solar Orientation

The MJA results in a change to the East Ridge plan's compliance with the solar orientation standard. This standard requires that at least 65% of the lots (369) be oriented to within 30 degrees of an east-west line. The East Ridge MJA provides 58.2% (331 lots) at this orientation, thus short by 38 lots or 7% deficiency.

This standard allows for alternative compliance.

Section 2.2.3 (F):

Alternative Compliance*. Upon request by an applicant, the decision maker may approve an alternative site layout that may be substituted in whole or in part for a plan meeting the standards of this Section.*

(1) Procedure*. Alternative compliance plans shall be prepared and submitted in accordance with submittal requirements for plans as set forth in this Section. The plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than a plan which complies with the standards of this Section.*

(2) Review Criteria*. In approving an alternative plan, the decision maker shall find that the proposed alternative plan accomplishes the purposes of this Section equally or better than a plan which complies with the standards of this Section. In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative design enhances neighborhood continuity and connectivity,* ***<u>fosters non-vehicular access</u>****, and preserves existing natural or topographic conditions on the site.*

In compliance with provision of Section 3.2.3(F), East Ridge MJA is designed in an alternative manner and meets the applicable review criteria:

The proposed plan includes 331 solar oriented lots out of the 568 total lots in the plan – this equals 58% solar-oriented lots, a 7% deficiency from the code requirement of 65%. The proposed plan accomplishes the purpose of this requirement equal to or better than a plan that complies with the standards of 3.2.3(C). The proposed plan accomplishes the purpose of this requirement in several ways:

- The proposed plan improves the walkability through well-connected open space tracts both in the north/south direction, but also from the east/west direction towards the open space/park area as compared to the previously approved 2009 plan, providing more effective connections from proposed lots as well as future development tracts.

- The proposed lot orientation, in particular the single family attached lots adjacent to the park space, reinforces and fosters non-vehicular connectivity to open space through open space tracts that were not included in the previously approved plan from 2009.

- As requested by Fort Collins City Parks Planning staff during the preliminary development process the proposed plan reduces the publically-fronted park area by 50% from the previously approved plan.

- The proposed plan provides more housing with direct access to open space than the previously approved plan. This is accomplished by fronting single-family attached and detached lots around the open space/park area.

The proposed plan creates a neighborhood that enhances continuity and connectivity through well connected open space tracts, fosters non-vehicular access through improved lot layout and orientation that improves connections to open space and preserves existing or natural conditions on-site by the extensive wetland and park area improvements.

For all the reasons cited above, the Applicant requests an alternative compliance of the standard in LUC Section 3.2.3(C) to allow a reduced number of solar-oriented residential lots. The Applicant proposes that the alternative compliance is not detrimental to the public good, and promotes the purposes of the standard equal to or better than a plan that complies with the solar-oriented residential lot requirement (See attached Applicant Request for Alternative Compliance – Section 3.2.3 (C) – Solar Orientation).

D. Section 3.3.1(B)(C) – Plat Standards – Lots and Public Dedications

The MJA does not change the East Ridge plan's compliance with the standard. All lots gain access to a public street. The general layout of lots, roads, driveways, utilities, drainage facilities and other services are designed in a way that enhances an interconnected street system within and between future neighborhoods and preserves natural features. Dedications are platted for drainage and utility easements as well as public access easements for the off-street walkways.

E. Section 3.4.1 – Natural Habitats and Features

The MJA does not change the East Ridge plan's compliance with the standard. To meet the standards associated with Section 3.4.1, the project has proposed to apply the quantitative (100' buffer) and qualitative standards contained in Section 3.4.1(E) of the Land Use Code to enhance the existing wetland habitat area on-site. The proposed buffer is 100' in width, meeting the quantitative standard.

The project meets the qualitative performance standards in Section 3.4.1 by incorporating the following elements into the design:

1. A wetland delineation report completed on March 9, 2015, assessed the wetlands at 4.5 acres. A subsequent wetland delineation report completed on June 24, 2015, assessed the wetlands at 2.2 acres. The City accepted the June 24, 2015 wetland delineation, with the agreement that 2.2 acres of wetland will be mitigated on-site, including a 100 foot buffer, and that the 2.3 acre difference between the delineations would be maintained as enhanced upland habitat (See attached June Report). The proposed wetland includes a larger 2.43 acre area. As part of the proposed mitigation, the plan includes a separate upland transitional/detention area. The transitional area includes water quality forebays, and Low Impact Development (LID) sand filter ponds and detention area (total mitigation area 2.31 acres). South of the proposed 8.5 acre neighborhood park, the overall wetland, upland transitional area and landscape buffer total is. As a result the plan is in compliance with the mitigation requirements quantitatively and has taken a systems approach with water quality, wetlands and uplands integrated into one large area totaling approximately 11 acres south of the proposed neighborhood park.

2. A mitigation and monitoring plan will need to be developed with the Development Agreement to indicate how these two Natural Habitats Areas – wetland with buffer and upland - will be installed and monitored to ensure success. The wetland will be designed as a wetland and will have responding success criteria, e.g., a wetland soil moisture regime. The upland will be designed and monitored for the establishment of native trees, shrubs, and grasses/forbs, and all areas will be evaluated for the establishment of native and desirable plants, with limited weeds and bare spots.

F. Section 3.5.1 – Project Compatibility

The MJA does not change the East Ridge plan's compliance with the standard. The East Ridge MJA is zoned L-M-N, and is located across Timberline Road from the existing Collins Aire Mobile Home Park, Timbervine, and Dry Creek neighborhoods to the west, and future L-M-N residential to the south and east. The proposed East Ridge MJA will provide direct street and pedestrian connections to Timberline Road, and to future residential adjacent to this site.

G. Section 3.5.2(C) – Housing Model Variety

For developments of 100 or more single- family dwelling units, four different types of housing models are required. The housing models have not yet been selected at the plan stage. The standard acknowledges that enforcement occurs at the building permit review stage, in accordance with Section 3.8.15.

H. Section 3.5.2(F)(1) – Street Facing Garage Doors

This standard requires that street-facing garage doors must be recessed behind either the front façade of the ground floor living area portion of the dwelling or a covered porch that measure at least 6' x 8' by at least four (4) feet. For individual lots, compliance will be evaluated at the time of building permit application.

I. Section 3.6.4 – Transportation Level of Service (LOS) Requirements

The original approved project included a Traffic Impact Study (TIS) that outlined anticipated vehicular trips, especially as it relates to capacity reservation at Vine / Lemay. The still-active and unexpired approvals accommodate up to 8,200 daily vehicular trips (from 970 residential units). The amendment to the Overall Development Plan (ODP) last summer, and now this major amendment and replat reflect land uses and their associated vehicular trip generation that are equal to or less than the approved capacity reservation. (For instance the major amendment shows 568 residential units.) Factoring in the future residential phase of 402 dwelling units, the proposed total reflects 970 total dwelling units. Therefore, the level of service standards shown to be met with the original approval, and the capacity reservation at Vine / Lemay related to potential Adequate Public Facilities (APF) are applicable and adequate.

In general, East Ridge MJA is served by a network of public streets which provide an adequate level of both internal and external connectivity, given the existing constraints within the area for potential street connections.

4. Neighborhood Meeting:

A neighborhood meeting was not required since this project is a Type I review.

5. Findings of Fact:

In evaluating the request for the East Ridge MJA, staff makes the following findings of fact:

A. The MJA complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.

B. The MJA complies with the land use and the applicable development standards of the L-M-N zone district as found in Article 4 of the Land Use Code.

C. The MJA complies with the applicable General Development Standards of Article 3 of the Land Use Code. The applicant has submitted a request for Alternative Compliance for Section 3.2.3 (C) – Solar-Oriented Residential Lots.

RECOMMENDATION:

Staff recommends approval of East Ridge MJA, #MJA150005

ATTACHMENTS:

1. Site Plans
2. Plat Plans
3. Landscape Plans
4. Utility Plans
5. Lighting Plan
6. Traffic Analysis Update Memo, July, 2015
7. Alternative Compliance Request, January 5, 2016.

Type I Hearing

January 13, 2016

East Ridge – Major Amendment and Replat

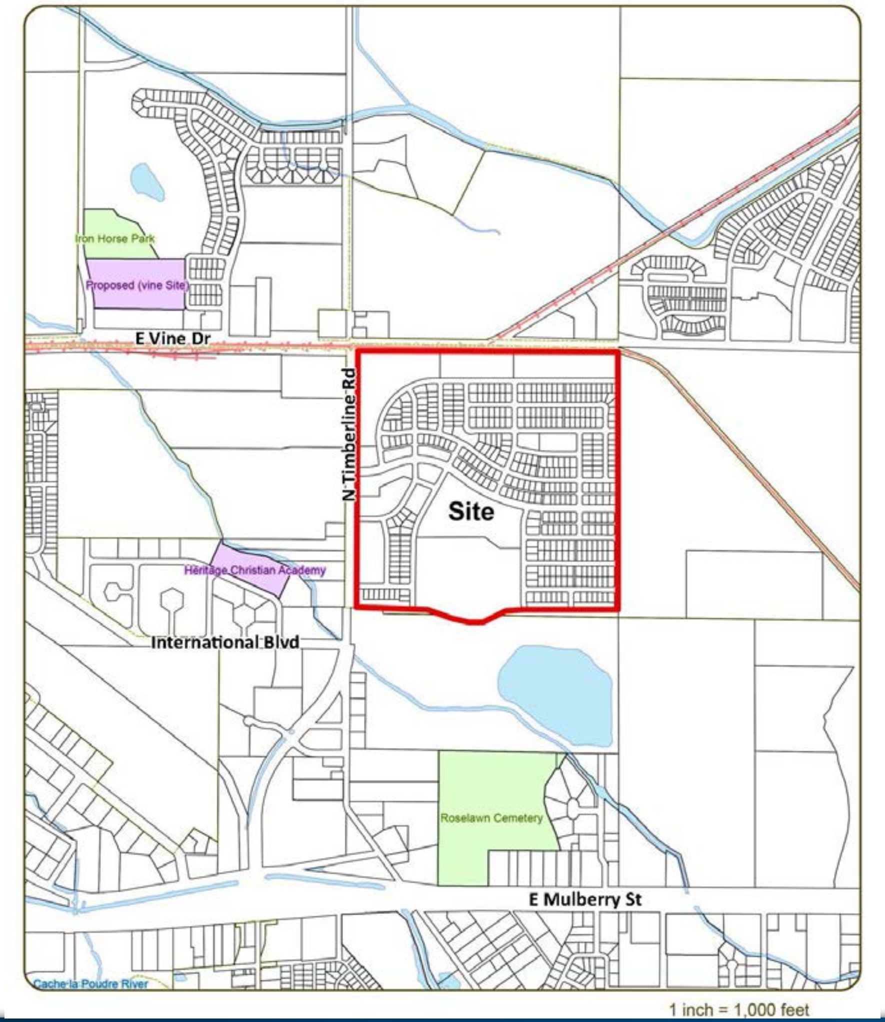
File #MJA150005

East Ridge MJA

Project Background:

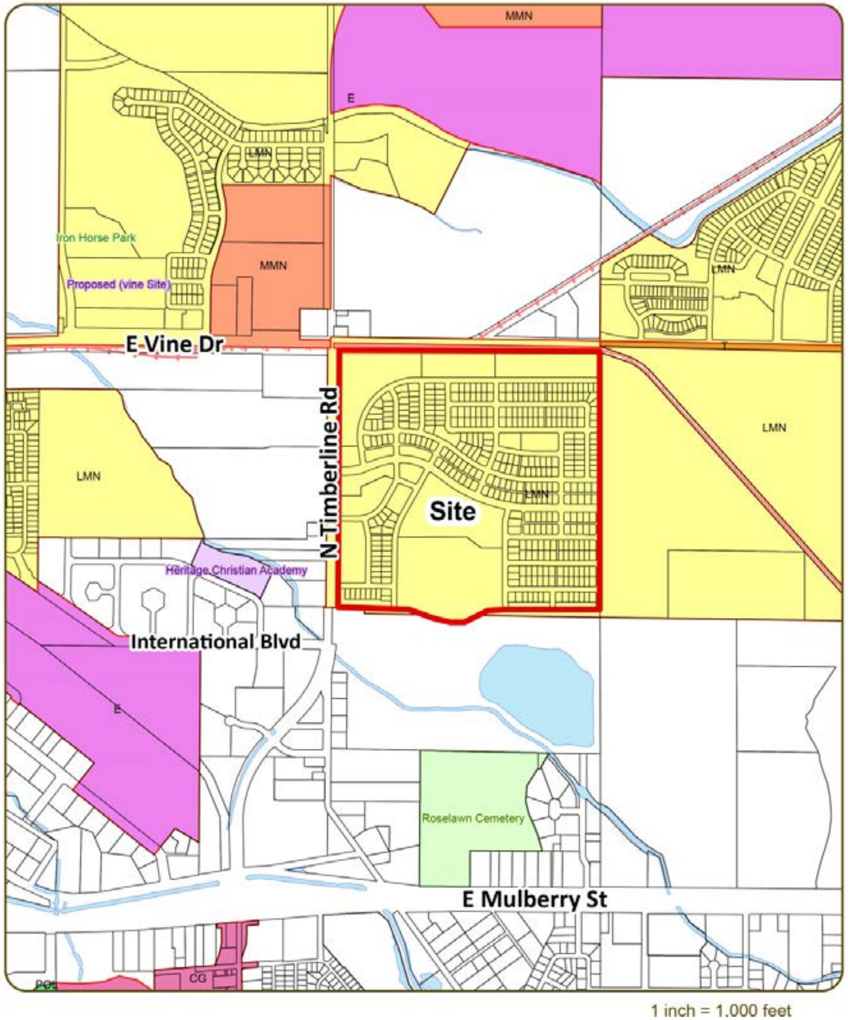
- ODP approved on August 26, 2005/Amended in 2012 to add additional housing types (Minor Amendment)
- PDP approved on January 12, 2006
- FDP approved on July 13, 2009 - granted 3 year term of vested rights to July 13, 2012
- Two Administrative Extensions were approved in 2012 and 2013, with term extended to July 13, 2014
- Planning and Zoning Board approved Extension on March 12, 2015, with term extended to July 13, 2016
- Amended ODP on August 13, 2015

East Ridge MJA



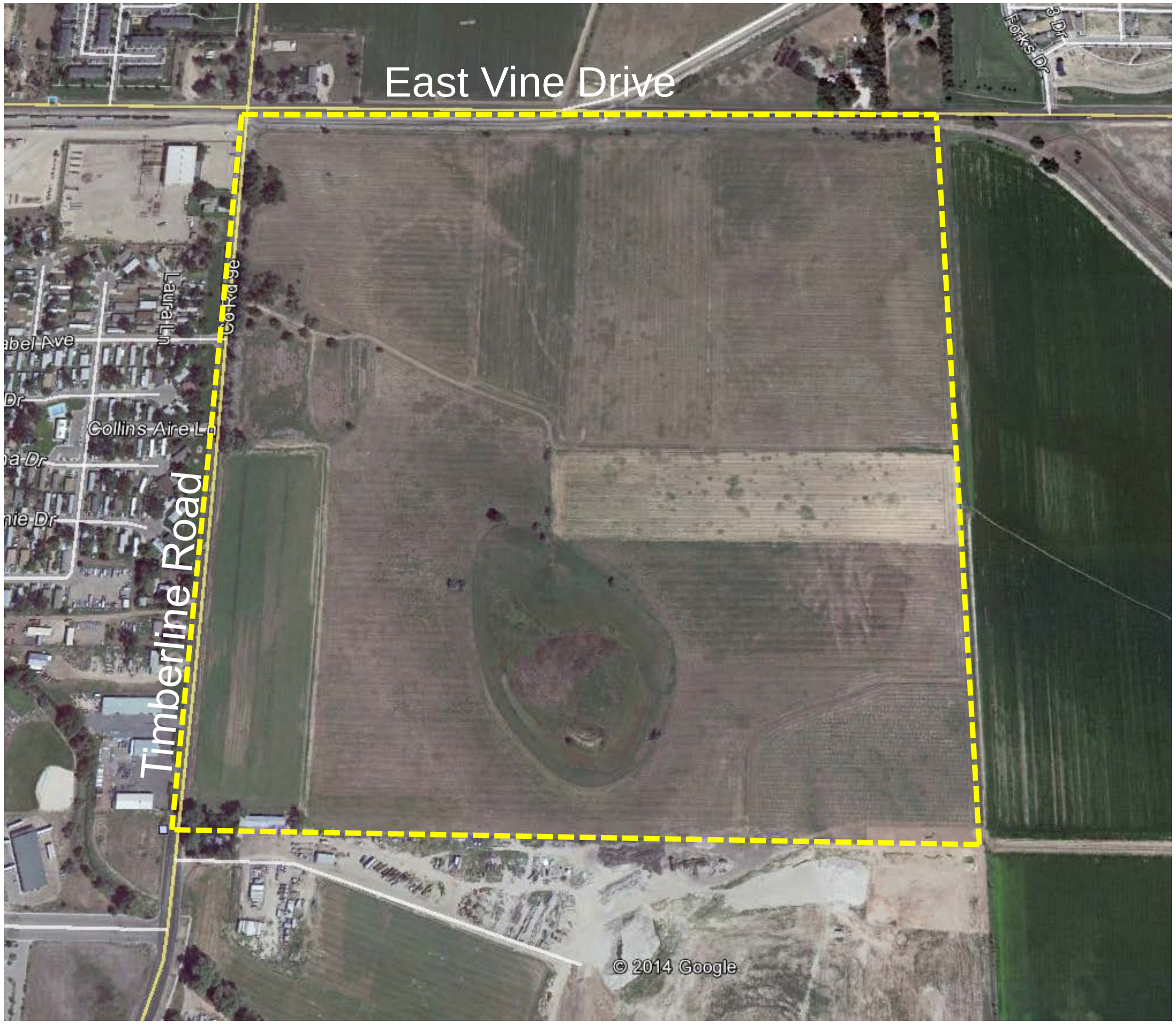
Context Map

East Ridge MJA



Existing Zoning

East Ridge MJA

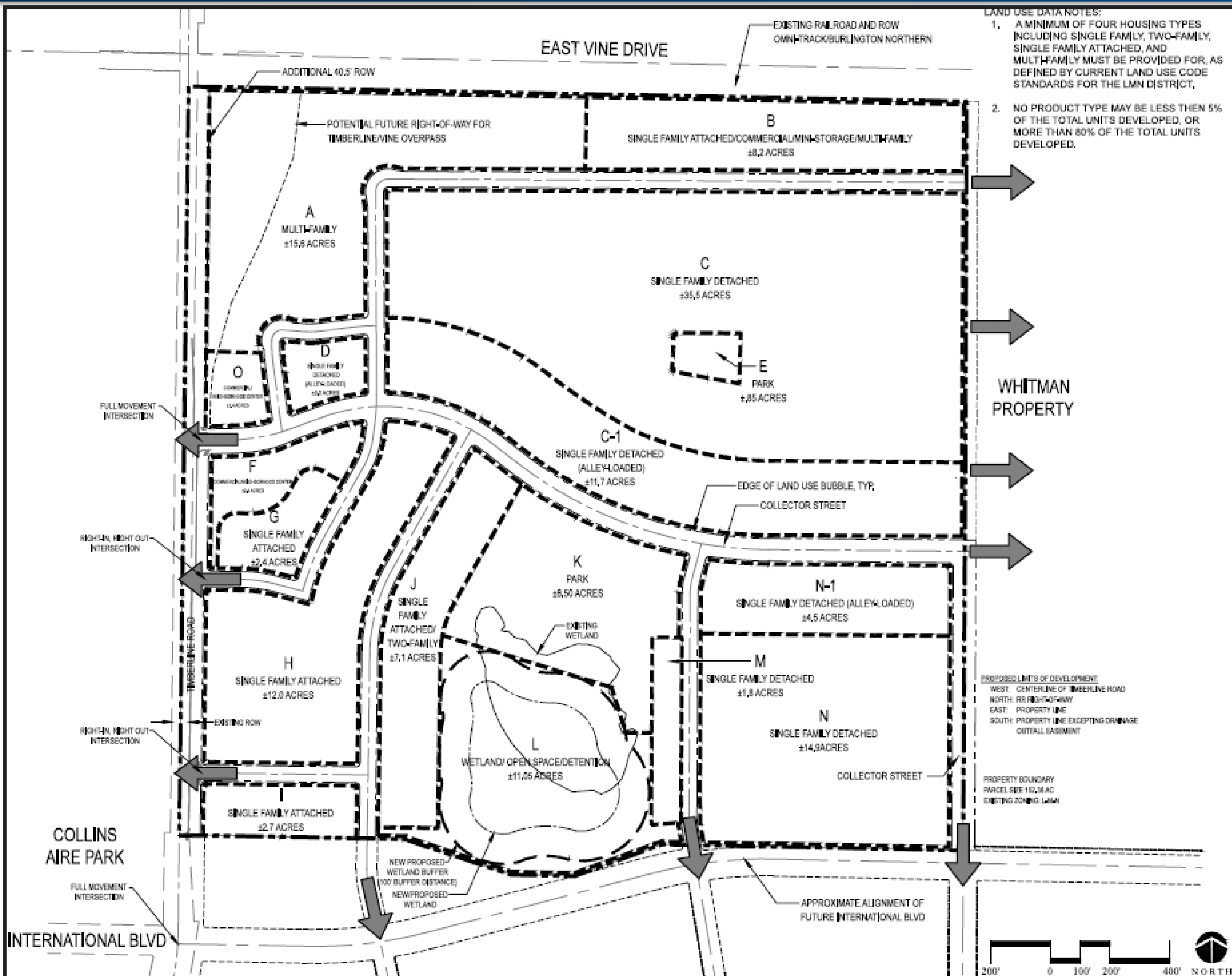


East Ridge Site
152 Acres

Existing Zoning and Land Uses

Direction	Zone District	Existing Land Uses
North	Larimer County (FA-1)	Vacant land in Larimer County
South	Larimer County Industrial (I)	Existing residence, farm and sand gravel operation
East	Low Density Mixed-use Neighborhoods (LMN)	Vacant land
West	Larimer County Open (O), Industrial (I)	Existing commercial/industrial and residential

East Ridge Amended ODP



East Ridge – Amended ODP (July, 2015)

Project Description

- Request for MJA and Replat for 568 dwelling units on 152.3 acres
- Access from Timberline Road
- Housing Types: 292 single-family (SF) detached (front garage loaded), 136 single-family detached (rear alley loaded), and 140 single-family attached houses
- 8.5 acre neighborhood park/11 acre wetland-drainage area
- Parcel zoned Low Density Mixed-Use Neighborhood (L-M-N)

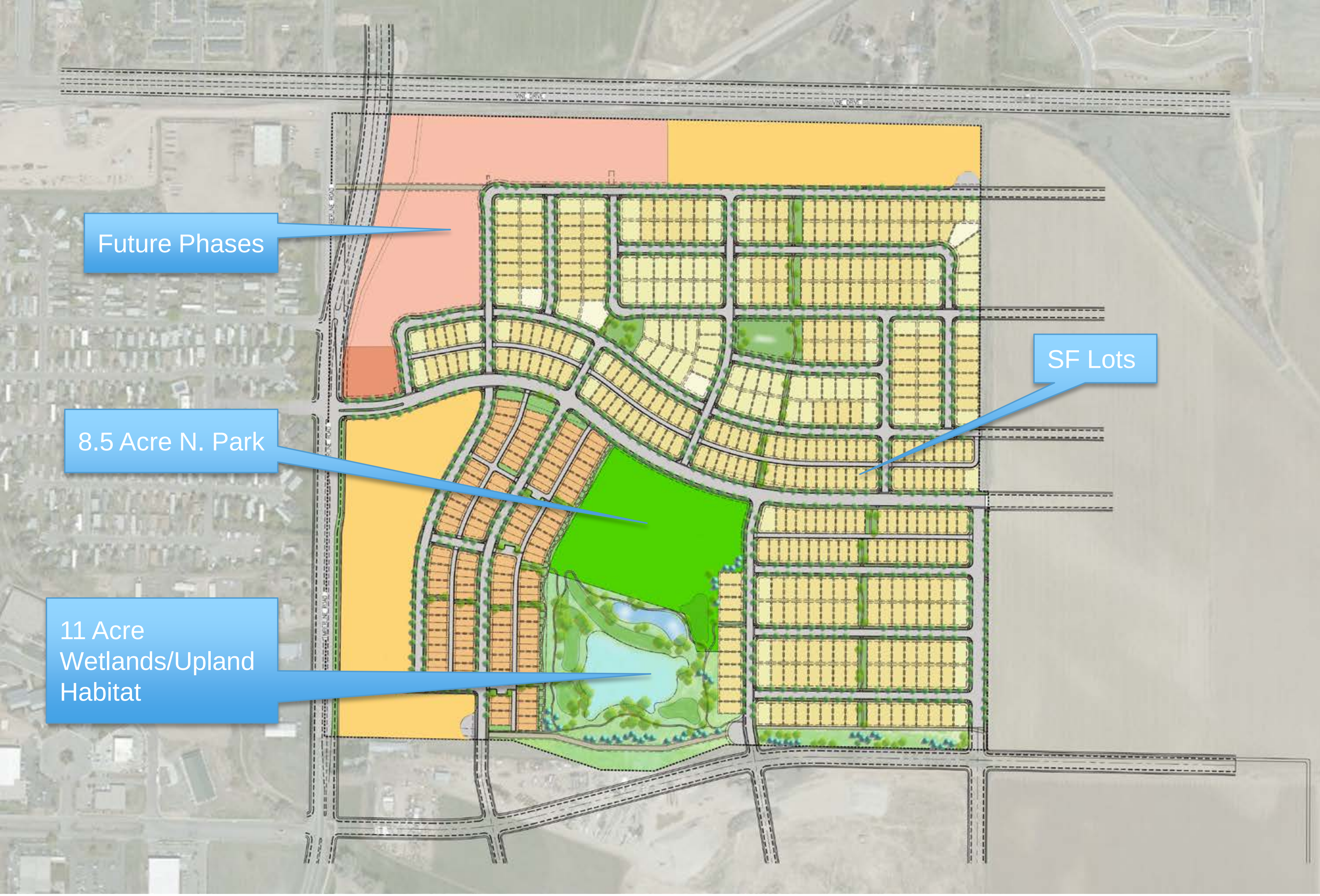
Summary of Changes from Approved Plan:

- Modification of parcels and lot lines to reconfigure land uses to add number of dwelling units
- More cohesive open space, drainage system and neighborhood park area
- Realignment of local street network and connections off-site

Article Four - Districts

Division 4.5 – Low Density Mixed-use Neighborhoods (L-M-N)

- Provides two land uses: SF detached (front loaded), SF detached (rear loaded), and SF attached dwellings permitted in L-M-N District, subject to Type I Review
- Net residential density of 5.68 dwelling units per acre
- Provides four housing types for projects containing 30 acres or more
- Interconnected street network/blocks less than 12 acres
- Eight and one-half acre neighborhood park


Future Phases
8.5 Acre N. Park
11 Acre Wetlands/Upland Habitat
SF Lots

Article Three – General Development Standards

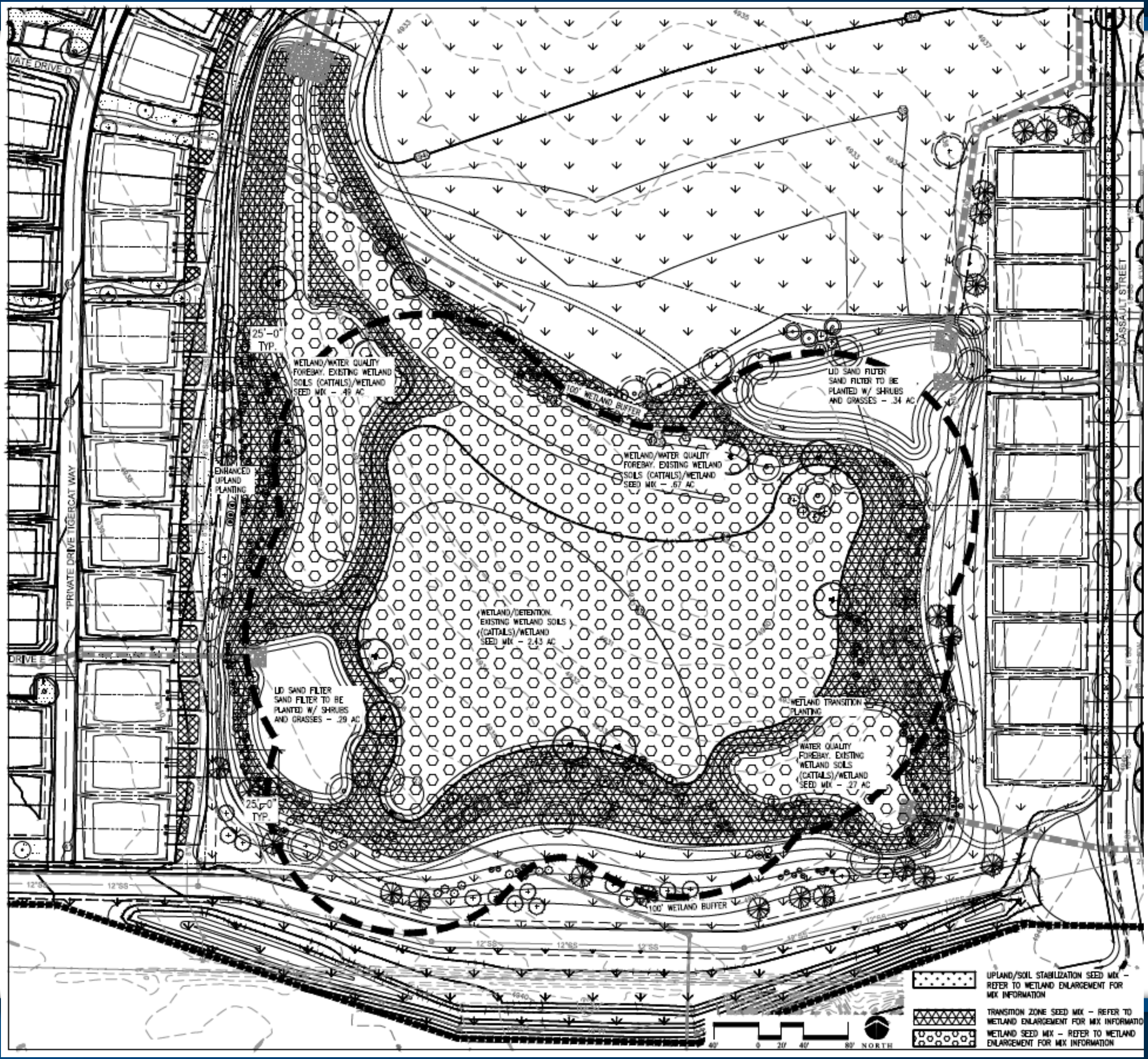
MJA complies with general development standards in Article Three, with request for alternative compliance for Section 3.2.3 (C) – Solar Orientation

- Standard requires minimum 65% solar oriented lots, MJA provides 58.2%
- MJA meets Alternative Compliance criteria:
    - MJA enhances neighborhood continuity and connectivity
    - MJA fosters non-vehicular access
    - MJA preserves existing natural or topographic conditions on site

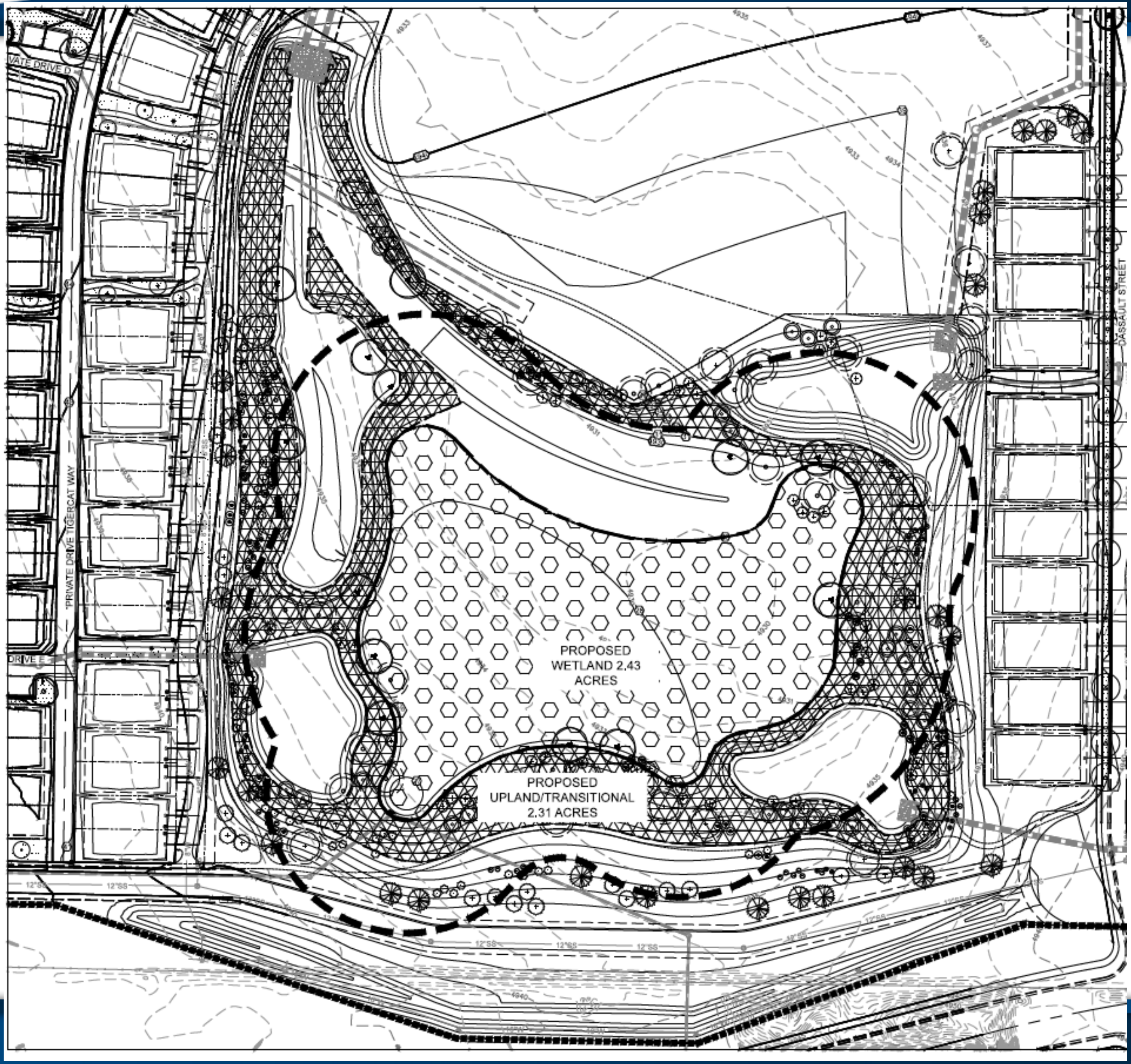
Division 3.4 - Natural Area Standards:

- MJA complies with this standard by:
  - Applying quantitative 100’ buffer to enhance existing wetland habitat on-site
  - Including qualitative performance standards to enhance/increase existing wetland to 2.43 acres
  - Mitigate separate 2.3 acres as enhanced upland transitional, water quality, and detention area, reflecting a systems approach that totals approximately 11 acres south of the park

East Ridge MJA



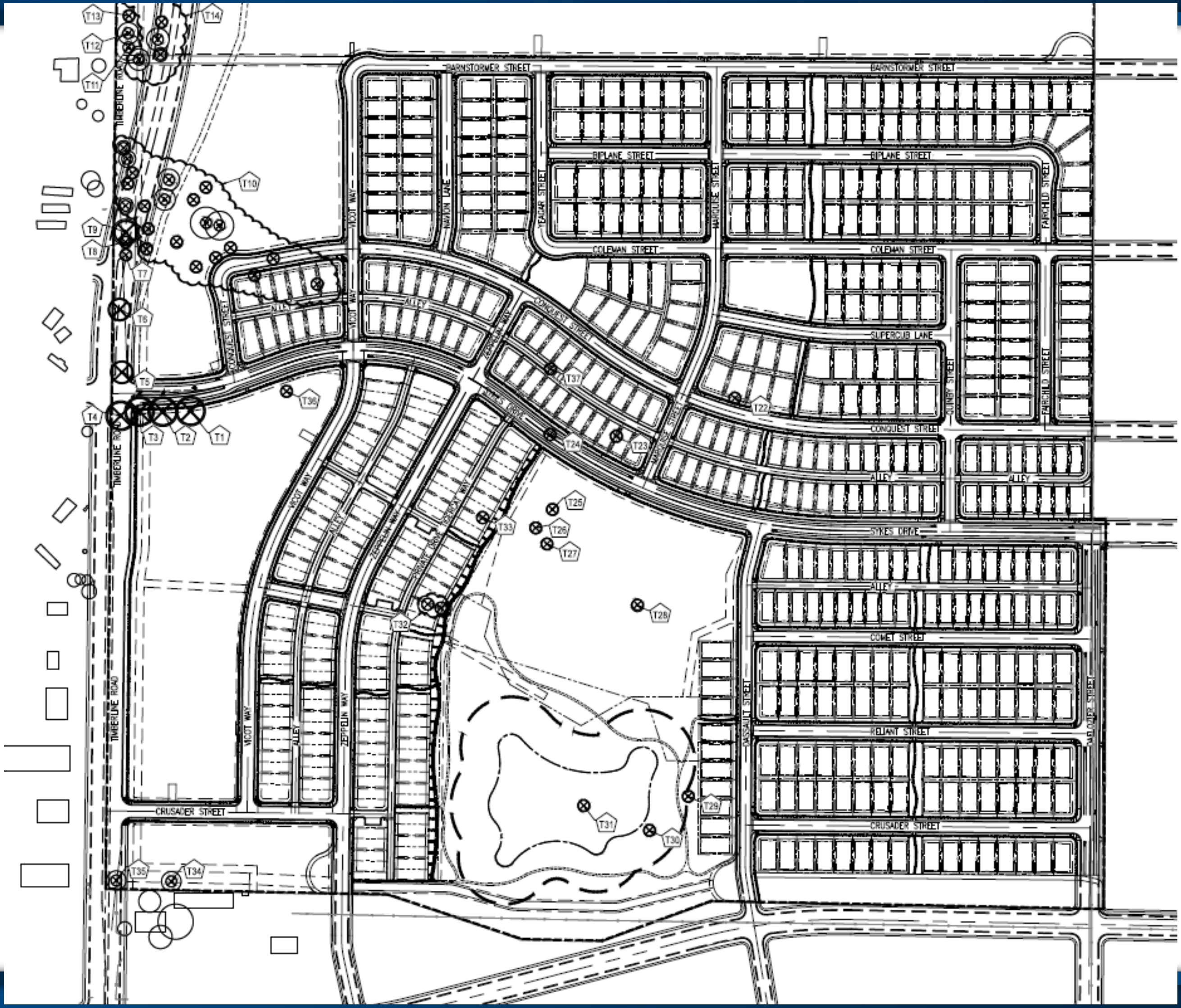
East Ridge MJA



Division 3.6.4 - Transportation Level of Service (LOS) Requirements:

- Still active/unexpired Plan includes Traffic Impact Study and updated memos outlining reserved capacity at Vine/Lemay intersection of 8,200 daily vehicular trips (from 970 residential dwelling units)
- Amended ODP last summer and this MJA reflect equal or less than approved capacity reservation
- MJA meets LOS standards with original approval and capacity reservation related to Adequate Public Facilities are applicable and adequate

East Ridge MJA



East Ridge MJA – Staff Findings

Staff Findings:

- The request represents a MJA processed as Type 1 Review – continues to comply with Division 2 standards
- Continues to comply with Division 4.5 L-M-N standards
- Continues to comply with General Development Standards in Article Three with Request for Alternative Compliance to Section 3.2.3 (C) – Solar Orientation

East Ridge MJA

Staff recommends approval of the *East Ridge – Major Amendment and Replat, File #MJA150005*

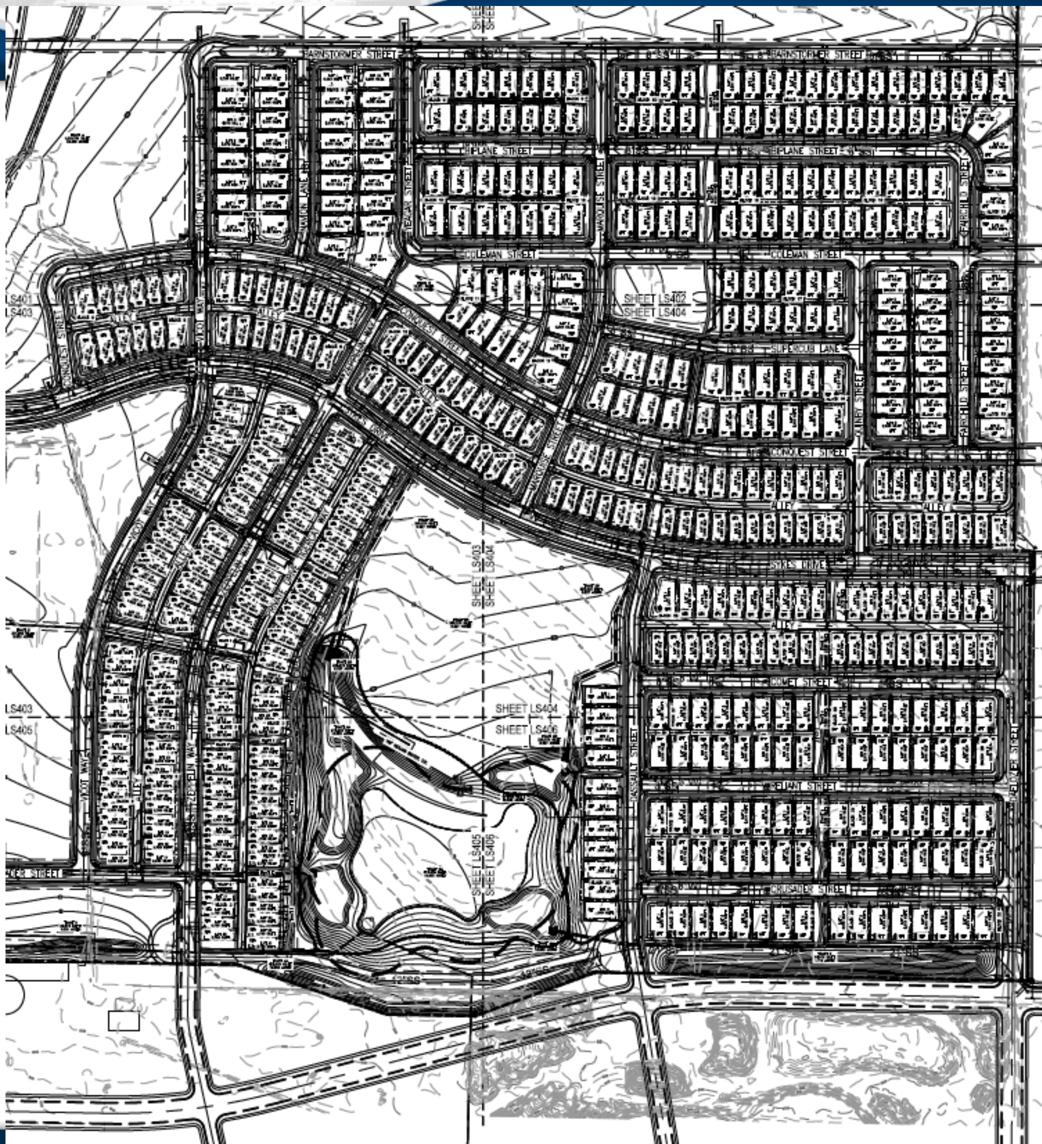
Type I Hearing

January 13, 2016

East Ridge – Major Amendment and Replat

File #MJA150005

East Ridge MJA



GENERAL LAND USE DATA

EXISTING ZONING	LMN
PROPOSED ZONING	LMN
EXISTING PARCEL SIZE	152.3 AC (6,634,188 S.F.)
MAXIMUM PROPOSED BUILDING HEIGHT	SINGLE FAMILY: 32 FT.
TOTAL NUMBER OF DWELLING UNITS	292 SINGLE FAMILY DETACHED (FRONT GARAGE) (52.5%)
	136 SINGLE FAMILY DETACHED (REAR GARAGE) (23.8%)
	140 SINGLE FAMILY ATTACHED (24.6%)
	568 UNITS TOTAL

LOT SIZES & AREA:

0–2,999 S.F. = 117 LOTS
3,000–4,999 S.F. = 345 LOTS
5,000–6,999 S.F. = 97 LOTS
7,000–+ S.F. = 9 LOTS
LOT AREA = 2,498,039 S.F. / 57.34 AC.

GROSS DENSITY:

TOTAL DWELLING UNITS = 568
TOTAL GROSS ACREAGE = 152.3
GROSS DENSITY = 3.72

NET DENSITY:

TOTAL DWELLING UNITS = 568
TOTAL NET ACREAGE = 152.3 (GROSS AC) – 43.1 (NATURAL AREA AC) – 8.5 (CITY PARK AC) – .85 (NEIGHBORHOOD PARK AC) = 99.85 NET AC
NET DENSITY = 5.68

PROPOSED PROJECT LAND USE DATA

	SITE AREA (AC)	SITE AREA (SF)	%TOTAL
BUILDING COVERAGE (APPROX. FOOTPRINT ACCOMMODATED W/IN BUILDING ENVELOPE (DO NOT INCLUDE IN TOTAL SUMMARY OF 100%)	28.45	1,239,445	18.68
LOT AREA (INCLUDES BLDG COVERAGE AREA)	57.34	2,498,039	37.6
ROAD (ASPHALT)	41.7	1,817,232	27.3
ALLEYS	2.9	126,540	1.9
DRIVEWAYS	6.5	283,500	4.3
PARKING LOT – SFA	.06	2,610	.03
PUBLIC STREET R.O.W. IMPROVEMENTS (TURF)	7.7	333,863	5
PUBLIC STREET R.O.W. IMPROVEMENTS (SIDEWALK)	4.9	217,165	3.2
LANDSCAPE AREA (TURF, SHRUB BEDS)	3.35	146,119	2.2
LANDSCAPE AREA (CRUSHER FINES PATH)	.20	8,988	.13
LANDSCAPE AREA (CONCRETE PATHS)	.57	24,966	.37
"ACTIVE RECREATIONAL USE" AREA (NATIVE SEED AREAS)	51.6	2,247,726	33.8

SITE PARKING DATA

TYPE OF PARKING COMPONENT*	COUNT
ON STREET PARALLEL	1,646
GARAGE (2/DWELLING UNIT)	1,136
DRIVEWAY (2/DWELLING UNIT)	1,136
PARKING LOT	15
TOTAL	3,933

* NOTE: GARAGES AND/OR DRIVEWAYS WILL ACCOMMODATE HANDICAP, MOTORCYCLE, AND BIKE PARKING

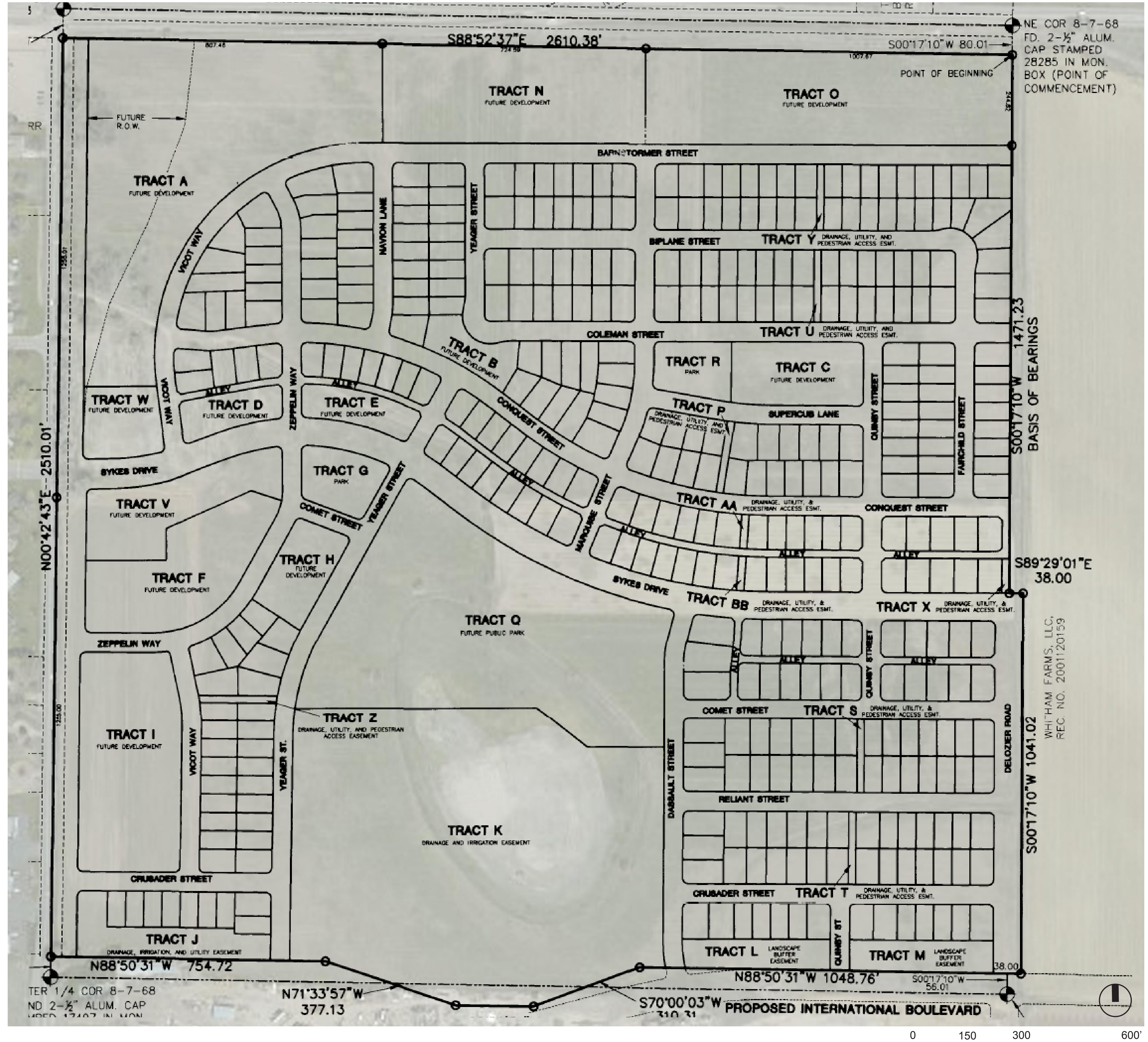
SOLAR ORIENTED LOTS

SOLAR LOTS = 331 LOTS
PERCENTAGE SOLAR LOTS = 58.2

TOTAL LOTS

394

DESCRIPTION OF LAND USE	SIZE (ACRES)	PERCENTAGE (%) TOTAL
TRACT A: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	9.67	6.31
TRACT B: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	0.64	0.42
TRACT C: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	1.45	0.94
TRACT D: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	0.66	0.43
TRACT E: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	0.69	0.45
TRACT F: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	2.66	1.73
TRACT G: PARK OWNED & MAINTAINED BY H.O.A.	0.81	0.53
TRACT H: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	0.98	0.64
TRACT I: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	3.82	2.49
TRACT J: DRAINAGE, IRRIGATION, AND UTILITY EASEMENT, LANDSCAPE BUFFER EASEMENT, OWNED & MAINTAINED BY H.O.A.	1.19	0.78
TRACT K: DRAINAGE, AND IRRIGATION EASEMENT, LANDSCAPE BUFFER EASEMENT, OWNED & MAINTAINED BY H.O.A.	17.15	11.19
TRACT L: LANDSCAPE BUFFER EASEMENT OWNED & MAINTAINED BY H.O.A.	0.75	0.49
TRACT M: LANDSCAPE BUFFER EASEMENT OWNED & MAINTAINED BY H.O.A.	0.78	0.51
TRACT N: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	4.38	2.86
TRACT O: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	5.83	3.80
TRACT P: DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT, OWNED & MAINTAINED BY H.O.A.	0.09	0.06
TRACT Q: PUBLIC PARK OWNED & MAINTAINED BY CITY OF FORT COLLINS	10.00	6.52
TRACT R: PARK OWNED & MAINTAINED BY H.O.A.	0.72	0.47
TRACT S: DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT OWNED & MAINTAINED BY H.O.A.	0.09	0.06
TRACT T: DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT OWNED & MAINTAINED BY H.O.A.	0.09	0.06
TRACT U: DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT OWNED & MAINTAINED BY H.O.A.	0.09	0.06
TRACT V: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	1.91	1.25
TRACT W: FUTURE DEVELOPMENT OWNED & MAINTAINED BY EAST RIDGE OF FORT COLLINS, LLC	0.96	0.62
TRACT X: DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT OWNED & MAINTAINED BY H.O.A.	0.04	0.03
TRACT Y: DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT OWNED & MAINTAINED BY H.O.A.	0.08	0.05
TRACT Z: DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT OWNED & MAINTAINED BY H.O.A.	0.10	0.06
TRACT AA: DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT OWNED & MAINTAINED BY H.O.A.	0.04	0.03
TRACT BB: DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT OWNED & MAINTAINED BY H.O.A.	0.04	0.03
LOTS/ALLEYS/ROADS	87.58	57.13
TOTAL	153.29	100.00

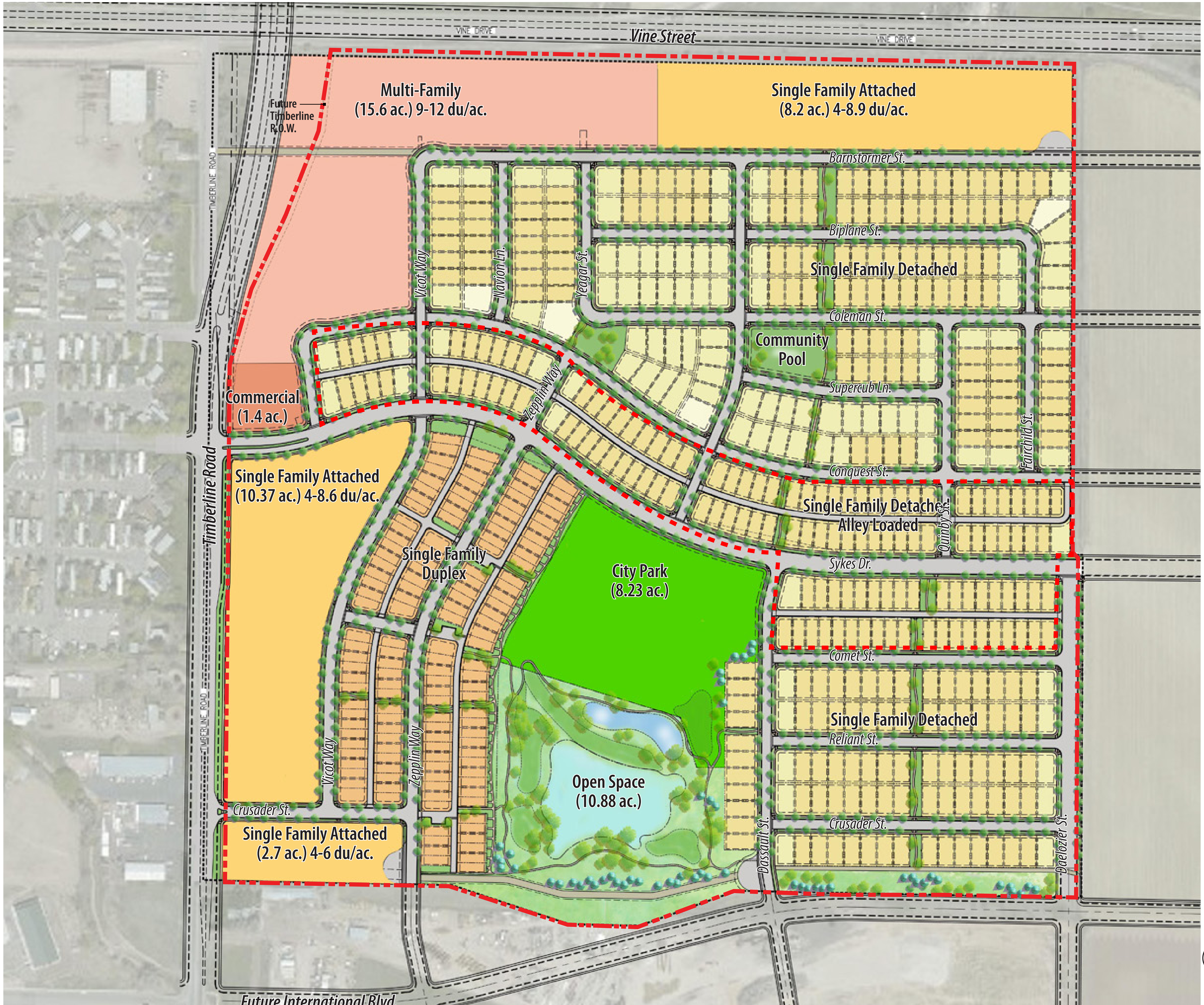


HARTFORD COMPANIES

East Ridge

Previously Approved Plat

russell+mills studios



Legend / Land Use Table

Symbol	Size	Total Units	Acres	Gross Density
Single Family Detached				
	0 - 4,999 sf	322		
	5,000 - 6,999 sf	97		
	7,000+ sf	9		
SFD Totals		428	70.40 ac	6.08 du/ac
Single Family Attached				
			24.27 ac	4-8.9 du/ac
Single Family Duplex				
		140	13.53 ac	10.35 du/ac
Multi-Family				
			15.60 ac	9-12 du/ac
Overall Gross Density				
		568	Total Gross ac = 152.3	3.72
Commercial				
			1.4 ac	

0 150 300 600'
SCALE 1"=300'-0"

HARTFORD COMPANIES

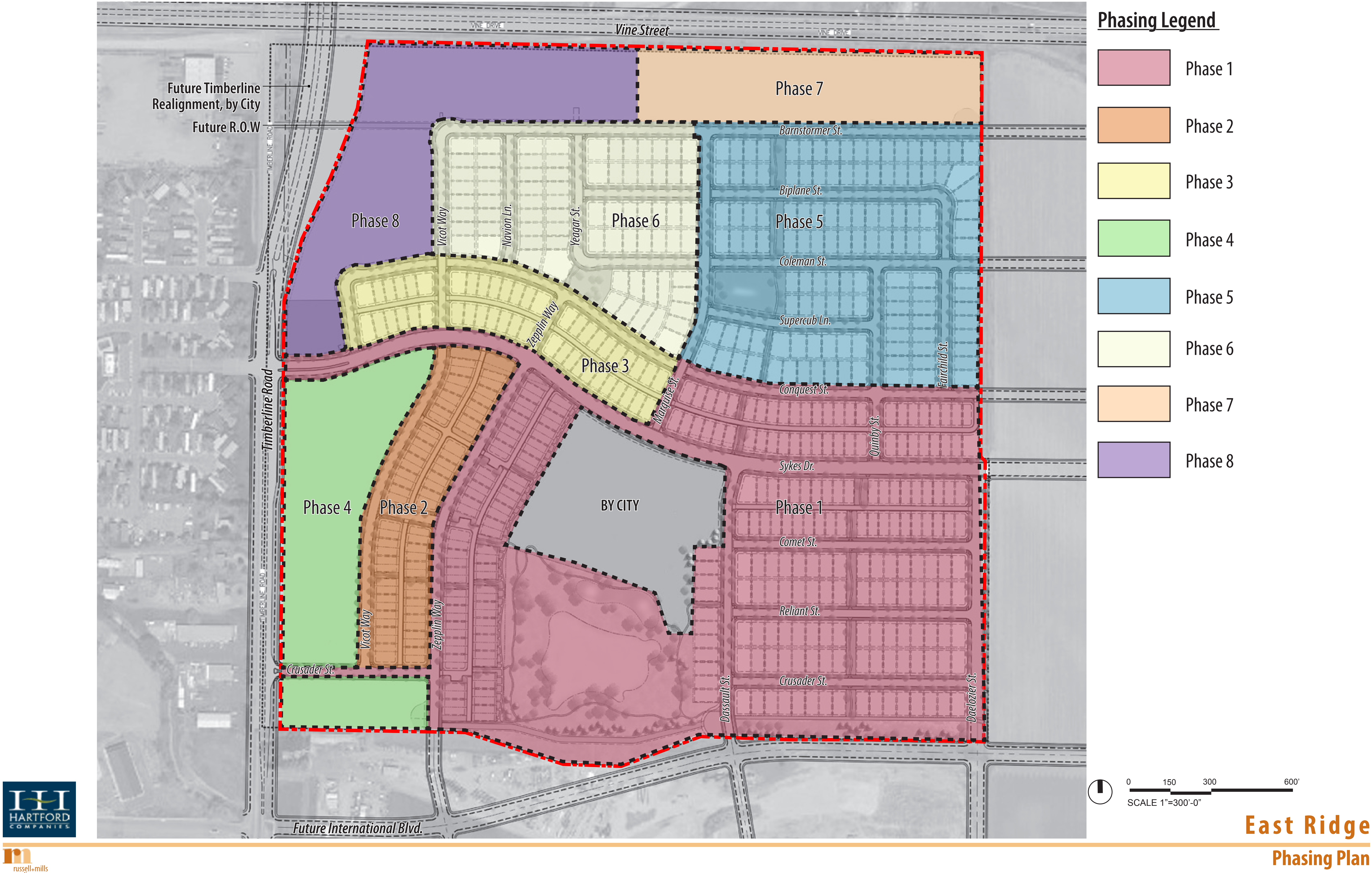
russell+mills studios

East Ridge

Concept Plan

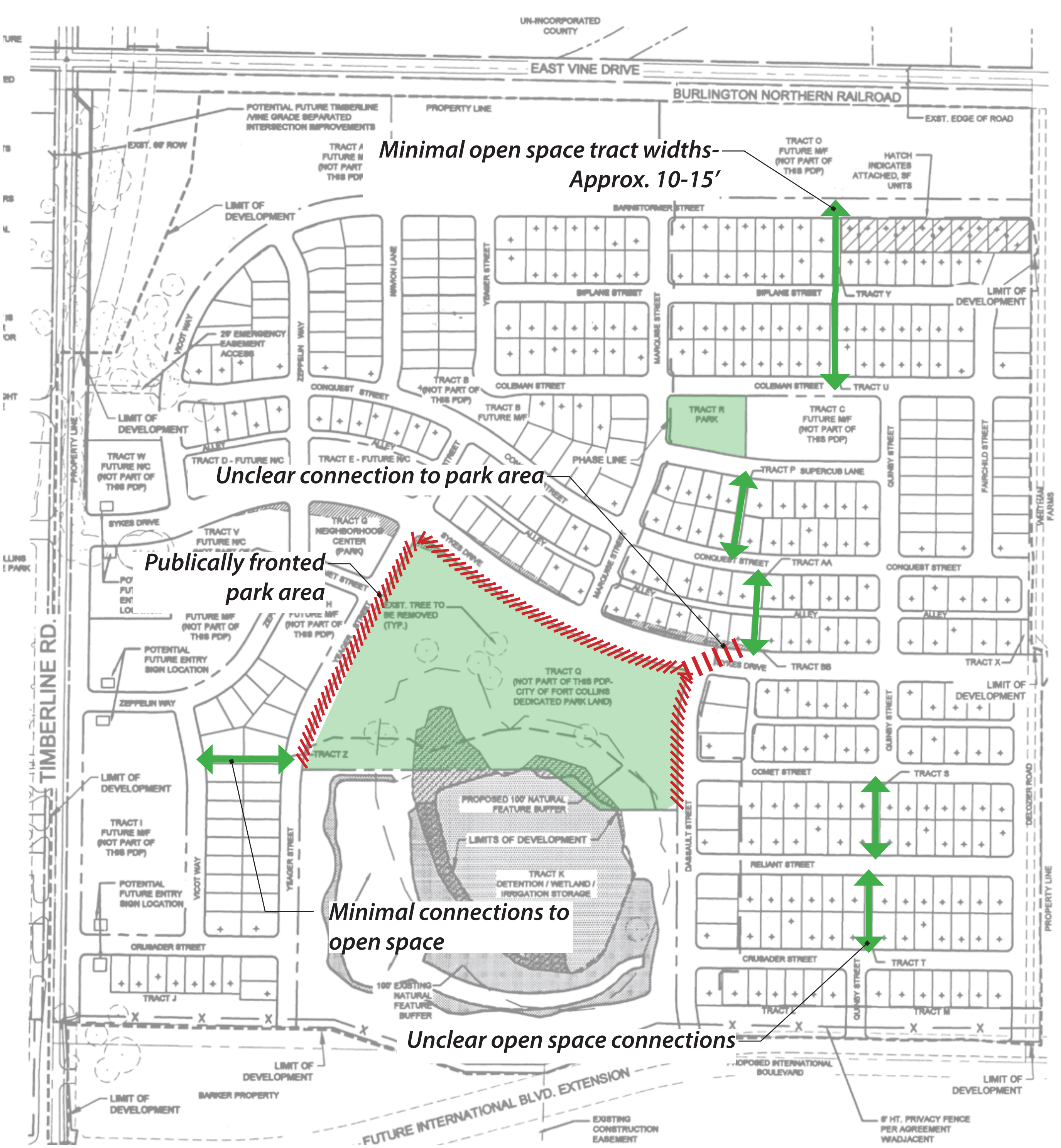
Plan Comparison

	Previously Approved Plan (2009)	Proposed Major Amendment
Total D.U.'s	394	568
Gross Acreage	152	152
Gross Density	3.58 DU/AC	3.72 DU/AC
Net Density	4.73 DU/AC	5.68 DU/AC
Open Space	33 AC	34.3 AC
Dwelling Units		
Single Family Detached Standard Lot	117	292
Single Family Detached Alley Loaded	267	136
Single Family Attached	10	140



East Ridge

Phasing Plan



Previously approved plan - 2009

Proposed plan - 2015

EAST RIDGE SECOND FILING

Being a Replat of a Part of East Ridge Subdivision Plat, Situate in the East Half of Section 8, and Northwest Quarter of Section 9, 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:

Being part of East Ridge recorded July 13, 2009 as Reception No. 20090047904 of the Records of Larimer County Recorder, located in the East Half of Section Eight (8) and the Northwest Quarter of Section Nine (9), 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 and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 8 and assuming the North line of the Northeast Quarter of said Section 8 as bearing South 89°10'41" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2609.79 feet with all other bearings contained herein relative thereto;

THENCE South 00°24'39" West along the West line of the Northeast Quarter of said Section 8 a distance of 80.00 feet to a line parallel with and 80.00 feet South of, as measured at a right angle to the North line of Northeast Quarter of said Section 8 and said line being the North line of said East Ridge;
THENCE South 89°10'41" East along said parallel line a distance of 57.50 feet to the POINT OF BEGINNING;
The following Nine (9) courses are along the Northerly, Easterly and Southerly lines of said East Ridge:
THENCE South 89°10'41" East a distance of 2552.88 feet;
THENCE South 00°00'54" East a distance of 1471.23 feet;
THENCE South 89°47'05" East a distance of 38.00 feet;
THENCE South 00°00'54" East a distance of 1041.02 feet;
THENCE North 89°08'35" West a distance of 1048.76 feet;
THENCE South 69°41'59" West a distance of 310.31 feet;
THENCE North 89°08'35" West a distance of 214.07 feet;
THENCE North 71°52'01" West a distance of 377.13 feet;
THENCE North 89°08'35" West a distance of 697.23 feet to a line parallel with and 57.50 feet East of, as measured at a right angle to the West line of the Northeast Quarter of said Section 8;
THENCE North 00°24'39" East along said parallel line a distance of 2510.05 feet to the POINT OF BEGINNING.

. . . (which above described tract contains 149.978 acres, more or less)

for themselves and their successors in interest EAST RIDGE OF FORT COLLINS LLC 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 EAST RIDGE SECOND FILING, 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 mark the location of the Easements with suitable markers; and 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.

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.

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the sole owner(s) of the land described herein, and as shown on the attached map do hereby vacate all previous platted lots, blocks, tracts and easements of the above described parcel of land.

OWNER:

By:______________________ Date:__________
(name)(title)

NOTARIAL CERTIFICATE

STATE OF ______________)
ss.
COUNTY OF ______________)

The foregoing instrument was acknowledged before me by ______________ as __________

of ______________, this __________ , day of ______________ , 20___.

My commission expires ______________

Witness my hand and official seal. (SEAL)

____
Notary Public

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: ______________

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

PLANNING APPROVAL

Approved by the Current Director of Community Development & Neighborhood Services (CDNS) of the City of Fort Collins, Colorado.

This __________ day of ______________A.D., 20____.

____
Director of Planning

____
City Clerk

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PRELIMINARY

Steven A. Lund-On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northeast Quarter of Section 8, T.7N., R.68W., as bearing South 89°10'41" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2609.79 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

SURVEY NOTES

1 The property presently owned by E. H. Barker and Patricia R. Barker located South of the property described on this plat is or may be used for the following: sand and gravel mining, material crushing, equipment/vehicle storage and repairs, and other lawful uses (collectively refered to as the "operations"). The operations generate noise and dust which may adversely impact use and enjoyment of the property described in this plat.

2 For allowable uses within a buffer zone, refer to section 3.4.1(e)(2) of the Land Use Code.

3 Private Conditions, Covenants, And Restrictions (CC&R's), or any other private restrictive covenant imposed on landowners within the development , may not be created or enforced which has the effect of prohibiting or limiting the installation of xeriscape landscaping, solar/photo-voltaic collectors (if mounted flush upon any established roof line), clothes lines (if located in back yards), odor-controlled compost bins, or which has the effect of requiring that a portion of any individual lot be planted in turf grass.

4. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

5. Entire property is in flood zone 'X', "areas determined to be outside the 0.2% annual chance of floodplain" per City of Fort Collins website fcgov.com and per FEMA flood map 08069C0982F revised December 19, 2006 and per FEMA flood map 08069C0984H revised May 2, 2012. For further information, call City of Fort Collins Utilities, phone (970) 221-6700.

6. This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Policy Number ?____, dated ?____ as prepared by ?____ to delineate the aforesaid information.

7. The entire property is in Zone Low Density Mixed-Use Neighborhood District (L-M-N).

8. Lots 17, 18, 19 and 20, Block 3 can not be built on until the Temporary Turnaround Easement crossing them is terminated.

SIGHT DISTANCE EASEMENT RESTRICTIONS:

Sight Distance Easement - The sight distance easement is an easement required by the City at some street intersections where it is necessary to protect the line of sight for a motorist needing to see approaching traffic and to react safely for merging their vehicle into the traffic flow. The following are requirements for certain objects that may occupy a sight distance easement for level grade:

1. Structures and landscaping within the easement shall not exceed 24 inches in height with the following exceptions:
2. Fences up to 42 inches in height may be allowed as long as they do not obstruct the line of sight for motorists.
3. Deciduous trees may be allowed as long as all branches of the trees are trimmed so that no portion thereof or leaves thereon hang lower than six (6) feet above the ground, and the trees are spaced such that they do not obstruct line of sight for motorists. Deciduous trees with trunks large enough to obstruct line of sight for motorists shall be removed by the owner.

For non-level areas these requirements shall be modified to provide the same degree of visibility.

TRACT NOTE

Tracts A, B and C is reserved for future development.

Tracts D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, CC, DD, EE and FF shall be deeded to the Homeowners' Association i) concurrently with the recordation of this plat or ii) at the time of establishment of the Homeowners' Association, whichever event occurs later in time.

Tract BB shall be deeded to the City of Fort Collins and is reserved for use as a public park.

NOTICE

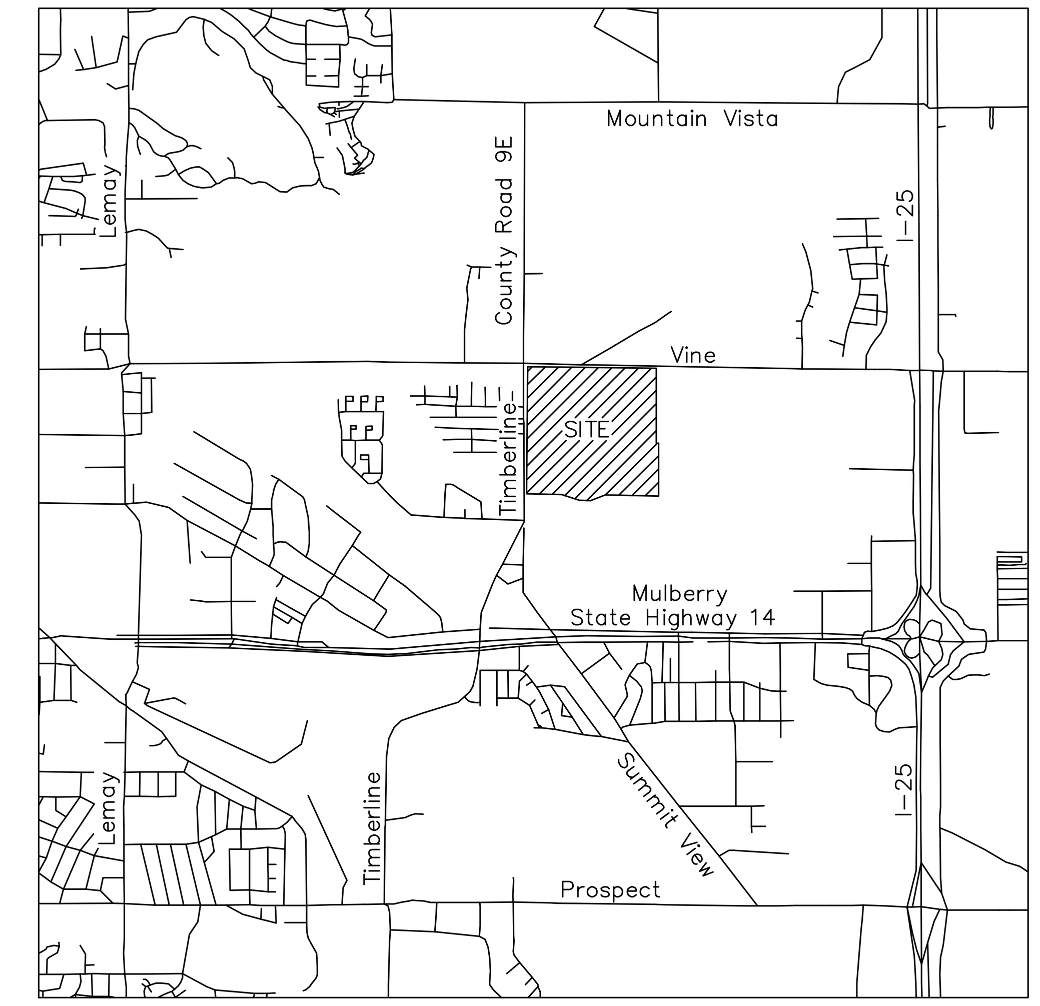
ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, 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.

OWNER/APPLICANT

EAST RIDGE OF FORT COLLINS, LLC
P.O. BOX 40
TIMNATH, CO 80547
(970) 686-1018

SURVEYOR

KING SURVEYORS
ATTN: STEVE LUND
650 E. GARDEN DRIVE
WINDSOR, CO 80550
(970) 686-5011



VICINITY MAP
SCALE: 1"=3000'

SANITARY SEWER EASEMENT NOTE

The 30' wide sanitary sewer easement to Boxelder Sanitation District for the purpose of constructing, accessing and maintaining a sanitary sewer system as shown hereon across Tracts A, Z and AA has been executed by East Ridge of Fort Collins, LLC and has been delivered to and accepted by Boxelder Sanitation District.

____
Boxelder Sanitation District

Anheuser-Busch Force-Main

Anheuser-Busch Force-Main and Private Easement recorded May 21, 1985 at Reception No. 85024145 of the Records of Larimer County Recorder as shown within the public right-of-way of Delozier Road must be vacated and the line relocated. The line shall be removed or abandoned in accordance with City Standards and the easement vacated prior to the construction of Delozier Road. No application for the issuance of any Development Construction Permit shall be accepted nor shall any Development Construction Permit be issued until the conveyance of the new easement has occurred. No application for the issuance of any Development Construction Permit shall be accepted nor shall any Development Construction Permit be issued until the vacation of the existing easement has occurred and the Anheuser-Busch Force-Main has been moved into the newly acquired easement, except that a Development Construction Permit may be applied for by the Developer and issued by the City for the singular purpose of relocating the Anheuser-Busch Force-Main. See paragraph 11(0)(11) of the Development Agreement.

____
Anheuser-Busch

TRACT	SQUARE FEET	ACRES	DESCRIPTION	OWNER & MAINTAINED BY
TRACT A	1,030,722 SQ.FT.	23.662 ACRES	FUTURE DEVELOPMENT	EAST RIDGE OF FORT COLLINS, LLC
TRACT B	380,822 SQ.FT.	8.743 ACRES	FUTURE DEVELOPMENT	EAST RIDGE OF FORT COLLINS, LLC
TRACT C	99,345 SQ.FT.	2.281 ACRES	FUTURE DEVELOPMENT	EAST RIDGE OF FORT COLLINS, LLC
TRACT D	2,159 SQ.FT.	0.050 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT E	40,597 SQ.FT.	0.932 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT F	1,800 SQ.FT.	0.041 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT G	1,350 SQ.FT.	0.031 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT H	1,800 SQ.FT.	0.041 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT I	2,819 SQ.FT.	0.065 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT J	2,935 SQ.FT.	0.067 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT K	1,697 SQ.FT.	0.039 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT L	2,879 SQ.FT.	0.066 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT M	6,701 SQ.FT.	0.154 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT N	4,274 SQ.FT.	0.098 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT O	16,371 SQ.FT.	0.376 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT (PARK)	HOME OWNERS ASSOCIATION
TRACT P	9,845 SQ.FT.	0.226 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT Q	9,711 SQ.FT.	0.223 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT R	40,668 SQ.FT.	0.934 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT (POOL)	HOME OWNERS ASSOCIATION
TRACT S	3,983 SQ.FT.	0.091 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT T	2,341 SQ.FT.	0.054 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT U	3,187 SQ.FT.	0.073 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT V	4,776 SQ.FT.	0.110 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT W	3,532 SQ.FT.	0.081 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT X	7,065 SQ.FT.	0.162 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT Y	7,065 SQ.FT.	0.162 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT Z	74,679 SQ.FT.	1.714 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT (OPEN SPACE)	HOME OWNERS ASSOCIATION
TRACT AA	481,907 SQ.FT.	11,063 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT (DETENTION POND)	HOME OWNERS ASSOCIATION
TRACT BB	348,475 SQ.FT.	8.000 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT (PUBLIC PARK)	CITY OF FORT COLLINS
TRACT CC	1,829 SQ.FT.	0.042 ACRES	UTILITY, DRAINAGE AND ACCESS EASEMENT	HOME OWNERS ASSOCIATION
TRACT DD	32,081 SQ.FT.	0.737 ACRES	UTILITY, DRAINAGE, ACCESS AND EMERGENCY ACCESS EASEMENT (PRIVATE DRIVEWAY)	HOME OWNERS ASSOCIATION
TRACT EE	10,666 SQ.FT.	0.245 ACRES	UTILITY, DRAINAGE, ACCESS AND EMERGENCY ACCESS EASEMENT (PRIVATE DRIVEWAY)	HOME OWNERS ASSOCIATION
TRACT FF	16,965 SQ.FT.	0.390 ACRES	UTILITY, DRAINAGE, ACCESS AND EMERGENCY ACCESS EASEMENT (PRIVATE DRIVEWAY)	HOME OWNERS ASSOCIATION

DATE: 9/9/2015
FILE NAME: 2015166SUB
SCALE: 1"=40'
DRAWN BY: CSK
CHECKED BY: SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:		DATE:
REVISED PER CITY COMMENTS	CSK	11/11/15
REVISED PER CITY COMMENTS	CSK	1/6/16

EAST RIDGE SECOND FILING
FOR
HARTFORD
4801 GOODMAN STREET
TIMNATH, CO 80547

PROJECT #: 2015166

1

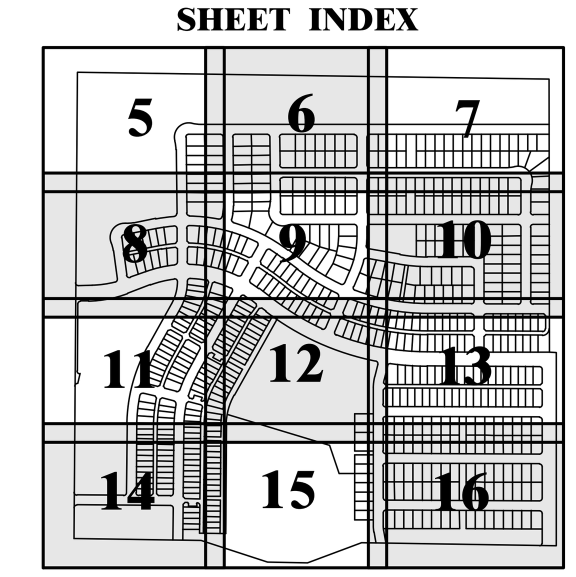
EAST RIDGE SECOND FILING

Being a Replat of a Part of East Ridge Subdivision Plat, Situate in the East Half of Section 8, and Northwest Quarter of Section 9, Township 7 North, Range 68 West Of The 6th P.M., City Of Fort Collins, County Of Larimer, State Of Colorado

LEGEND

— — —	EASEMENT
— - —	SECTION LINE
— · —	RIGHT–OF–WAY
———	PROPERTY LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
U&DE	UTILITY AND DRAINAGE EASEMENT
U,D&AE	UTILITY, DRAINAGE AND ACCESS EASEMENT
U,D,A&EAE	UTILITY, DRAINAGE, ACCESS AND EMERGENCY ACCESS EASEMENT
	FOUND ALIQUOT CORNER AS DESCRIBED
	SET ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
◆	FOUND #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED LS 31169
●	SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSI, LS 34995
○	CALCULATED POSITION

SHEET INDEX



PRELIMINARY

Steven A. Lund – On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

DATE:	9/9/2015
FILE NAME:	2015166SUB
SCALE:	1"=150'
DRAWN BY:	CSK
CHECKED BY:	SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
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REVISIONS:		DATE:
REVISED PER CITY COMMENTS	CSK	11/11/15
REVISED PER CITY COMMENTS	CSK	1/6/16

EAST RIDGE SECOND FILING
FOR
HARTFORD
4801 GOODMAN STREET
TIMNATH, CO 80547

PROJECT #: 2015166

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EAST RIDGE SECOND FILING

Being a Replat of a Part of East Ridge Subdivision Plat, Situate in the East Half of Section 8, and Northwest Quarter of Section 9, Township 7 North, Range 68 West Of The 6th P.M., City Of Fort Collins, County Of Larimer, State Of Colorado

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	199.88'	600.00'	19°05'14"	198.96'	N79°05'09"E
C2	170.43'	600.00'	16°16'29"	169.86'	N80°29'32"E
C3	29.45'	600.00'	2°48'45"	29.45'	N70°56'55"E
C4	189.15'	600.00'	18°03'45"	188.37'	S78°34'25"W
C5	332.45'	600.00'	31°44'50"	328.22'	N76°31'18"W
C6	84.18'	600.00'	8°02'18"	84.11'	N56°37'44"W
C7	427.29'	855.00'	28°38'03"	422.86'	S14°50'38"W
C8	142.66'	275.00'	29°43'20"	141.06'	N14°17'59"E
C9	681.60'	1397.00'	27°57'17"	674.86'	S66°35'14"E
C10	224.81'	1397.00'	9°13'13"	224.57'	S85°10'29"E
C11	351.54'	1397.00'	14°25'04"	350.61'	S59°49'07"E
C12	554.87'	1397.00'	22°45'26"	551.23'	S78°24'22"E
C13	50.51'	200.00'	14°28'16"	50.38'	S07°13'14"W
C14	45.79'	200.00'	13°07'05"	45.69'	S07°53'50"W
C15	4.72'	200.00'	1°21'11"	4.72'	S00°39'42"W
C16	28.12'	165.00'	9°45'52"	28.09'	S04°53'49"E
C17	230.81'	855.00'	15°28'02"	230.11'	S21°25'38"W
C18	196.48'	855.00'	13°10'01"	196.05'	S07°06'37"W
C19	298.86'	598.00'	28°38'03"	295.76'	S14°50'38"W
C20	148.83'	598.00'	14°15'36"	148.45'	S22°01'51"W
C21	150.02'	598.00'	14°22'27"	149.63'	S07°42'50"W
C22	9.91'	69.00'	8°13'45"	9.90'	S33°16'32"W
C23	130.36'	562.00'	13°17'24"	130.07'	S76°11'15"W
C24	25.96'	15.00'	99°09'19"	22.84'	N47°35'24"W
C25	23.89'	15.00'	91°14'32"	21.44'	S46°21'18"W
C26	223.97'	562.00'	22°50'01"	222.49'	N76°36'25"W
C27	90.37'	562.00'	9°12'47"	90.27'	N83°25'02"W
C28	40.07'	562.00'	4°05'07"	40.06'	N76°46'05"W
C29	63.02'	41.50'	87°00'00"	57.13'	S35°43'02"W
C30	113.10'	741.75'	8°44'11"	112.99'	S83°35'08"W
C31	405.98'	741.75'	31°21'35"	400.93'	N76°21'59"W
C32	104.56'	741.75'	8°04'37"	104.48'	N56°38'54"W
C33	315.84'	1255.25'	14°25'00"	315.01'	S59°49'05"E
C34	498.59'	1255.25'	22°45'30"	495.32'	S78°24'20"E
C35	39.37'	25.00'	90°13'48"	35.43'	N45°06'01"E
C36	136.34'	872.00'	8°57'30"	136.20'	S83°41'47"W
C37	473.55'	872.00'	31°06'54"	467.75'	N76°16'01"W
C38	123.27'	872.00'	8°05'59"	123.17'	N56°39'35"W
C39	236.05'	872.00'	15°30'35"	235.33'	N84°04'11"W
C40	360.77'	872.00'	23°42'18"	358.20'	N64°27'44"W
C41	283.05'	1125.00'	14°24'56"	282.30'	S59°49'03"E
C42	446.88'	1125.00'	22°45'34"	443.95'	S78°24'18"E
C43	65.61'	41.50'	90°34'44"	58.99'	S44°43'41"W
C44	34.44'	165.00'	11°57'34"	34.38'	N05°25'06"E
C45	64.77'	41.50'	89°25'16"	58.39'	S45°16'19"E
C46	200.66'	500.00'	22°59'39"	199.32'	N11°27'57"E
C47	111.20'	500.00'	12°44'32"	110.97'	N16°35'31"E
C48	89.47'	500.00'	10°15'07"	89.35'	N05°05'42"E
C49	152.98'	876.00'	10°00'20"	152.78'	S84°46'55"E
C50	24.03'	15.00'	91°46'53"	21.54'	S45°28'47"E
C51	23.10'	15.00'	88°13'14"	20.88'	S44°31'17"W
C52	93.53'	562.00'	9°32'07"	93.42'	N69°57'28"W
C53	24.70'	15.00'	94°21'04"	22.00'	N18°00'53"W
C54	24.81'	15.00'	94°46'17"	22.08'	S76°32'48"W
C55	33.92'	562.00'	3°27'30"	33.92'	N54°20'19"W
C56	654.36'	1435.00'	26°07'36"	648.70'	S65°40'24"E
C57	51.09'	1435.00'	2°02'23"	51.08'	S53°37'47"E
C58	26.03'	1435.00'	1°02'21"	26.03'	S55°10'09"E
C59	577.24'	1435.00'	23°02'52"	573.36'	S67°12'46"E
C60	168.92'	338.00'	28°38'03"	167.17'	S14°50'38"W
C61	96.21'	338.00'	16°18'34"	95.89'	S21°00'22"W
C62	52.69'	338.00'	8°55'56"	52.64'	S04°59'35"W
C63	116.91'	246.50'	27°10'23"	115.81'	N15°34'27"E
C64	441.54'	883.50'	28°38'03"	436.96'	S14°50'38"W
C65	25.14'	15.00'	96°01'57"	22.30'	S31°05'22"E
C66	23.59'	15.00'	90°07'17"	21.24'	S55°50'02"W
C67	21.56'	15.00'	82°21'37"	19.75'	N59°42'51"E
C68	23.52'	15.00'	89°50'48"	21.18'	N34°10'56"W
C69	23.57'	15.00'	90°00'48"	21.22'	S44°35'44"E
C70	23.56'	15.00'	89°59'12"	21.21'	S45°24'16"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C71	23.53'	15.00'	89°52'15"	21.19'	N45°27'44"E
C72	23.60'	15.00'	90°07'45"	21.24'	S44°32'16"E
C73	23.53'	15.00'	89°52'15"	21.19'	N45°27'44"E
C74	23.60'	15.00'	90°07'45"	21.24'	N44°32'16"W
C75	22.65'	15.00'	86°31'55"	20.56'	N72°25'37"E
C76	22.56'	15.00'	86°10'49"	20.49'	S13°55'46"E
C77	24.28'	15.00'	92°43'41"	21.71'	N17°12'11"W
C78	24.35'	15.00'	93°00'02"	21.76'	S75°39'40"W
C79	9.77'	15.00'	37°20'01"	9.60'	S04°17'46"W
C80	14.25'	15.00'	54°25'34"	13.72'	S41°35'01"E
C81	13.64'	95.00'	8°13'45"	13.63'	S33°16'32"W
C82	26.57'	185.00'	8°13'45"	26.55'	S33°16'32"W
C83	29.44'	205.00'	8°13'45"	29.42'	S33°16'32"W
C84	21.68'	205.00'	6°03'32"	21.67'	S32°11'25"W
C85	7.77'	205.00'	2°10'13"	7.76'	S36°18'18"W
C86	74.58'	335.85'	12°43'26"	74.43'	N22°47'56"E
C87	12.79'	335.85'	2°10'54"	12.79'	N28°04'12"E
C88	30.00'	335.85'	5°07'05"	29.99'	N24°25'13"E
C89	30.00'	335.85'	5°07'05"	29.99'	N19°18'08"E
C90	1.80'	335.85'	0°18'23"	1.80'	N16°35'24"E
C91	70.14'	315.85'	12°43'26"	70.00'	N22°47'56"E
C92	12.82'	315.85'	2°19'29"	12.81'	N27°59'55"E
C93	40.00'	315.85'	7°15'21"	39.97'	N23°12'30"E
C94	17.33'	315.85'	3°08'36"	17.33'	N18°00'31"E
C95	150.58'	303.50'	28°25'37"	149.04'	N14°56'51"E
C96	9.19'	303.50'	1°44'09"	9.19'	N28°17'35"E
C97	30.00'	303.50'	5°39'49"	29.99'	N24°35'36"E
C98	30.00'	303.50'	5°39'49"	29.99'	N18°55'47"E
C99	30.00'	303.50'	5°39'49"	29.99'	N13°15'59"E
C100	30.00'	303.50'	5°39'49"	29.99'	N07°36'10"E
C101	21.38'	303.50'	4°02'13"	21.38'	N02°45'09"E
C102	176.48'	826.50'	12°14'02"	176.14'	S23°02'38"W
C103	13.48'	826.50'	0°56'05"	13.48'	S28°41'37"W
C104	33.67'	826.50'	2°20'02"	33.66'	S27°03'33"W
C105	33.67'	826.50'	2°20'02"	33.66'	S24°43'31"W
C106	33.67'	826.50'	2°20'04"	33.67'	S22°23'28"W
C107	33.66'	826.50'	2°20'00"	33.66'	S20°03'26"W
C108	28.33'	826.50'	1°57'50"	28.33'	S17°54'32"W
C109	147.80'	826.50'	10°14'47"	147.61'	S05°39'00"W
C110	25.10'	826.50'	1°44'25"	25.10'	S09°54'11"W
C111	33.68'	826.50'	2°20'04"	33.67'	S07°51'56"W
C112	33.68'	826.50'	2°20'04"	33.67'	S05°31'52"W
C113	33.68'	826.50'	2°20'04"	33.67'	S03°11'48"W
C114	21.68'	826.50'	1°30'09"	21.68'	S01°16'41"W
C115	154.41'	736.50'	12°00'45"	154.13'	S23°09'16"W
C116	12.02'	736.50'	0°56'05"	12.02'	S28°41'37"W
C117	30.00'	736.50'	2°20'02"	30.00'	S27°03'33"W
C118	30.00'	736.50'	2°20'02"	30.00'	S24°43'31"W
C119	30.00'	736.50'	2°20'02"	30.00'	S22°23'29"W
C120	30.00'	736.50'	2°20'02"	30.00'	S20°03'27"W
C121	22.40'	736.50'	1°44'33"	22.40'	S18°01'10"W
C122	136.55'	736.50'	10°37'23"	136.36'	S05°50'18"W
C123	27.21'	736.50'	2°07'01"	27.21'	S10°05'29"W
C124	30.01'	736.50'	2°20'04"	30.01'	S07°51'56"W
C125	30.01'	736.50'	2°20'04"	30.01'	S05°31'52"W
C126	30.01'	736.50'	2°20'04"	30.01'	S03°11'48"W
C127	19.32'	736.50'	1°30'09"	19.31'	S01°16'41"W
C128	148.03'	716.50'	11°50'15"	147.77'	S23°14'32"W
C129	35.91'	716.50'	2°52'19"	35.91'	S27°43'30"W
C130	34.32'	716.50'	2°44'41"	34.32'	S24°55'00"W
C131	34.32'	716.50'	2°44'41"	34.32'	S22°10'19"W
C132	43.47'	716.50'	3°28'35"	43.47'	S19°03'41"W
C133	132.93'	716.50'	10°37'49"	132.74'	S05°50'31"W
C134	27.76'	716.50'	2°13'11"	27.76'	S10°02'50"W
C135	34.03'	716.50'	2°43'17"	34.03'	S07°34'35"W
C136	34.32'	716.50'	2°44'41"	34.32'	S04°50'36"W
C137	34.64'	716.50'	2°46'11"	34.63'	S02°05'11"W
C138	2.18'	716.50'	0°10'29"	2.18'	S00°36'51"W
C139	116.20'	626.50'	10°37'37"	116.03'	S23°50'51"W
C140	31.40'	626.50'	2°52'19"	31.40'	S27°43'30"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C141	30.01'	626.50'	2°44'41"	30.01'	S24°55'00"W
C142	30.01'	626.50'	2°44'41"	30.01'	S22°10'19"W
C143	24.77'	626.50'	2°15'56"	24.77'	S19°40'00"W
C144	111.69'	626.50'	10°12'51"	111.54'	S05°38'02"W
C145	19.47'	626.50'	1°46'51"	19.47'	S09°51'02"W
C146	30.01'	626.50'	2°44'40"	30.01'	S07°35'17"W
C147	30.01'	626.50'	2°44'41"	30.01'	S04°50'36"W
C148	30.01'	626.50'	2°44'41"	30.01'	S02°05'56"W
C149	2.18'	626.50'	0°11'59"	2.18'	S00°37'36"W
C150	284.61'	569.50'	28°38'03"	281.66'	S14°50'38"W
C151	18.71'	569.50'	1°52'55"	18.71'	S28°13'12"W
C152	35.65'	569.50'	3°35'12"	35.65'	S25°29'08"W
C153	35.65'	569.50'	3°35'11"	35.64'	S21°53'56"W
C154	29.70'	569.50'	2°59'19"	29.70'	S18°36'42"W
C155	40.06'	569.50'	4°01'47"	40.05'	S15°06'09"W
C156	37.53'	569.50'	3°46'33"	37.52'	S11°11'59"W
C157	35.64'	569.50'	3°35'09"	35.64'	S07°31'07"W
C158	35.65'	569.50'	3°35'11"	35.64'	S03°55'57"W
C159	16.03'	569.50'	1°36'46"	16.03'	S01°19'59"W
C160	89.79'	474.00'	10°51'14"	89.66'	S23°44'02"W
C161	14.35'	474.00'	1°44'03"	14.35'	S28°17'38"W
C162	30.02'	474.00'	3°37'44"	30.02'	S25°36'44"W
C163	30.02'	474.00'	3°37'44"	30.02'	S21°59'00"W
C164	15.40'	474.00'	1°51'42"	15.40'	S19°14'16"W
C165	107.36'	474.00'	12°58'39"	107.13'	S07°00'56"W
C166	35.23'	474.00'	4°15'31"	35.22'	S11°22'30"W
C167	30.02'	474.00'	3°37'43"	30.01'	S07°25'53"W
C168	30.02'	474.00'	3°37'42"	30.01'	S03°48'10"W
C169	12.09'	474.00'	1°27'43"	12.09'	S01°15'28"W
C170	226.89'	454.00'	28°38'03"	224.54'	S14°50'38"W
C171	8.97'	454.00'	1°07'56"	8.97'	S28°35'41"W
C172	37.41'	454.00'	4°43'16"	37.40'	S25°40'05"W
C173	37.46'	454.00'	4°43'39"	37.45'	S20°56'37"W
C174	37.46'	454.00'	4°43'39"	37.45'	S16°12'58"W
C175	34.81'	454.00'	4°23'36"	34.80'	S11°39'21"W
C176	37.50'	454.00'	4°43'58"	37.49'	S07°05'34"W
C177	33.28'	454.00'	4°11'58"	33.27'	S02°37'35"W
C178	97.25'	364.00'	15°18'31"	96.97'	S21°30'24"W
C179	7.19'	364.00'	1°07'56"	7.19'	S28°35'41"W
C180	29.99'	364.00'	4°43'16"	29.99'	S25°40'05"W
C181	30.03'	364.00'	4°43'39"	30.03'	S20°56'37"W
C182	30.03'	364.00'	4°43'39"	30.03'	S16°12'58"W
C183	23.71'	15.00'	90°34'44"	21.32'	S44°43'41"W
C184	214.84'	645.00'	19°05'03"	213.84'	N79°05'04"E
C185	23.41'	15.00'	89°25'16"	21.11'	N45°16'19"W
C186	125.95'	562.00'	12°50'26"	125.69'	N82°12'22"E
C187	21.88'	15.00'	83°34'07"	19.99'	N34°00'06"E
C188	26.88'	15.00'	102°40'29"	23.43'	S59°07'13"E
C189	56.75'	364.00'	8°55'56"	56.69'	S04°59'35"W
C190	30.07'	364.00'	4°43'58"	30.06'	S07°05'34"W
C191	26.68'	364.00'	4°11'58"	26.67'	S02°37'35"W
C192	134.28'	60.00'	128°13'25"	107.96'	S08°56'58"W
C193	39.65'	40.00'	56°47'38"	38.05'	N44°39'51"E
C194	39.64'	40.00'	56°46'35"	38.04'	N45°52'17"E
C195	134.98'	60.00'	128°53'51"	108.26'	S81°55'55"W
C196	28.78'	76.00'	21°41'59"	28.61'	S40°52'03"W
C197	162.16'	638.00'	14°33'45"	161.72'	S76°49'25"W
C198	2.16'	638.00'	0°11'37"	2.16'	S69°38'21"W
C199	40.00'	638.00'	3°35'32"	39.99'	S71°31'56"W
C200	40.00'	638.00'	3°35'32"	39.99'	S75°07'28"W
C201	40.00'	638.00'	3°35'32"	39.99'	S78°43'00"W
C202	40.00'	638.00'	3°35'32"	39.99'	S82°18'32"W
C203	22.17'	15.00'	84°39'58"	20.20'	N41°46'18"E
C204	23.05'	15.00'	88°02'35"	20.85'	S44°34'58"E
C205	270.56'	638.00'	24°17'50"	268.53'	N76°27'21"W
C206	34.26'	638.00'	3°04'36"	34.26'	N87°03'58"W
C207	40.03'	638.00'	3°35'40"	40.02'	N83°43'49"W
C208	40.03'	638.00'	3°35'40"	40.02'	N80°08'09"W
C209	40.03'	638.00'	3°35'40"	40.02'	N76°32'29"W
C210	40.03'	638.00'	3°35'40"	40.02'	N72°56'48"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C211	40.02'	638.00'	3°35'39"	40.02'	N69°21'08"W
C212	36.17'	638.00'	3°14'53"	36.16'	N65°55'52"W
C213	466.17'	1359.00'	19°39'15"	463.89'	S78°37'25"E
C214	31.64'	1359.00'	1°20'03"	31.64'	S89°07'04"E
C215	49.10'	638.00'	4°24'35"	49.09'	N54°48'53"W
C216	34.97'	638.00'	3°08'27"	34.97'	N55°26'57"W
C217	14.13'	638.00'	1°16'07"	14.13'	N53°14'39"W
C218	11.96'	76.00'	9°01'12"	11.95'	S56°13'38"W
C219	53.65'	76.00'	40°26'35"	52.54'	S83°42'50"W
C220	18.82'	898.50'	1°12'01"	18.82'	S85°01'38"W
C221	12.63'	562.00'	1°17'15"	12.63'	N76°25'47"E
C222	24.40'	15.00'	93°11'01"	21.80'	N32°08'32"W
C223	21.86'	15.00'	83°30'55"	19.98'	S56°12'50"W
C224	194.26'	1435.00'	7°45'23"	194.11'	S85°54'24"E
C225	36.94'	1435.00'	1°28'30"	36.94'	S82°45'58"E
C226	40.20'	1435.00'	1°36'18"	40.20'	S84°18'22"E
C227	40.10'	1435.00'	1°36'05"	40.10'	S85°54'33"E
C228	40.04'	1435.00'	1°35'55"	40.04'	S87°30'33"E
C229	36.97'	1435.00'	1°28'35"	36.97'	S89°02'48"E
C230	300.00'	1359.00'	12°38'53"	299.39'	S58°56'02"E
C231	1.93'	1359.00'	0°04'53"	1.93'	S52°39'02"E
C232	42.96'	1359.00'	1°48'40"	42.96'	S53°35'48"E
C233	45.02'	1359.00'	1°53'53"	45.02'	S55°27'05"E
C234	40.90'	1359.00'	1°43'27"	40.90'	S57°15'45"E
C235	42.96'	1359.00'	1°48'40"	42.96'	S59°01'49"E
C236	42.96'	1359.00'	1°48'40"	42.96'	S60°50'28"E
C237	42.96'	1359.00'	1°48'40"	42.96'	S62°39'08"E
C238	40.32'	1359.00'	1°42'00"	40.32'	S64°24'28"E
C239	24.03'	15.00'	91°46'45"	21.54'	N68°51'09"E
C240	24.02'	15.00'	91°45'35"	21.54'	S22°55'01"E
C241	497.82'	1359.00'	20°59'17"	495.04'	S79°17'27"E
C242	35.45'	1359.00'	1°29'40"	35.45'	S69°32'38"E
C243	42.85'	1359.00'	1°48'24"	42.85'	S71°11'40"E
C244	42.96'	1359.00'	1°48'40"	42.96'	S73°00'12"E
C245	42.96'	1359.00'	1°48'40"	42.96'	S74°48'52"E
C246	42.96'	1359.00'	1°48'40"	42.96'	S76°37'32"E
C247	42.96'	1359.00'	1°48'40"	42.96'	S78°26'12"E
C248	34.00'	1359.00'	1°26'00"	34.00'	S80°03'32"E
C249	45.46'	1359.00'	1°55'00"	45.46'	S81°44'02"E
C250	42.96'	1359.00'	1°48'40"	42.96'	S83°35'52"E
C251	42.90'	1359.00'	1°48'31"	42.89'	S85°24'27"E
C252	42.96'	1359.00'	1°48'40"	42.96'	S87°13'02"E
C253	39.42'	1359.00'	1°39'43"	39.42'	S88°57'14"E
C254	23.62'	15.00'	90°14'01"	21.26'	N45°05'54"E
C255	23.50'	15.00'	89°45'59"	21.17'	S44°54'06"E
C256	23.50'	15.00'	89°46'12"	21.17'	N44°53'59"W
C257	23.50'	15.00'	89°46'12"	21.17'	S44°53'59"E
C258	23.62'	15.00'	90°13'48"	21.26'	S45°06'01"W
C259	20.31'	173.50'	6°42'27"	20.30'	S11°06'09"W
C260	32.64'	191.50'	9°45'52"	32.60'	S04°53'49"E
C261	23.50'	15.00'	89°46'12"	21.17'	S44°53'59"E
C262	23.62'	15.00'	90°13'48"	21.26'	S45°06'01"W
C263	23.50'	15.00'	89°46'12"	21.17'	S44°53'59"E
C264	23.62'	15.00'	90°13'48"	21.26'	S45°06'01"W
C265	23.60'	138.50'	9°45'52"	23.57'	S04°53'49"E
C266	14.08'	138.50'	5°49'30"	14.07'	S02°55'39"E
C267	9.52'	138.50'	3°56'21"	9.52'	S07°48'34"E
C268	23.62'	15.00'	90°13'48"	21.26'	N45°06'01"E
C269	23.50'	15.00'	89°46'12"	21.17'	N44°53'59"W
C270	23.62'	15.00'	90°13'48"	21.26'	N45°06'01"E
C271	19.03'	12.00'	90°52'19"	17.10'	N45°25'16"E
C272	23.50'	15.00'	89°46'12"	21.17'	N44°53'59"W
C273	23.62'	15.00'	90°13'48"	21.26'	N45°06'01"E
C274	23.50'	15.00'	89°46'12"	21.17'	N44°53'59"W
C275	57.21'	226.50'	14°28'16"	57.05'	S07°13'14"W
C276	65.16'	41.50'	89°57'50"	58.67'	N45°00'02"W
C277	30.31'	196.50'	8°50'16"	30.28'	S09°28'49"W
C278	44.05'	173.50'	14°32'54"	43.94'	N15°03'25"W
C279	154.00'	76.00'	116°05'48"	128.97'	S35°43'02"W
C280	44.05'	173.50'	14°32'54"	43.94'	N86°29'29"E

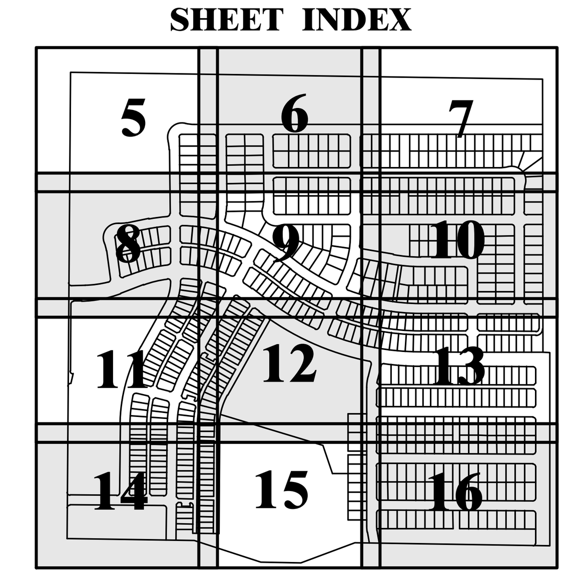
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C281	22.78'	15.00'	87°00'00"	20.65'	S35°43'02"W
C282	78.33'	751.75'	5°58'12"	78.29'	S82°12'08"W
C283	28.33'	751.75'	2°09'33"	28.33'	S80°17'48"W
C284	50.00'	751.75'	3°48'39"	49.99'	S83°16'54"W
C285	74.77'	731.75'	5°51'17"	74.74'	S82°08'41"W
C286	24.95'	731.75'	1°57'14"	24.95'	S80°11'39"W
C287	49.82'	731.75'	3°54'03"	49.81'	S83°07'18"W
C288	338.14'	751.75'	25°46'18"	335.29'	N76°21'26"W
C289	48.56'	751.75'	3°42'03"	48.55'	N87°23'34"W
C290	40.00'	751.75'	3°02'55"	39.99'	N84°01'05"W
C291	40.00'	751.75'	3°02'55"	39.99'	N80°58'10"W
C292	40.00'	751.75'	3°02'55"	39.99'	N77°55'15"W
C293	40.00'	751.75'	3°02'55"	39.99'	N74°52'20"W
C294	40.00'	751.75'	3°02'55"	39.99'	N71°49'25"W
C295	40.00'	751.75'	3°02'55"	39.99'	N68°46'29"W
C296	49.58'	751.75'	3°46'44"	49.57'	N65°21'40"W
C297	327.79'	731.75'	25°39'58"	325.06'	N76°22'36"W
C298	47.00'	731.75'	3°40'48"	46.99'	N87°22'11"W
C299	45.91'	731.75'	3°35'40"	45.90'	N83°43'57"W
C300	45.91'	731.75'	3°35'40"	45.90'	N80°08'17"W
C301	45.91'	731.75'	3°35'40"	45.90'	N76°32'37"W
C302	45.91'	731.75'	3°35'41"	45.90'	N72°56'56"W
C303	45.62'	731.75'	3°34'19"	45.61'	N69°21'55"W
C304	51.54'	731.75'	4°02'09"	51.53'	N65°33'41"W
C305	69.48'	751.75'	5°17'45"	69.46'	N55°15'28"W
C306	37.73'	751.75'	2°52'33"	37.73'	N56°28'04"W
C307	31.75'	751.75'	2°25'12"	31.75'	N53°49'11"W
C308	66.58'	731.75'	5°12'48"	66.56'	N55°12'59"W
C309	50.38'	731.75'	3°56'41"	50.37'	N55°51'03"W
C310	16.20'	731.75'	1°16'07"	16.20'	N53°14'39"W
C311	276.67'	1245.25'	12°43'48"	276.10'	S58°58'29"E
C312	40.24'	1245.25'	1°51'05"	40.24'	S53°32'08"E
C313	47.57'	1245.25'	2°11'20"	47.57'	S55°33'20"E
C314	47.58'	1245.25'	2°11'21"	47.58'	S57°44'41"E
C315	47.57'	1245.25'	2°11'20"	47.57'	S59°56'01"E
C316	47.57'	1245.25'	2°11'20"	47.57'	S62°07'22"E
C317	46.13'	1245.25'	2°07'22"	46.13'	S64°16'42"E
C318	282.00'	1265.25'	12°46'13"	281.42'	S58°59'42"E
C319	1.73'	1265.25'	0°04'42"	1.73'	S52°38'56"E
C320	40.00'	1265.25'	1°48'41"	40.00'	S53°35'38"E
C321	40.00'	1265.25'	1°48'41"	40.00'	S55°24'19"E
C322	40.00'	1265.25'	1°48'41"	40.00'	S57°13'00"E
C323	40.00'	1265.25'	1°48'41"	40.00'	S59°01'40"E
C324	40.00'	1265.25'	1°48'41"	40.00'	S60°50'21"E
C325	40.00'	1265.25'	1°48'41"	40.00'	S62°39'02"E
C326	40.27'	1265.25'	1°49'26"	40.27'	S64°28'06"E
C327	457.95'	1245.25'	21°04'16"	455.38'	S79°14'57"E
C328	46.11'	1245.25'	2°07'18"	46.11'	S69°46'28"E
C329	43.25'	1245.25'	1°59'24"	43.25'	S71°49'49"E
C330	43.25'	1245.25'	1°59'24"	43.25'	S73°49'13"E
C331	43.25'	1245.25'	1°59'24"	43.25'	S75°48'37"E
C332	43.25'	1245.25'	1°59'24"	43.25'	S77°48'01"E
C333	25.94'	1245.25'	1°11'36"	25.94'	S79°23'31"E
C334	43.26'	1245.25'	1°59'26"	43.26'	S80°59'02"E
C335	43.25'	1245.25'	1°59'24"	43.25'	S82°58'26"E
C336	43.25'	1245.25'	1°59'24"	43.25'	S84°57'50"E
C337	43.25'	1245.25'	1°59'24"	43.25'	S86°57'14"E
C338	39.90'	1245.25'	1°50'09"	39.90'	S88°52'01"E
C339	466.22'	1265.25'	21°06'44"	463.59'	S79°13'43"E
C340	35.58'	1265.25'	1°36'41"	35.58'	S69°28'41"E
C341	40.00'	1265.25'	1°48'41"	40.00'	S71°11'22"E
C342	40.00'	1265.25'	1°48'41"	40.00'	S73°00'03"E
C343	40.00'	1265.25'	1°48'41"	40.00'	S74°48'44"E
C344	40.00'	1265.25'	1°48'41"	40.00'	S76°37'25"E
C345	40.00'	1265.25'	1°48'41"	40.00'	S78°26'06"E
C346	34.00'	1265.25'	1°32'23"	34.00'	S80°06'38"E
C347	40.00'	1265.25'	1°48'41"	40.00'	S81°47'09"E
C348	40.00'	1265.25'	1°48'41"	40.00'	S83°35'50"E
C349	40.00'	1265.25'	1°48'41"	40.00'	S85°24'31"E
C350	40.00'	1265.25'	1°48'41"	40.00'	S87°13'12"E

LEGEND

	EASEMENT
	SECTION LINE
	RIGHT-OF-WAY
	PROPERTY LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
U&DE	UTILITY AND DRAINAGE EASEMENT
U,D&AE	UTILITY, DRAINAGE, AND ACCESS EASEMENT
U,D,A&EAE	UTILITY, DRAINAGE, ACCESS AND EMERGENCY ACCESS EASEMENT
	FOUND ALIQUOT CORNER AS DESCRIBED
	SET ALIQUOT CORNER AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED LS 31169
	SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSI, LS 34995
	CALCULATED POSITION

SHEET INDEX



PRELIMINARY

Steven A. Lund – On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:		DATE:
REVISED PER CITY COMMENTS	CSK	11/11/15
REVISED PER CITY COMMENTS	CSK	1/6/16

EAST RIDGE SECOND FILING
FOR
HARTFORD
4801 GOODMAN STREET
TIMNATH, CO 80547

DATE:	9/9/2015
FILE NAME:	2015166SUB
SCALE:	1"=40'
DRAWN BY:	CSK
CHECKED BY:	SAL
PROJECT #:	2015166

3

EAST RIDGE SECOND FILING

Being a Replat of a Part of East Ridge Subdivision Plat, Situate in the East Half of Section 8, and Northwest Quarter of Section 9, Township 7 North, Range 68 West Of The 6th P.M., City Of Fort Collins, County Of Larimer, State Of Colorado

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C351	36.64'	1265.25'	1°39'33"	36.64'	S88°57'19"E
C352	23.62'	15.00'	90°13'48"	21.26'	N45°06'01"E
C353	55.12'	35.00'	90°13'48"	49.60'	N45°06'01"E
C354	100.52'	898.50'	6°24'36"	100.47'	S82°25'20"W
C355	22.56'	15.00'	86°11'19"	20.50'	N42°31'59"E
C356	88.96'	845.50'	6°01'42"	88.92'	S82°13'53"W
C357	31.86'	845.50'	2°09'33"	31.86'	S80°17'48"W
C358	57.10'	845.50'	3°52'10"	57.09'	S83°18'40"W
C359	24.66'	15.00'	94°11'35"	21.98'	N47°39'28"W
C360	23.20'	15.00'	88°36'09"	20.95'	S44°51'45"E
C361	159.04'	898.50'	10°08'30"	158.83'	N84°05'35"W
C362	85.12'	898.50'	5°25'40"	85.08'	N86°27'00"W
C363	73.92'	898.50'	4°42'50"	73.90'	N81°22'45"W
C364	23.45'	15.00'	89°34'47"	21.14'	N56°11'17"E
C365	28.91'	138.50'	11°57'34"	28.86'	N05°25'06"E
C366	39.97'	191.50'	11°57'34"	39.90'	N05°25'06"E
C367	30.16'	191.50'	9°01'23"	30.13'	N03°57'01"E
C368	9.81'	191.50'	2°56'11"	9.81'	N09°55'48"E
C369	22.31'	15.00'	85°12'32"	20.31'	S31°12'23"E
C370	332.47'	898.50'	21°12'03"	330.57'	N63°12'37"W
C371	87.04'	898.50'	5°33'02"	87.01'	N71°02'07"W
C372	96.35'	898.50'	6°08'38"	96.30'	N65°11'17"W
C373	149.08'	898.50'	9°30'23"	148.91'	N57°21'47"W
C374	23.96'	15.00'	91°32'13"	21.50'	S45°12'26"W
C375	375.67'	845.50'	25°27'26"	372.58'	N76°17'44"W
C376	51.39'	845.50'	3°28'56"	51.38'	N87°16'59"W
C377	44.99'	845.50'	3°02'55"	44.98'	N84°01'04"W
C378	44.99'	845.50'	3°02'55"	44.98'	N80°58'09"W
C379	44.99'	845.50'	3°02'55"	44.98'	N77°55'14"W
C380	44.99'	845.50'	3°02'55"	44.98'	N74°52'19"W
C381	44.99'	845.50'	3°02'55"	44.98'	N71°49'24"W
C382	44.99'	845.50'	3°02'55"	44.98'	N68°46'29"W
C383	54.35'	845.50'	3°41'00"	54.34'	N65°24'31"W
C384	39.65'	40.00'	56°47'55"	38.05'	S43°36'47"E
C385	178.73'	60.00'	170°40'43"	119.60'	N13°19'36"E
C386	77.16'	845.50'	5°13'43"	77.13'	N55°13'27"W
C387	41.45'	845.50'	2°48'32"	41.45'	N56°26'03"W
C388	35.71'	845.50'	2°25'11"	35.71'	N53°49'11"W
C389	234.29'	1098.50'	12°13'12"	233.84'	S58°43'11"E
C390	27.19'	1098.50'	1°25'05"	27.19'	S53°19'08"E
C391	50.80'	1098.50'	2°38'59"	50.80'	S55°21'10"E
C392	62.32'	1098.50'	3°15'02"	62.31'	S58°18'10"E
C393	93.98'	1098.50'	4°54'06"	93.95'	S62°22'44"E
C394	24.14'	15.00'	92°12'26"	21.62'	N69°04'00"E
C395	24.13'	15.00'	92°10'59"	21.61'	S23°07'42"E
C396	394.28'	1098.50'	20°33'54"	392.17'	S79°30'09"E
C397	57.81'	1098.50'	3°00'55"	57.80'	S70°43'39"E
C398	64.21'	1098.50'	3°20'57"	64.20'	S73°54'35"E
C399	57.06'	1098.50'	2°58'34"	57.05'	S77°04'20"E
C400	65.02'	1098.50'	3°23'29"	65.01'	S80°15'22"E
C401	20.00'	1098.50'	1°02'36"	20.00'	S82°28'24"E
C402	60.01'	1098.50'	3°07'49"	60.01'	S84°33'36"E
C403	58.34'	1098.50'	3°02'35"	58.34'	S87°38'48"E
C404	11.82'	1098.50'	0°36'59"	11.82'	S89°28'36"E
C405	248.75'	1151.50'	12°22'37"	248.26'	S58°47'54"E
C406	37.14'	1151.50'	1°50'53"	37.14'	S53°32'02"E
C407	44.00'	1151.50'	2°11'22"	44.00'	S55°33'09"E
C408	44.01'	1151.50'	2°11'23"	44.00'	S57°44'31"E
C409	44.00'	1151.50'	2°11'22"	44.00'	S59°55'53"E
C410	44.00'	1151.50'	2°11'22"	44.00'	S62°07'15"E
C411	35.60'	1151.50'	1°46'17"	35.60'	S64°06'04"E
C412	23.03'	15.00'	87°57'00"	20.83'	N21°00'43"W
C413	23.03'	15.00'	87°58'21"	20.83'	S66°56'57"W
C414	416.43'	1151.50'	20°43'13"	414.16'	S79°25'29"E
C415	35.58'	1151.50'	1°46'14"	35.58'	S69°56'59"E
C416	40.00'	1151.50'	1°59'25"	40.00'	S71°49'49"E
C417	40.00'	1151.50'	1°59'25"	40.00'	S73°49'14"E
C418	40.00'	1151.50'	1°59'25"	40.00'	S75°48'39"E
C419	40.00'	1151.50'	1°59'25"	40.00'	S77°48'04"E
C420	24.00'	1151.50'	1°11'39"	24.00'	S79°23'36"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C421	40.01'	1151.50'	1°59'27"	40.01'	S80°59'09"E
C422	40.00'	1151.50'	1°59'25"	40.00'	S82°58'36"E
C423	40.00'	1151.50'	1°59'25"	40.00'	S84°58'01"E
C424	40.00'	1151.50'	1°59'25"	40.00'	S86°57'26"E
C425	36.83'	1151.50'	1°49'57"	36.83'	S88°52'07"E
C426	23.62'	15.00'	90°14'01"	21.26'	N45°05'54"E
C427	23.50'	15.00'	89°45'59"	21.17'	N44°54'06"W
C428	23.50'	15.00'	89°45'59"	21.17'	S44°54'06"E
C429	23.62'	15.00'	90°14'01"	21.26'	S45°05'54"W
C430	23.62'	15.00'	90°14'01"	21.26'	N45°05'54"E
C431	23.50'	15.00'	89°45'59"	21.17'	S44°54'06"E
C432	47.73'	196.50'	13°55'04"	47.61'	N07°31'13"W
C433	157.07'	76.00'	118°24'51"	130.57'	S44°43'41"W
C434	47.73'	196.50'	13°55'04"	47.61'	S83°01'25"E
C435	23.55'	15.00'	89°57'50"	21.21'	N45°00'02"W
C436	17.42'	196.50'	5°04'48"	17.42'	S02°31'18"W
C437	23.71'	15.00'	90°34'44"	21.32'	S44°43'41"W
C438	23.41'	15.00'	89°25'16"	21.11'	N45°16'19"W
C439	23.71'	15.00'	90°34'44"	21.32'	S44°43'41"W
C440	23.55'	15.00'	89°57'05"	21.20'	N45°00'24"W
C441	23.57'	15.00'	90°02'55"	21.22'	S44°59'36"W
C442	23.41'	15.00'	89°25'16"	21.11'	S45°16'19"E
C443	23.71'	15.00'	90°34'44"	21.32'	S44°43'41"W
C444	23.57'	15.00'	90°02'55"	21.22'	N44°59'36"E
C445	23.55'	15.00'	89°57'05"	21.20'	N45°00'24"W
C446	23.55'	15.00'	89°57'05"	21.20'	S45°00'24"E
C447	23.57'	15.00'	90°02'55"	21.22'	S44°59'36"W
C448	44.05'	173.50'	14°32'54"	43.94'	N06°42'46"E
C449	9.11'	173.50'	3°00'29"	9.11'	N00°56'34"E
C450	34.95'	173.50'	11°32'25"	34.89'	N08°13'01"E
C451	157.21'	76.00'	118°31'04"	130.64'	S45°16'19"E
C452	15.73'	76.00'	11°51'24"	15.70'	S08°03'32"W
C453	59.57'	76.00'	44°54'33"	58.06'	S20°19'27"E
C454	81.91'	76.00'	61°45'08"	78.00'	S73°39'17"E
C455	44.05'	173.50'	14°32'54"	43.94'	S82°44'36"W
C456	23.41'	15.00'	89°25'16"	21.11'	S45°16'19"E
C457	23.57'	15.00'	90°02'55"	21.22'	N44°59'36"E
C458	23.55'	15.00'	89°57'05"	21.20'	N45°00'24"W
C459	23.55'	15.00'	89°57'05"	21.20'	S45°00'24"E
C460	23.57'	15.00'	90°02'55"	21.22'	S44°59'36"W
C461	190.03'	473.50'	22°59'39"	188.75'	N11°27'57"E
C462	4.00'	473.50'	0°29'04"	4.00'	N00°12'40"E
C463	64.31'	473.50'	7°46'53"	64.26'	N04°20'39"E
C464	63.35'	473.50'	7°39'56"	63.30'	N12°04'03"E
C465	58.37'	473.50'	7°03'45"	58.33'	N19°25'54"E
C466	53.82'	526.50'	5°51'24"	53.79'	N02°53'50"E
C467	22.41'	15.00'	85°36'17"	20.38'	S36°58'37"E
C468	22.41'	15.00'	85°36'17"	20.38'	S57°25'07"W
C469	76.70'	526.50'	8°20'48"	76.63'	N18°47'23"E
C470	70.93'	526.50'	7°43'06"	70.87'	N18°28'32"E
C471	5.77'	526.50'	0°37'42"	5.77'	N22°38'56"E
C472	148.35'	849.50'	10°00'20"	148.16'	S84°46'55"E
C473	89.44'	849.50'	6°01'56"	89.40'	S82°47'43"E
C474	50.06'	849.50'	3°22'34"	50.05'	S87°29'58"E
C475	8.86'	849.50'	0°35'50"	8.86'	S89°29'10"E
C476	157.61'	902.50'	10°00'20"	157.41'	S84°46'55"E
C477	35.78'	902.50'	2°16'16"	35.77'	S80°54'53"E
C478	20.01'	902.50'	1°16'12"	20.01'	S82°41'07"E
C479	63.17'	902.50'	4°00'37"	63.16'	S85°19'32"E
C480	38.65'	902.50'	2°27'14"	38.65'	S88°33'28"E
C481	23.50'	15.00'	89°45'59"	21.17'	N44°54'06"W
C482	23.62'	15.00'	90°14'01"	21.26'	N45°05'54"E
C483	23.55'	15.00'	89°57'50"	21.21'	N45°00'02"W
C484	23.57'	15.00'	90°02'10"	21.22'	S44°59'58"W
C485	23.57'	15.00'	90°02'10"	21.22'	N44°59'58"E
C486	23.55'	15.00'	89°57'50"	21.21'	N45°00'02"W
C487	23.55'	15.00'	89°57'50"	21.21'	S45°00'02"E
C488	23.57'	15.00'	90°02'10"	21.22'	S44°59'58"W
C489	47.73'	196.50'	13°55'04"	47.61'	N83°03'31"E
C490	17.15'	196.50'	4°59'58"	17.14'	N87°31'04"E

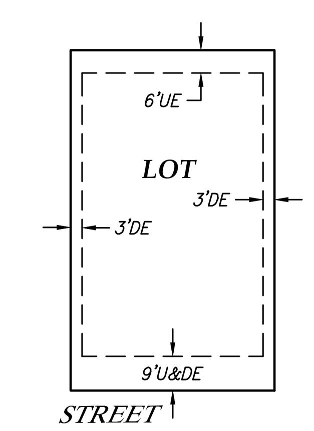
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C491	30.59'	196.50'	8°55'06"	30.56'	N80°33'33"E
C492	156.26'	76.00'	117°47'58"	130.15'	N45°00'02"W
C493	20.04'	76.00'	15°06'16"	19.98'	S83°39'07"W
C494	34.56'	76.00'	26°03'24"	34.27'	N75°46'03"W
C495	32.15'	76.00'	24°14'15"	31.91'	N50°37'13"W
C496	33.18'	76.00'	25°00'49"	32.92'	N25°59'41"W
C497	36.33'	76.00'	27°23'14"	35.98'	N00°12'20"E
C498	47.73'	196.50'	13°55'04"	47.61'	S06°56'25"W
C499	29.57'	40.00'	42°21'34"	28.90'	N51°52'53"E
C500	134.06'	60.00'	128°01'05"	107.86'	S09°03'08"W
C501	240.25'	883.50'	15°34'49"	239.51'	S21°22'15"W
C502	20.32'	883.50'	1°19'04"	20.32'	S12°55'18"W
C503	180.97'	883.50'	11°44'10"	180.65'	S06°23'41"W
C504	20.01'	338.00'	3°23'32"	20.01'	S11°09'19"W
C505	17.77'	191.50'	5°19'04"	17.77'	S07°07'13"E
C506	3.65'	76.00'	2°45'18"	3.65'	S62°06'53"W
C507	59.02'	76.00'	44°29'48"	57.55'	S07°46'09"W
C508	10.78'	15.00'	41°09'34"	10.55'	N12°47'49"E
C509	11.10'	15.00'	42°24'34"	10.85'	N54°34'53"E
C510	62.28'	562.00'	6°20'58"	62.25'	N78°57'39"E
C511	63.67'	562.00'	6°29'28"	63.63'	N85°22'51"E
C512	7.03'	246.50'	1°38'00"	7.03'	N02°48'16"E
C513	109.88'	246.50'	25°32'24"	108.97'	N16°23'27"E
C514	19.57'	303.50'	3°41'40"	19.57'	N02°34'53"E
C515	131.01'	303.50'	24°43'57"	129.99'	N16°47'41"E
C516	35.38'	638.00'	3°10'38"	35.37'	N55°36'24"W
C517	15.68'	638.00'	1°24'30"	15.68'	N53°18'50"W
C518	8.39'	15.00'	32°01'51"	8.28'	S81°16'24"E
C519	15.64'	15.00'	59°44'54"	14.94'	N52°50'14"E
C520	14.86'	191.50'	4°26'48"	14.86'	S02°14'17"E
C521	6.38'	6.00'	60°55'25"	6.09'	N48°16'20"W
C522	3.38'	6.00'	32°15'37"	3.33'	N01°40'49"W
C523	159.51'	1607.50'	5°41'07"	159.44'	S03°15'13"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°47'05"E	38.00'
L2	N37°23'25"E	20.14'
L3	N30°57'05"W	13.59'
L4	S60°35'31"W	14.36'
L5	S15°50'21"E	14.14'
L6	S74°09'39"W	14.14'
L7	N74°09'39"E	14.14'
L8	N15°50'21"W	14.14'
L9	S15°50'21"E	14.14'
L10	S74°09'39"W	14.14'
L11	N74°09'39"E	14.14'
L12	N15°50'21"W	14.14'
L13	N58°49'37"E	14.85'
L14	S31°05'29"E	13.38'
L15	N33°47'01"W	14.06'
L16	S56°13'33"W	14.22'
L17	N45°27'44"E	14.16'
L18	S44°32'16"E	14.13'
L19	S44°32'16"E	14.13'
L20	N45°27'44"E	14.16'
L21	S45°27'44"W	14.16'
L22	S17°00'10"E	13.86'
L23	S73°02'32"W	14.43'
L24	N14°34'15"W	14.47'
L25	N75°28'53"E	13.83'
L26	S01°11'25"W	56.00'
L27	N44°32'16"W	14.13'
L28	S57°14'34"W	14.47'
L29	N32°30'17"W	13.50'
L30	S31°14'46"E	13.42'

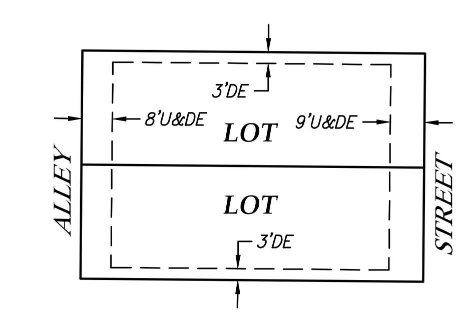
LINE TABLE		
LINE	BEARING	LENGTH
L31	S01°11'25"W	48.22'
L32	S89°59'01"W	7.84'
L33	N29°09'39"E	14.63'
L34	S40°23'58"E	19.18'
L35	N45°06'01"E	9.46'
L36	N44°47'05"W	12.48'
L37	N45°06'01"E	14.11'
L38	S45°05'58"W	14.10'
L39	S44°53'59"E	14.17'
L40	N35°44'55"E	14.21'
L41	N54°15'05"W	14.09'
L42	S42°31'00"W	14.65'
L43	S47°33'41"E	13.66'
L44	N45°05'42"W	14.28'
L45	N44°55'22"E	14.00'
L46	N45°06'01"E	4.65'
L47	N00°24'41"E	20.00'
L48	N89°10'55"W	26.09'
L49	N58°25'20"W	25.42'
L50	S69°18'12"W	14.03'
L51	S20°44'08"E	14.26'
L52	N66°39'42"E	14.24'
L53	N23°22'39"W	14.05'
L54	S45°05'54"W	14.11'
L55	S44°54'06"E	14.17'
L56	N44°54'06"W	14.17'
L57	N45°05'54"E	14.11'
L58	N44°54'02"W	14.17'
L59	N59°17'36"E	14.70'
L60	S15°50'21"E	14.14'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S00°23'52"W	44.56'
L62	N89°36'08"W	20.00'
L63	N00°23'52"E	44.56'
L64	S60°50'21"E	41.12'
L65	S29°09'39"W	20.00'
L66	N60°50'21"W	41.12'
L67	S19°23'50"E	28.11'
L68	S70°36'10"W	32.20'
L69	S00°33'41"E	30.43'
L70	S89°26'19"W	32.77'
L71	N00°33'49"W	41.19'
L72	N89°26'11"E	10.00'
L73	S00°33'49"E	34.64'
L74	S00°01'03"W	54.00'
L75	S89°58'57"E	20.00'
L76	N00°01'03"E	54.00'
L77	N80°32'27"W	12.01'
L78	S80°32'27"E	9.02'
L79	N29°43'41"E	20.00'
L80	S00°01'03"W	54.00'
L81	N89°58'57"W	20.00'
L82	N00°01'03"E	54.00'
L83	S63°18'33"E	16.73'
L84	S63°18'33"E	39.04'
L85	N74°09'39"E	14.14'
L86	S74°09'39"W	14.14'
L87	N44°47'05"W	8.13'
L88	N44°47'05"W	4.35'
L89	S02°06'09"W	23.02'
L90	S00°47'00"W	49.44'

LINE TABLE		
LINE	BEARING	LENGTH
L91	N00°47'00"E	70.00'
L92	N15°50'21"W	14.14'
L93	N07°36'35"W	14.14'
L94	S37°23'25"W	8.07'
L95	N37°23'25"E	8.07'
L96	S82°23'25"W	14.14'
L97	S37°23'25"W	18.98'



SINGLE FAMILY LOTS EASEMENT DETAIL
SCALE: 1"=40'

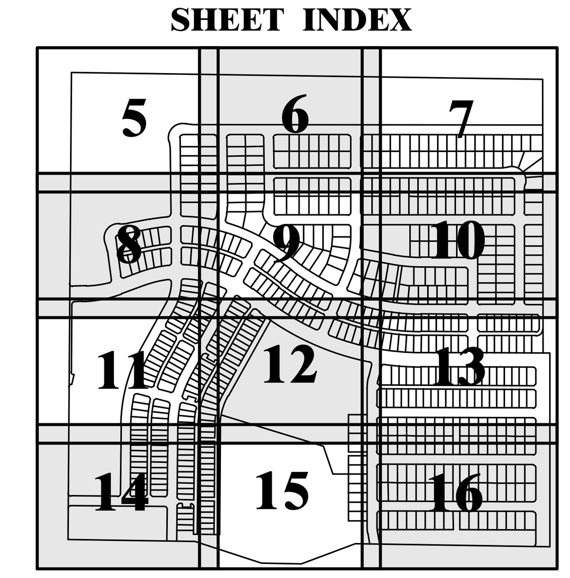


SINGLE FAMILY DUPLEX LOTS EASEMENT DETAIL
SCALE: 1"=40'

LEGEND

— — —	EASEMENT
—— - - ——	SECTION LINE
—— - - - ——	RIGHT-OF-WAY
———	PROPERTY LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
U&DE	UTILITY AND DRAINAGE EASEMENT
U,D&AE	UTILITY, DRAINAGE AND ACCESS EASEMENT
U,D,A&EAE	UTILITY, DRAINAGE, ACCESS AND EMERGENCY ACCESS EASEMENT
◩	FOUND ALIQUOT CORNER AS DESCRIBED
◐	SET ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
◆	FOUND #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED LS 31169
●	SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSI, LS 34995
○	CALCULATED POSITION

SHEET INDEX



PRELIMINARY

Steven A. Lund – On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

DATE: 9/9/2015
FILE NAME: 2015166SUB
SCALE: 1"=40'
DRAWN BY: CSK
CHECKED BY: SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:		DATE:
REVISED PER CITY COMMENTS	CSK	11/11/15
REVISED PER CITY COMMENTS	CSK	1/6/16

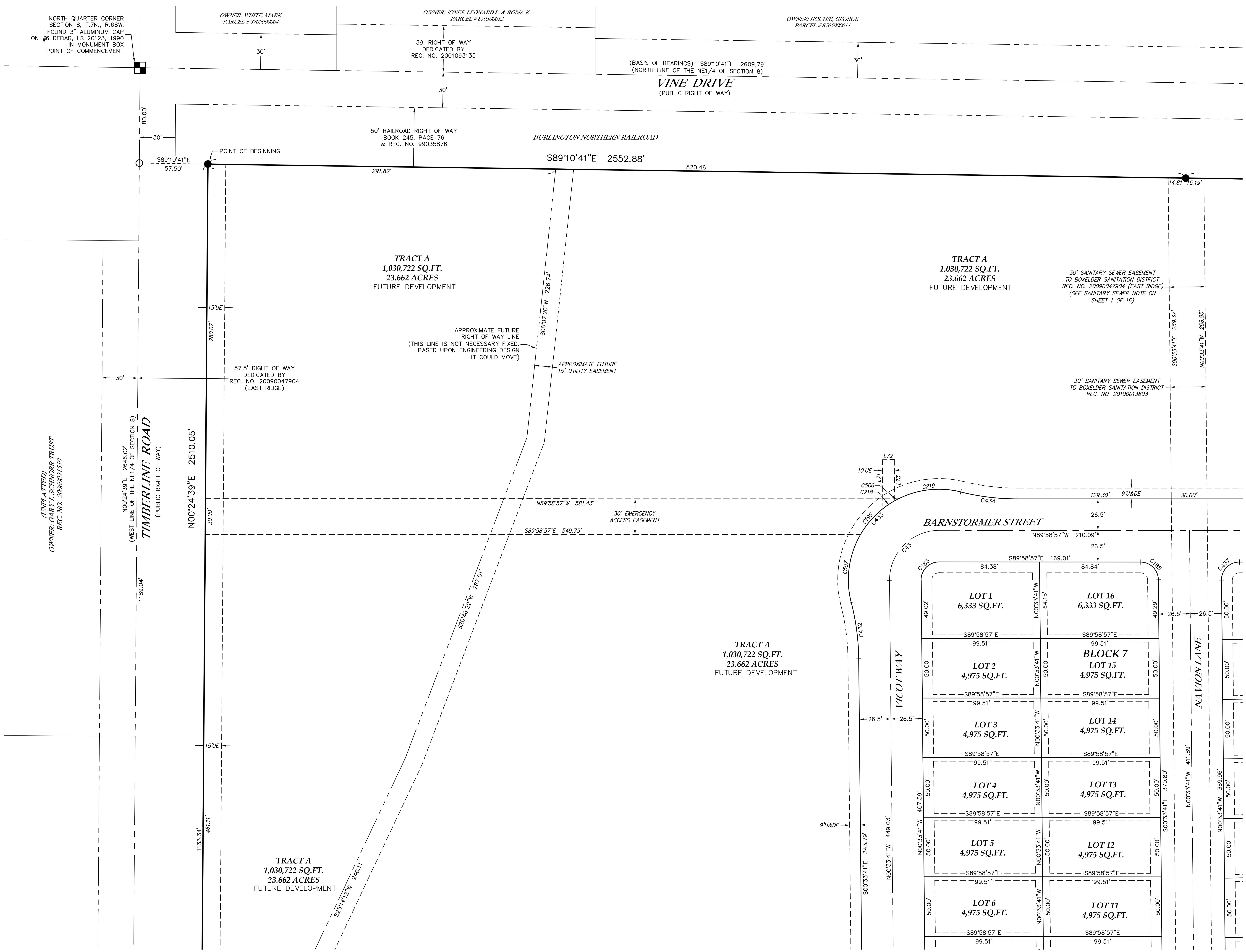
EAST RIDGE SECOND FILING
FOR
HARTFORD
4801 GOODMAN STREET
TIMNATH, CO 80547

PROJECT #: 2015166

4

EAST RIDGE SECOND FILING

Being a Replat of a Part of East Ridge Subdivision Plat, Situate in the East Half of Section 8, and Northwest Quarter of Section 9, Township 7 North, Range 68 West Of The 6th P.M., City Of Fort Collins, County Of Larimer, State Of Colorado



SCALE IN FEET
SCALE: 1"=40'

LEGEND

- EASEMENT
- SECTION LINE
- RIGHT–OF–WAY
- PROPERTY LINE
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- U&DE UTILITY AND DRAINAGE EASEMENT
- U,D&AE UTILITY, DRAINAGE AND ACCESS EASEMENT
- U,D,A&EAE UTILITY, DRAINAGE, ACCESS AND EMERGENCY ACCESS EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
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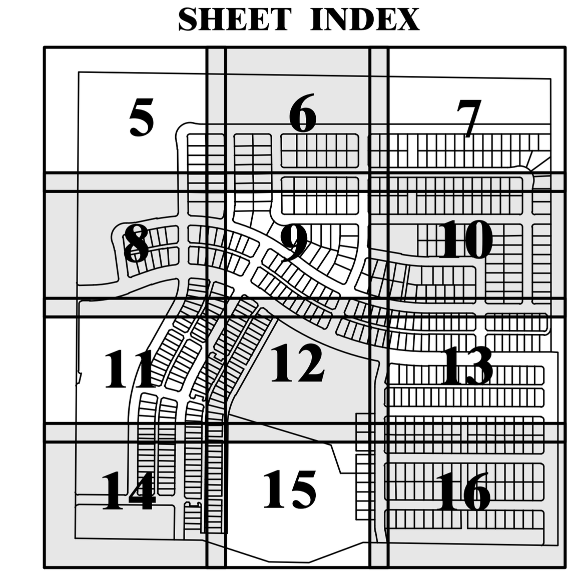
- SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSI, LS 34995
- CALCULATED POSITION

SHEET INDEX



* SEE SHEETS 3 AND 4 FOR LINE AND CURVE TABLE *

* SEE SHEET 4 FOR LOT EASEMENT DETAILS *

* SEE SHEET 17 FOR SITE DISTANCE EASEMENT DETAILS *

PRELIMINARY

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EAST RIDGE SECOND FILING
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HARTFORD
4801 GOODMAN STREET
TIMNATH, CO 80547

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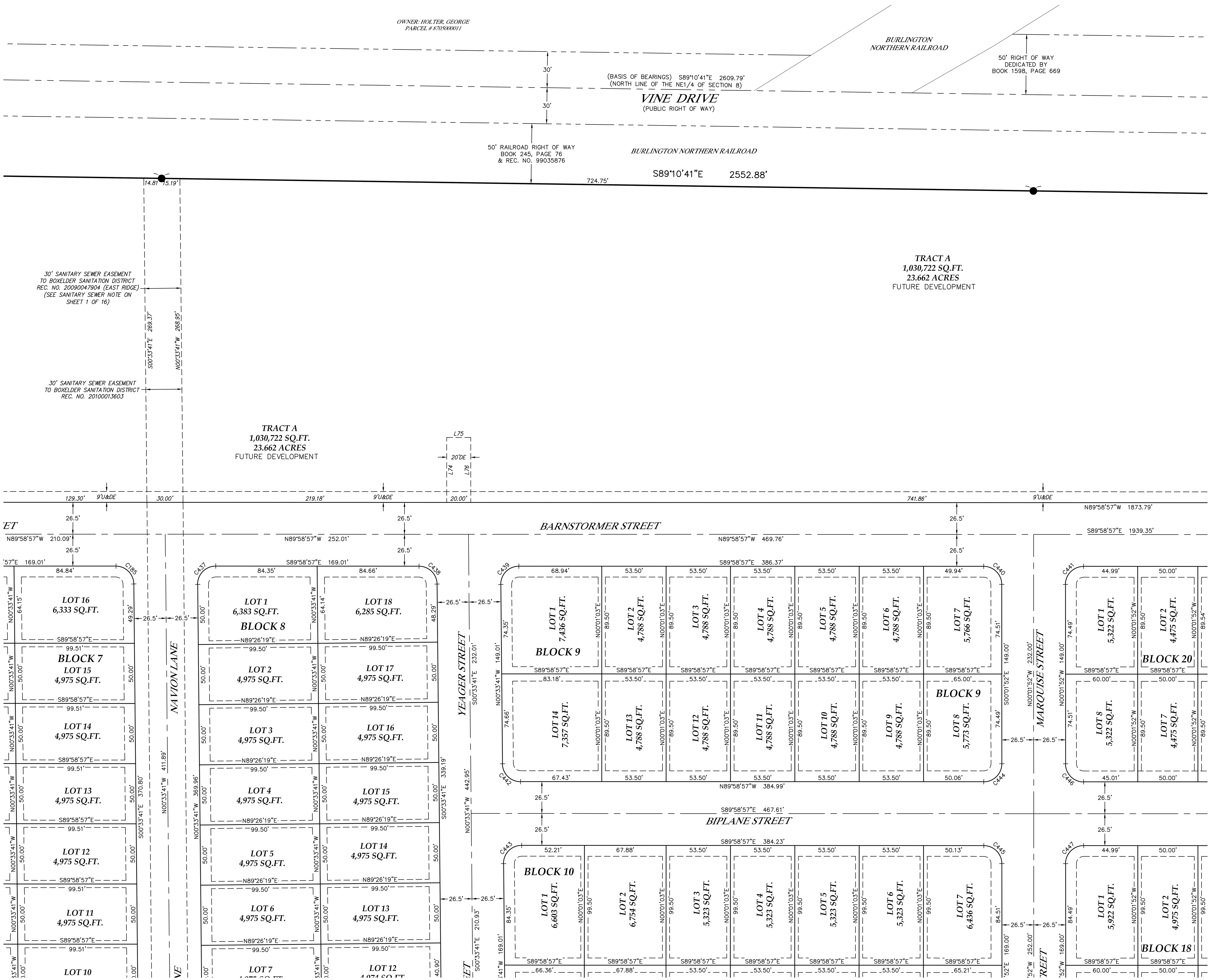

40 20 0 40 80 120

SCALE IN FEET
SCALE: 1"=40'

LEGEND

	EASEMENT
	SECTION LINE
	RIGHT-OF-WAY
	PROPERTY LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
U&DE	UTILITY AND DRAINAGE EASEMENT
U,D&AE	UTILITY, DRAINAGE AND ACCESS EASEMENT
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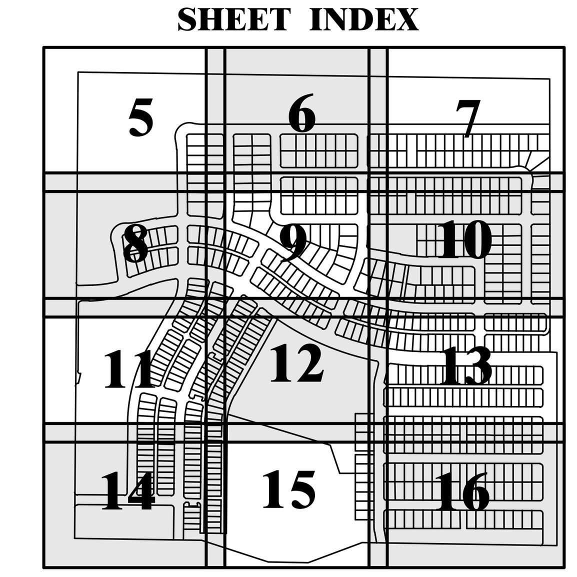
SHEET INDEX



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EAST RIDGE SECOND FILING
FOR
HARTFORD
4801 GOODMAN STREET
TIMNATH, CO 80547

PROJECT #: 2015166

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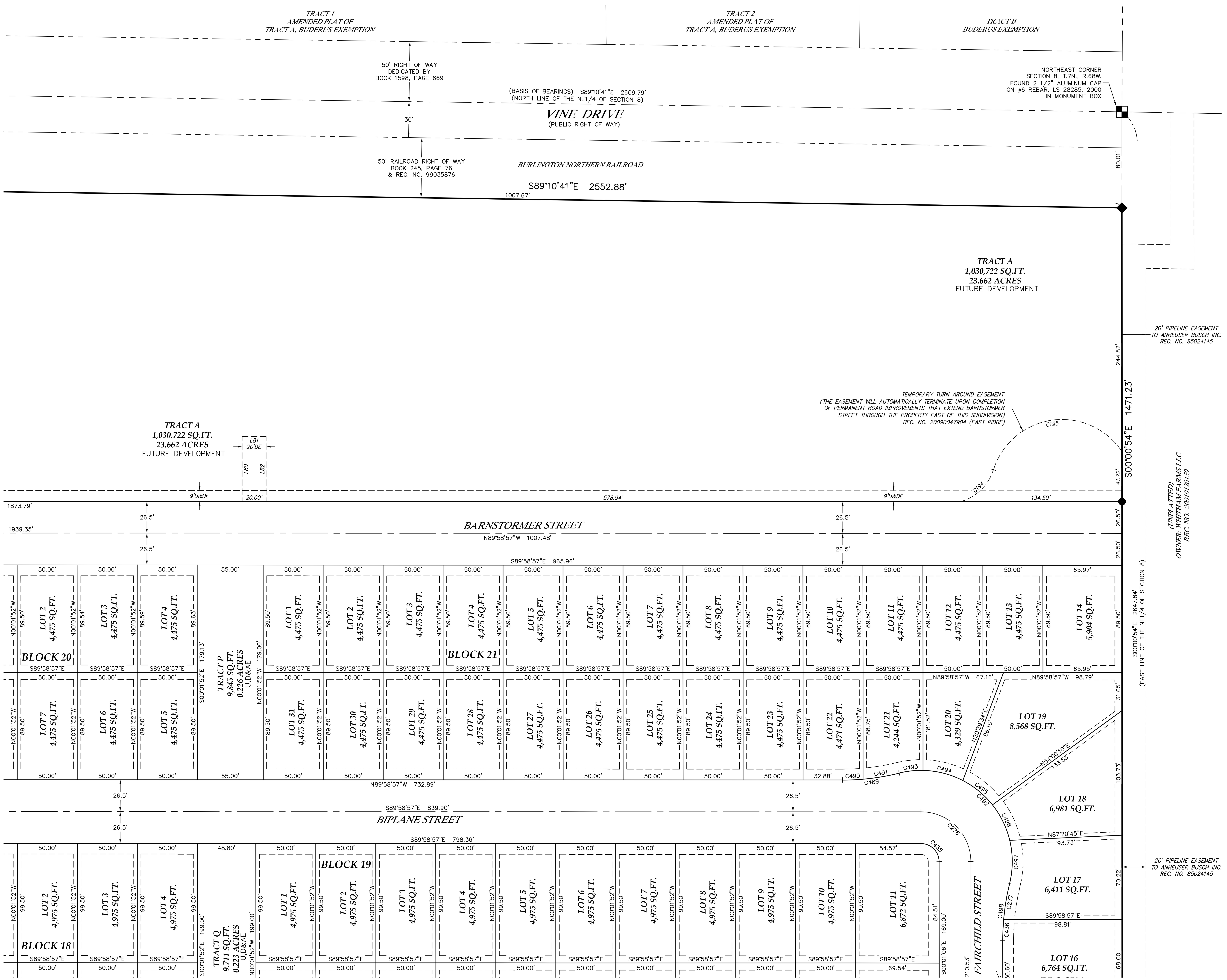
Being a Replat of a Part of East Ridge Subdivision Plat, Situate in the East Half of Section 8, and Northwest Quarter of Section 9, Township 7 North, Range 68 West Of The 6th P.M., City Of Fort Collins, County Of Larimer, State Of Colorado



SCALE IN FEET
SCALE: 1"=40'

LEGEND

- - -	EASEMENT
— - —	SECTION LINE
— - - —	RIGHT-OF-WAY
———	PROPERTY LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
U&DE	UTILITY AND DRAINAGE EASEMENT
U,D&AE	UTILITY, DRAINAGE AND ACCESS EASEMENT
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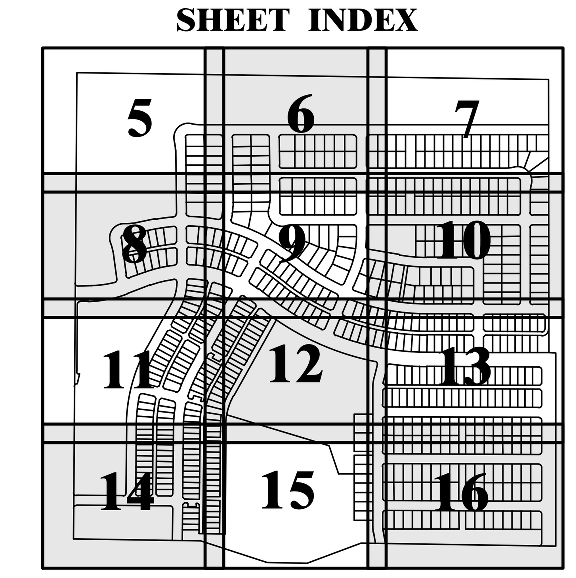
	CALCULATED POSITION

SHEET INDEX



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* SEE SHEET 4 FOR LOT EASEMENT DETAILS *

* SEE SHEET 17 FOR SITE DISTANCE EASEMENT DETAILS *

PRELIMINARY

Steven A. Lund – On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

DATE: 9/9/2015
FILE NAME: 2015166SUB
SCALE: 1"=40'
DRAWN BY: CSK
CHECKED BY: SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:		DATE:
REVISED PER CITY COMMENTS	CSK	11/11/15
REVISED PER CITY COMMENTS	CSK	1/6/16

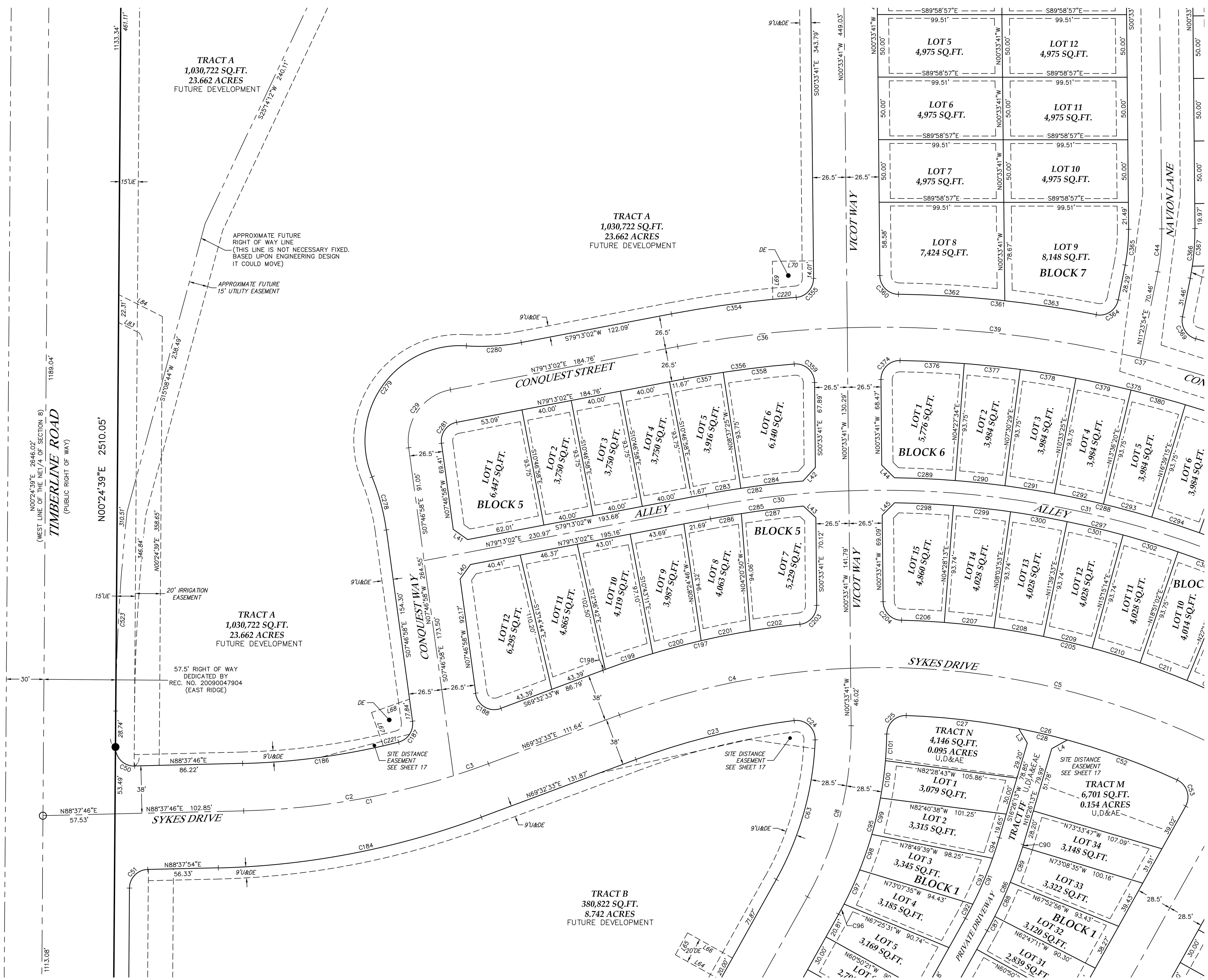
EAST RIDGE SECOND FILING
FOR
HARTFORD
4801 GOODMAN STREET
TIMNATH, CO 80547

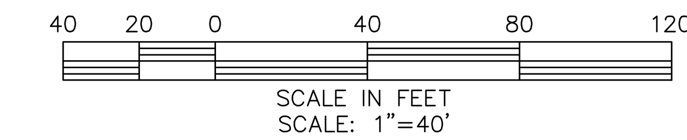
PROJECT #: 2015166

7

EAST RIDGE SECOND FILING

Being a Replat of a Part of East Ridge Subdivision Plat, Situate in the East Half of Section 8, and Northwest Quarter of Section 9, Township 7 North, Range 68 West Of The 6th P.M., City Of Fort Collins, County Of Larimer, State Of Colorado





LEGEND

- - - -	EASEMENT
— - — -	SECTION LINE
— - - —	RIGHT-OF-WAY
———	PROPERTY LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
U&DE	UTILITY AND DRAINAGE EASEMENT
U,D&AE	UTILITY, DRAINAGE AND ACCESS EASEMENT
U,D,A&EAE	UTILITY, DRAINAGE, ACCESS AND EMERGENCY ACCESS EASEMENT
	FOUND ALIQUOT CORNER AS DESCRIBED
	SET ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
◆	FOUND #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED LS 31169
●	SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSI, LS 34995
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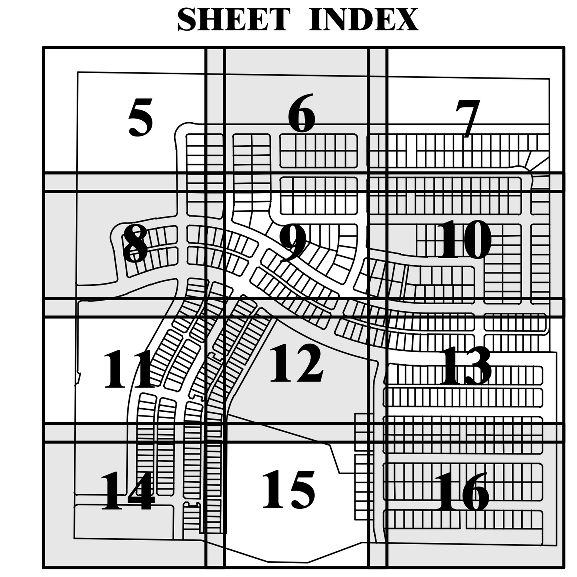

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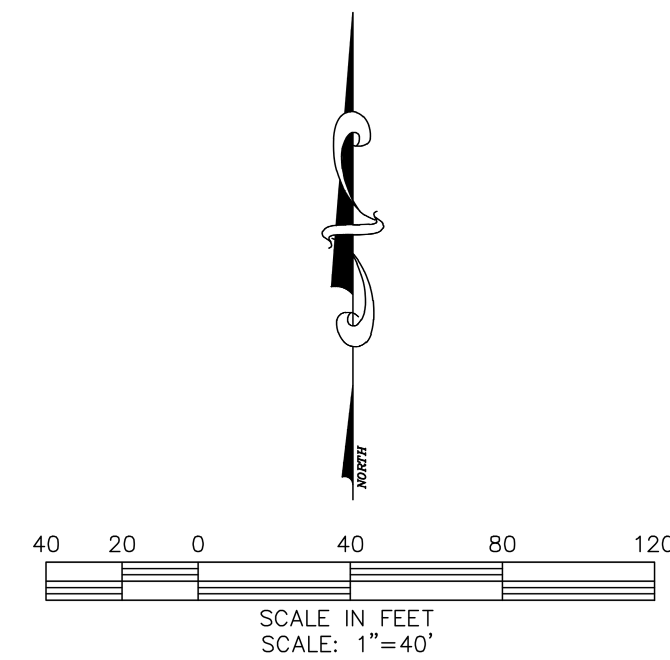

LEGEND

	EASEMENT
	SECTION LINE
	RIGHT–OF–WAY
	PROPERTY LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
U&DE	UTILITY AND DRAINAGE EASEMENT
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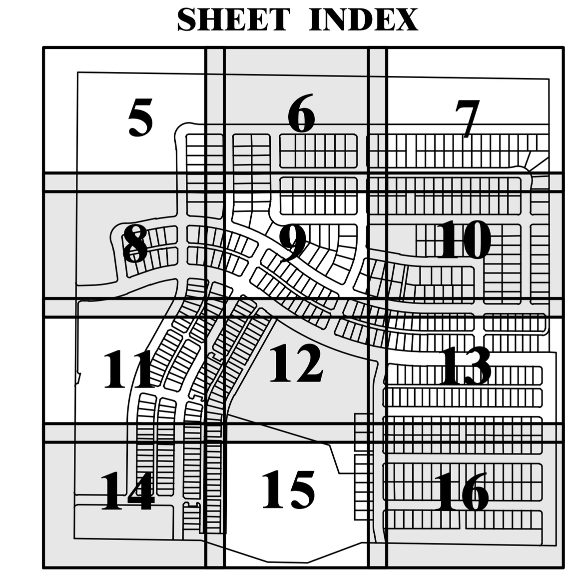

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40 20 0 40 80 120

SCALE IN FEET
SCALE: 1"=40'

LEGEND

----	EASEMENT
----	SECTION LINE
----	RIGHT-OF-WAY
——	PROPERTY LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
U&DE	UTILITY AND DRAINAGE EASEMENT
U,D&AE	UTILITY, DRAINAGE AND ACCESS EASEMENT
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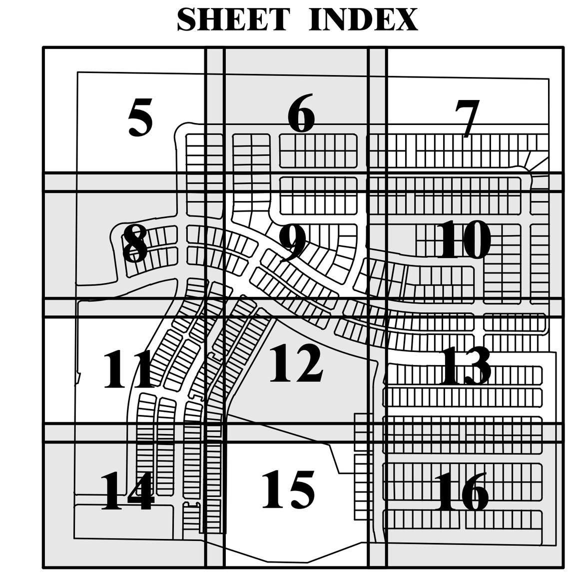

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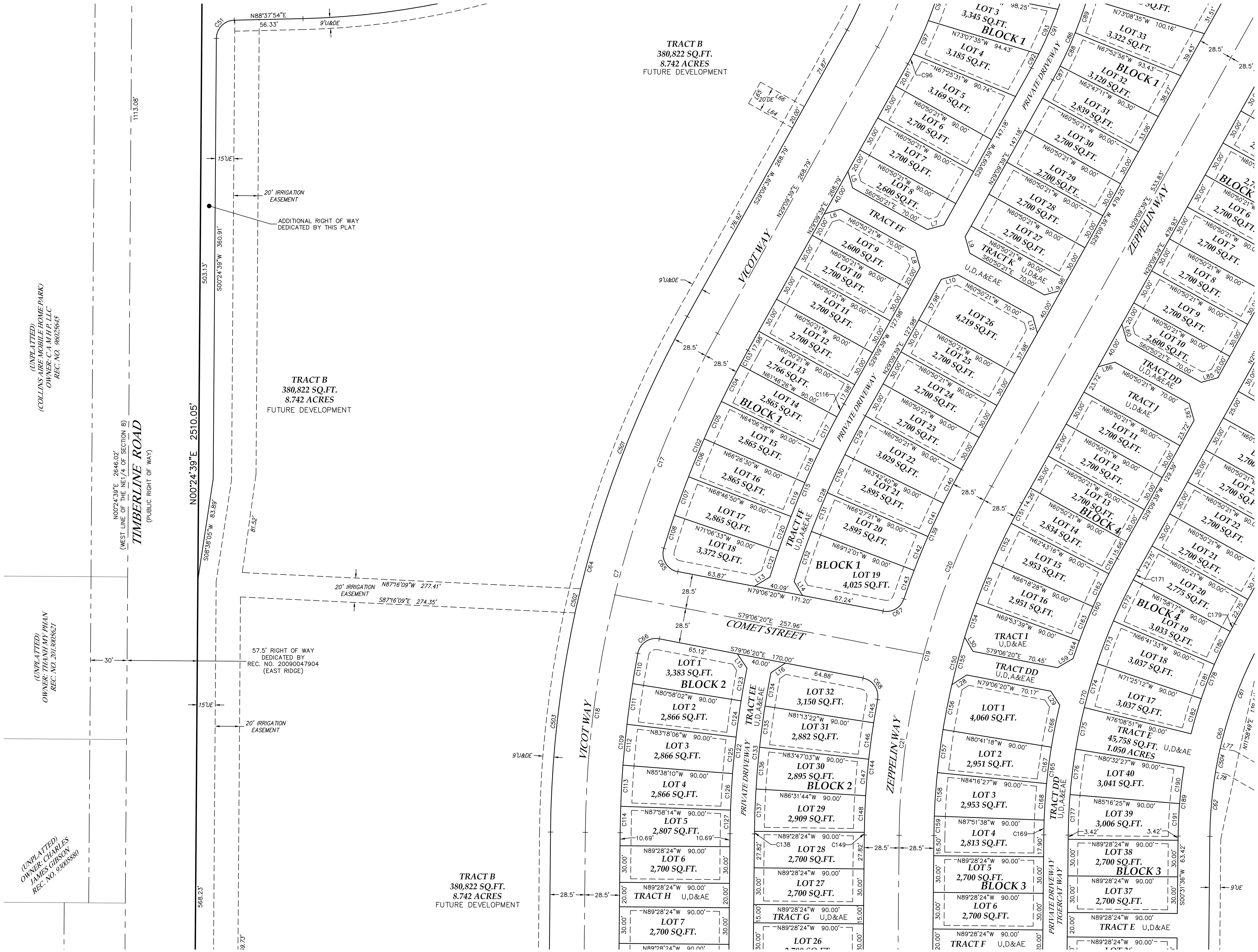

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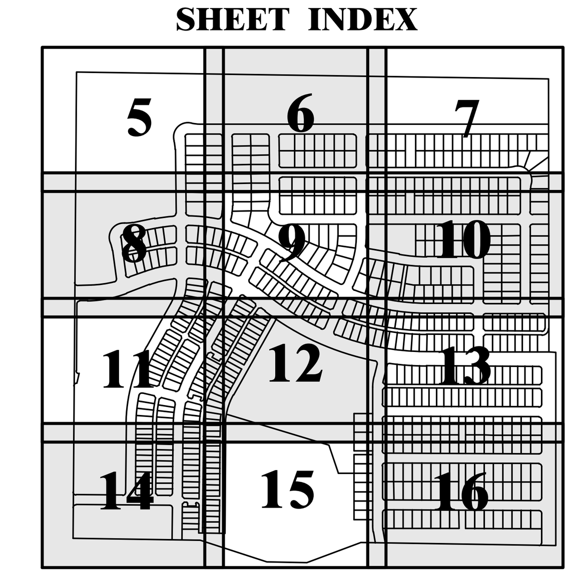

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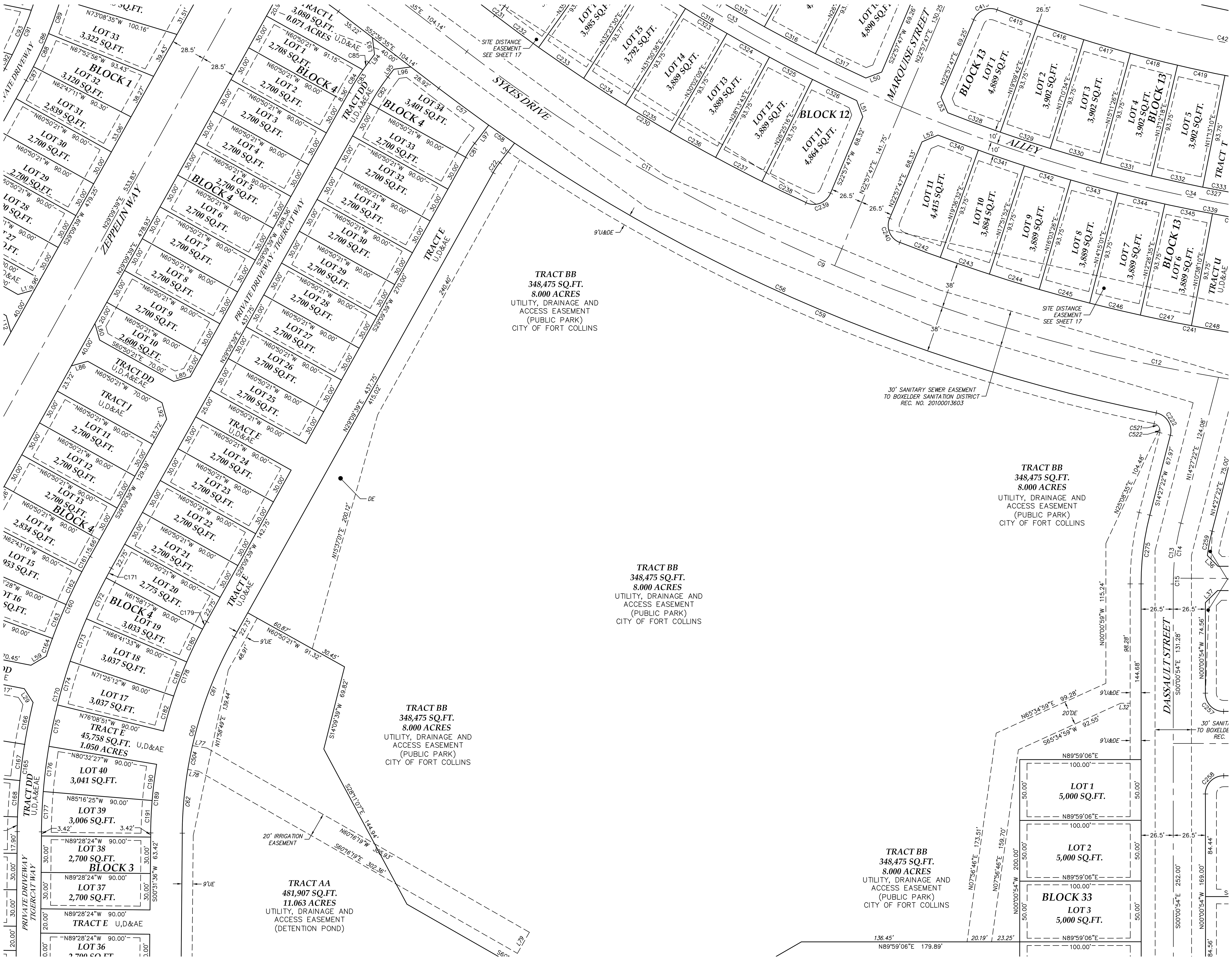

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	SECTION LINE
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40 20 0 40 80 120

SCALE IN FEET
SCALE: 1"=40'

LEGEND

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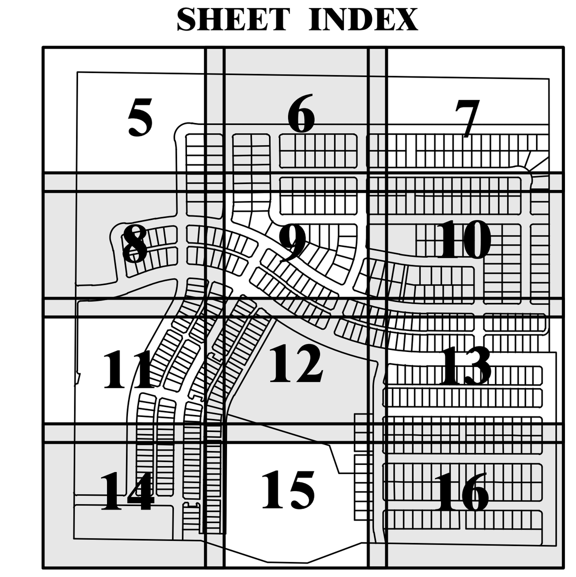

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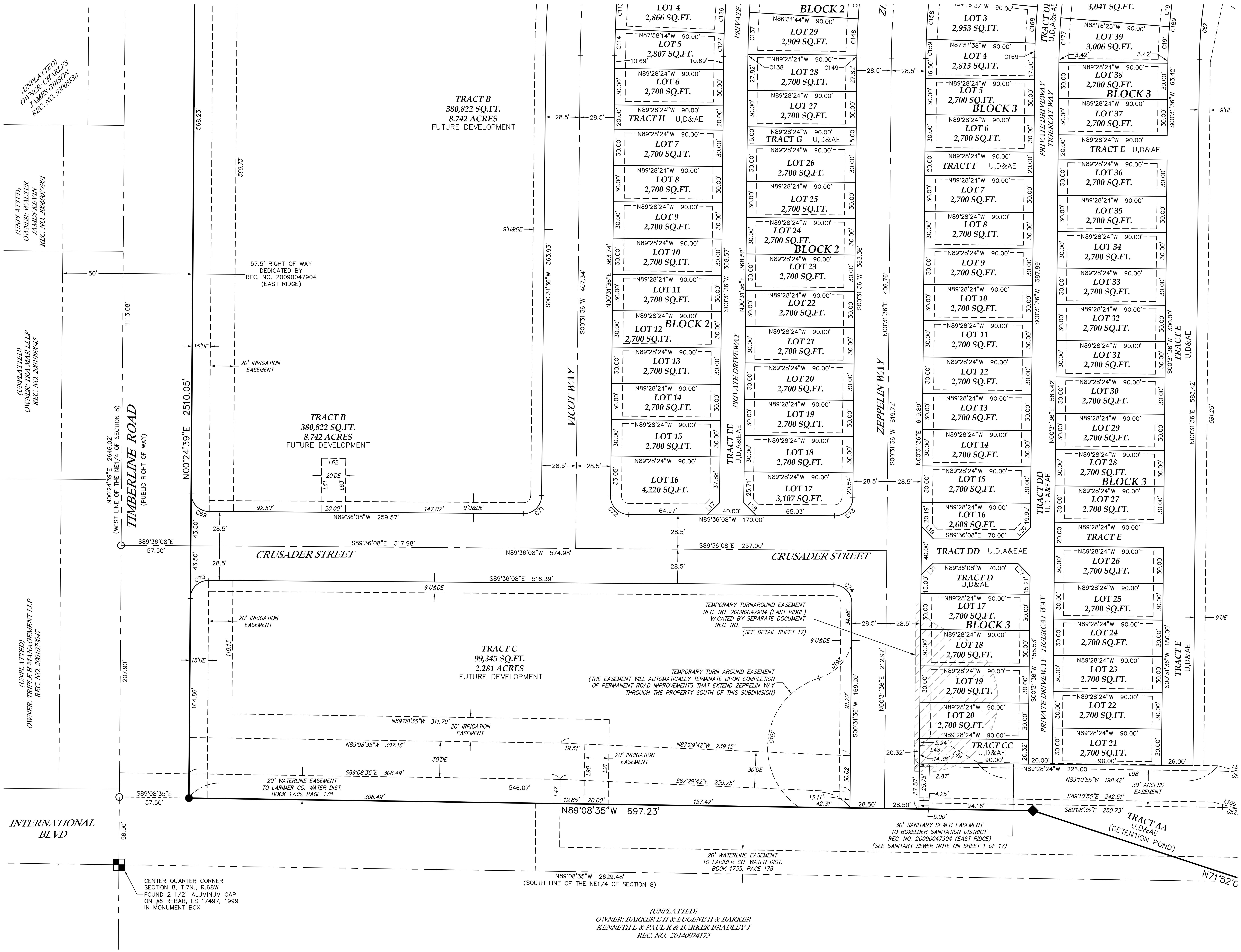

40 20 0 40 80 120

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LEGEND

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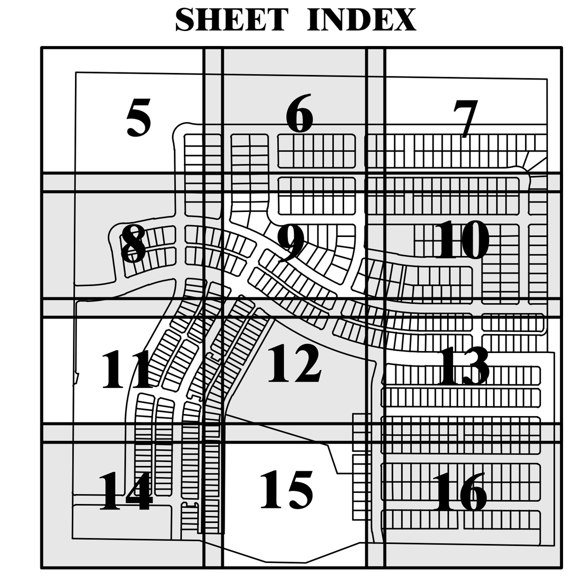

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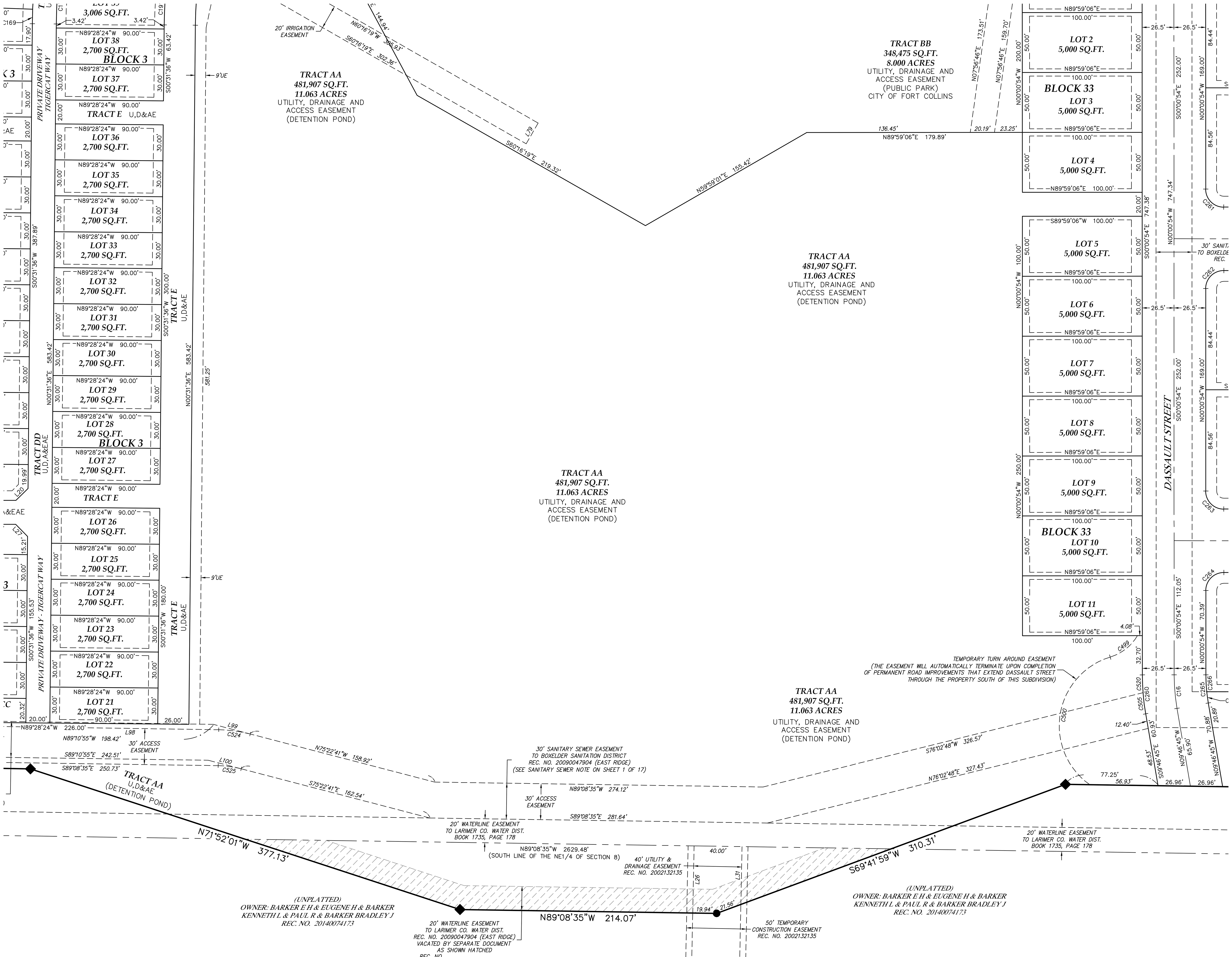

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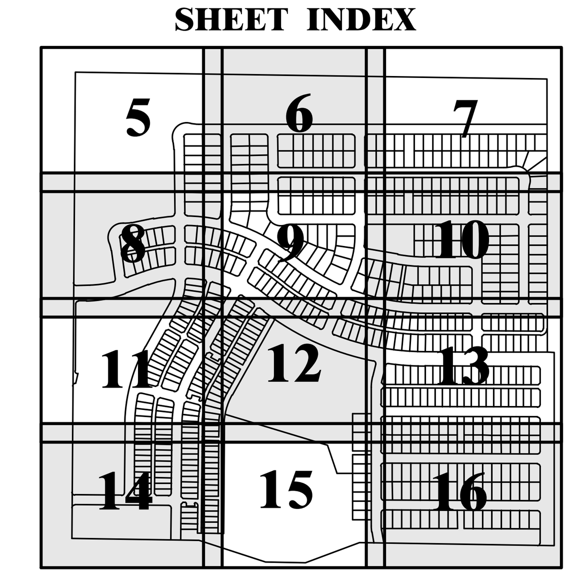

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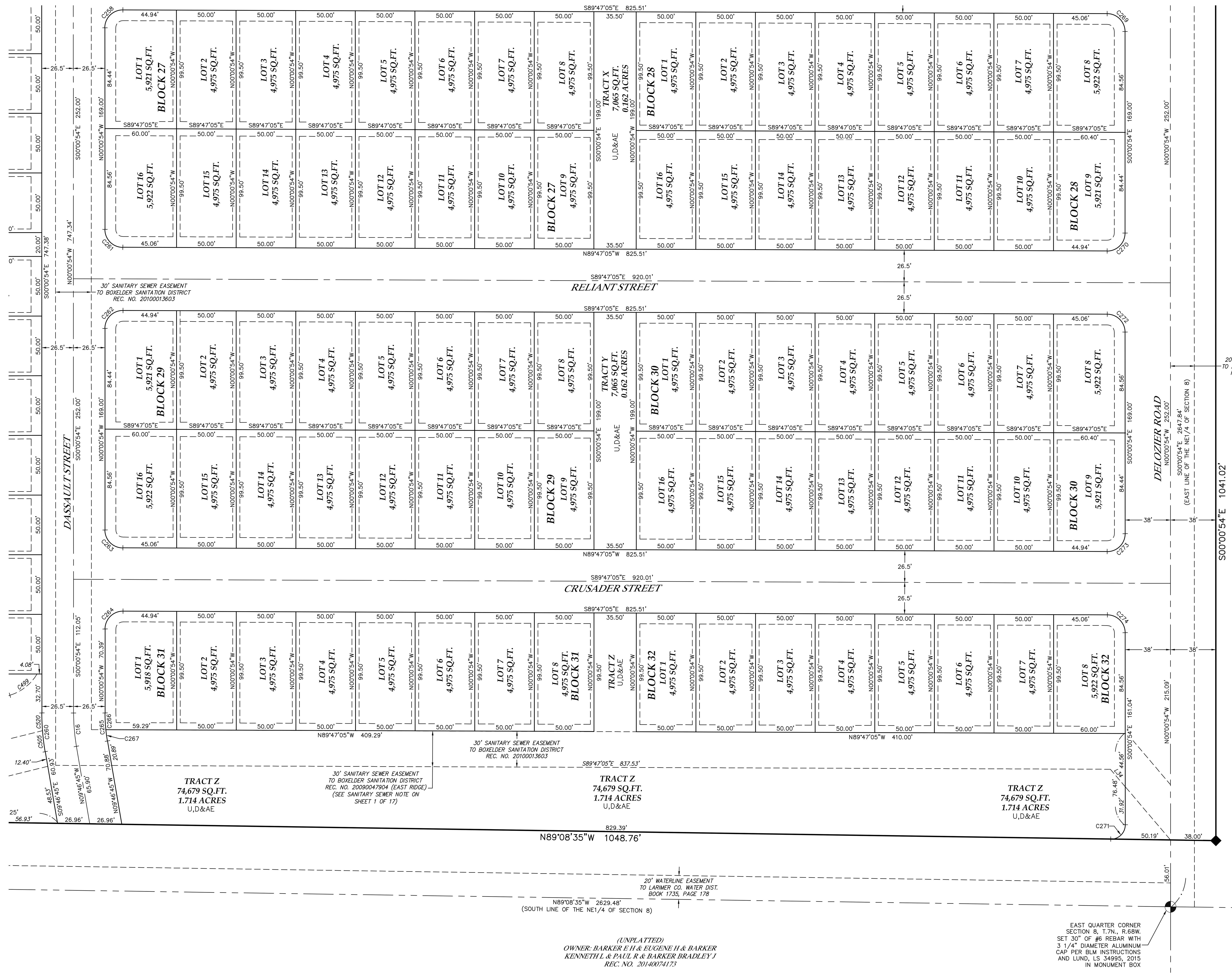

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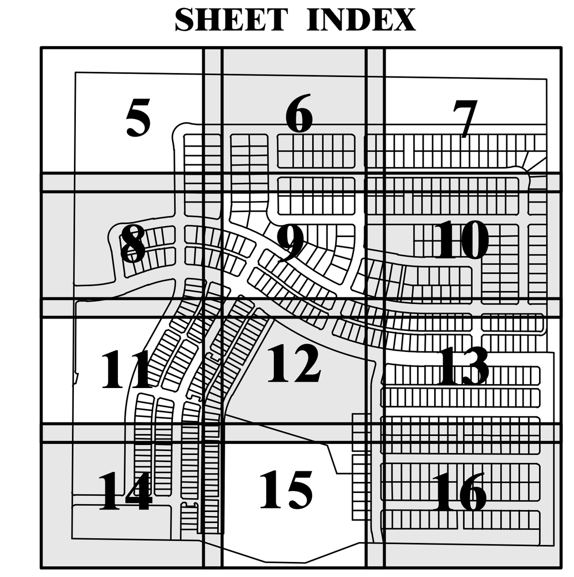

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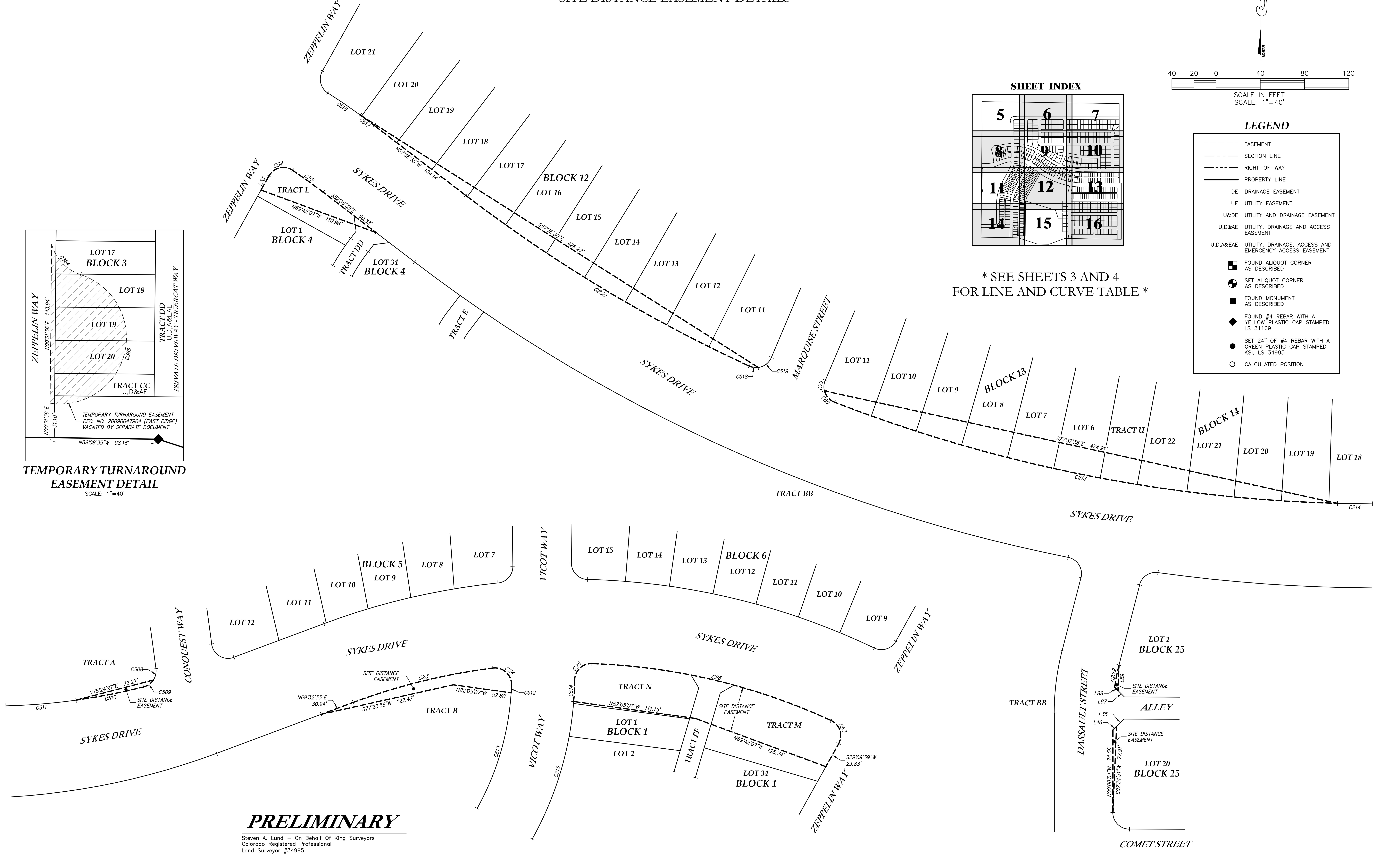

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REPLAT OF EAST RIDGE - MAJOR AMENDMENT
SITE SUBMITTAL

A REPLAT OF EAST RIDGE SUBDIVISION PLAT, SITUATED IN THE EAST HALF OF SECTION 8, AND NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SHEET INDEX

PLANNING CERTIFICATE

OWNER'S CERTIFICATION
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER'S OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) __________ DATE

OWNER (SIGNED) __________ DATE

(STATE OF)
( )SS
(COUNTY OF)

SUBSCRIBED AND SWORN TO BE BEFORE THIS DAY OF 20 , BY WITNESS MY HAND AND OFFICIAL SEAL.

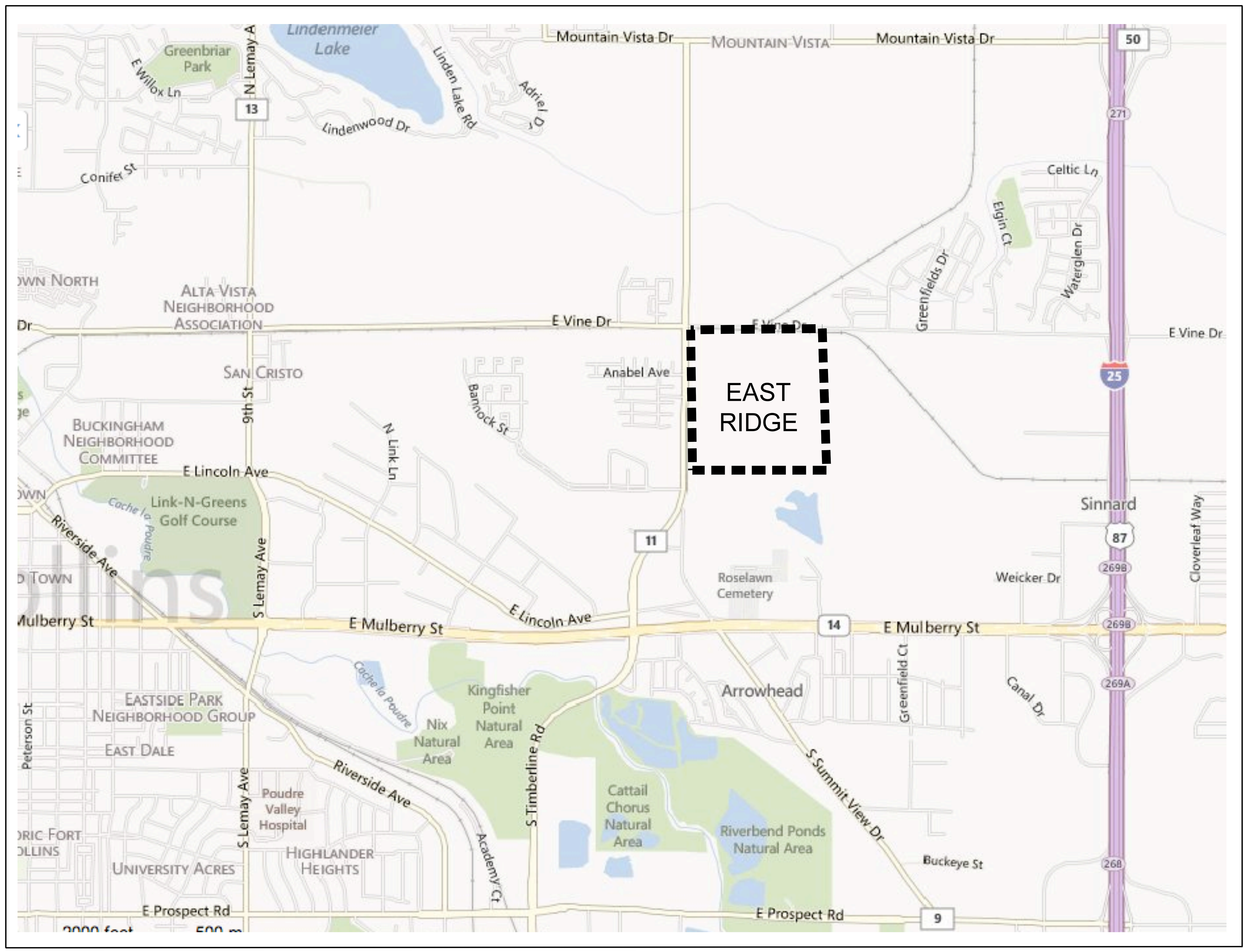
NOTARY PUBLIC

ADDRESS

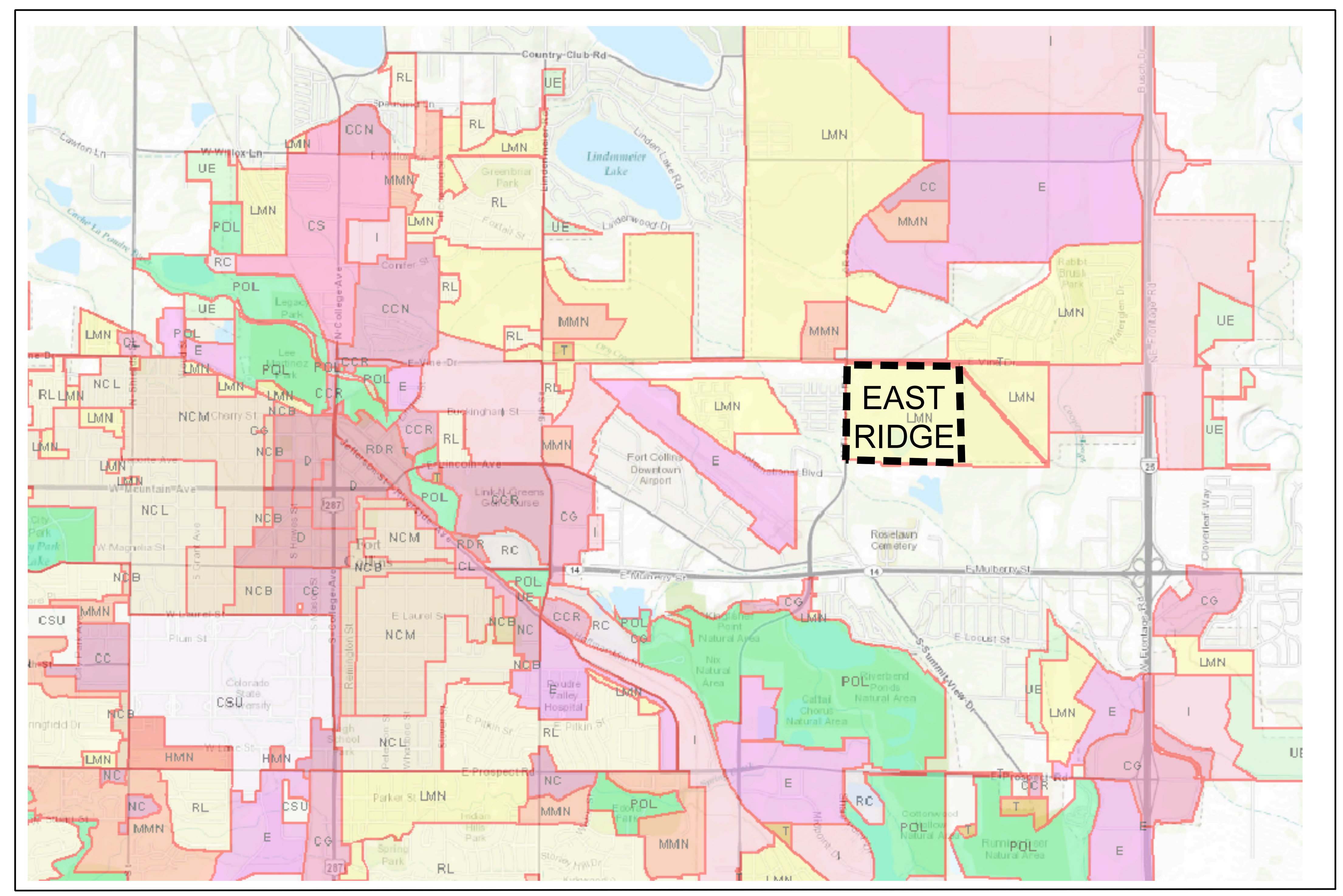
MY COMMISSION EXPIRES

PLANNING APPROVAL
APPROVED BY THE CURRENT DIRECTOR OF COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES (CDNS) OF THE CITY OF FORT COLLINS, COLORADO, THIS__________OF__________, 2016.

PLANNING DIRECTOR



CONTEXT MAP NORTH



ZONING MAP NORTH

REV.	COMMENT	DATE

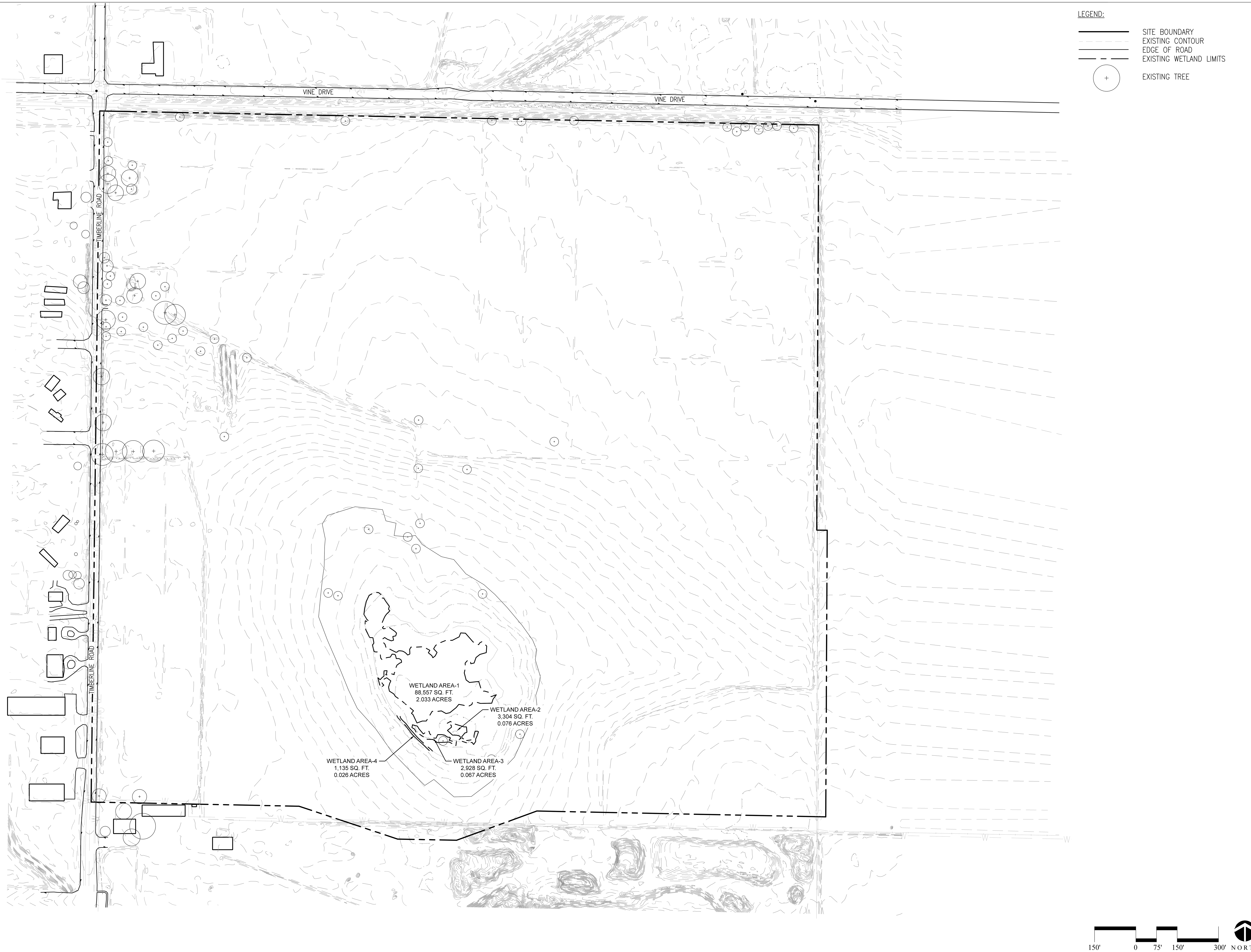
HARTFORD COMPANIES
4801 Goodman Road
Timnath, CO 80547
970.674.1109

russell+mills studios
141 s. college ave., suite 104
fort collins, co 80524
p: 970.484.8855
www.russellmillsstudios.com

REPLAT OF EAST RIDGE
COVER
MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LS001



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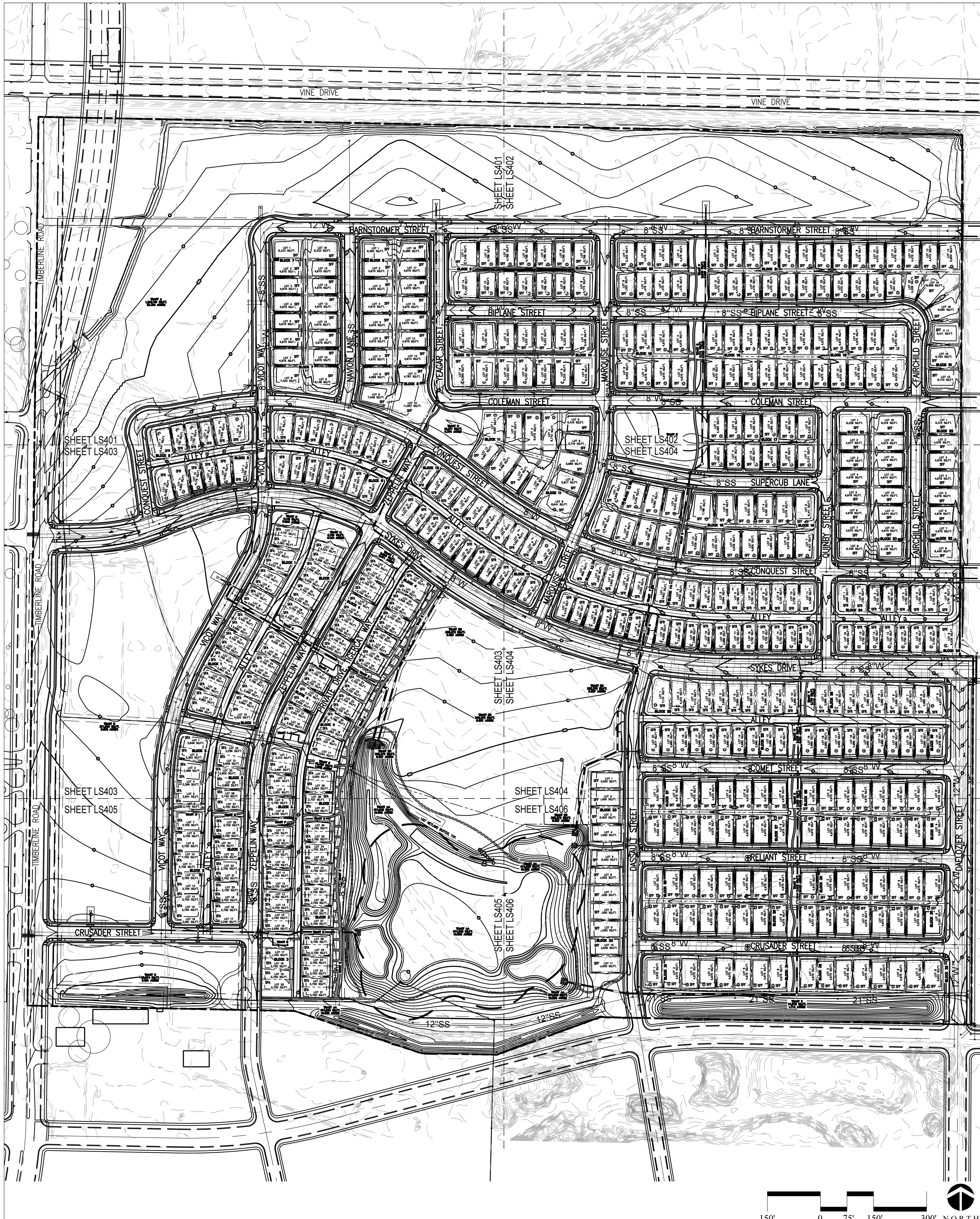
REPLAT OF EAST RIDGE

EXISTING SITE CONDITIONS

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
SV101



SITE LEGEND:

SITE BOUNDARY
R.O.W.
LOT LINE
EASEMENT
BUILDING ENVELOPE
6' PRIVACY FENCE
100' WETLAND BUFFER

4" THICK STANDARD GRAY CONCRETE
CRUSHER FINES PAVEMENT
PA — PLANTING AREA
SFF — SINGLE FAMILY DETACHED (FRONT GARAGES)
SFR — SINGLE FAMILY DETACHED (REAR GARAGES)
SFA — SINGLE FAMILY ATTACHED
SOLAR ORIENTED LOT
PROPOSED STREET LIGHT
MONUMENT SIGN

GENERAL LAND USE DATA

EXISTING ZONING	LMN
PROPOSED ZONING	LMN
EXISTING PARCEL SIZE	152.3 AC (6,634,188 S.F.)
MAXIMUM PROPOSED BUILDING HEIGHT	SINGLE FAMILY: 32 FT.
TOTAL NUMBER OF DWELLING UNITS	292 SINGLE FAMILY DETACHED (FRONT GARAGE) (52.5%) 136 SINGLE FAMILY DETACHED (REAR GARAGE) (23.8%) 140 SINGLE FAMILY ATTACHED (24.6%) 568 UNITS TOTAL

LOT SIZES & AREA:
0-2,999 S.F. = 117 LOTS
3,000-4,999 S.F. = 345 LOTS
5,000-6,999 S.F. = 97 LOTS
7,000-+ S.F. = 9 LOTS
LOT AREA = 2,498,039 S.F. / 57.34 AC.

GROSS DENSITY:
TOTAL DWELLING UNITS = 568
TOTAL GROSS ACREAGE = 152.3
GROSS DENSITY = 3.72

NET DENSITY:
TOTAL DWELLING UNITS = 568
TOTAL NET ACREAGE = 152.3 (GROSS AC) - 43.1 (NATURAL AREA AC) - 8.5 (CITY PARK AC) - .85 (NEIGHBORHOOD PARK AC) = 99.85 NET AC
NET DENSITY = 5.68

PROPOSED PROJECT LAND USE DATA	SITE AREA (AC)	SITE AREA (SF)	%TOTAL
BUILDING COVERAGE (APPROX. FOOTPRINT ACCOMMODATED W/IN BUILDING ENVELOPE (DO NOT INCLUDE IN TOTAL SUMMARY OF 100%)	28.45	1,239,445	18.68
LOT AREA (INCLUDES BLDG COVERAGE AREA)	57.34	2,498,039	37.6
ROAD (ASPHALT)	41.7	1,817,232	27.3
ALLEYS	2.9	126,540	1.9
DRIVEWAYS	6.5	283,500	4.3
PARKING LOT - SFA	.06	2,610	.03
PUBLIC STREET R.O.W. IMPROVEMENTS (TURF)	7.7	333,863	5
PUBLIC STREET R.O.W. IMPROVEMENTS (SIDEWALK)	4.9	217,165	3.2
LANDSCAPE AREA (TURF, SHRUB BEDS)	3.35	146,119	2.2
LANDSCAPE AREA (CRUSHER FINES PATH)	.20	8,988	.13
LANDSCAPE AREA (CONCRETE PATHS)	.57	24,966	.37
"ACTIVE RECREATIONAL USE" AREA (NATIVE SEED AREAS)	51.6	2,247,726	33.8

SITE PARKING DATA

TYPE OF PARKING COMPONENT*	COUNT
ON STREET PARALLEL	1,646
GARAGE (2/DWELLING UNIT)	1,136
DRIVEWAY (2/DWELLING UNIT)	1,136
PARKING LOT	15
TOTAL	3,933

* NOTE: GARAGES AND/OR DRIVEWAYS WILL ACCOMMODATE HANDICAP, MOTORCYCLE, AND BIKE PARKING

SOLAR ORIENTED LOTS
SOLAR LOTS = 331 LOTS
PERCENTAGE SOLAR LOTS = 58.2

SITE PLAN NOTES:

1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
2. REFER TO THE FINAL CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION REGARDING PROPOSED TOPOGRAPHY, UTILITY AND STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
5. ALL SINGLE FAMILY DETACHED HOMES SHALL MEET OR EXCEED THE GARAGE DOOR STANDARDS AS OUTLINED IN 3.5.2(E) OF THE LAND USE CODE.
6. A MINIMUM OF (NUMBER TBD) HOUSING MODELS FOR THE SINGLE FAMILY HOMES SHALL BE REQUIRED. THESE HOUSING MODELS SHALL MEET OR EXCEED THE STANDARDS AS OUTLINED IN 3.5.2(C) OF THE LAND USE CODE.
7. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
8. ALL LIGHTING FIXTURE ILLUMINATION LEVELS PROVIDED WITH THE DEVELOPMENT SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND WITH CITY OF FORT COLLINS LIGHT AND POWER UTILITY REQUIREMENTS. ALL LIGHTING FIXTURES PROVIDED WITH THE DEVELOPMENT SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE AND SHALL FEATURE SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
9. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THESE FINAL PLANS AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
10. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
11. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
12. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSABLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSABLE PARKING SPACES. ACCESSABLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
13. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
14. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

REV.	COMMENT	DATE

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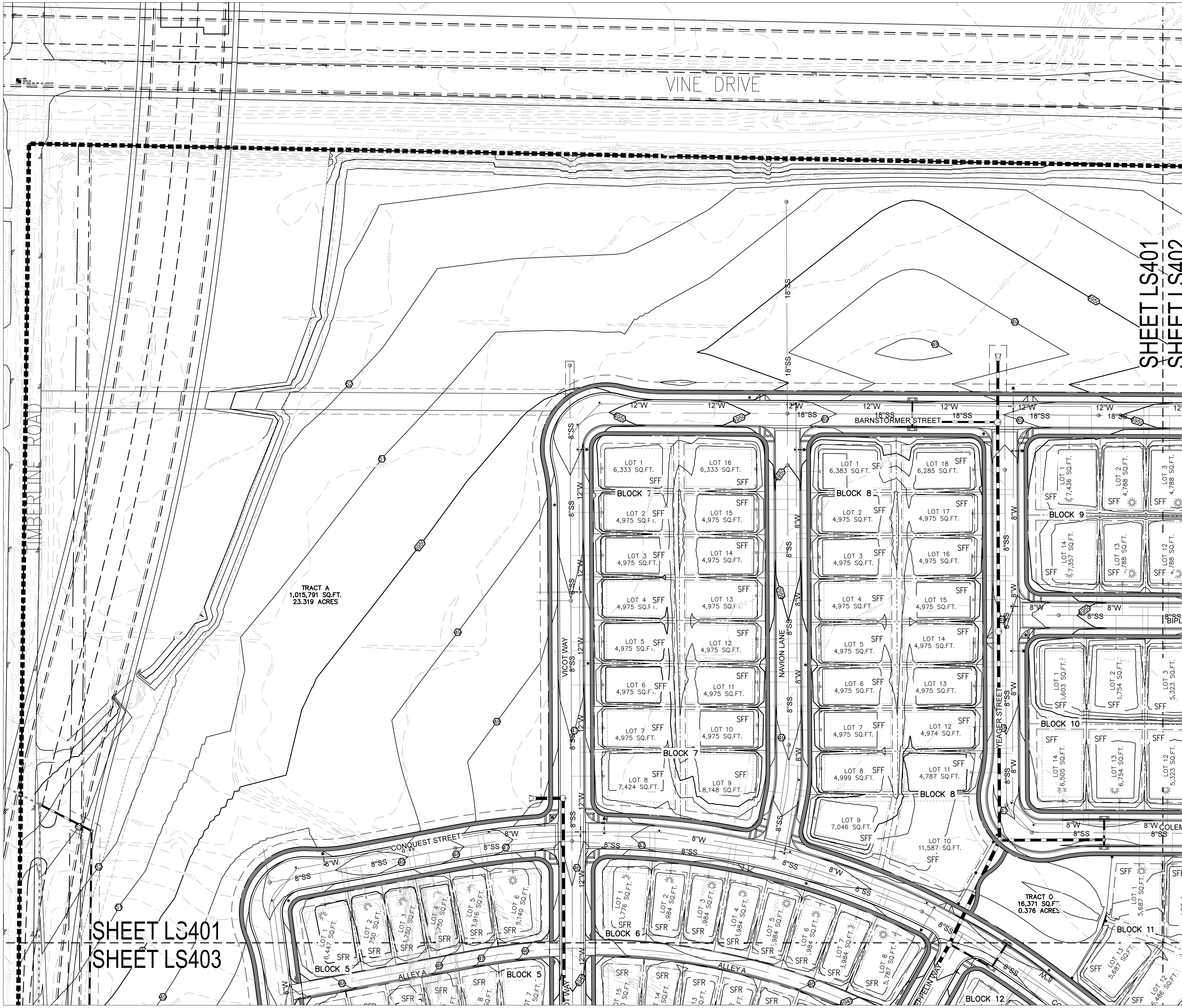
REPLAT OF EAST RIDGE
OVERALL SITE PLAN
MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LS101

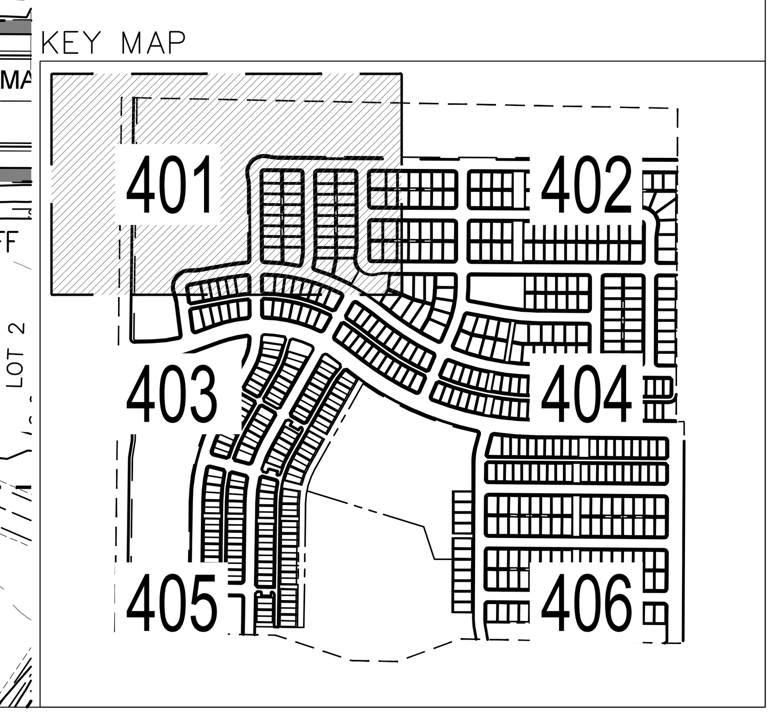


SITE LEGEND:

- SITE BOUNDARY
- R.O.W.
- LOT LINE
- EASEMENT
- BUILDING ENVELOPE
- 6' PRIVACY FENCE
- 100' WETLAND BUFFER
- 4" THICK STANDARD GRAY CONCRETE
- CRUSHER FINES PAVEMENT
- PA — PLANTING AREA
- SFF — SINGLE FAMILY DETACHED (FRONT GARAGES)
- SFR — SINGLE FAMILY DETACHED (REAR GARAGES)
- SFA — SINGLE FAMILY ATTACHED
- SOLAR ORIENTED LOT
- PROPOSED STREET LIGHT
- MONUMENT SIGN

50' 0 25' 50' 100' NORTH

KEY MAP



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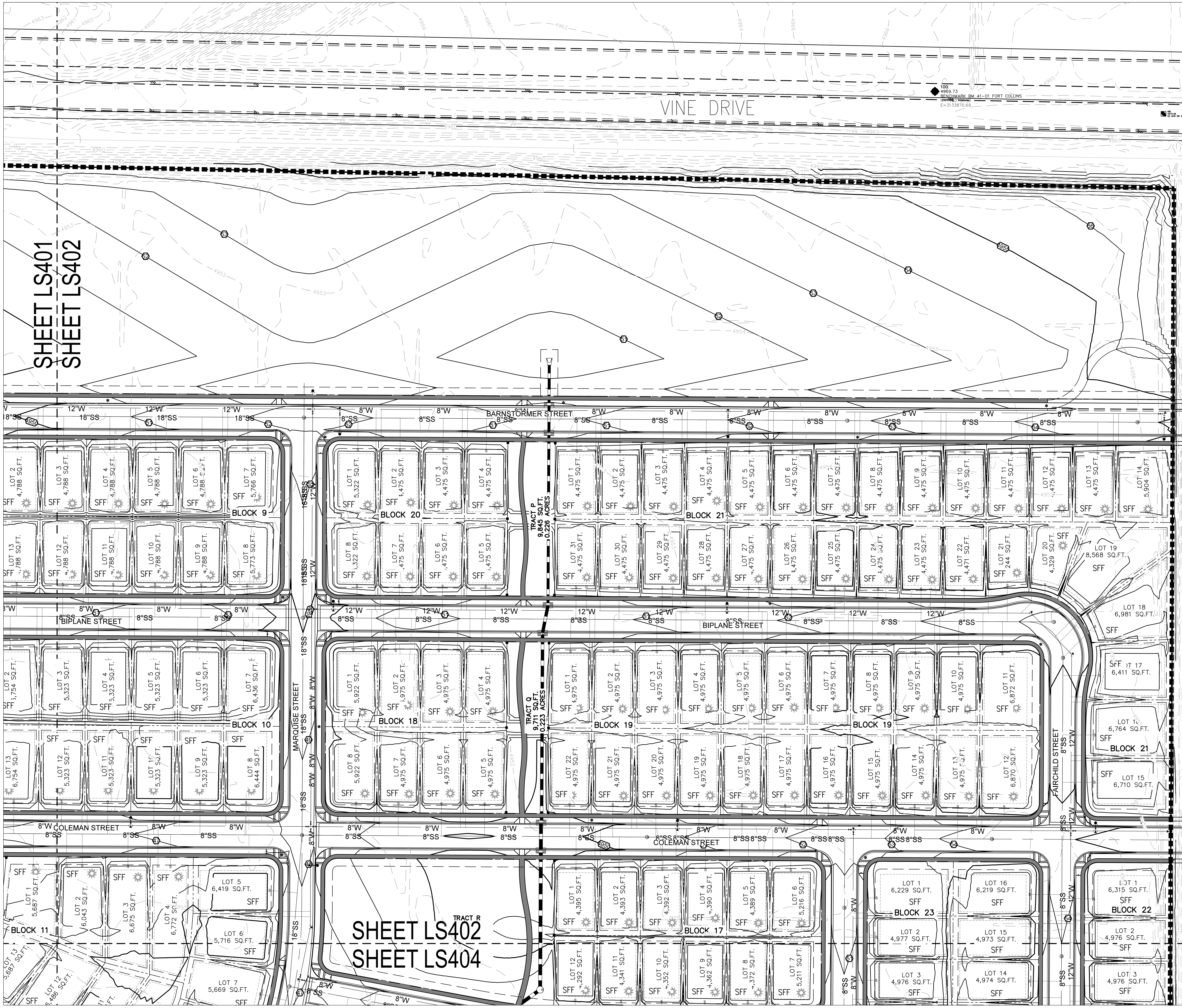
REPLAT OF EAST RIDGE

SITE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LS401



SITE LEGEND:

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50' 0 25' 50' 100' NORTH

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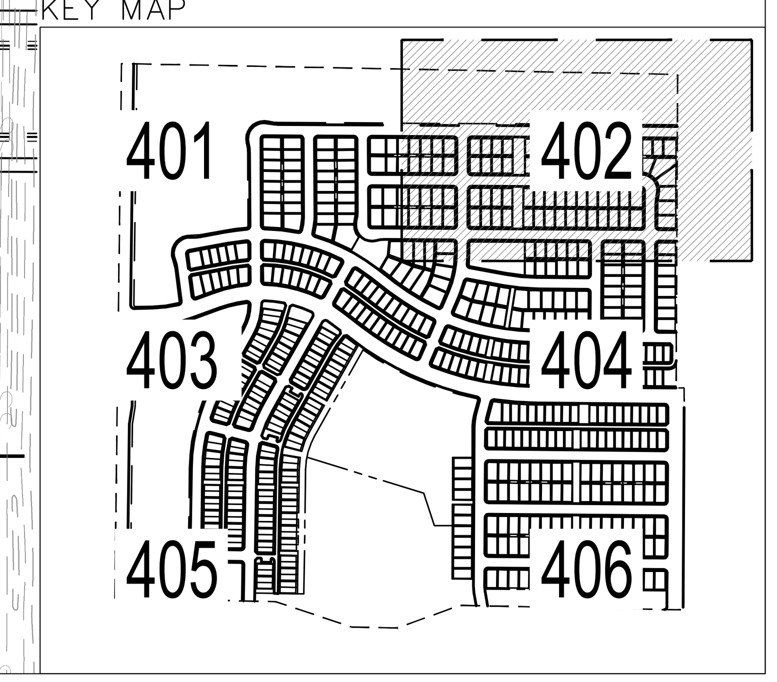

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REPLAT OF EAST RIDGE

SITE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet

LS402

SITE LEGEND:

- SITE BOUNDARY
- R.O.W.
- LOT LINE
- EASEMENT
- BUILDING ENVELOPE
- 6' PRIVACY FENCE
- 100' WETLAND BUFFER
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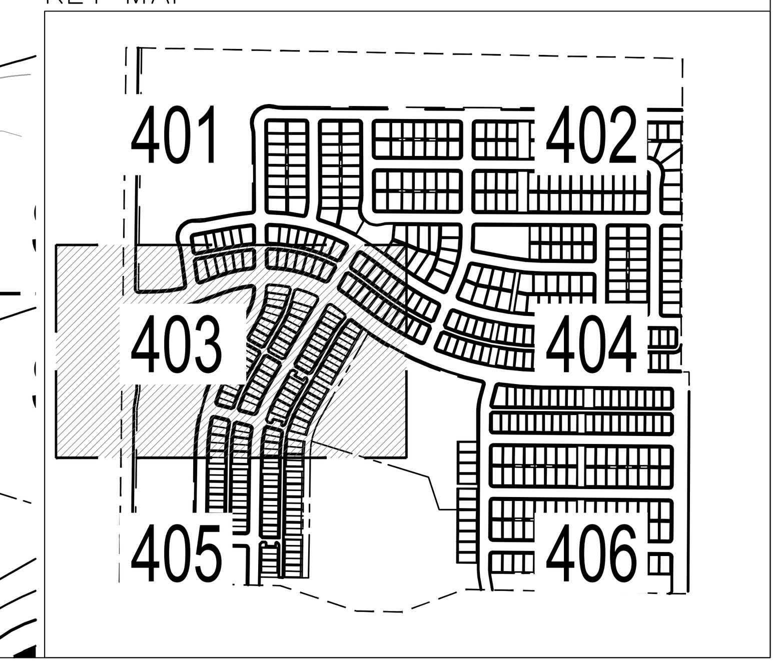

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REPLAT OF EAST RIDGE

SITE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet

LS403

SITE LEGEND:

- SITE BOUNDARY
- R.O.W.
- LOT LINE
- EASEMENT
- BUILDING ENVELOPE
- 6' PRIVACY FENCE
- 100' WETLAND BUFFER
- 4" THICK STANDARD GRAY CONCRETE
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- SFF SINGLE FAMILY DETACHED (FRONT GARAGES)
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- SFA SINGLE FAMILY ATTACHED
- SOLAR ORIENTED LOT
- PROPOSED STREET LIGHT
- MONUMENT SIGN

50' 0 25' 50' 100' NORTH

KEY MAP

401 402 403 404 405 406

REV.	COMMENT	DATE

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970.674.1109

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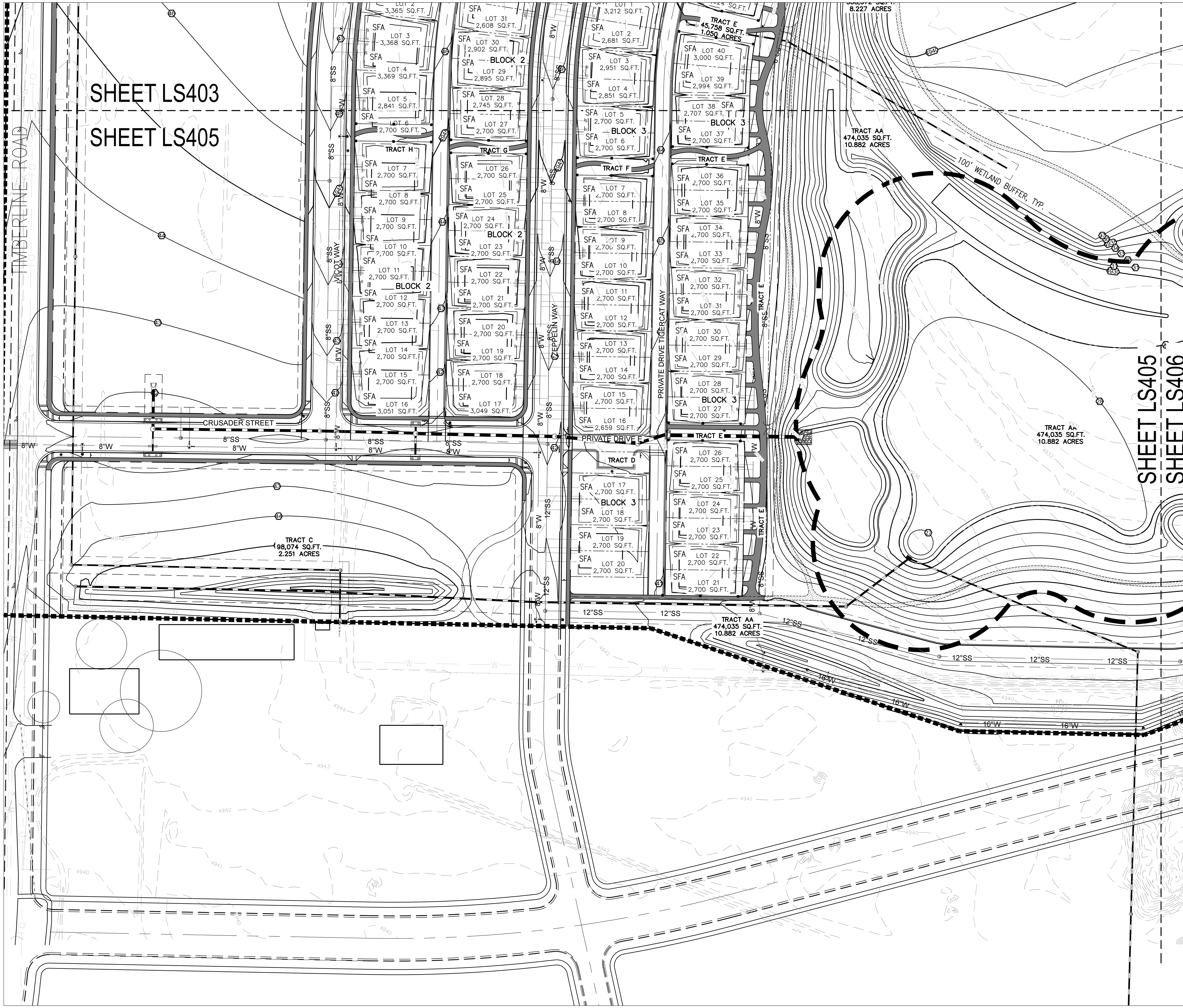
REPLAT OF EAST RIDGE

SITE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LS404



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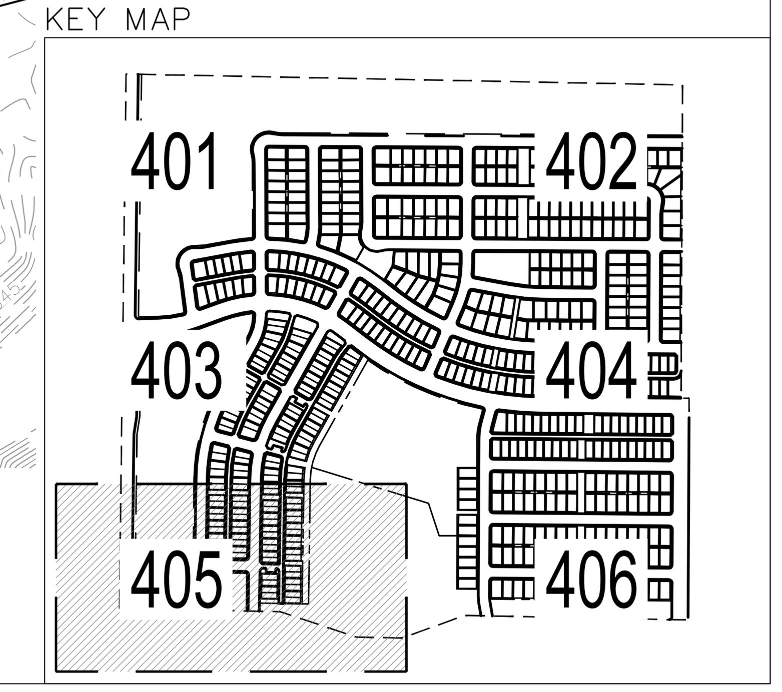

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REPLAT OF EAST RIDGE

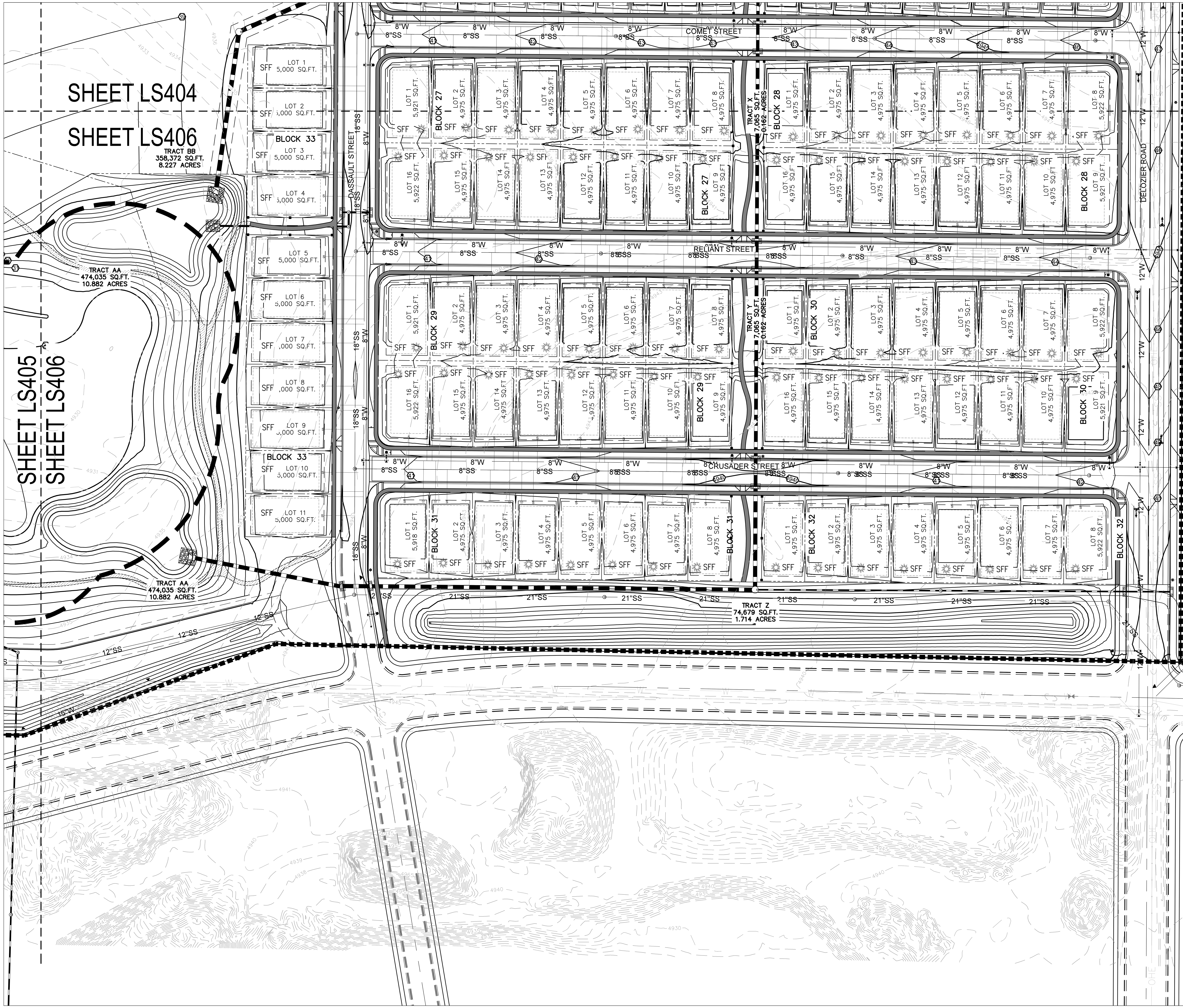
SITE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet

LS405



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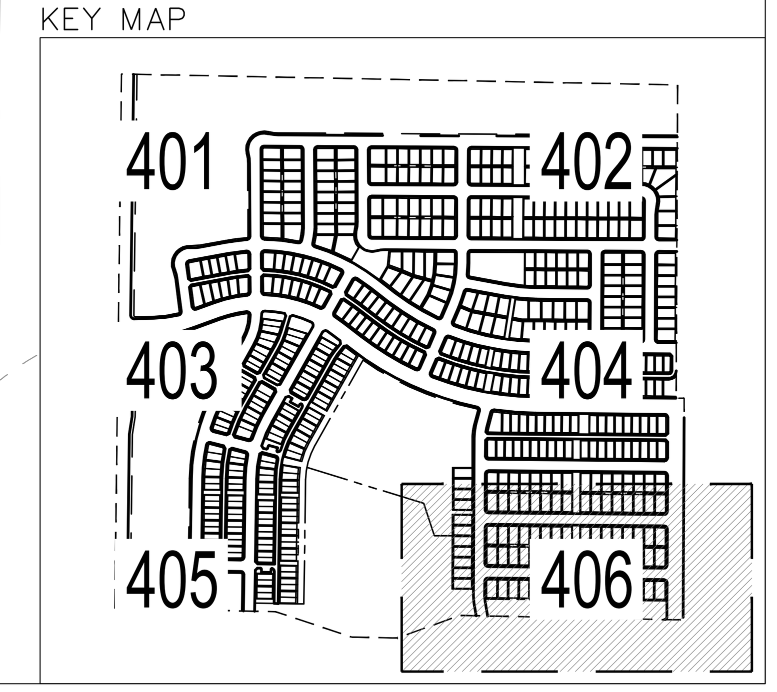

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REPLAT OF EAST RIDGE

SITE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
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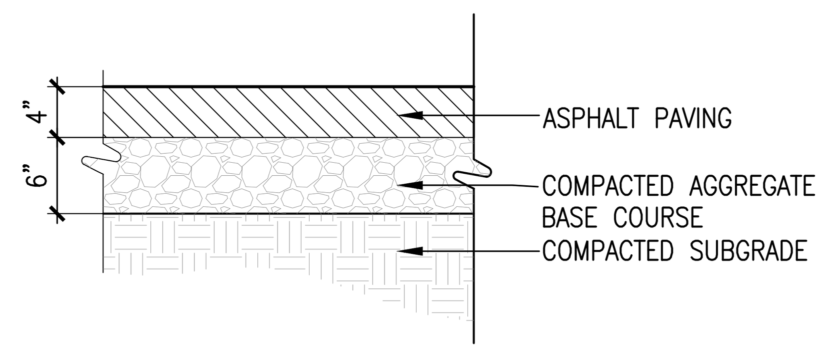
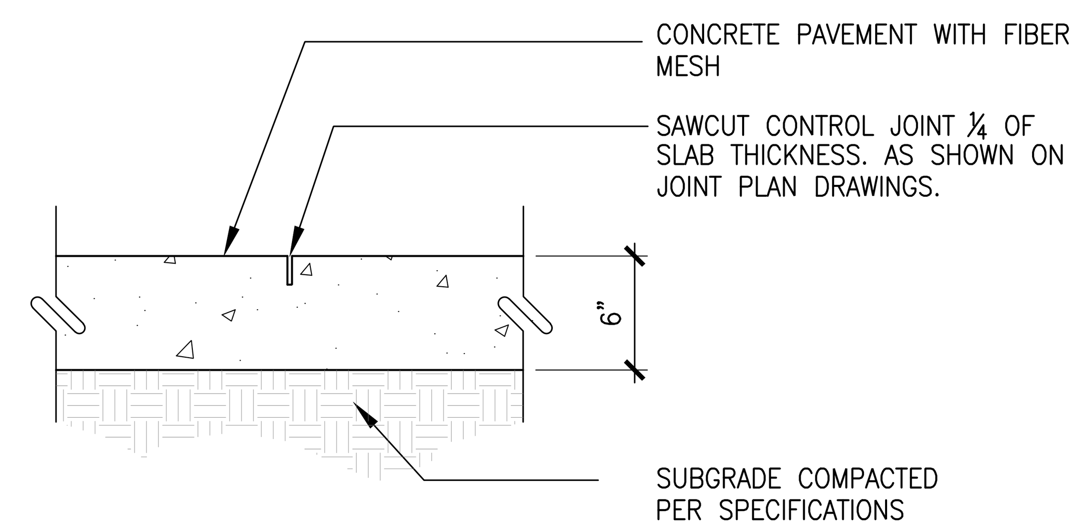
Sheet

LS406



NOTES:
1. FINAL ASPHALT PAVING & BASE COURSE DEPTHS BASED ON GEOTECH REPORT.

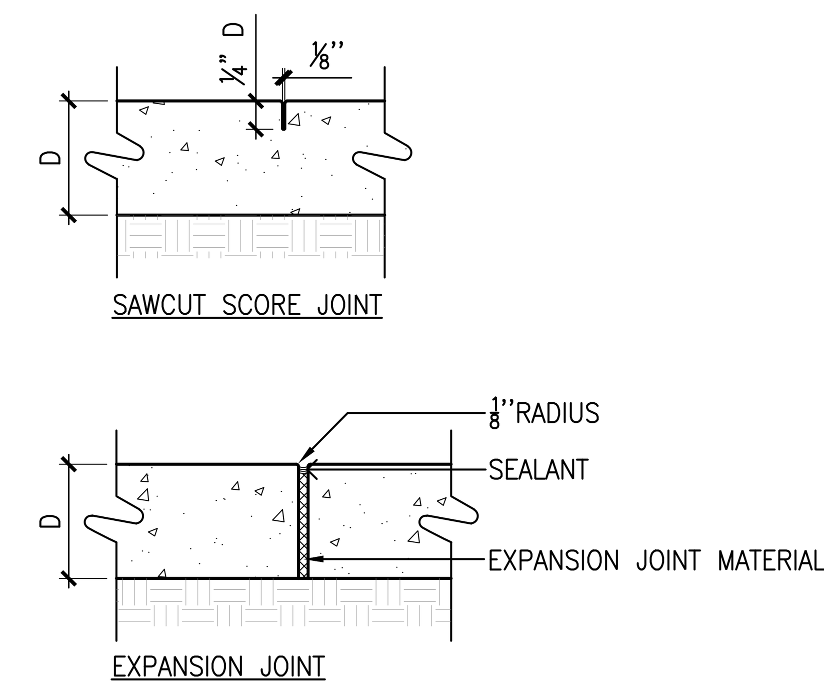
(A) ASPHALT PAVEMENT
SCALE: 1"=1'-0"



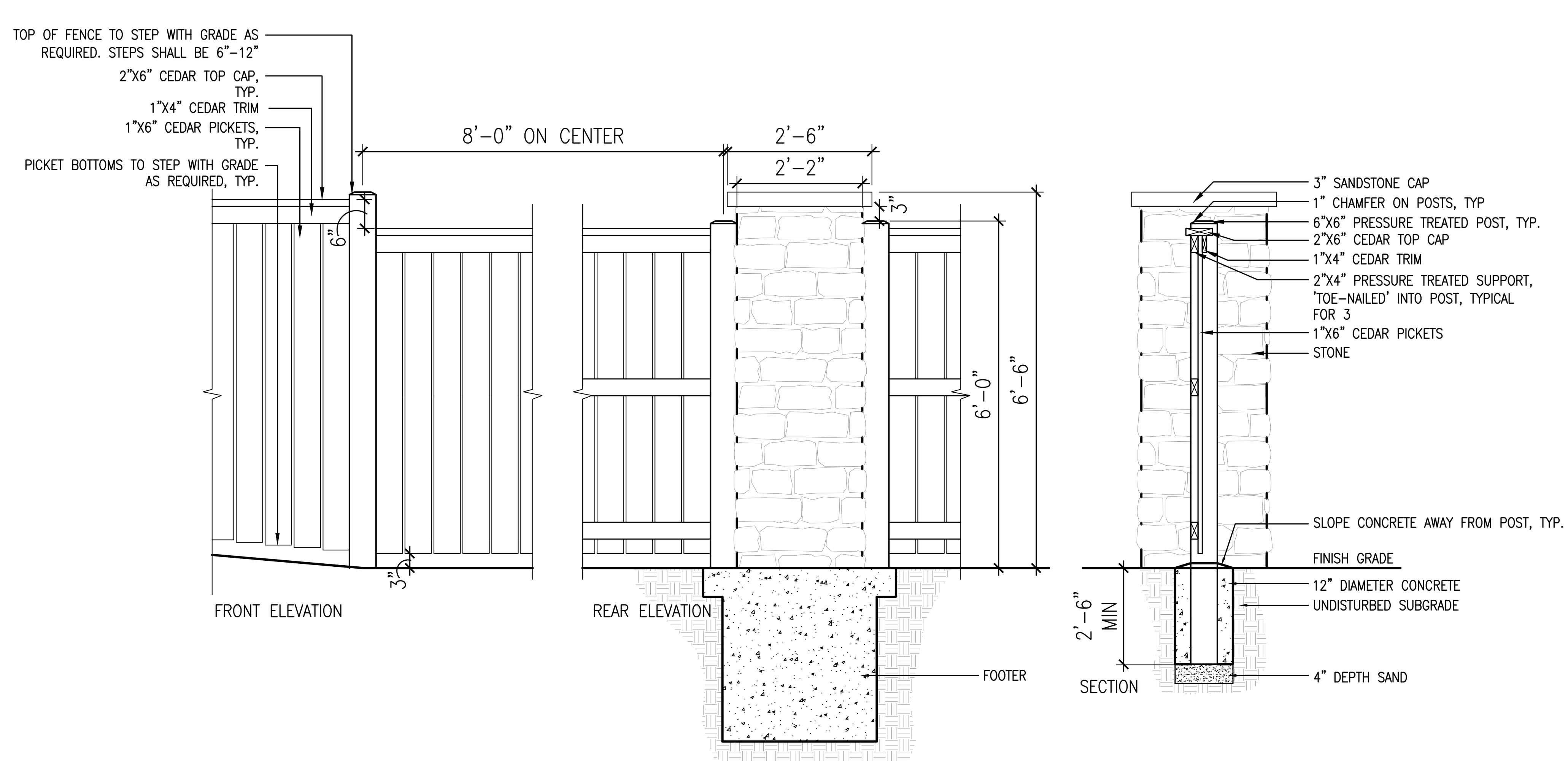
NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

(B) CONCRETE PAVEMENT
SCALE: N.T.S.

DT-PVMT-CONC



(C) CONCRETE PAVEMENT JOINTS
SCALE: 1 1/2" = 1'-0"



(D) 6' PRIVACY FENCE
SCALE: 1/2"=1'-0"

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REPLAT OF EAST RIDGE

SITE DETAILS

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LS501

REPLAT OF EAST RIDGE - MAJOR AMENDMENT
LANDSCAPE SUBMITTAL

A REPLAT OF EAST RIDGE SUBDIVISION PLAT, SITUATED IN THE EAST HALF OF SECTION 8, AND NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SHEET INDEX

PLANNING CERTIFICATE

OWNER'S CERTIFICATION
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER'S OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) ____________________ DATE

OWNER (SIGNED) ____________________ DATE

(STATE OF)
( )SS
(COUNTY OF)

SUBSCRIBED AND SWORN TO BE BEFORE THIS DAY OF 20 , BY WITNESS MY HAND AND OFFICIAL SEAL.

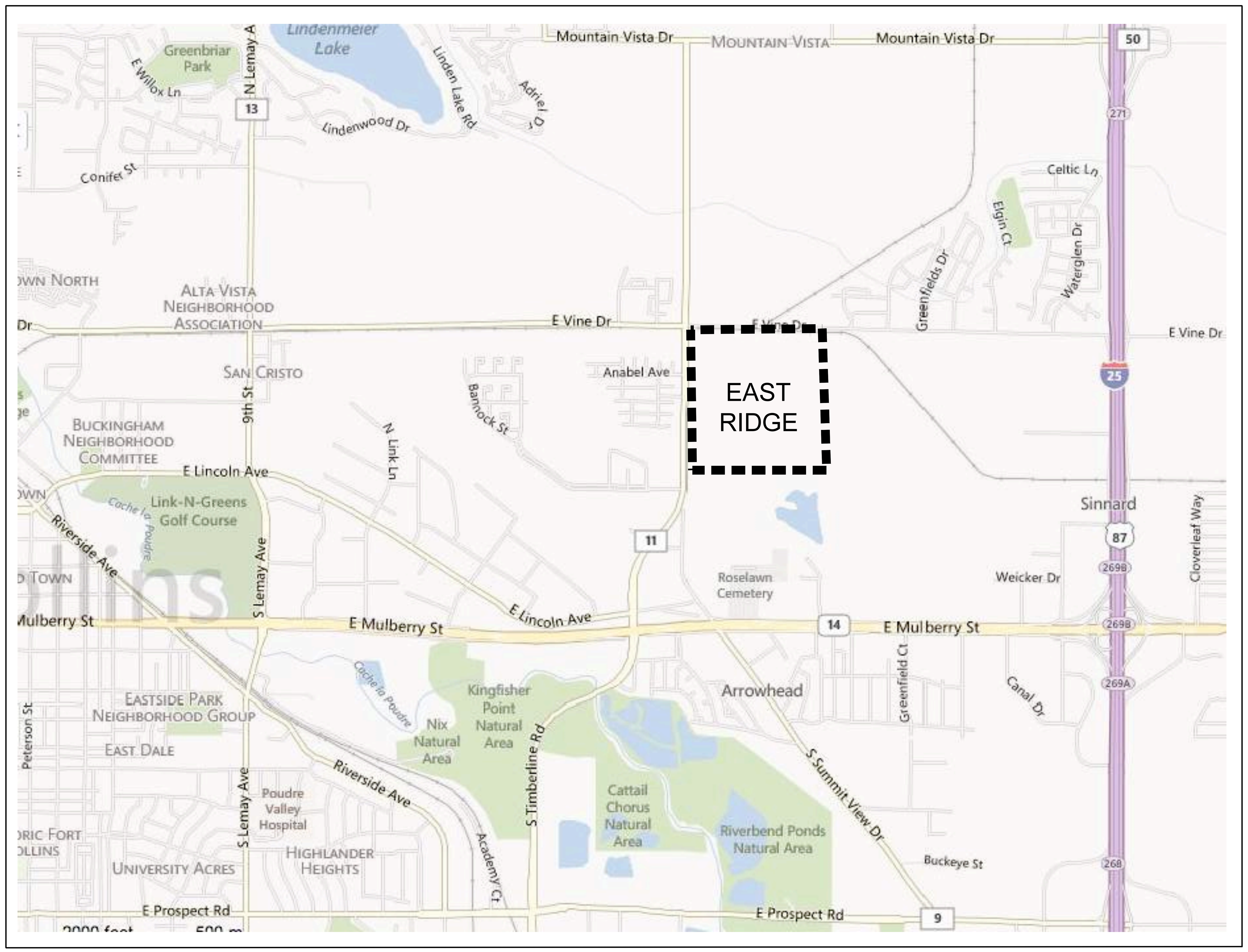
____
NOTARY PUBLIC

____
ADDRESS

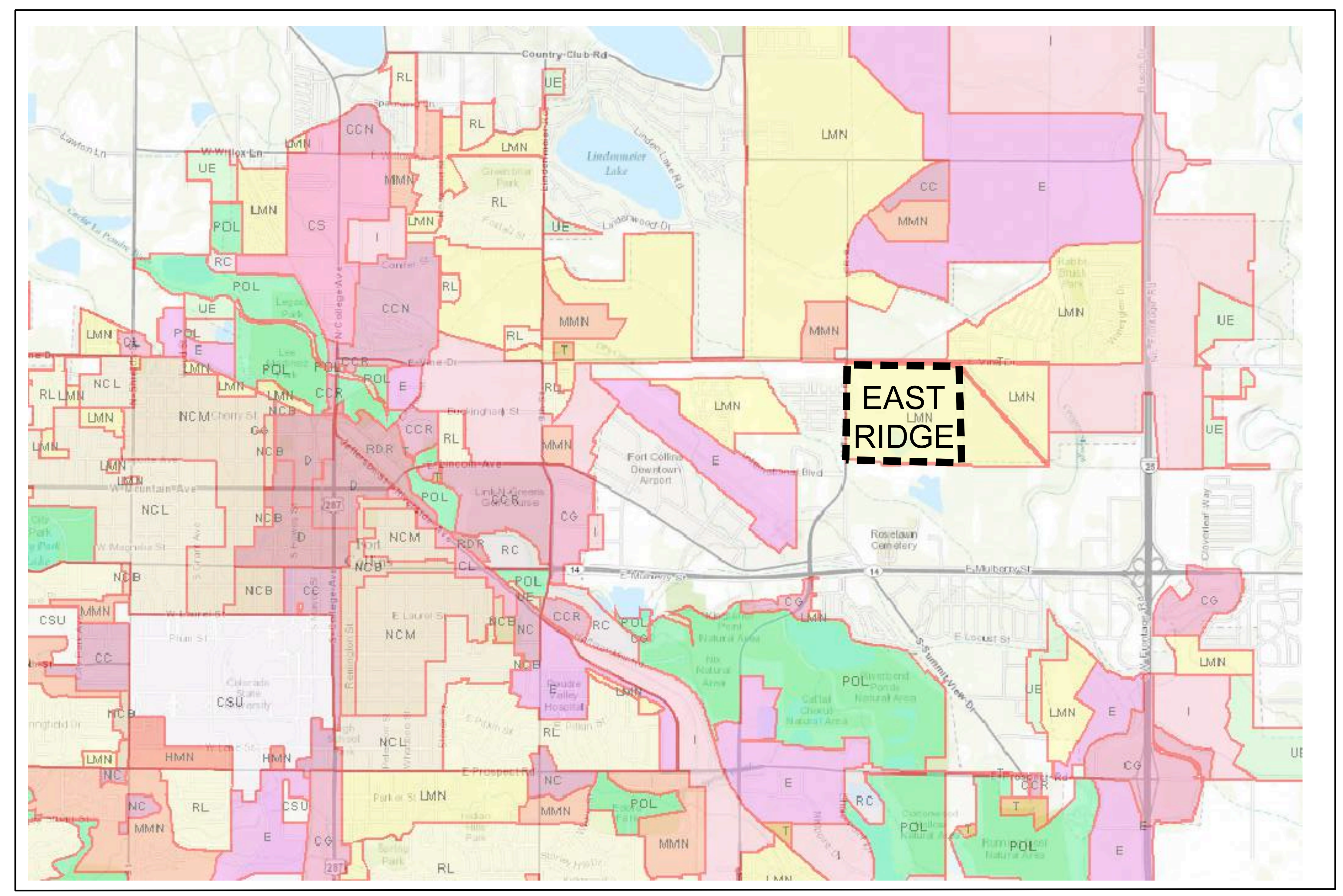
____
MY COMMISSION EXPIRES

PLANNING APPROVAL
APPROVED BY THE CURRENT DIRECTOR OF COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES (CDNS) OF THE CITY OF FORT COLLINS, COLORADO, THIS__________OF______________, 2016.

PLANNING DIRECTOR



CONTEXT MAP
NORTH



ZONING MAP
NORTH

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REPLAT OF EAST RIDGE
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Date: 01.05.2016
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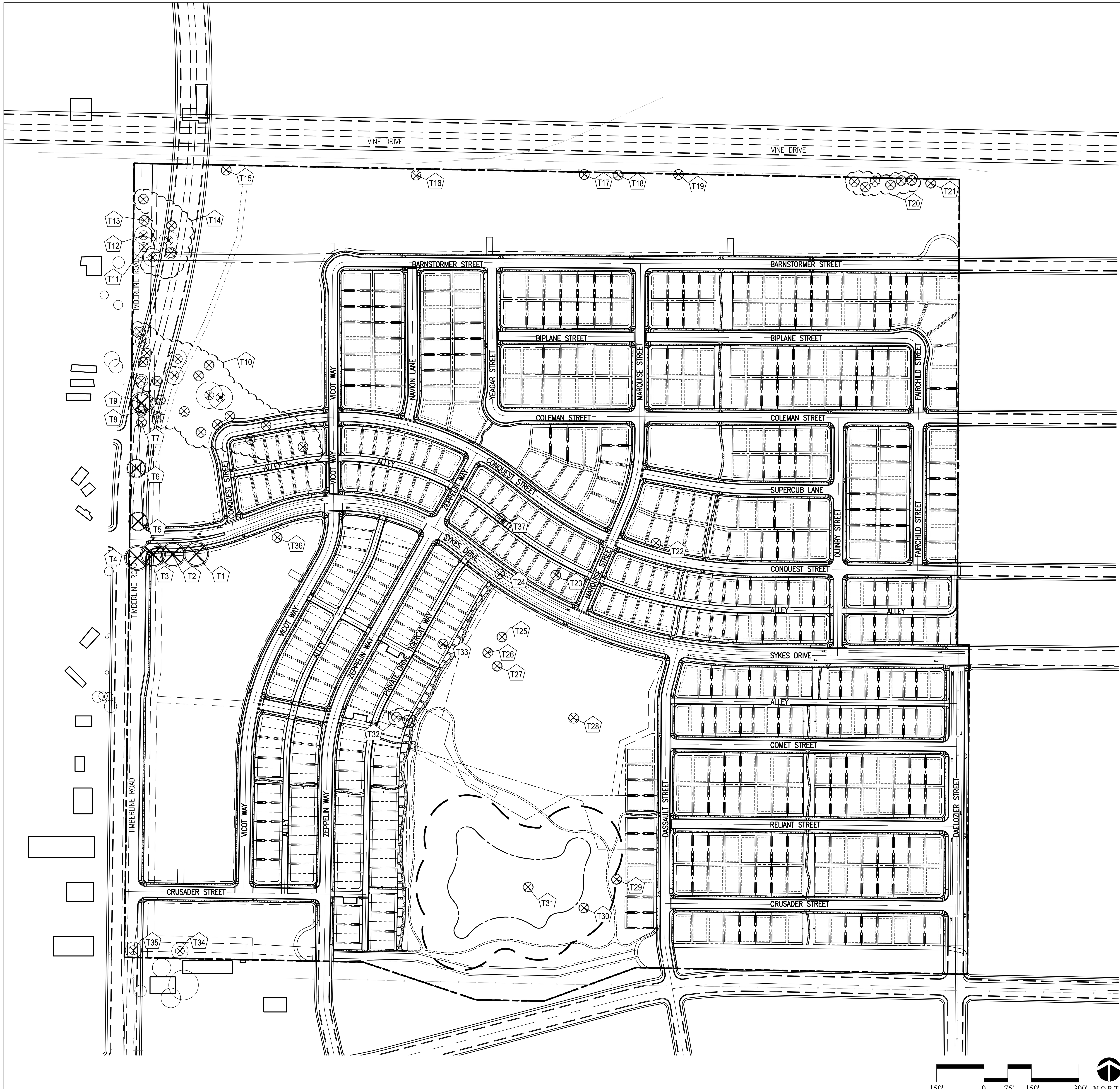

LEGEND

EXISTING GROVE
TREE TO BE REMOVED
EXISTING TREE

TREE INVENTORY CHART

NAME	SPECIES	SIZE	CONDITION	MITIGATION
T1	LANCELEAF COTTONWOOD	36" CAL.	FAIR	4
T2*	LANCELEAF COTTONWOOD	47" CAL.	POOR/HAZARDOUS	1
T3*	LANCELEAF COTTONWOOD	29" CAL.	POOR/HAZARDOUS	1
T4*	LANCELEAF COTTONWOOD	34" CAL.	POOR	3
T5*	LANCELEAF COTTONWOOD	33" CAL.	POOR	2
T6*	LANCELEAF COTTONWOOD	24" CAL.	POOR/HAZARDOUS	1
T7	SIBERIAN ELM	12" CAL.	POOR	0
T8	CLUMP MIX– CHOKECHERRY/BOXELDER	MULTI–STEM	POOR	1
T9	PLAINS COTTONWOOD	N/A	DEAD	1
T10	GROVE W/ SPECIES MIX–		HAZARDOUS/DYING – POOR/FAIR	45
	41 STEMS OF COTTONWOOD	2–49" CAL.		
	116 STEMS OF SIBERIAN ELM	2–30" CAL.		
	1 STEM BOXELDER	N/A		
	1 STEM PEACH LEAF WILLOW	N/A		
T11	SIBERIAN ELM	37" CAL.	FAIR	4
T12	SIBERIAN ELM	24" CAL.	FAIR	4
T13	SIBERIAN ELM	33" CAL.	FAIR	4
T14	GROVE W/ SPECIES MIX–		HAZARDOUS/DYING – POOR/FAIR	30
	65 STEMS OF SIBERIAN ELM	2–64" CAL.		
	SIGNIFICANT UNDERSTORY OF PREDOMINATELY CHOKECHERRY W/ SMALLER MIX OF HACKBERRY, AMERICAN PLUM, BOXELDER, HONEYLOCUST, AND JUNIPER	LESS THAN 2" CAL.		
T15	SIBERIAN ELM	20" CAL.	DEAD	0
T16	SIBERIAN ELM	17" CAL.	POOR	1
T17	SIBERIAN ELM	4" CAL.	DEAD	0
T18	SIBERIAN ELM	3" CAL.	FAIR	0
T19	SIBERIAN ELM	18" CAL.	DEAD	0
T20	GROVE W/ SPECIES MIX–		HAZARDOUS/DYING – POOR/FAIR	25
	77 STEMS OF SIBERIAN ELM			
	2 STEMS OF RUSSIAN OLIVE			
	1 ASH			
	1 PLUM THICKET – PRESERVE IS POSSIBLE			
T21	LANCELEAF COTTONWOOD	27–29" CAL.	FAIR	3
T22	SIBERIAN ELM	3" CAL.	FAIR	0
T23	SIBERIAN ELM	2.5" CAL.	FAIR	0
T24	RUSSIAN OLIVE	11" CAL.	FAIR	1
T25	RUSSIAN OLIVE	17" CAL.	FAIR	1
T26	RUSSIAN OLIVE	6–7" CAL. MULTI–STEM	FAIR – NEST	2
T27	RUSSIAN OLIVE	8–16" CAL. MULTI–STEM	FAIR	1.5
T28	PEACH LEAF WILLOW	3–13" CAL. MULTI–STEM	GOOD	3
T29	RUSSIAN OLIVE	4–15" CAL. MULTI–STEM	FAIR	2.5
T30	RUSSIAN OLIVE	N/A	N/A	0
T31	GROVE W/ SPECIES MIX–		GOOD	4
	7 STEMS OF PLAINS COTTONWOOD	4–13" CAL.		
	8 STEMS OF PEACH LEAF WILLOW	2" CAL.		
T32	RUSSIAN OLIVE	2–24" CAL. MULTI–STEM	FAIR	5
T33	PLAINS COTTONWOOD– PRESERVE IF POSSIBLE	5–19" CAL. MULTI–STEM	GOOD	5
T34*	PLAINS COTTONWOOD	86" CAL.	FAIR	4
T35*	PLAINS COTTONWOOD	60" CAL.	FAIR	6
T36	SIBERIAN ELM	25" CAL.	FAIR	1
T37	SIBERIAN ELM	3" CAL.	FAIR	0

* SEE NOTE 2.

TOTAL MITIGATION TREES: 166

TREE INVENTORY NOTES:

1. IF POSSIBLE RETAIN TREES UNTIL IMPACTED BY FUTURE DEVELOPMENT.
2. TREES TO BE INSPECTED AND EVALUATED BY CITY OF FORT COLLINS CERTIFIED LICENSED ARBORIST.
3. ALL TREES THAT ARE TO BE RETAINED SHALL BE PRUNED AND MAINTAINED BY A LICENSED ARBORIST.
4. NOT ALL TREES SHOWN ON SURVEY AS MANY ARE SAPLINGS AND IN LARGE STANDS. TREE NUMBERS ARE ESTIMATES, ACTUAL STEM COUNTS WILL VARY.
5. ALL EXISTING STUMPS TO BE REMOVED.
6. MITIGATION TREES CAN BE INSTALLED BEFORE ANY RETAINED TREES ARE REMOVED.

REV.	COMMENT	DATE

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REPLAT OF EAST RIDGE

TREE PROTECTION AND MITIGATION PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet

LP101

LANDSCAPE LEGEND:

(sod pattern)	80/20 FESCUE/BLUEGRASS MIX SOD
(turf pattern)	80/20 FESCUE/BLUEGRASS SEEDED TURF
(seed pattern)	UPLAND/SOIL STABILIZATION SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION
(hatch pattern)	TRANSITION ZONE SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION
(circle pattern)	WETLAND SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION
(crosshatch pattern)	PLANTING BED (3" DEPTH MULCH – ALL PLANTING BEDS)

WETLAND SEED MIX W/ CATTAIL SOILS

SPECIES (CORPS DESIGNATION)	PREFERRED VARIETIES	RATE LBS./ACRE PLANTED (BROADCAST)	PLS SEEDED/ACRE
ALKALI SACATON (FAC) SPOROBOLUS AIROIDES	N/A	1.0	1,175,000
SWITCHGRASS (FAC) PANICUM VIRGATUM	NEBRASKA-28	4.0	1,556,000
ALKALI BULRUSH (ASSUME OBL) BOBOSCHOENUS MARITIMUS	N/A	1.0	162,000
OLNEY THREESQUARE (OBL) SCHOENOPLECTUS PUNGENS	N/A	2.0	359,600
SOFTSTEM BULRUSH (OBL) SHOENOPLECTUS TABERNAEMONTANI	N/A	1.0	550,000
	TOTALS =	9.0	3,803,200 (~ 87 SEEDS/SQ.FT.)

UPLAND SEED MIX

SPECIES	PREFERRED VARIETIES	RATE LBS./ACRE PLANTED (DRILLED)	PLS SEEDED/ACRE
SLENDER WHEATGRASS ELYMUS TRACHYCAULUS	PRIMAR, REVENUE	3.0	480,000
THICKSPIKE WHEATGRASS ELYMUS LANCEOLATUS	CRITANA	4.0	774,000
WESTERN WHEATGRASS PASCOPYRUM SMITHII	ARRIBA, BARTON	5.0	630,000
LEWIS FLAX ADENOLINUM LEWISII	APPAR	1.0	285,000
UPRIGHT PRAIRIE CONEFLOWER RATIBIDA COLUMNIFERA	N/A	.25	225,000
FOUR-WING SALTBRUSH ATRIPLEX CANESCENS	WYTANA	4.0	208,000
	TOTALS =	17.25	2,602,000 (~ 60 SEEDS/SQ.FT.)

UPLAND SOIL STABILIZATION SEED MIX (LOAMY TO CLAYEY SOILS)

SPECIES	PREFERRED VARIETIES	RATE LBS./ACRE PLANTED (DRILLED)	PLS SEEDED/ACRE
SLENDER WHEATGRASS ELYMUS TRACHYCAULUS	PRYOR, REVENUE	6.0	960,000
THICKSPIKE WHEATGRASS ELYMUS LANCEOLATUS	CRITANA	4.0	774,000
WESTERN WHEATGRASS PASCOPYRUM SMITHII	ROSANNA, ARRIBA, BARTON	10.5	1,323,000
BLUE FLAX ADENOLINUM LEWISII	APPAR	2.0	285,000
	TOTALS =	22.5	3,597,000 (~ 83 SEEDS/SQ.FT.)

TRANSITION ZONE SEED MIX

SPECIES (CORPS DESIGNATION)	PREFERRED VARIETIES	RATE LBS./ACRE PLANTED (DRILLED)	PLS SEEDED/ACRE
ALKALI SACATON (FAC) SPOROBOLUS AIROIDES	N/A	0.5	587,500
SWITCHGRASS (FAC) PANICUM VIRGATUM	NEBRASKA-28	2.0	778,000
SLENDER WHEATGRASS ELYMUS TRACHYCAULUS	PRYOR, REVENUE	3.0	480,000
THICKSPIKE WHEATGRASS ELYMUS LANCEOLATUS	CRITANA	1.0	186,000
WESTERN WHEATGRASS RATIBIDA COLUMNIFERA	ROSANNA, ARRIBA, BARTON	7.0	882,000
	TOTALS =	13.50	3,099,500 (~ 67 SEEDS/SQ.FT.)

WATER BUDGET CHART

HYDROZONE	AREA(S.F.)	WATER NEED (GAL./S.F.)	ANNUAL WATER USE (GAL.)
HIGH	0 S.F.	18 GAL./SF	0 GAL.
MODERATE	424,599 S.F.	10 GAL./SF	4,245,990 GAL.
LOW	2,247,726 S.F.	3 GAL./SF	6,743,178 GAL.

TOTAL WATER USE = 10,989,168 GAL.
TOTAL LANDSCAPE AREA = 2,672,325 S.F.
GALLONS PER S.F. = 4.11 GAL./S.F.

BREAKDOWN OF AREAS:
MODERATE = SHRUB BEDS + TURF
LOW = SEED

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

LANDSCAPE SCHEDULE

%	QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES					
8.3%	91		CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL.
8.8%	96		CELTIS OCCIDENTALIS	HACKBERRY	2" CAL.
9.2%	101		GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL.
9%	99		GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2" CAL.
6.8%	74		GYMNOCLADUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEETREE	2" CAL.
2.4%	26		POPULUS SARGENTII (NOT USED AS STREET TREE)	PLAINS COTTONWOOD	2" CAL.
7%	77		QUERCUS SHUMARDII	SHUMARD OAK	2" CAL.
12.9%	141		QUERCUS MACROCARPA (BULLET GALL RESISTANT)	BUR OAK	2" CAL.
5.2%	54		QUERCUS MEUHLENBERGII	CHINKAPIN OAK	2" CAL.
4.4%	48		TILIA AMERICANA 'SENTRY'	AMERICAN SENTRY LINDEN	2" CAL.
6.8%	75		TILIA CODATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.
7.9%	87		ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL.
1.2%	13		SALIX AMYGDALOIDES (NOT USED AS STREET TREE)	PEACHLEAF WILLOW	2" CAL.
2.2%	24		POPULUS X ACUMINATA (NOT USED AS STREET TREE)	LANCELEAF COTTONWOOD	2" CAL.
N/A	166		UPSIZED 3" CAL. MITIGATION TREE		

%	QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
ORNAMENTAL TREES					
1.2%	13		MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL.
0.6%	7		MALUS 'THUNDERCHILD'	THUNDERCHILD CRABAPPLE	1.5" CAL.
0.9%	10		PYRUS CALLERYANA	CHANTICLEER PEAR	1.5" CAL.
EVERGREEN TREES					
2.9%	32		JUNIPERUS SCOPULORUM	ROCKY MTN. JUNIPER	6' HT.
3%	33		PINUS PONDEROSA	PONDEROSA PINE	6' HT.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	AMORPHA FRUTICOSA	INDIGO BUSH	5 GAL.
	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	5 GAL.
	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	5 GAL.
	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL.
	PRUNUS GLANDULOSA 'ROSEA PLENA'	PINK FLOWERING ALMOND	5 GAL.
	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GAL.
	RIBES ALPINUM	ALPINE CURRANT	5 GAL.
	SYMPHORICARPUS ALBUS	WHITE SNOWBERRY	5 GAL.
	VIBURNUM LENTAGO	NANNYBERRY	5 GAL.
ORNAMENTAL GRASSES			
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.
	HELICTOTRICHON SEMPERVIRENS	BLUE OATGRASS	1 GAL.
	MISCANTHUS SINENSIS 'YAKUSHIMA'	MAIDEN GRASS	1 GAL.
	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.
PERENNIALS			
AMO	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL.
EPU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL.
HHY	HEMEROCALLIS 'HYPERION'	DAYLILY	1 GAL.
PBA	PENSTEMON BARBATUS	SCARLET BUGLER PENSTEMON	1 GAL.
RHI	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL.

WETLAND TREE/SHRUB PLANTING SPECIES

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
WETLAND DECIDUOUS TREES			
	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2.5" CAL.
	POPULUS DELTOIDES	PLAINS COTTONWOOD	2.5" CAL.
	SALIX AMYGDALOIDES	PEACHLEAF WILLOW	2.5" CAL.
WETLAND SHRUBS			
	AMORPHA FRUTICOSA	INDIGO BUSH	5 GAL.
	CORNUS STOLONIFERA	REDOSIER DOGWOOD	5 GAL.
	PADUS VIRGINIANA	CHOKECHERRY	5 GAL.

UPLAND DROUGHT-TOLERANT PLANTING SPECIES

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
UPLAND EVERGREEN TREES			
	PINUS PONDEROSA	PONDEROSA PINE	6' HT.
	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' HT.
UPLAND SHRUBS			
	ATRIPLEX CANESCENS	FOUR-WING SALTBRUSH	5 GAL.
	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	5 GAL.
	RHUS AROMATIC TRILOBATA	SKUNKBUSH SUMAC	5 GAL.
	ROSA WOODSII	WOODS ROSE	5 GAL.

GENERAL LANDSCAPE NOTES:

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE -FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(A).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND ON ALL DRIVEWAYS, PRIVATE DRIVES AND PARKING AREAS WITHIN THE DEVELOPMENT.

[OR THE FOLLOWING NOTE:]

12. LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS AND TRAFFIC CIRCLES ADJACENT TO RESIDENTIAL LOTS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE RESIDENTIAL LOT, AND THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS.
13. THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
14. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
15. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
16. IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID REVEILLE OR APPROVED EQUAL.
17. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.

STREET TREE NOTES:

1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE.STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
5. SUBJECT TO APPROVAL BY THE CITY FORESTER -- STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

REV.	COMMENT	DATE

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REPLAT OF EAST RIDGE

LANDSCAPE SCHEDULE AND NOTES

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LP102

LANDSCAPE LEGEND:

- 80/20 FESCUE/BLUEGRASS MIX SOD
- 80/20 FESCUE/BLUEGRASS SEEDED TURF
- UPLAND/SOIL STABILIZATION SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION
- TRANSITION ZONE SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION
- WETLAND SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION
- PLANTING BED (3" DEPTH MULCH – ALL PLANTING BEDS)
- MITIGATION TREE 3" CALIPER

LANDSCAPE SCHEDULE

SYMBOL	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES		
	CATALPA SPECIOSA	NORTHERN CATALPA
	CELTIS OCCIDENTALIS	HACKBERRY
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST
	GYMNOCLADUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEETREE
	POPULUS SARGENTII (NOT USED AS STREET TREE)	PLAINS COTTONWOOD
	QUERCUS SHUMARDII	SHUMARD OAK
	QUERCUS MACROCARPA (BULLET GALL RESISTANT)	BUR OAK
	QUERCUS MEUHLENBERGII	CHINKAPIN OAK
	TILIA AMERICANA 'SENTRY'	AMERICAN SENTRY LINDEN
	TILIA CODATA 'GREENSPIRE'	GREENSPIRE LINDEN
	ULMUS 'ACCOLADE'	ACCOLADE ELM
	SALIX AMYGDALOIDES (NOT USED AS STREET TREE)	PEACHLEAF WILLOW
	POPULUS ANGUSTIFOLIA (NOT USED AS STREET TREE)	NARROWLEAF COTTONWOOD
ORNAMENTAL TREES		
	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
	MALUS 'THUNDERCHILD'	THUNDERCHILD CRABAPPLE
	PYRUS CALLERYANA	CHANTICLEER PEAR
EVERGREEN TREES		
	JUNIPERUS SCOPULORUM	ROCKY MTN. JUNIPER
	PINUS PONDEROSA	PONDEROSA PINE

REFER TO SHEET LP102 FOR NOTES AND PLANT QUANTITIES

REV.	COMMENT	DATE

HARTFORD COMPANIES
4801 Goodman Road
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970.674.1109

HARTFORD COMPANIES

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141 s. college ave., suite 104
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www.russellmillsstudios.com

REPLAT OF EAST RIDGE
OVERALL LANDSCAPE PLAN
MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LP103

LANDSCAPE LEGEND:

	80/20 FESCUE/BLUEGRASS MIX SOD
	80/20 FESCUE/BLUEGRASS SEEDED TURF
	UPLAND/SOIL STABILIZATION SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION
	TRANSITION ZONE SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION
	WETLAND SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION
	PLANTING BED (3" DEPTH MULCH – ALL PLANTING BEDS)
	MITIGATION TREE 3" CALIPER

LANDSCAPE SCHEDULE

SYMBOL	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES		
	CATALPA SPECIOSA	NORTHERN CATALPA
	CELTIS OCCIDENTALIS	HACKBERRY
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
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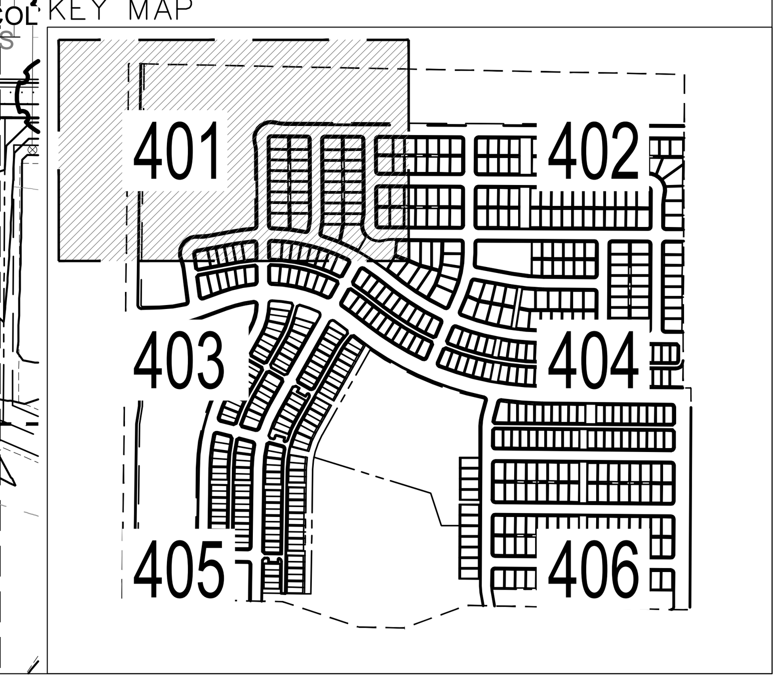
EVERGREEN TREES		
	JUNIPERUS SCOPULORUM	ROCKY MTN. JUNIPER
	PINUS PONDEROSA	PONDEROSA PINE

KEY MAP



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REPLAT OF EAST RIDGE

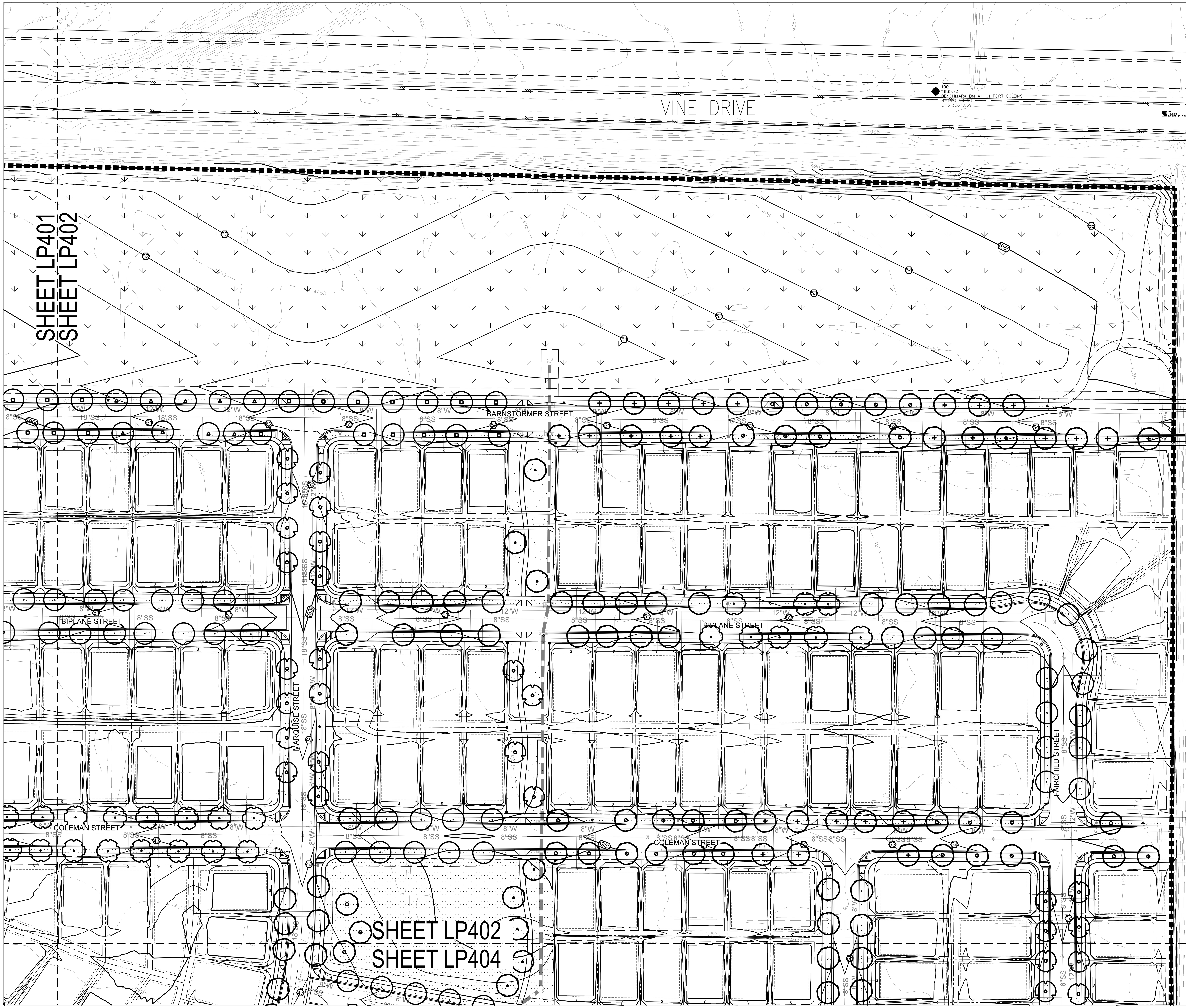
LANDSCAPE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet

LP401



LANDSCAPE LEGEND:

80/20 FESCUE/BLUEGRASS MIX SOD

80/20 FESCUE/BLUEGRASS SEEDED TURF

UPLAND/SOIL STABILIZATION SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION

TRANSITION ZONE SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION

WETLAND SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION

PLANTING BED (3" DEPTH MULCH – ALL PLANTING BEDS)

MITIGATION TREE 3" CALIPER

LANDSCAPE SCHEDULE

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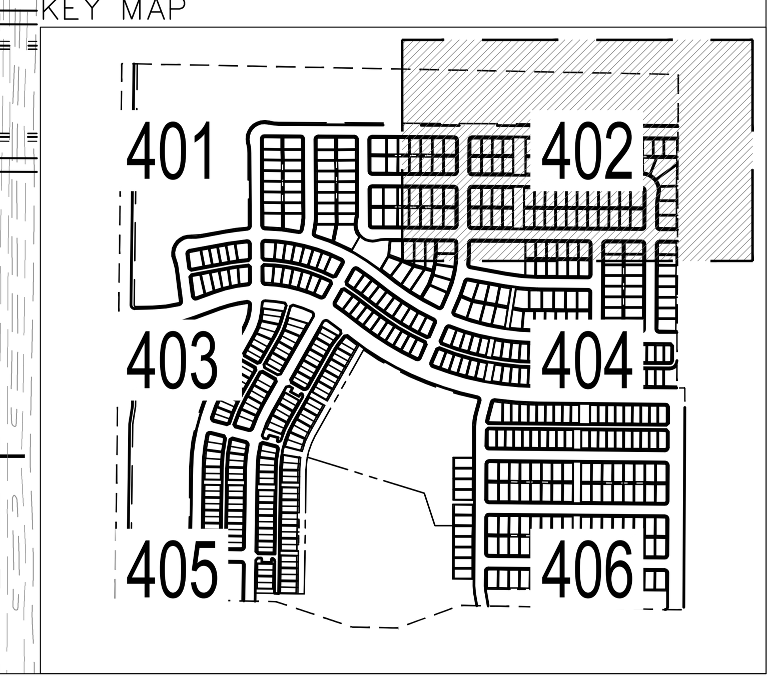
EVERGREEN TREES		
	JUNIPERUS SCOPULORUM	ROCKY MTN. JUNIPER
	PINUS PONDEROSA	PONDEROSA PINE

KEY MAP



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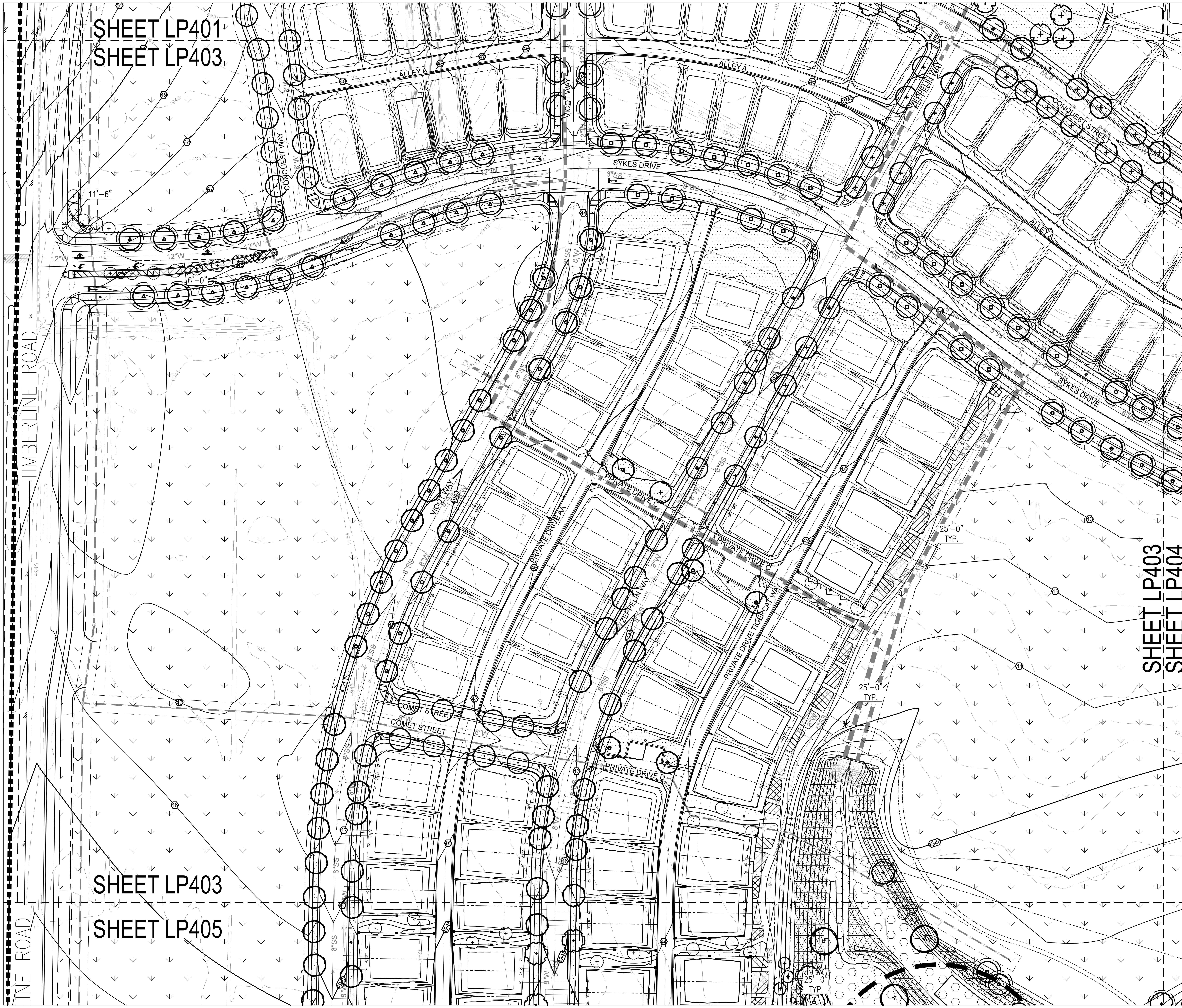
REPLAT OF EAST RIDGE

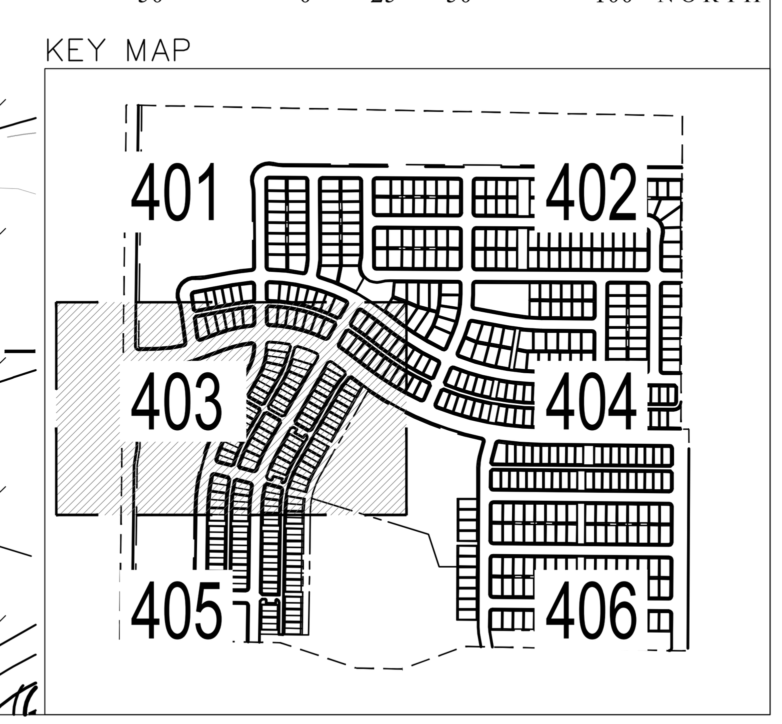
LANDSCAPE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LP402





LANDSCAPE LEGEND:

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REPLAT OF EAST RIDGE

LANDSCAPE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LP403

LANDSCAPE LEGEND:

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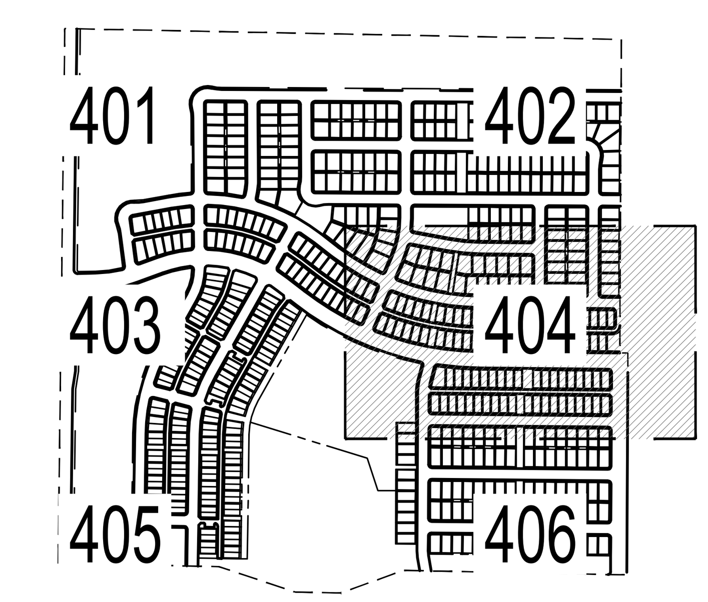
KEY MAP



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REPLAT OF EAST RIDGE

LANDSCAPE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
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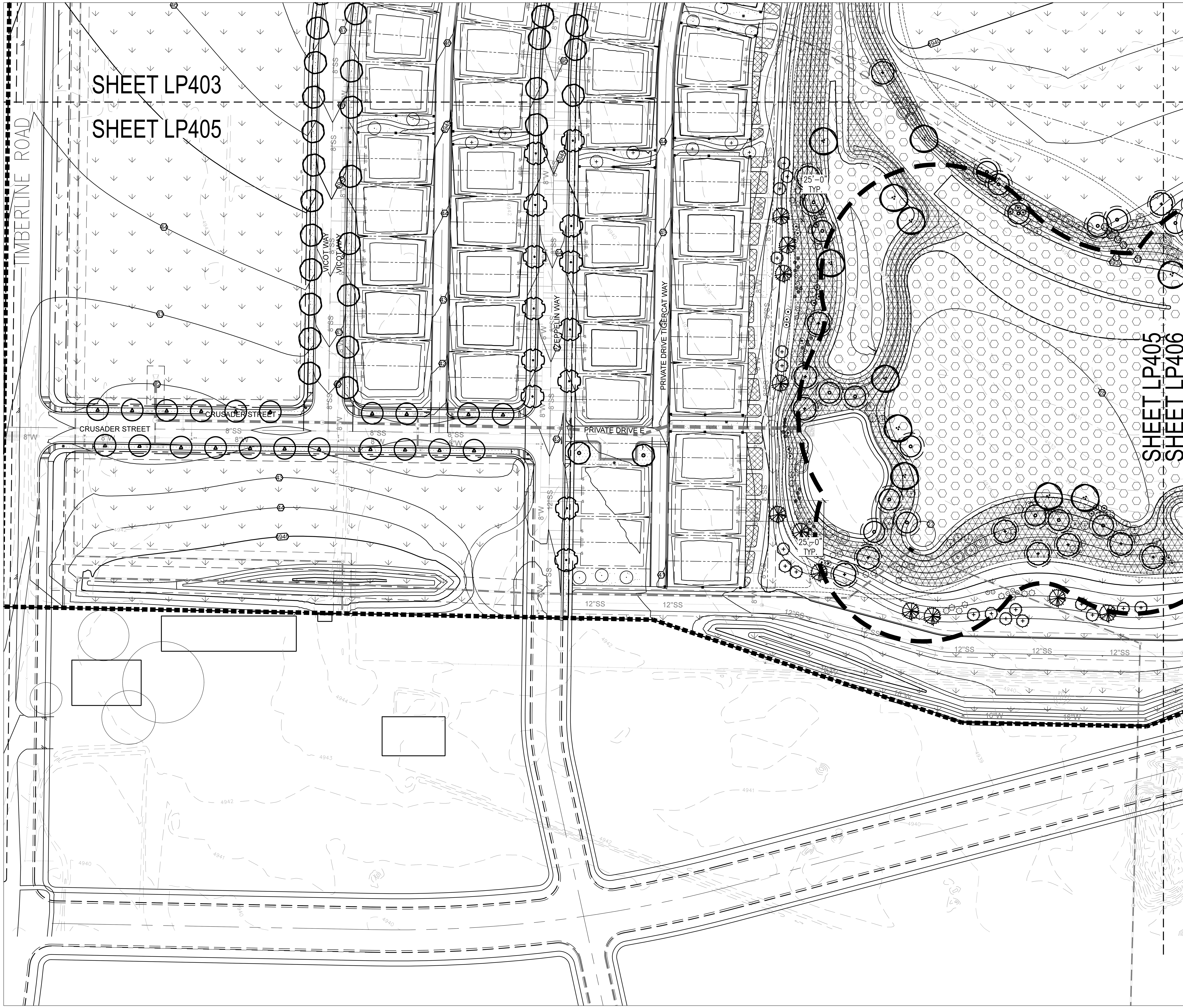
LP404



LANDSCAPE LEGEND:

80/20 FESCUE/BLUEGRASS MIX SOD

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UPLAND/SOIL STABILIZATION SEED MIX – REFER TO WETLAND ENLARGEMENT FOR MIX INFORMATION

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PLANTING BED (3" DEPTH MULCH – ALL PLANTING BEDS)

MITIGATION TREE 3" CALIPER

LANDSCAPE SCHEDULE

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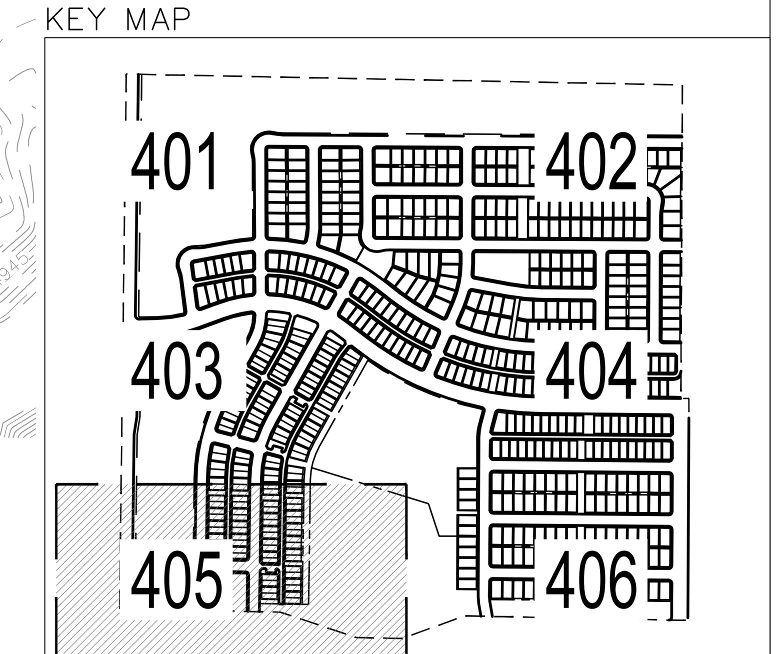
50' 0 25' 50' 100' NORTH

KEY MAP



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REPLAT OF EAST RIDGE

LANDSCAPE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

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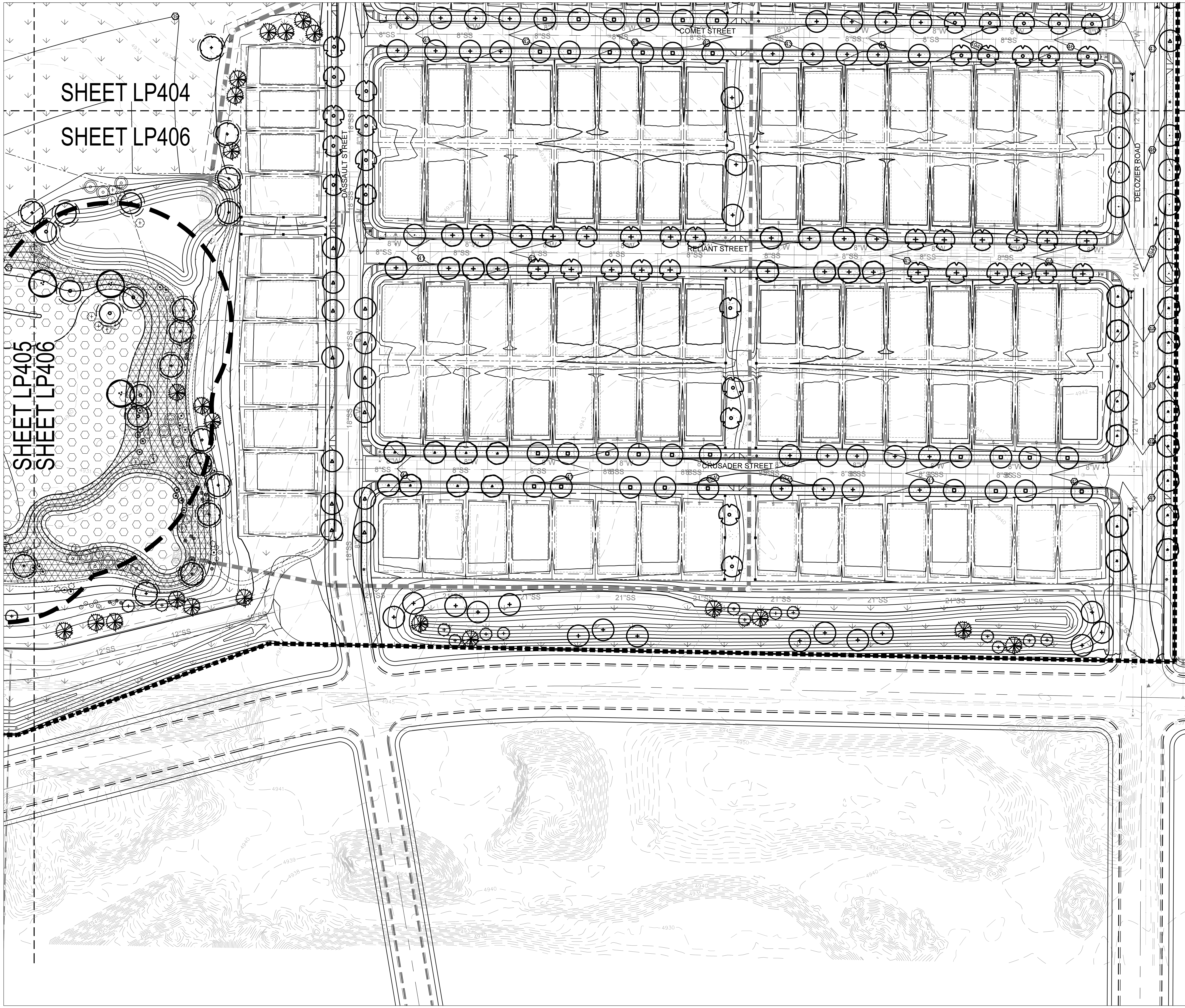
LP405



LANDSCAPE LEGEND:

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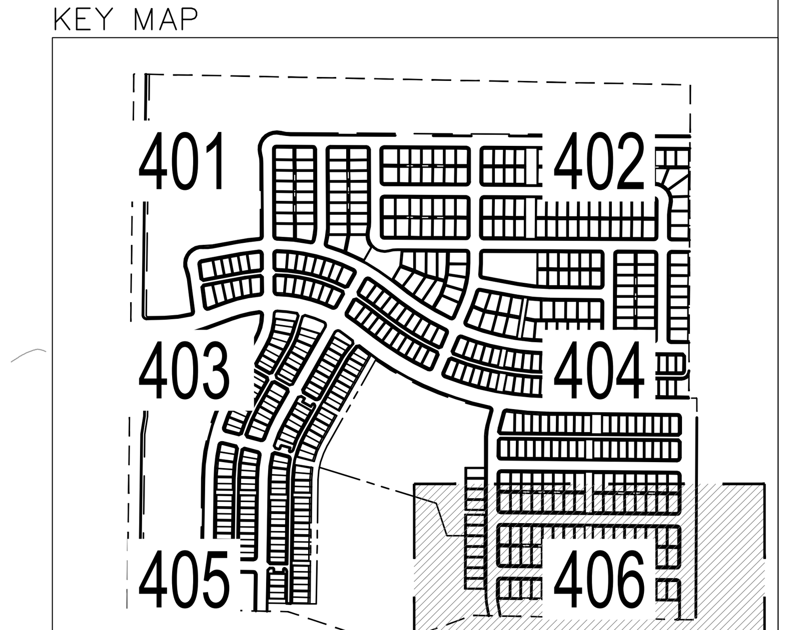

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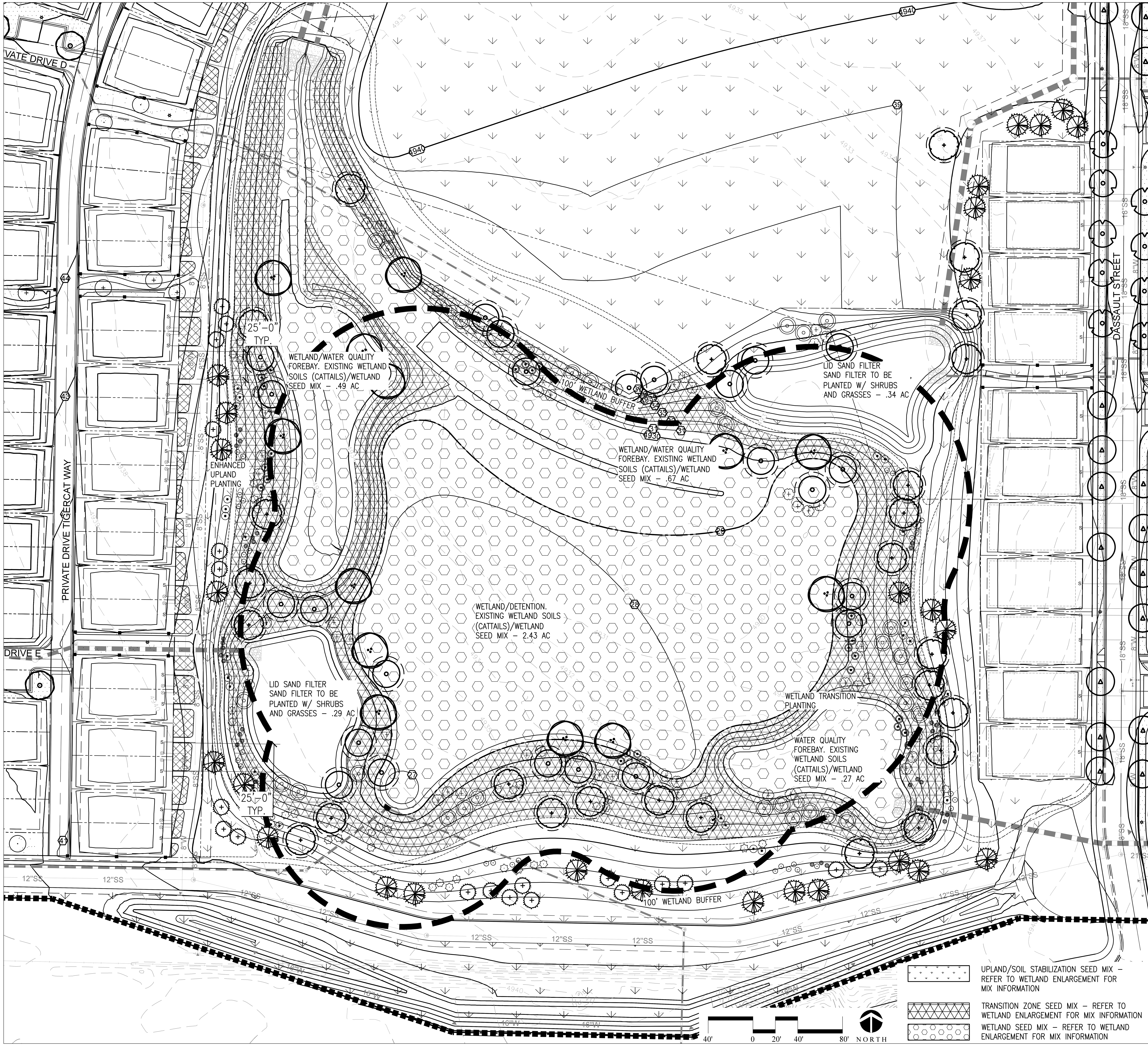
REPLAT OF EAST RIDGE

LANDSCAPE ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LP406



WETLAND TREE/SHRUB PLANTING SPECIES

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
WETLAND DECIDUOUS TREES			
	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2.5" CAL.
	POPULUS DELTOIDES	PLAINS COTTONWOOD	2.5" CAL.
	SALIX AMYGDALOIDES	PEACHLEAF WILLOW	2.5" CAL.
WETLAND SHRUBS			
	AMORPHA FRUTICOSA	INDIGO BUSH	5 GAL.
	CORNUS STOLONIFERA	REDOSIER DOGWOOD	5 GAL.
	PADUS VIRGINIANA	CHOKECHERRY	5 GAL.
UPLAND DROUGHT-TOLERANT PLANTING SPECIES			
UPLAND EVERGREEN TREES			
	PINUS PONDEROSA	PONDEROSA PINE	6' HT.
	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' HT.
UPLAND SHRUBS			
	ATRIPLEX CANESCENS	FOUR-WING SALTBUSH	5 GAL.
	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	5 GAL.
	RHUS AROMATIC TRILOBATA	SKUNKBUSH SUMAC	5 GAL.
	ROSA WOODSII	WOODS ROSE	5 GAL.

WETLAND SEED MIX W/ CATTAIL SOILS

SPECIES (CORPS DESIGNATION)	PREFERRED VARIETIES	RATE LBS./ACRE PLANTED (BROADCAST)	PLS SEEDED/ACRE
ALKALI SACATON (FAC) SPOROBOLUS AIROIDES	N/A	1.0	1,175,000
SWITCHGRASS (FAC) PANICUM VIRGATUM	NEBRASKA-28	4.0	1,556,000
ALKALI BULRUSH (ASSUME OBL) BOBOSCHOENUS MARITIMUS	N/A	1.0	162,000
OLNEY THREESQUARE (OBL) SCHOENOPLECTUS PUNGENS	N/A	2.0	359,600
SOFTSTEM BULRUSH (OBL) SHOENOPLECTUS TABERNAEMONTANI	N/A	1.0	550,000
	TOTALS =	9.0	3,803,200 (~ 87 SEEDS/SQ.FT.)

UPLAND SEED MIX

SPECIES	PREFERRED VARIETIES	RATE LBS./ACRE PLANTED (DRILLED)	PLS SEEDED/ACRE
SLENDER WHEATGRASS ELYMUS TRACHYCAULUS	PRIMAR, REVENUE	3.0	480,000
THICKSPIKE WHEATGRASS ELYMUS LANCEOLATUS	CRITANA	4.0	774,000
WESTERN WHEATGRASS PASCOPYRUM SMITHII	ARRIBA, BARTON	5.0	630,000
LEWIS FLAX ADENOLINUM LEWISII	APPAR	1.0	285,000
UPRIGHT PRAIRIE CONEFLOWER RATIBIDA COLUMNIFERA	N/A	.25	225,000
FOUR-WING SALTBRUSH ATRIPLEX CANESCENS	WYTANA	4.0	208,000
	TOTALS =	17.25	2,602,000 (~ 60 SEEDS/SQ.FT.)

TRANSITION ZONE SEED MIX

SPECIES (CORPS DESIGNATION)	PREFERRED VARIETIES	RATE LBS./ACRE PLANTED (DRILLED)	PLS SEEDED/ACRE
ALKALI SACATON (FAC) SPOROBOLUS AIROIDES	N/A	0.5	587,500
SWITCHGRASS (FAC) PANICUM VIRGATUM	NEBRASKA-28	2.0	778,000
SLENDER WHEATGRASS ELYMUS TRACHYCAULUS	PRYOR, REVENUE	3.0	480,000
THICKSPIKE WHEATGRASS ELYMUS LANCEOLATUS	CRITANA	1.0	186,000
WESTERN WHEATGRASS RATIBIDA COLUMNIFERA	ROSANNA, ARRIBA, BARTON	7.0	882,000
	TOTALS =	13.50	3,099,500 (~ 67 SEEDS/SQ.FT.)

UPLAND SOIL STABILIZATION SEED MIX (LOAMY TO CLAYEY SOILS)

SPECIES	PREFERRED VARIETIES	RATE LBS./ACRE PLANTED (DRILLED)	PLS SEEDED/ACRE
SLENDER WHEATGRASS ELYMUS TRACHYCAULUS	PRYOR, REVENUE	6.0	960,000
THICKSPIKE WHEATGRASS ELYMUS LANCEOLATUS	CRITANA	4.0	774,000
WESTERN WHEATGRASS PASCOPYRUM SMITHII	ROSANNA, ARRIBA, BARTON	10.5	1,323,000
BLUE FLAX ADENOLINUM LEWISII	APPAR	2.0	285,000
	TOTALS =	22.5	3,597,000 (~ 83 SEEDS/SQ.FT.)

REV.	COMMENT	DATE

HARTFORD COMPANIES
4801 Goodman Road
Timnath, CO 80547
970.674.1109

HARTFORD COMPANIES

russell+mills studios
141 s. college ave., suite 104
fort collins, co 80524
p: 970.484.8855
www.russellmillsstudios.com

REPLAT OF EAST RIDGE

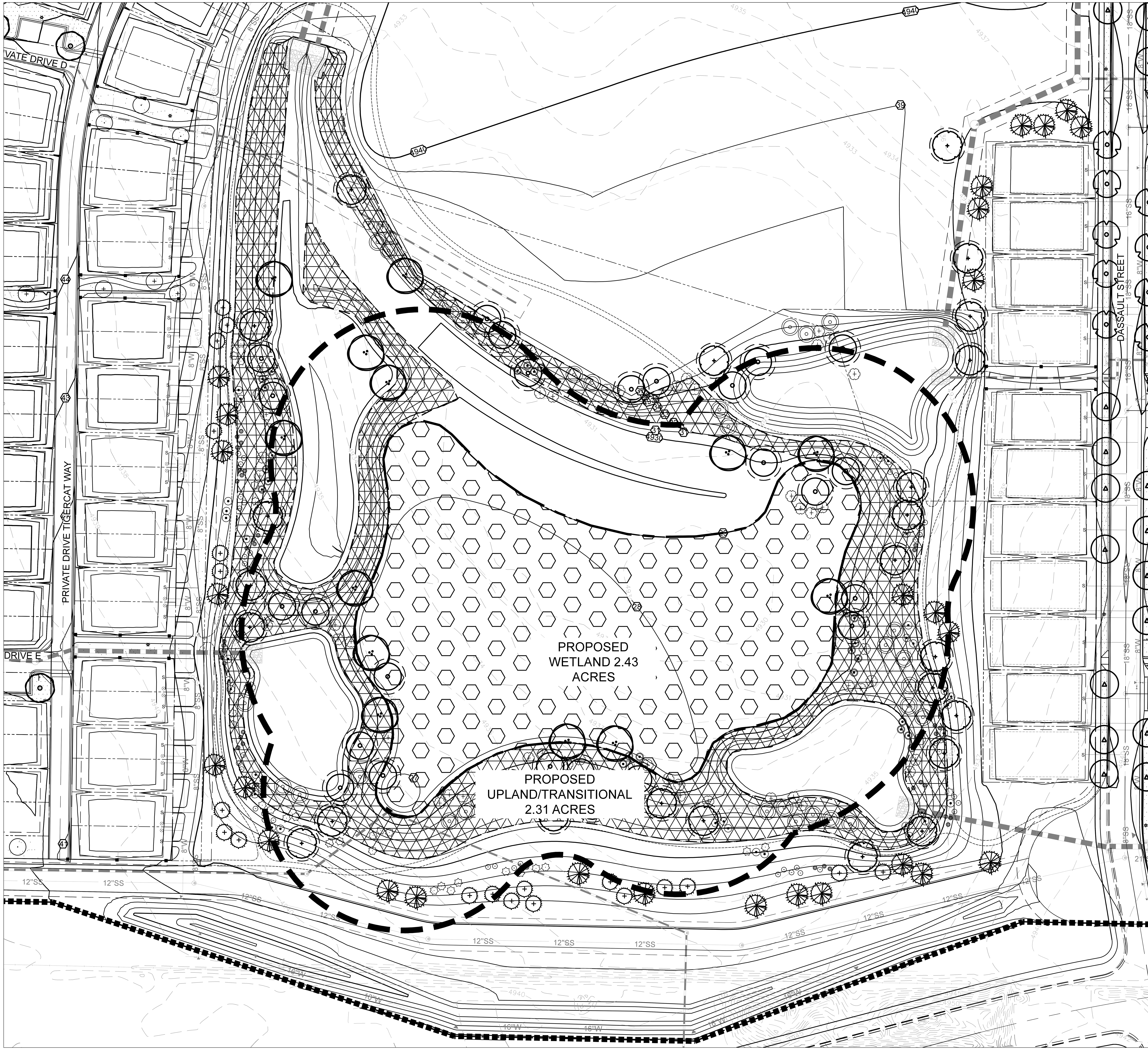
WETLAND ENLARGEMENT PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet

LP407



WETLAND TREE/SHRUB PLANTING SPECIES

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
WETLAND DECIDUOUS TREES			
	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2.5" CAL.
	POPULUS DELTOIDES	PLAINS COTTONWOOD	2.5" CAL.
	SALIX AMYGDALOIDES	PEACHLEAF WILLOW	2.5" CAL.
WETLAND SHRUBS			
	AMORPHA FRUTICOSA	INDIGO BUSH	5 GAL.
	CORNUS STOLONIFERA	REDOSIER DOGWOOD	5 GAL.
	PADUS VIRGINIANA	CHOKECHERRY	5 GAL.

UPLAND DROUGHT-TOLERANT PLANTING SPECIES

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE
UPLAND EVERGREEN TREES			
	PINUS PONDEROSA	PONDEROSA PINE	6' HT.
	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' HT.
UPLAND SHRUBS			
	ATRIPLEX CANESCENS	FOUR-WING SALTBUSH	5 GAL.
	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	5 GAL.
	RHUS AROMATIC TRILOBATA	SKUNKBUSH SUMAC	5 GAL.
	ROSA WOODSII	WOODS ROSE	5 GAL.

WETLAND MITIGATION BREAKDOWN

SEED TYPE	AREA(ACRES)
EXISTING WETLAND	2.17 ACRES
TRANSITIONAL/UPLAND	2.31 ACRES
PROPOSED WETLAND	2.43 ACRES

40' 0 20' 40' 80' NORTH

REV.	COMMENT	DATE

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4801 Goodman Road
Timnath, CO 80547
970.674.1109

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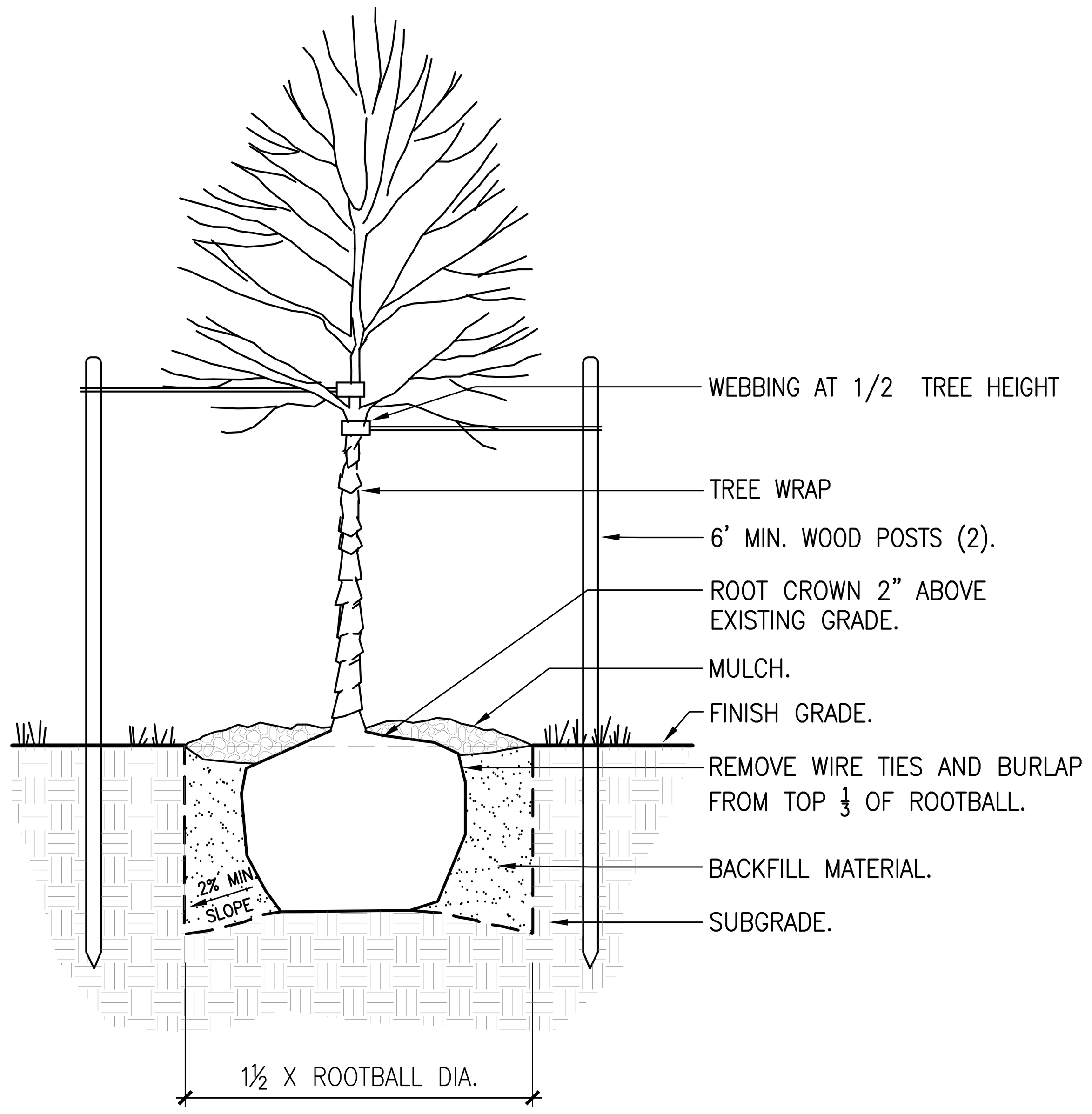
REPLAT OF EAST RIDGE

WETLAND MITIGATION DIAGRAM

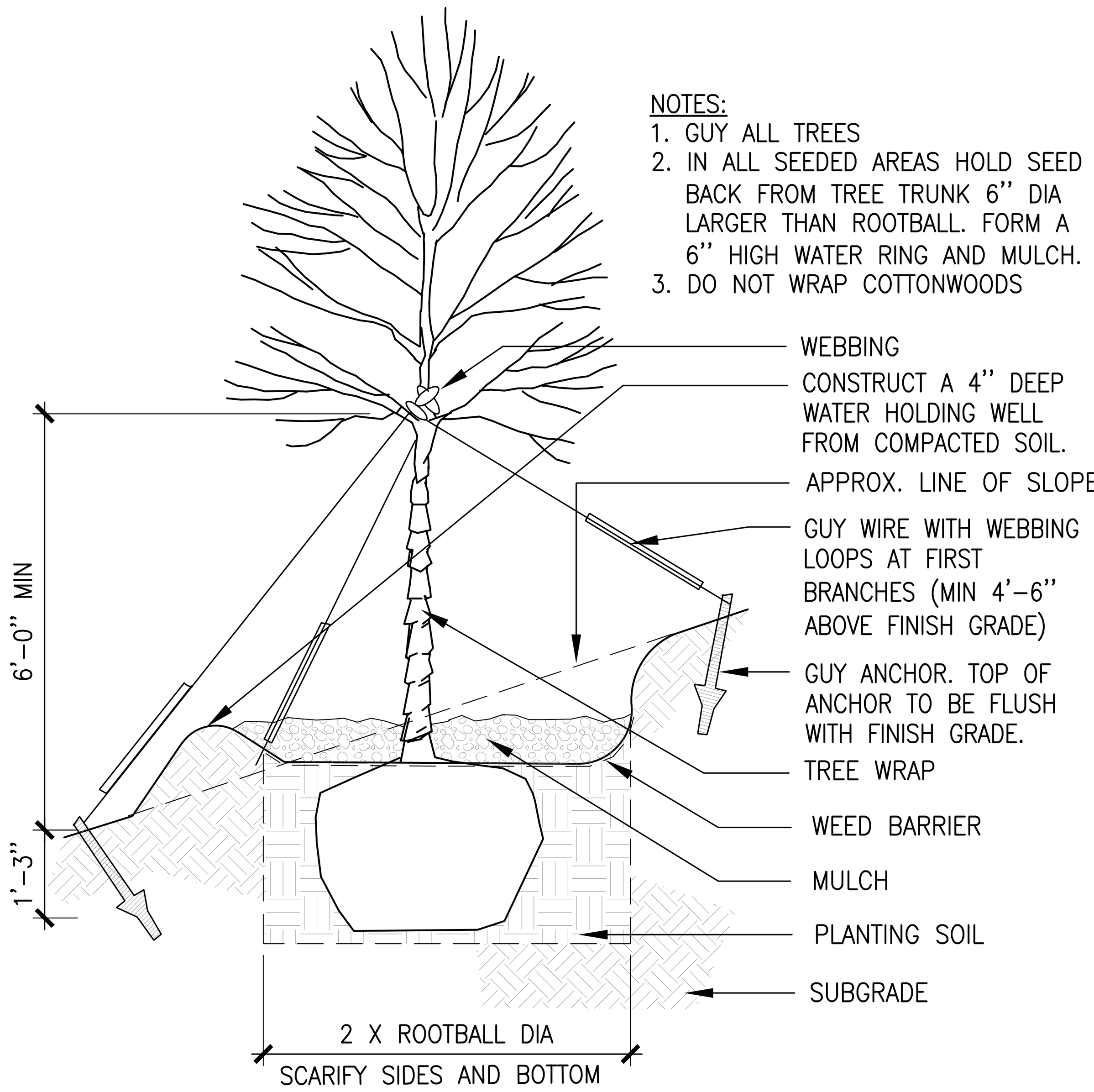
MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

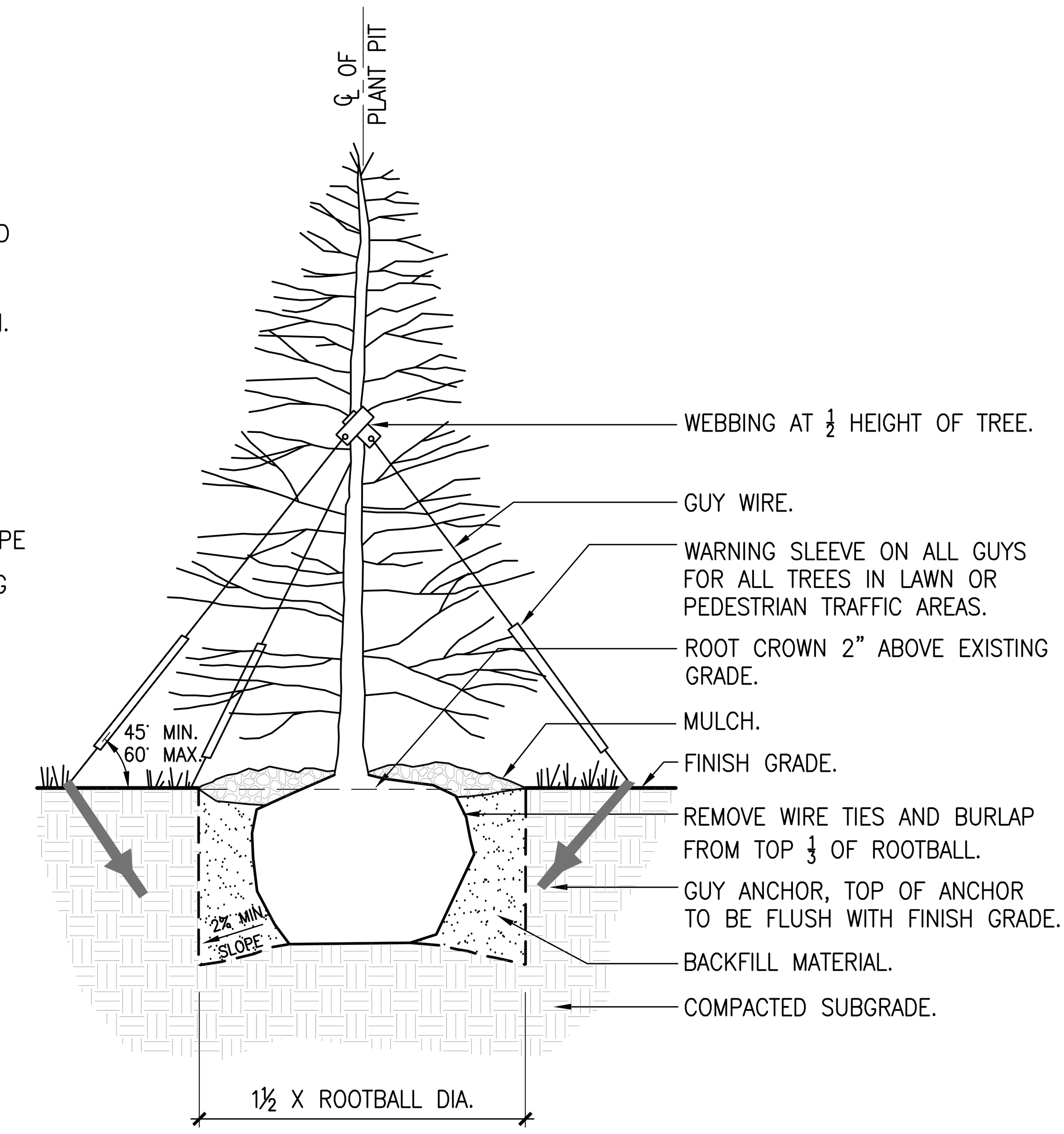
Sheet
LP408



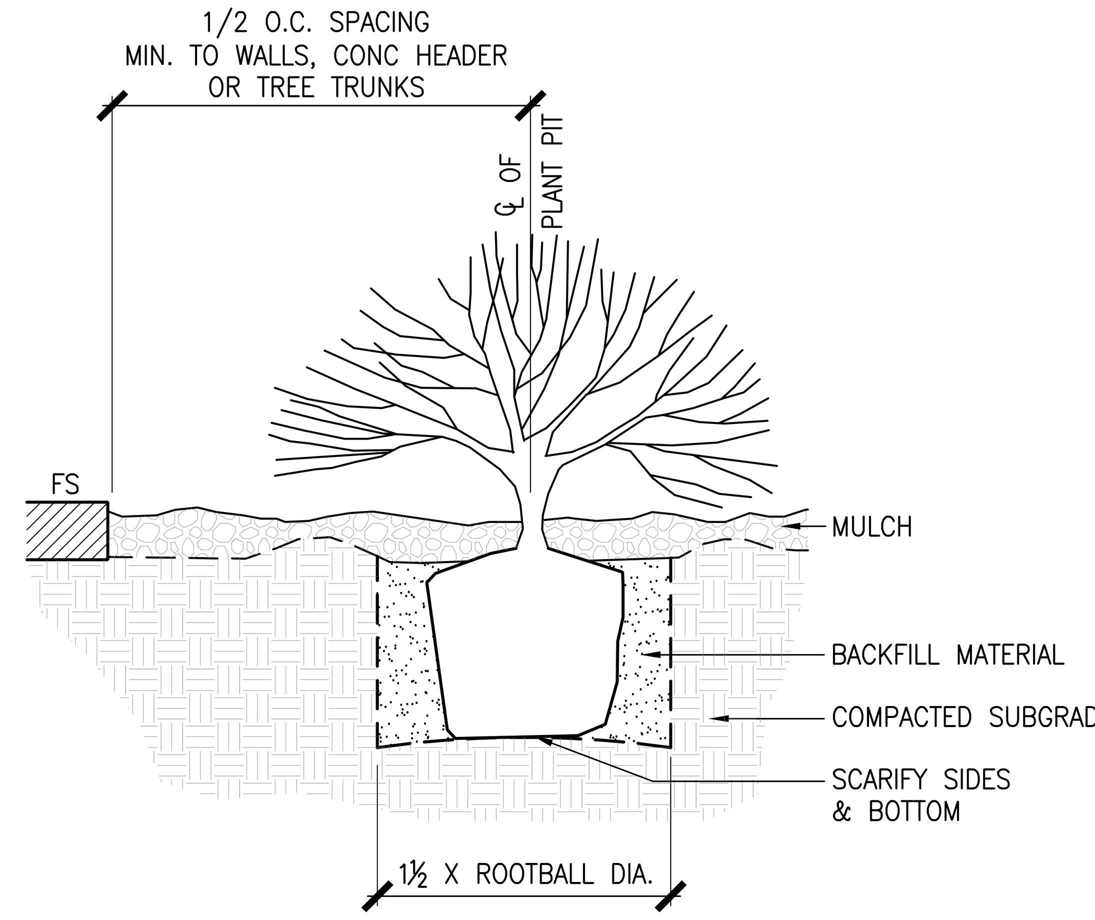
A DECIDUOUS TREE PLANTING
SCALE: NTS
DT-tree-Decid.dwg



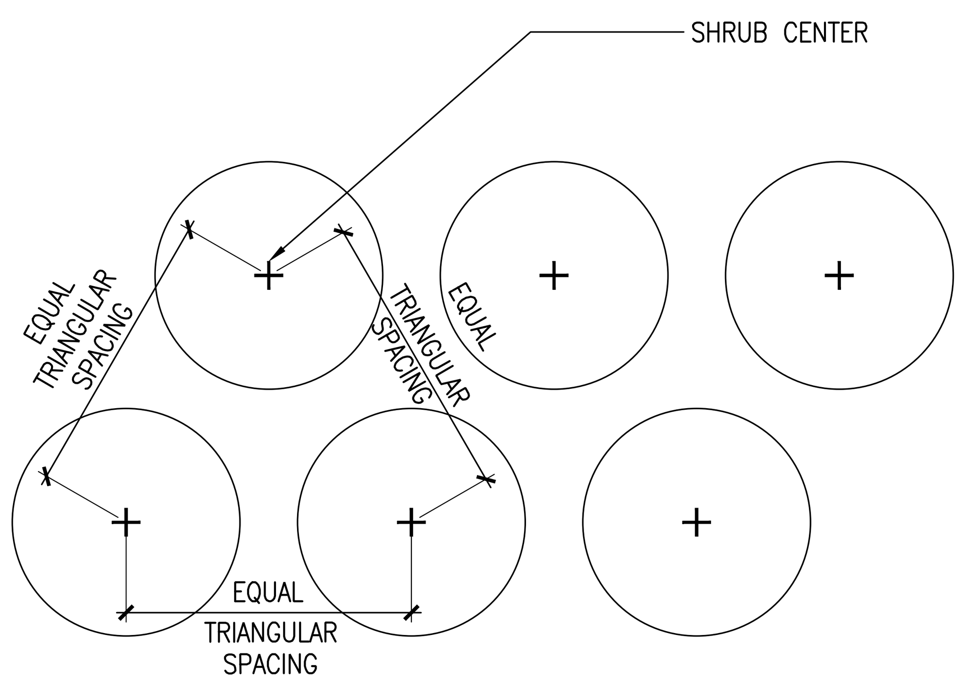
B DECIDUOUS TREE ON SLOPE
SCALE: 1/2"=1'-0"
DT-TreeDecSlope.dwg



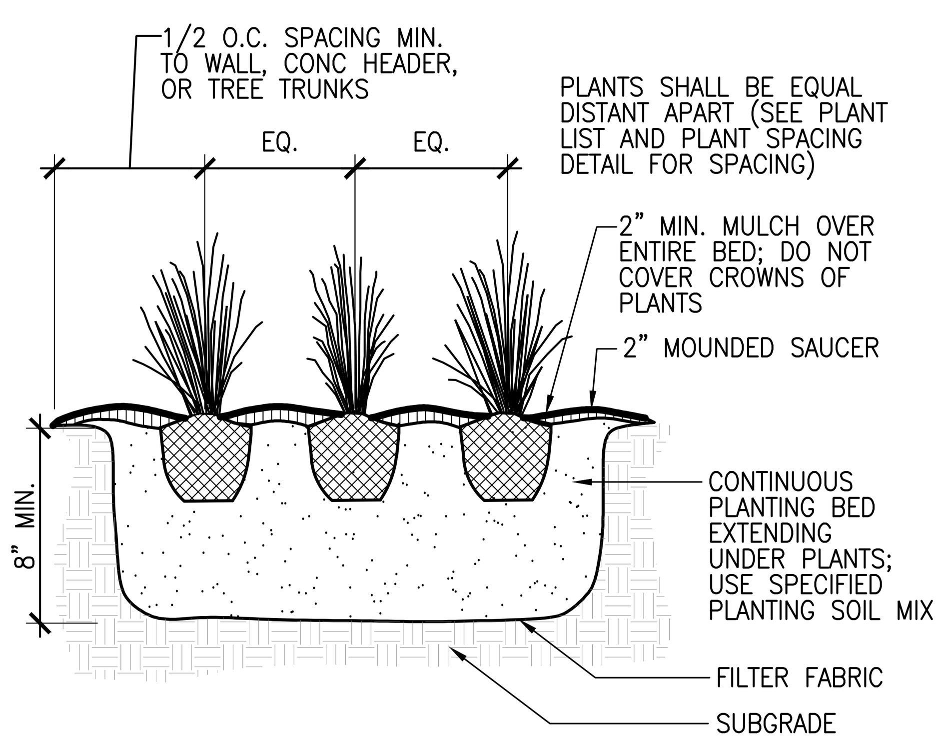
C EVERGREEN TREE PLANTING
SCALE: NTS
tree-evg.dwg



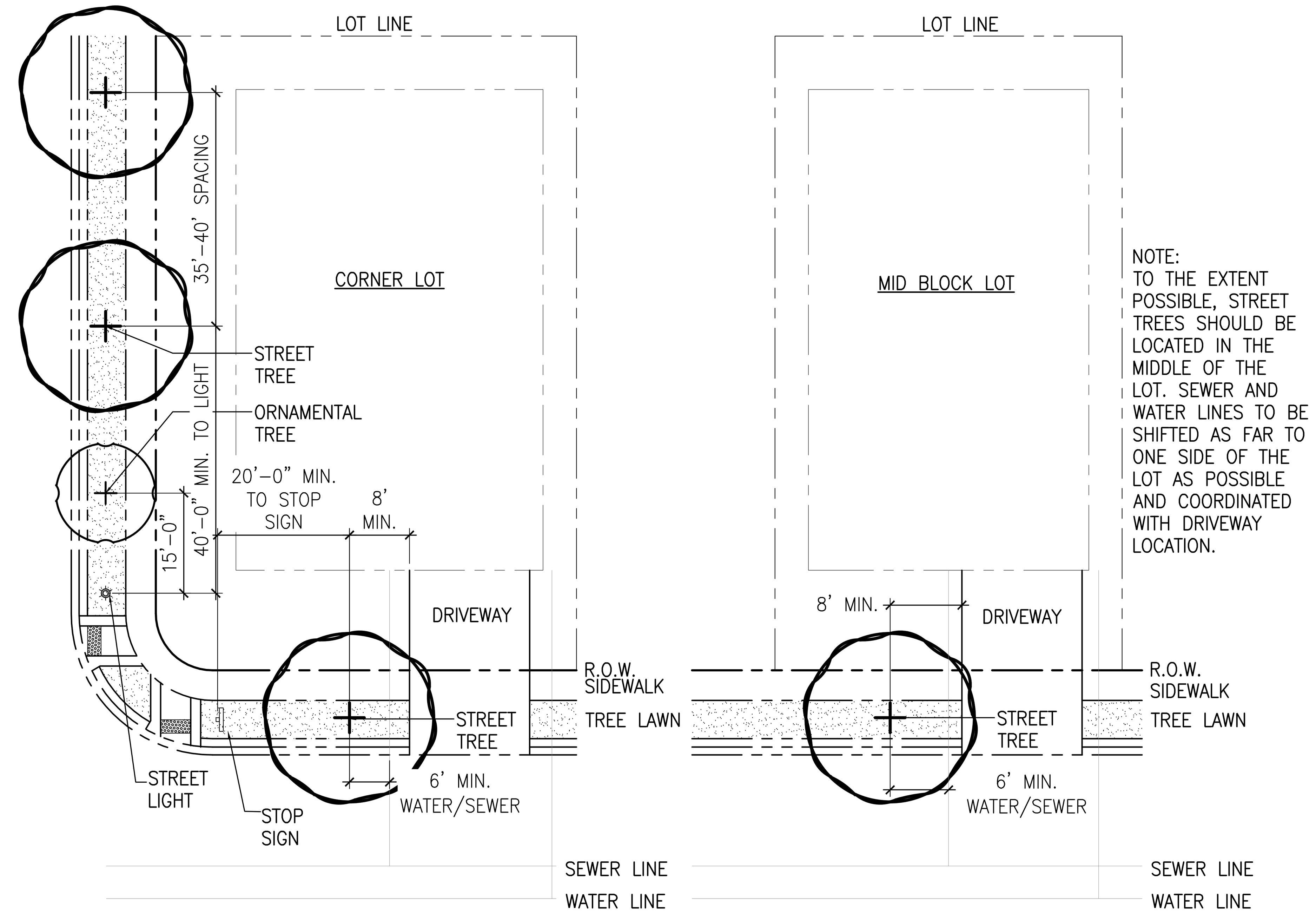
D SHRUB PLANTING
SCALE: NTS
shrb.dwg



E TRIANGULAR SHRUB SPACING
SCALE: NTS
DT-PLNT-SHRB-SPAC



F PERENNIAL PLANTING
SCALE: NTS
DT-Perennial.dwg



G TREE LOCATIONS
SCALE: 1/16"=1'-0"
DT-LOT-TREE

REV.	COMMENT	DATE

HARTFORD COMPANIES
4801 Goodman Road
Timnath, CO 80547
970.674.1109

HARTFORD COMPANIES

russell+mills studios
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fort collins, co 80524
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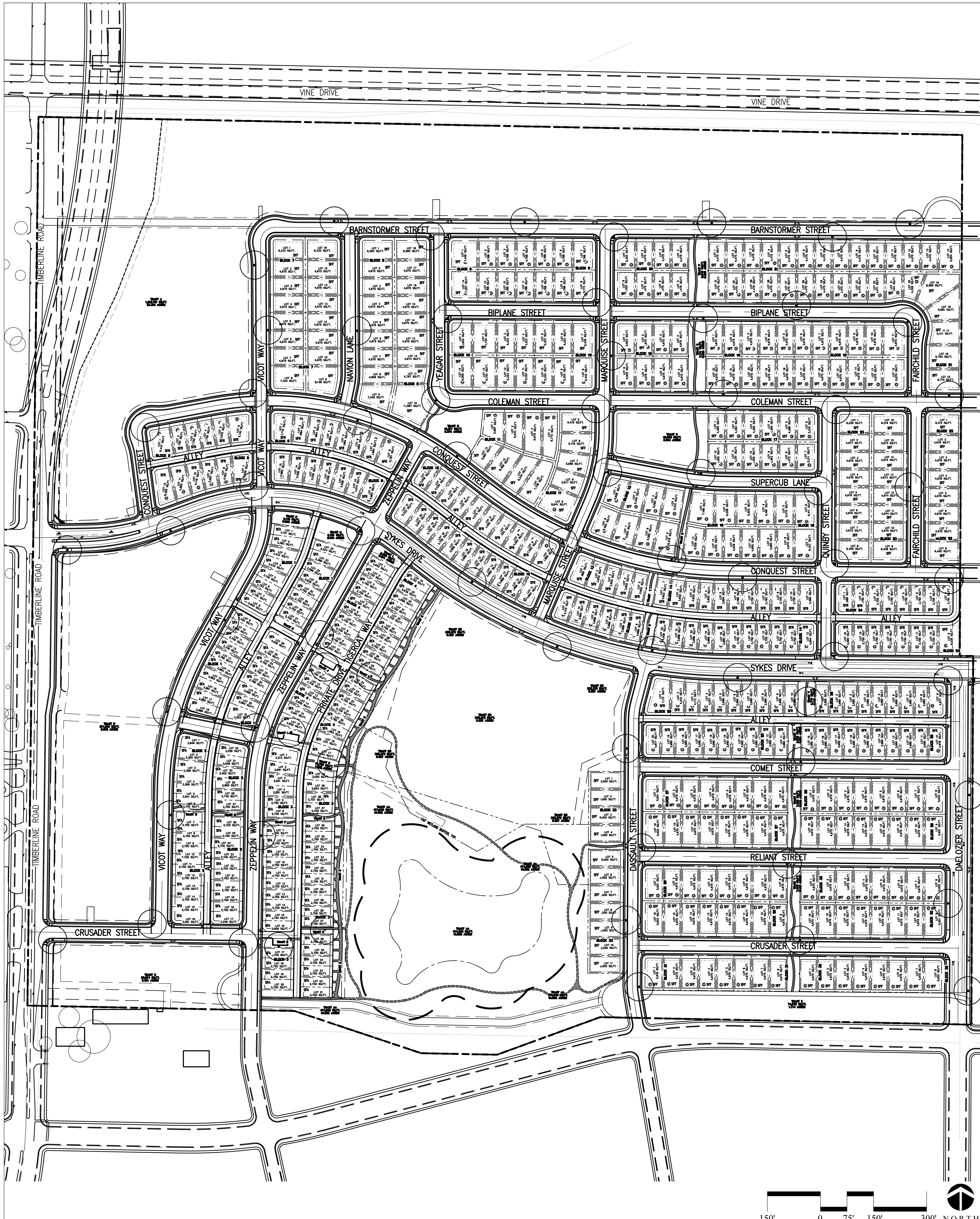
www.russellmillsstudios.com

REPLAT OF EAST RIDGE
LANDSCAPE DETAILS
MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LP501



SITE LEGEND:

- SITE BOUNDARY
- R.O.W.
- LOT LINE
- EASEMENT
- BUILDING ENVELOPE
- 6' PRIVACY FENCE
- 100' WETLAND BUFFER

- 4" THICK STANDARD GRAY CONCRETE
- CRUSHER FINES PAVEMENT
- PA PLANTING AREA
- SFF SINGLE FAMILY DETACHED (FRONT GARAGES)
- SFR SINGLE FAMILY DETACHED (REAR GARAGES)
- SFA SINGLE FAMILY ATTACHED
- SOLAR ORIENTED LOT
- PROPOSED STREET LIGHT
- MONUMENT SIGN

REV.	COMMENT	DATE

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Timnath, CO 80547
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REPLAT OF EAST RIDGE

OVERALL SITE LIGHTING PLAN

MAJOR AMENDMENT

Date: 01.05.2016
Drawn By: JB
Checked By: CR

Sheet
LL101

UTILITY PLANS FOR:

EAST RIDGE SECOND FILING

A REPLAT OF EAST RIDGE SUBDIVISION PLAT, SITUATE IN THE EAST HALF OF SECTION 8 AND THE NORTHWEST QUARTER OF SECTION 9, T7N, R68W OF THE 6TH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NOVEMBER, 2015

PROJECT TEAM:

DEVELOPER/APPLICANT
East Ridge Holdings LLC.
Landon Hoover
4801 Goodman Rd.
Timnath, CO 80547
970.674.1109

SITE ENGINEER
Galloway & Company
Rob Van Uffelen
3760 E. 15 Street, Suite 202
Loveland, Colorado 80538
(303) 770-8884

PLANNER/ LANDSCAPE ARCHITECT
Russell + Mills Studios
Craig Russell, RLA, ASLA
141 S. College Avenue, Suite 104
Fort Collins, CO 80524
(970) 484-8855

SURVEY ENGINEER
King Surveying Inc.
Steve Lund
650 East Garden Dr.
Windsor, Colorado 80550
(970) 686-5011

TRAFFIC ENGINEER
Matt Delich, PE
Delich Associates
2272 Glen Haven Drive
Loveland, Colorado 80538
(970) 669-2061

GEOTECHNICAL ENGINEER
CTL Thompson Inc.
351 Linden Street, Unit 140
Fort Collins, Colorado 80524
(303) 206-9455

DISCLAIMER STATEMENT:

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

CERTIFICATION STATEMENT:

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively; and that I am fully responsible for the accuracy of all design. revisions, and record conditions that I have noted on these plans.

PROJECT BENCHMARKS:

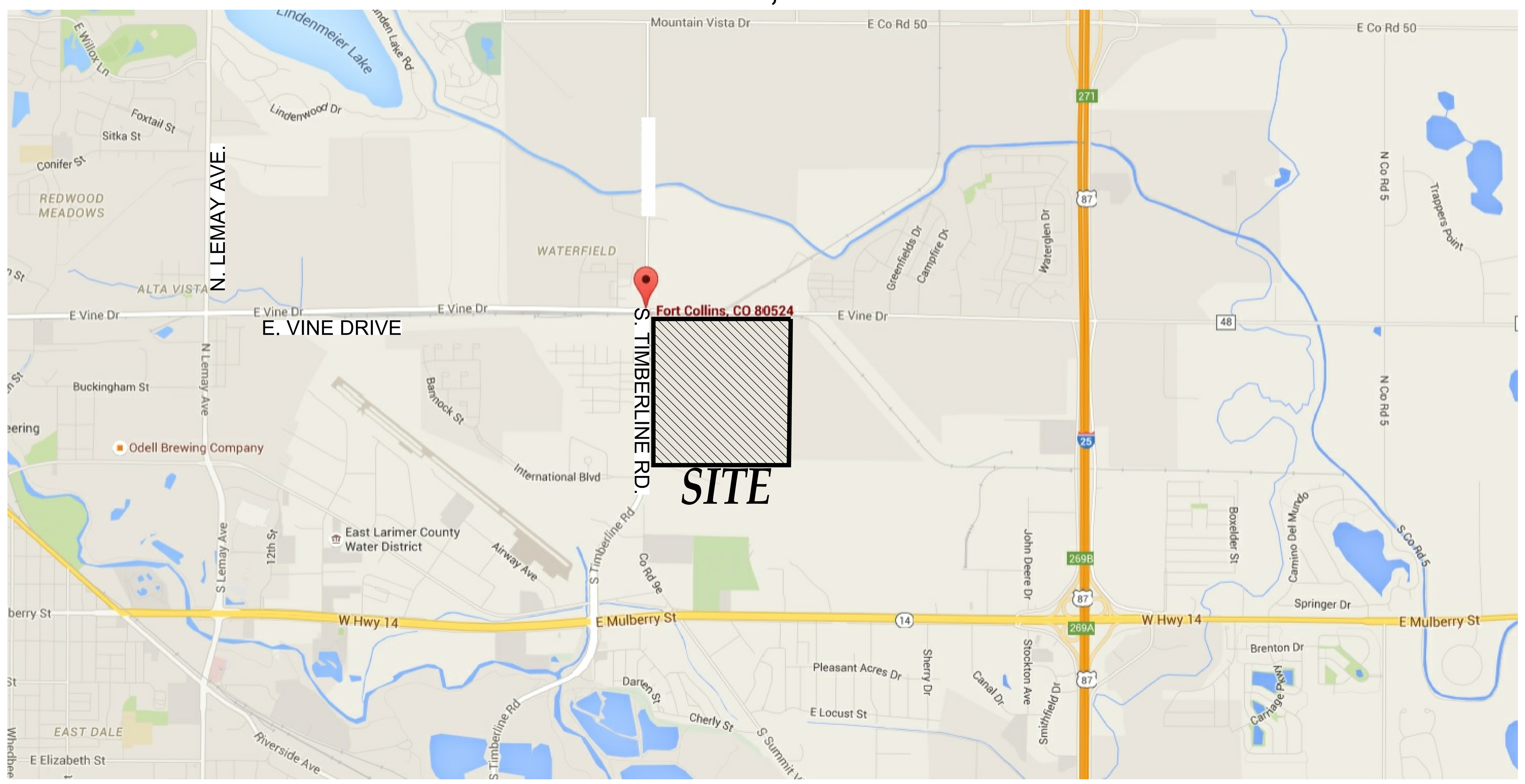
BENCHMARKS

PROJECT DATUM: NGVD29 UNADJUSTED (OLD CITY OF FORT COLLINS DATUM)

BENCHMARKS: 92-3, TIMBERLINE RD. AT LARIMER-WELD IRRIGATION DITCH, ON THE SOUTH END OF THE EAST PARAPET WALL
ELEVATION: 4985.68
NOTE: IF NAVD88 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD88 = NGVD29 UNADJUSTED + 3.19'

BENCHMARK: 41-01, ON THE NORTH SIDE OF EAST VINE DRIVE , WEST OF 3024 EAST VINE DRIVE, ON THE NORTH SIDE OF A ROUND ELECTRICAL VAULT.
ELEVATION: 4966.54

NOTE: IF NAVD88 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NAVD88 = NGVD29 UNADJUSTED + 3.18'



VICINITY MAP

N.T.S.

SHEET INDEX

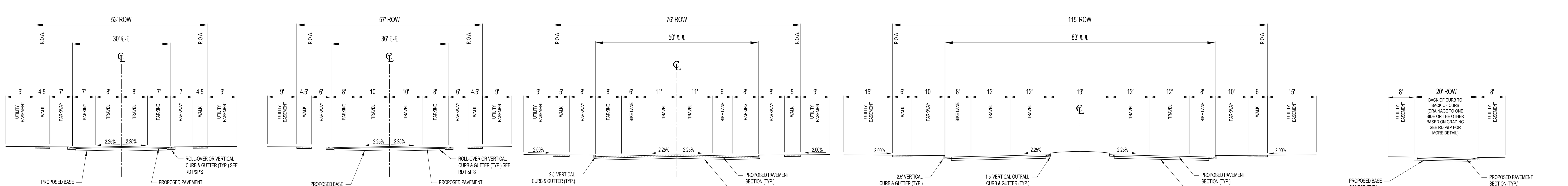
UTILITY CONTACT LIST: *

UTILITY	COMPANY	CONTACT	PHONE NUMBER
GAS	Xcel Energy	Stephanie Rich	(970) 225-7828
ELECTRIC	City of Fort Collins Light and Power	Janet Mctague	(970) 224-6152
CABLE	Xfinity	Don Kapperman	(970) 567-0425
TELECOM.	Centurylink	William Johnson	(970) 377-6401
WATER	ELCO	Mike Scheid	(970) 493-2044
WASTEWATER	Boxelder Sanitation District	Karen Reynolds	(970) 498-0604
STORMWATER	City of Fort Collins Utilities	Shane Boyle	(970) 221-6700

* ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEEER PRIOR TO CONSTRUCTION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

TYPICAL ROAD SECTIONS



LOCAL STREET

NAVION LANE
10+00.00 to 17+53.91 VICOT STREET
10+00.00 to 12+72.00 ZEPPELIN STREET
YEAGER STREET
SUPERCUB LANE
RELIANT STREET
QUINBY STREET
MARQUISE STREET
FAIRCHILD STREET
DASSAULT STREET
COLEMAN STREET
BIPLANE STREET
BARNSTORMER STREET
CONQUEST WAY
CONQUEST STREET
10+00.00 to 19+19.98 CRUSADER STREET B
10+00.00 to 19+19.99 COMET STREET B

CONNECTOR LOCAL STREET

17+53.91 to 30+45.54 VICOT STREET
12+72.00 to 27+25.45 ZEPPELIN STREET
10+00.00 to 12+53.00 COMET STREET A
10+00.00 to 16+30.47 CRUSARED STREET A

MINOR COLLECTOR

SYKES DRIVE
INTERNATIONAL BOULEVARD
DELOZIER ROAD

4-LANE ARTERIAL STREET

TIMBERLINE ROAD

ALLEY OPTION (B) (DRAINAGE TO ONE SIDE)

ALLEY A
ALLEY B

NOTE:
PRIVATE DRIVE C, D, E, AA, AND TIGERCAT WAY, ARE ALL WITHIN PRIVATE TRACTS AND SHALL FOLLOW THE PRIVATE ALLEY CURB, GUTTER AND PAVEMENT SECTION.

BOXELDER SANITATION DISTRICT UTILITY PLAN REVIEW

REVIEWED BY: ____________________
GENERAL MANAGER
DATE: ____________

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

EAST LARIMER COUNTY WATER DISTRICT UTILITY PLAN REVIEW

REVIEWED BY: ____________________ GENERAL MANAGER ________ DATE:

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

City of Fort Collins, Colorado UTILITY PLAN APPROVAL

APPROVED: ____________ City Engineer ____ Date
CHECKED BY: ____________ Water & Wastewater Utility ____ Date
CHECKED BY: ____________ Stormwater Utility ____ Date
CHECKED BY: ____________ Parks & Recreation ____ Date
CHECKED BY: ____________ Traffic Engineer ____ Date
CHECKED BY: ____________ Environmental Planner ____ Date

Galloway
Planning. Architecture. Engineering.
3760 E. 15th Street, Suite 202
Loveland, CO 80538
970.800.3300 O
www.gallowayUS.com

EAST RIDGE HOLDINGS
4801 Goodman Rd.
Timnath, CO 80547
970.674.1109

NOT FOR CONSTRUCTION 11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
COVER SHEET

CV01
OF 80 SHEETS

A. GENERAL NOTES

1. All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the City of Fort Collins.

2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.

3. These public improvement construction plans shall be valid for a period of three years from the date of approval by the City of Fort Collins Engineer. Use of these plans after the expiration date will require a new review and approval process by the City of Fort Collins prior to commencement of any work shown in these plans.

4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the City of Fort Collins, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the City of Fort Collins Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the City of Fort Collins, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.

5. All storm sewer construction, as well as power and other "dry" utility installations, shall conform to the City of Fort Collins standards and specifications current at the date of approval of the plans by the City of Fort Collins Engineer.

6. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The Developer shall be responsible for unknown underground utilities.

7. The Developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.

8. The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.

9. If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the City of Fort Collins prior to beginning construction.

10. The Developer shall coordinate and cooperate with the City of Fort Collins, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.

11. No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.

12. The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.

13. The minimum cover over water lines is 4.5 feet and the maximum cover is 6.0 feet unless otherwise noted in the plans and approved by the Water Utility.

14. A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or if water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.

15. The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (Contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the Storm Water Management Plan, and the Erosion Control Plan.

16. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).

17. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

18. The City of Fort Collins shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the City of Fort Collins failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.

19. All recommendations of the Preliminary Drainage and Erosion Control Reports for East Ridge dated September 09, 2015 by Galloway and Company, Inc., shall be followed and implemented.

20. Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan. All erosion control measures shall be maintained in good repair by the Developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping.

21. The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the the City of Fort Collins street inspector.

22. No work may commence within any improved or unimproved public Right-of-Way until a Right-of-Way Permit or Development Construction Permit is obtained, if applicable.

23. The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the the City of Fort Collins Inspector (Fort Collins - 221-6605) and the City of Fort Collins Erosion Control Inspector (Fort Collins - 221-6700) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the City of Fort Collins Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineer absence. However, the City of Fort Collins reserves the right not to accept the improvement if subsequent testing reveals an improper installation.

24. The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the Developer shall be responsible for a re-design of the subject pavement section or, the Developer may use the City of Fort Collins' default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed Professional Engineer. The final report shall be submitted to the Inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the City of Fort Collins Engineer approves the final report.

25. The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets, and other locations requested by the the City of Fort Collins inspector. The engineer or surveyor must certify in a letter to the City of Fort Collins that these elevations conform to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the City of Fort Collins before installation of base course or asphalt will be allowed on the streets.

26. All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.

27. Portions of Larimer County are within overlay districts. The Larimer County Flood Plain Resolution should be referred to for additional criteria for roads within these districts.

28. All road construction in areas designated as Wild Fire Hazard Areas shall be done in accordance with the construction criteria as established in the Wild Fire Hazard Area Mitigation Regulations in force at the time of final plat approval.

29. Prior to the commencement of any construction, the contractor shall contact the Local Entity Forester to schedule a site inspection for any tree removal requiring a permit.

30. The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.

31. The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority. (The the City of Fort Collins, Larimer County, Colorado), for approval, prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.

32. Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact the City of Fort Collins Traffic Operations Department, who will temporarily remove or relocate the sign at no cost to the contractor, however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.

33. The Developer is responsible for all costs for the initial installation of traffic signing and striping for the Development related to the Development's local street operations. In addition, the Developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the Development.

34. There shall be no site construction activities on Saturdays, unless specifically approved by the City of Fort Collins Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by Larimer County.

35. The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.

36. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.

37. The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.

38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the City of Fort Collins Engineer immediately.

39. The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Larimer County's Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the City of Fort Collins Engineer.

40. The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:

   BENCHMARKS: 92-3, TIMBERLINE RD. AT LARIMER-WELD IRRIGATION DITCH, ON THE SOUTH END OF THE EAST PARAPET WALL
   ELEVATION: 4985.68
   NOTE: IF NAVD88 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD88 = NGVD29 UNADJUSTED + 3.19'

   BENCHMARK: 41-01, ON THE NORTH SIDE OF EAST VINE DRIVE , WEST OF 3024 EAST VINE DRIVE, ON THE NORTH SIDE OF A ROUND ELECTRICAL VAULT.
   ELEVATION: 4966.54

   NOTE: IF NAVD88 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NAVD88 = NGVD29 UNADJUSTED + 3.18'

41. All stationing is based on centerline of roadways unless otherwise noted.

42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

43. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the City of Fort Collins Construction Inspector before any cuts are made. Patching shall be done in accordance with the City of Fort Collins Street Repair Standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer and/or the City of Fort Collins Inspector at the time the cuts are made.

44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.

45. Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.

46. After acceptance by the City of Fort Collins, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.

The City of Fort Collins shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: ALTBIER STREET, TRAPPIST STREET, PILSNER STREET, PALE ALE STREET, SOUR STREET, PINT STREET, SHANDY STREET

Approved Variances are listed as follows: SIGHT DISTANCE TRIANGLES
LEVEL OF SERVICE AT TIMBERLINE / VINE INTERSECTION

CONSTRUCTION NOTES

A. GRADING AND EROSION CONTROL NOTES

1. The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.

2. There shall be no earth-disturbing activity outside the limits designated on the accepted plans.

3. All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.

4. At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.

5. Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.

6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the City/County.

7. In order to minimize erosion potential, all temporary (structural) erosion control measures shall:

   a. Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
   b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
   c. Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.

8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.

9. The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.

10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.

11. No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.

12. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the City/County or Homeowners Association (HOA).

13. City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.

14. A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.

15. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City.

B. STREET IMPROVEMENT NOTES

1. All street construction is subject to the General Notes on the cover sheet of these plans as well as the Street Improvements Notes listed here.

2. A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the City of Fort Collins Engineer for approval, prior to any street construction activity, (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.

3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the City of Fort Collins Engineer in Fort Collins.

4. Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the City of Fort Collins Engineer.

5. Ft. Collins only. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.

6. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the City of Fort Collins Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.

7. All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Permit traffic control plan.

8. The Developer is required to perform a gutter water flow test in the presence of the City of Fort Collins Inspector and prior to installation of asphalt. Gutters that hold more than 1/4 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.

9. Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. and a single axle weight of at least 18,000 lbs. with pneumatic tires inflated to not less that 90 p.s.i.g. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the City of Fort Collins Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The City of Fort Collins Engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be preformed in the presence of an Inspector.

C. TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.

2. All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.

3. All signage shall be per the City of Fort Collins Standards and these plans or as otherwise specified in MUTCD.

4. All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.

5. All lane lines for concrete pavement should be epoxy paint.

6. Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the City of Fort Collins Traffic Engineer prior to permanent installation of striping and symbols.

7. Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.

8. Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.

9. All surfaces shall be thoroughly cleaned prior to installation of striping or markings.

10. All sign posts shall utilize break-away assemblies and fasteners per the Standards.

11. A field inspection of location and installation of all signs shall be performed by the City of Fort Collins Traffic Engineer. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.

12. The Developer installing signs shall be responsible for locating and protecting all underground utilities.

13. Special care shall be taken in sign location to ensure an unobstructed view of each sign.

14. Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period,the City of Fort Collins Traffic Engineer reserves the right to require additional signage and/or striping if the City of Fort Collins Traffic Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair wear on traffic markings).

15. Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

D. STORM DRAINAGE NOTE

1. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).

2. All recommendations of the Preliminary Drainage and Erosion Control Reports for East Ridge dated September 09, 2015 by Galloway and Company, shall be followed and implemented.

3. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must by submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall by submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

E. ELCO STANDARD NOTES:
The following information is condensed from the current "Standard Construction Specification for Water Mains" as adopted by the East Larimer County Water District ('ELCO' or 'District') and is to be considered as such. In the event of any question the full document shall take precedence.

1. It shall be the responsibility of the Contractor to coordinate field locates of all existing utilities prior to commencement of any construction. Contractor shall also notify all affected utility companies prior to commencing construction. In event of damage to any existing utility Contractor shall immediately notify owner of the utility involved and, unless authorized in writing by the owner of the subject utility, shall not attempt to make repairs. Cost of repairs shall be the responsibility of the Contractor.

2. Contractor shall continuously maintain adequate protection from damage of all public and private property through which the work is done.

3. All water main installation within the ELCO Water District shall be subject to current OSHA and COSHA safety requirements. Contractor shall also comply with any and all requirements and regulations as set forth by City, County, State and Federal agencies having applicable authority.

4. No construction shall begin without prior design approval from ELCO. District shall be notified 48 hours in advance of starting construction or testing to allow for scheduling. District shall inspect the construction as necessary and shall observe all line testing. Construction or testing shall conform to District Specifications at all times. In event that State or City road excavation permit(s) are required Contractor shall notify District of proposed construction schedule well in advance to allow time for District to obtain the required permit(s). Contractor is responsible for obtaining all County road permits which may be required. No verbal authorization for field revision shall be given. All requests for such field revision shall be made in writing accompanied by proposed change indicated on copy of the approved design drawings. Any field revision approved and installed shall also be accurately documented on As-Built drawings as detailed in Item 14 of these Notes.

5. Materials:
   Plastic Pipe - All water piping shall be Polyvinyl Chloride (PVC). All PVC piping through 12-inch shall be manufactured in accordance with AWWA Standard C900, "Polyvinyl Chloride (PVC) Pressure Pipe, 4-inch through 12-inch, For Water Distribution", Class 150 (SDR 18). All PVC piping 14-inch through 36-inch shall be manufactured in accordance with AWWA Standard C905, "Polyvinyl Chloride (PVC) Water Transmission Pipe, Nominal Diameters 14-inch through 36", Class 200 (SDR 18). Approved manufacturers are JM Eagle, Certainteed, Gifford Hills or Carlon. Size of the pipe as shown on the approved plans. All non-metal water piping shall be installed with a twelve (12) gauge braided copper wire, plastic coated, six hundred (600) volt taped to top of pipe and surfaced at each fire hydrant. Pipe joints shall be made using an integral bell with an elastomeric gasket push-on type joint or using machined couplings of a sleeve type with rubber ring gaskets and machined pipe ends to form a push-on type joint. All materials installed shall be free of manufacturer defects. Any defective or damaged materials noted on the construction site shall be so marked and removed from the site. All fittings shall be mechanical joint, cast iron or ductile, manufactured in accordance with AWWA Standard C110. Fittings shall be furnished with a cement-mortar lining of standard thickness class with a 250 psi pressure rating. Under no circumstances shall any PVC piping be installed utilizing mechanical equipment to seat the joints.
   Gate Valve - Gate valves shall conform to AWWA Standard C509-87 with mechanical joint, 2" open left operating nut and resilient seat. Valve shall be Mueller A-2380-20 or approved equal.

   Butterfly Valve - Butterfly valves shall conform to AWWA Standard C504-80 with mechanical joint, 2" open left operating nut, resilient seat. Valve shall be Mueller or approved equal.

   Fire Hydrant Assembly - Hydrant shall conform to AWWA Standard C502-85, 1" square open right operating nut, no American Darling units. Mueller Super Centurion with epoxy coated shoe or American Flo Control Waterous Pacer WB-67-250X with epoxy coated shoe.
   Fittings - All fittings shall be swing assemblies with anchor couplings.

6. Bedding: All water main installation shall include bedding. Bedding shall be 3/4" washed rock uniformly graded and compacted. Trench shall be excavated to a depth below established grade equal to 1/4 of pipe diameter (min. 4"). Bell depressions shall be provided for all joints. In event that unstable trench conditions are encountered at pipeline grade 1-1/2" uniformly graded washed rock shall be used for stabilization. Bedding material shall be placed and compacted under and around sides of the pipe. Place bedding in such a manner as to provide solid, uniform bearing surface for full length of barrel. Minimum 30" backfill above pipe before other than hand compaction equipment is to be used. Note maximum trench width detail.

7. Concrete: All concrete construction, including thrust blocks, shall be completed utilizing Type 5 or equal cement only.

8. Backfill: Backfilling of trench shall be performed as soon as practical, subsequent to inspection and approval. Backfilling of acceptable material shall be placed in lifts not greater than one (1) foot. Backfill shall be compacted to 95% of optimum density in roadway areas and 90% in all other locations. Compaction testing of bedding and backfill shall be at least five tests per 1,000 feet and at varying depths and locations in accordance with the requirements of the applicable authority.

9. All fittings, tees, plugs and fire hydrants shall be provided with anchor couplings, or Foster adapters, and concrete thrust blocks in accordance with ELCO Specifications. All fittings, valves, fire hydrant shoes and plugs shall be poly wrapped prior to backfill.

10. In event that asphalt pavement is involved that has been in place less than two years (according to City or County Engineer's record) and is cut, the cut shall be a minimum of 20 feet in width and will be replaced to the specified depth by a paving machine.

11. A minimum cover of 4-1/2 feet shall be maintained throughout the waterline and service line installation, particularly in areas of new grading and drainage swales. Extra bury depth may be required to maintain minimum cover at drainage culvert crossings and/or fire hydrant runs. Maximum allowable cover shall be 6 feet, unless specifically approved by the District.

12. All connections to existing waterlines shall be completed at developer's expense by ELCO personnel or the District's authorized contractor with no exception.

13. ELCO shall have the authority to ascertain that all construction of facilities is equal to or better than minimum construction requirements as set forth in these Specifications. The District shall also have the authority to assign an inspector to check any and all work, including all materials to be incorporated in the work, excavation, bedding, backfill, testing and all construction methods and practices.

14. Testing and Acceptance: All lines shall be pressure tested, chlorinated and flushed by the Contractor in accordance with District Specifications and under the District's supervision. Upon passing chlorination testing, bacteriological testing will be completed by an accredited water quality control laboratory. Copies of all passing test results, including soils compaction in the area of water main construction, shall be provided to the District.

15. Project As-Built and Record Drawing Requirements:

   As-built drawings are prepared by the contractor. They confirm, in red ink, on-site changes to the original construction documents. The As Built drawings shall be forwarded to engineer for conversion to Record Drawings.

   Record drawings are prepared by the engineer and reflect on-site changes the contractor noted in the as-built drawings. The Record Drawings shall be approved by ELCO prior to Preliminary Acceptance of the project. Record Drawings to be AutoCAD or approved ArcView shape files.
   These documents shall accurately reflect any change made in the field which varies from the approved construction plan and including, at a minimum, field dimensions and elevations, horizontal and vertical locations of underground utilities and appurtenances.
   Include with the Record Drawings a complete copy of the recorded Filing Plat and a written confirmation of total costs of all water system improvements involved.

   The Contractor shall warrant the materials, installation workmanship and surface restoration for a period of two years from date of Preliminary Acceptance. During this warranty period the Contractor shall repair any defects in the work and maintain the work area. At the close of the two year warranty period and upon satisfactory correction of any deficiencies noted, the District shall accept the constructed lines and appurtenances as the sole property and responsibility of ELCO.

F. BOXELDER SANITATION DISTRICT CONSTRUCTION NOTES:

The following information is condensed from the current "Standard Construction Specification for Sewer Mains" as adopted by the Boxelder Sanitation District (District) and is to be considered as such. In the event of any question the full document shall take precedence.

1. Existing Utility Locates: It shall be the responsibility of the Contractor to coordinate field locates of all existing utilities prior to commencement of any construction. Contractor shall also notify all affected utility companies prior to commencing construction. In the event of damage to any existing utility, the contractor shall immediately notify the owner of the utility involved and unless authorized in writing by the owner of the subject utility, shall not attempt to make repairs. The cost of repairs shall be the responsibility of the Contractor.

2. District Owned Easement Pictures: Contractor to provide sequential digital pictures spaced at no more than 300 feet detailing conditions of the off-site Boxelder Owned Easement Conditions and any structures that could be affected, to the District and the property owner prior to the start of **any** off-site work. These pictures shall include all existing fence, ditches, ditch structures, out buildings, water troughs, trees and all other landscaping. Pictures are to be placed at no more than four (4) pictures on a 11x8 sheet of photo paper inserted into transparent sleeves and delivered with the drawings of record in a three (3) ring binder.

3. Protection of Property: Contractor shall continuously maintain adequate protection from damage of all public and private property through which the work is done.

4. Safety: All sewer main installation within the District shall be subject to current (Occupational Safety and Heath Association (OSHA) and the Colorado Safety Association, (CSA) safety requirements. Contractor shall also comply with any and all requirements and regulations as set forth by City, County, State and Federal agencies having applicable authority.

5. Start of Construction: No construction shall begin without prior design review of the District. The District shall be notified 48 hours in advance of starting construction or testing to allow for scheduling.

6. Road Excavation Permits: In event that State, County or City road excavation permit(s) are required, the Contractor is responsible for obtaining all road permits which may be required.

7. Other Permits: The Contractor shall be responsible for obtaining all permits required for construction.

8. Revisions: No verbal authorization for field revision shall be given. All requests for field revision shall be made in writing accompanied by proposed change indicated on copy of the approved design drawings. Any field revision approved and installed shall also be accurately documented on the Drawings of Record.

9. Materials: Plastic Pipe -All gravity sanitary sewer piping shall be Polyvinyl Chloride (PVC) unless otherwise noted on the approved drawings. Pipe 15" and smaller shall conform to ASTM D3034, Type PSM, and SDR 35. Pipe 18" and larger shall conform to ASTM F679. All fittings shall be (PVC) unless otherwise noted.

10. Pipe Cover: A minimum cover of 3-1/2 feet of cover shall be maintained throughout the sewer line and service line installation.

11. Bedding: All sewer main installation shall include bedding. Bedding shall be ¾" washed rock uniformly graded and compacted. Refer to force main desgin for force main bedding requirements. Trench shall be excavated to a depth below established grade equal to ¼ of pipe diameter (min. 4"). Bell depressions shall be provided for all joints. In event that unstable trench conditions are encountered at pipeline grade 1-1/2" uniformly graded washed rock shall be used for stabilization. Bedding material shall be placed and compacted under and around sides of the pipe. Place bedding in such a manner as to provide solid, uniform bearing surface for full length of barrel. Minimum 30" initial lift above pipe before other than hand compaction equipment is to be used. Note maximum trench width detail.

12. Backfill: Backfilling of trench shall be performed as soon as practical, subsequent to inspection and approval. Backfilling of acceptable material shall not be placed in lifts of greater than one (1) foot. Backfill shall be compacted to 95% of optimum density in roadway and residential areas and 90% in all off-site easement areas unless otherwise noted. Compaction testing of bedding and back fill shall be at least five tests per 1,000 feet and at varying depths and locations in accordance with the requirements of the applicable authority or as required in project specific specifications.

13. Concrete: All concrete construction shall be completed utilizing 3,000 psi at twenty-eight (28) days or equal concrete.

14. Pavement or Other Repairs: In event that asphalt or concrete pavement, sidewalks, storm sewers, waterline or any other public or privately owned property is damaged or requires reconstruction due to the work, repairs or replacement will be made in accordance with the requirements of the appropriate governing authority. Private property will be returned to its original condition or as close to original condition as reasonably possible, unless otherwise noted on the drawings.

15. Service Taps on Existing Lines: All taps made on existing lines shall be completed at developer's expense by District personnel or the District's authorized contractor with no exception.

16. Inspection: Construction shall conform to District Standards and Specifications or project specific specifications at all times. The District shall inspect the construction as necessary and shall observe all line testing. The District shall have the authority to ascertain that all construction of facilities is equal to or better than minimum construction requirements as set forth in

17. Testing: All lines shall be pressure tested and flushed by the Contractor in accordance with District Standards and Specifications and under the District's supervision. Upon passing, copies of all passing test results including soils compaction in the area of sewer main construction shall be provided to the District.

18. Acceptance: Upon completion of all utility construction (sewer and other) and fulfillment of all District requirements, preliminary acceptance of new sewer system improvements will occur in accordance with District's acceptance procedure.

19. Warranty: The Contractor shall warrant the materials, installation, workmanship and surface restoration for a period of two years from date of preliminary acceptance. During this warranty period the Developer shall promptly repair any defects in the work and maintain the work area. At the close of the two-year warranty period the District will make a field inspection. Upon satisfactory correction of any deficiencies noted the District would make final acceptance of the lines and work. The lines and the appurtenances shall then become the sole property and responsibility of Boxelder Sanitation District.

20. Drawings of Record and Total Costs: Within 90 days of preliminary acceptance of the new facilities, the District shall be provided with acceptable Drawings of Record of the complete system consisting of two sets of fill size reproduced prints, two sets of ½-size reproduced prints, one set of 6 mil double matted reproducible mylars and one complete digital file equivalent (software and version to be confirmed at time of delivery). Written confirmation of the total cost of all sewer system improvements shall also be submitted with the Drawings of Record.

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Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ______________________
GENERAL MANAGER
DATE: ______________

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ______________________ GENERAL MANAGER ________ DATE:

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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970.674.1109

NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

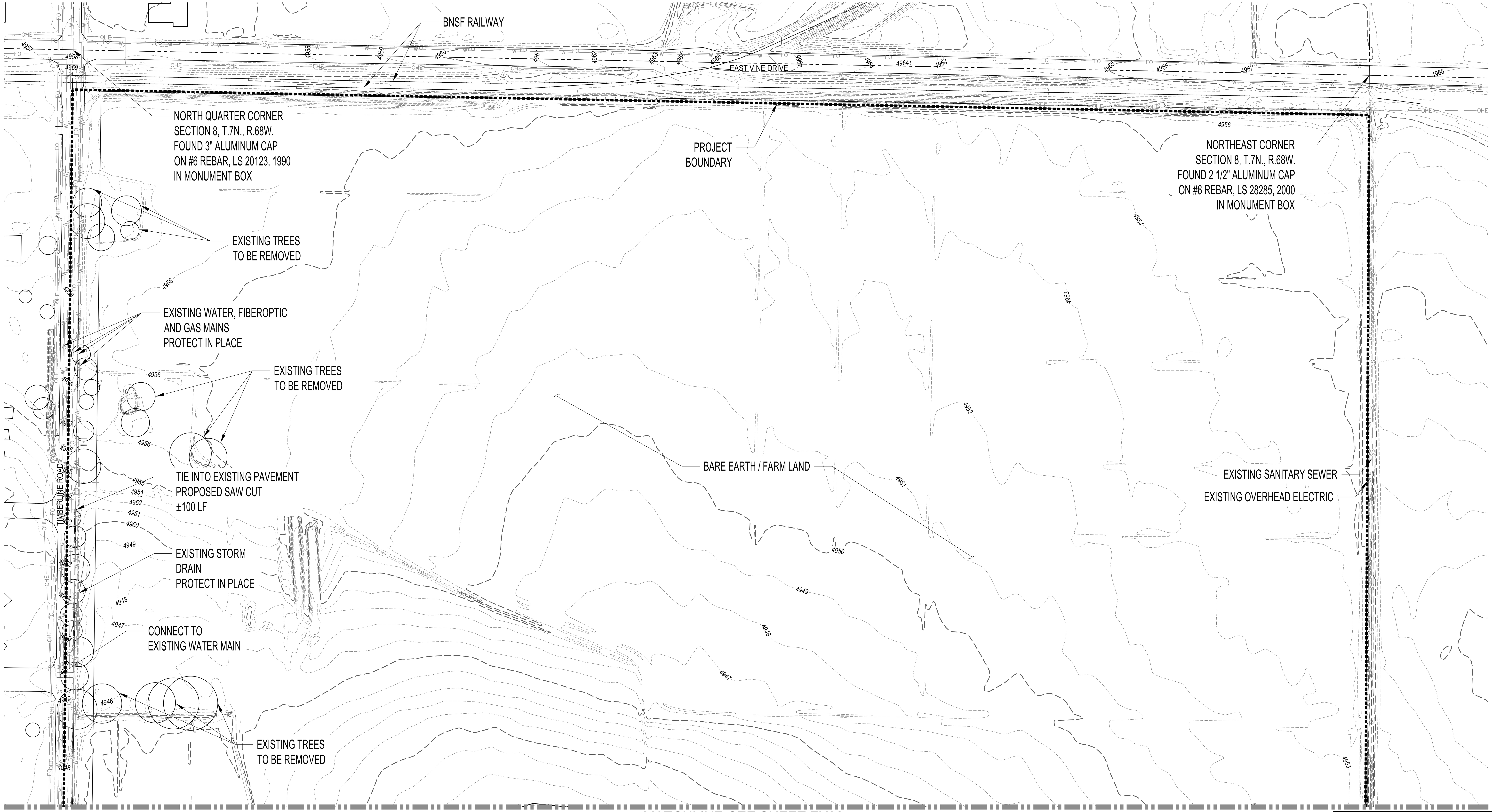
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
GENERAL CONSTRUCTION NOTES

CV02
OF 80 SHEETS

H:\Hartford Homes\HFHLV0001.01 Timberline & Vine Dr\CADD\3-CD\HFHLV1.01_CV01-CV02.dwg LAYOUT NAME: CV02 (PRE) DATE: Dec 29, 2015 - 2:15pm CAD OPERATOR: james_prelog
LIST OF XREFS: [HFH-TB-2436-Prelim]



MATCHLINE-SEE SHEET EX02

LEGEND:

PROPERTY BOUNDARY	
EXISTING RIGHT-OF-WAY	
EXISTING MAJOR CONTOUR	5015
EXISTING MINOR CONTOUR	5015
EXISTING OVER-HEAD ELECTRIC	E
EXISTING TELEPHONE	
EXISTING TV	TV
EXISTING GAS	GAS
EXISTING SANITARY SEWER	SAN
EXISTING WATER	WTR
EXISTING STORM	
EXISTING FENCE	
EXISTING WATER METER	W
EXISTING TELEPHONE RISER	T
EXISTING TREES	

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES THE SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE. THE CITY OF FORT COLLINS STREET DEPARTMENT ACCEPTS CONCRETE MATERIAL AT NO COST FOR CRUSHING AND RE-USE AS RECYCLED AGGREGATE (970) 482-1249.
4. ALL SYMBOLS ARE GRAPHICAL IN NATURE AND ARE NOT TO SCALE.
5. CONTACT THE ALTA SURVEYOR FOR INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
6. CURB, GUTTER AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
7. CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR SALVAGING OF ALL EXISTING TREES WITH THE APPROVED LANDSCAPE PLANS. COORDINATE THE REMOVAL OF ALL OTHER PLANTINGS WITH THE APPROVED LANDSCAPE PLANS.
8. SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ON-SITE, PUBLIC OR PRIVATE FACILITY AS A RESULT OF THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL PROTECT TO THE EXTENT POSSIBLE ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO OR WITHIN THE CONSTRUCTION AREA.
10. THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEER INSPECTOR. ALL REPAIRS TO BE PER THE LATEST CITY STREET REPAIR STANDARDS.
11. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS THAT IMPACT ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

100 0 100 200 300Feet
(IN FEET)
1 inch = 100 ft.
SHEET SIZE 24x36

N
ROTATION: 0°

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BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW
REVIEWED BY: ____________ GENERAL MANAGER
DATE: ____________
REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW
REVIEWED BY: ____________ GENERAL MANAGER ____________ DATE:
REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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Timnath, CO 80547
970.674.1109

NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

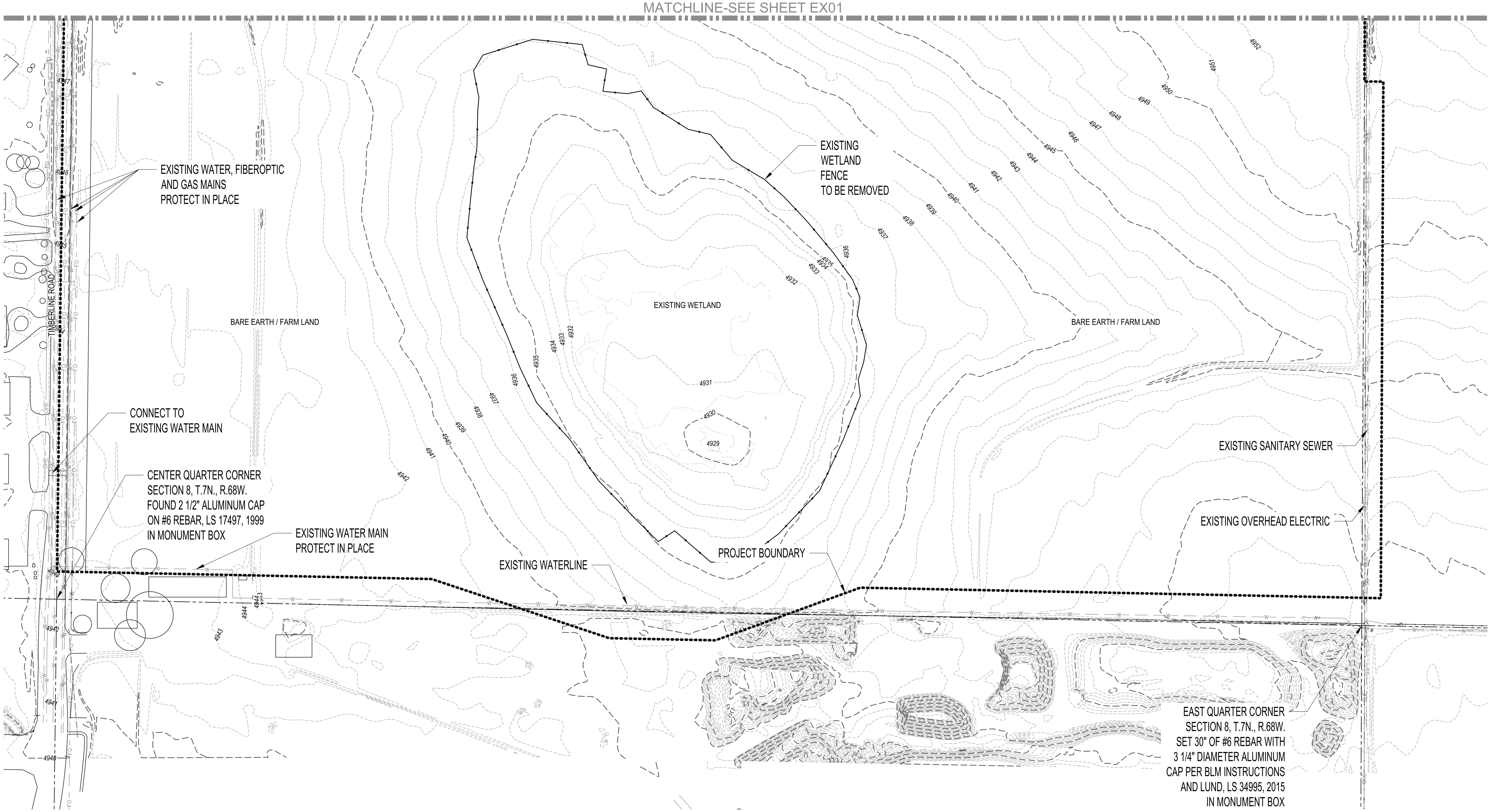
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
EXISTING CONDITIONS
PLAN

EX01
OF 80 SHEETS



LEGEND:

PROPERTY BOUNDARY	
EXISTING RIGHT-OF-WAY	
EXISTING MAJOR CONTOUR	5015
EXISTING MINOR CONTOUR	5015
EXISTING OVER-HEAD ELECTRIC	E
EXISTING TELEPHONE	
EXISTING TV	TV
EXISTING GAS	GAS
EXISTING SANITARY SEWER	SAN
EXISTING WATER	WTR
EXISTING STORM	
EXISTING FENCE	
EXISTING WATER METER	W
EXISTING TELEPHONE RISER	T
EXISTING TREES	

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES THE SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE. THE CITY OF FORT COLLINS STREET DEPARTMENT ACCEPTS CONCRETE MATERIAL AT NO COST FOR CRUSHING AND RE-USE AS RECYCLED AGGREGATE (970) 482-1249.
4. ALL SYMBOLS ARE GRAPHICAL IN NATURE AND ARE NOT TO SCALE.
5. CONTACT THE ALTA SURVEYOR FOR INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
6. CURB, GUTTER AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
7. CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR SALVAGING OF ALL EXISTING TREES WITH THE APPROVED LANDSCAPE PLANS. COORDINATE THE REMOVAL OF ALL OTHER PLANTINGS WITH THE APPROVED LANDSCAPE PLANS.
8. SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ON-SITE, PUBLIC OR PRIVATE FACILITY AS A RESULT OF THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL PROTECT TO THE EXTENT POSSIBLE ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO OR WITHIN THE CONSTRUCTION AREA.
10. THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEER INSPECTOR. ALL REPAIRS TO BE PER THE LATEST CITY STREET REPAIR STANDARDS.
11. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS THAT IMPACT ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

100 0 100 200 300 Feet
(IN FEET)
1 inch = 100 ft.
SHEET SIZE 24x36

N
ROTATION: 0°

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW
REVIEWED BY: ____ GENERAL MANAGER
DATE: ____
REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW
REVIEWED BY: ____ GENERAL MANAGER DATE:
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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
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CHECKED BY:	Parks & Recreation	Date
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NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
EXISTING CONDITIONS PLAN

EX02

ROTATION: 0°

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

150 0 150 300 450Feet

(IN FEET)
1 inch = 150 ft.
SHEET SIZE 24x36

City of Fort Collins, Colorado UTILITY PLAN APPROVAL		
APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
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EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

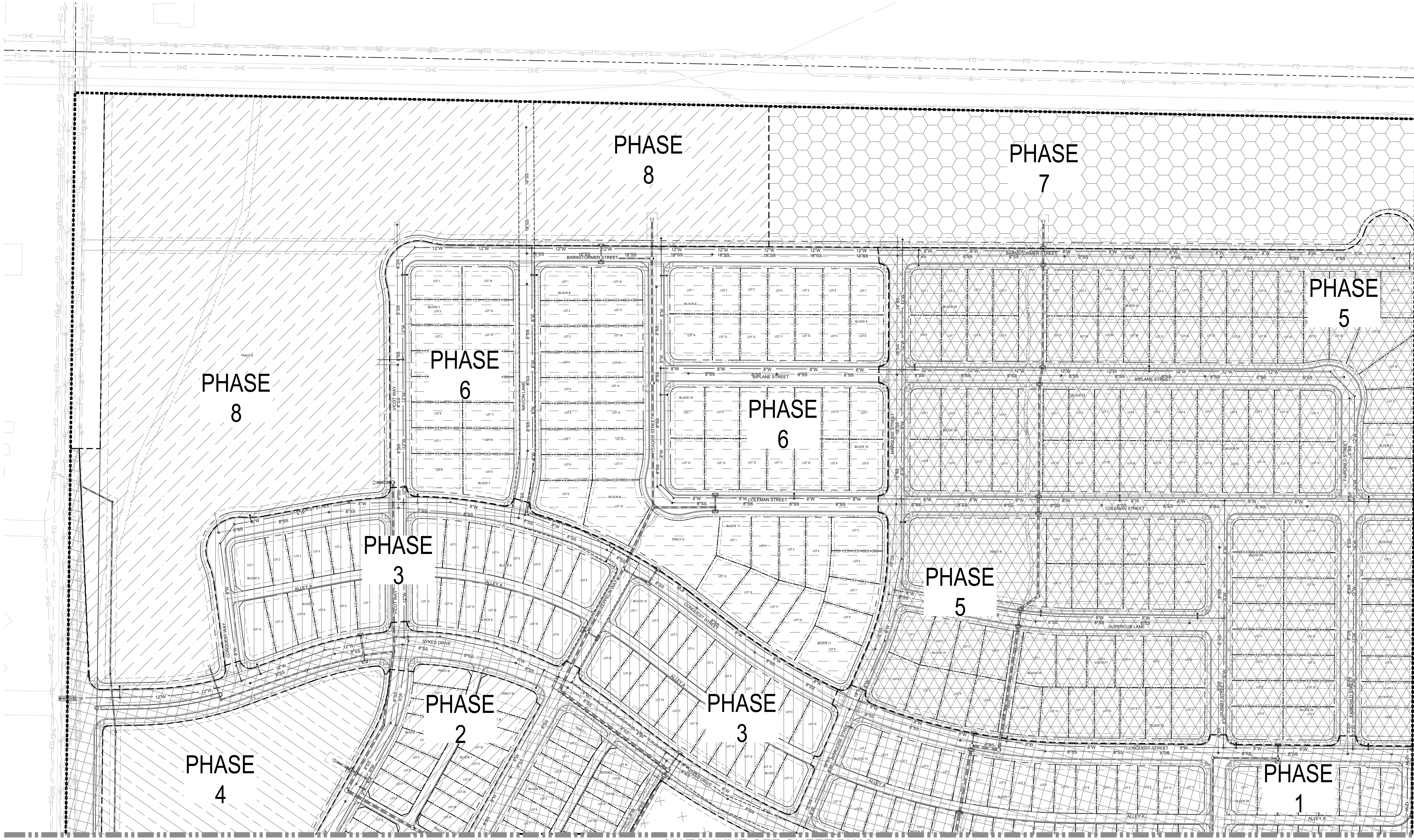
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

HORIZONTAIL

CONTROL

HC01



MATCHLINE-SEE SHEET PH02

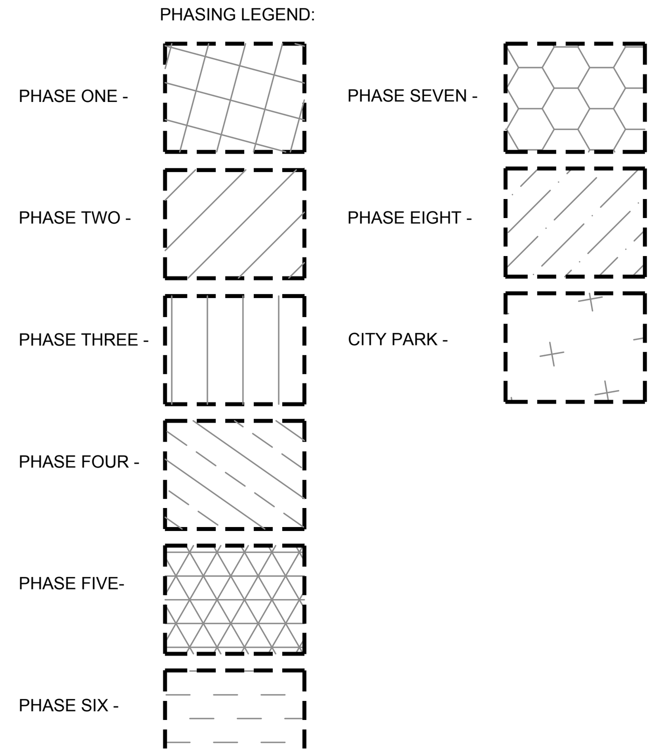
LEGEND:

PROJECT BOUNDARY	
PHASE LINE	

NOTES:

1. THE PHASE LINES SHOWN DELINEATE THE LOTS THAT ARE INCLUDED WITHIN A PHASE. GRADING AND INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
2. ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF ASPHALT. FINAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL PATCHING AND STREET REPAIRS SHALL BE PER THE MOST CURRENT CITY STANDARDS.
3. THE PHASING DESIGNATIONS SHOWN ARE FOR REFERENCE ONLY, THEY MAY NOT HAVE ANY RELATIONSHIP TO THE CONSTRUCTION SEQUENCE.
4. TEMPORARY FIRE HYDRANTS ARE REQUIRED AT THE UPSTREAM END OF ALL "DEAD-END" WATER LINES IN EACH PHASE. THE FIRE HYDRANTS SHALL BE REMOVED UPON CONTINUATION OF THE WATER MAIN DURING THE CONSTRUCTION OF THE NEXT PHASE.
5. SANITARY SEWER MAIN SHALL BE EXTENDED TO THE NEXT MANHOLE BEYOND THE PHASE LINE.
6. FOR DETAILED OVERLOT GRADING SEE SHEETS GR01-GR08

PHASING LEGEND:



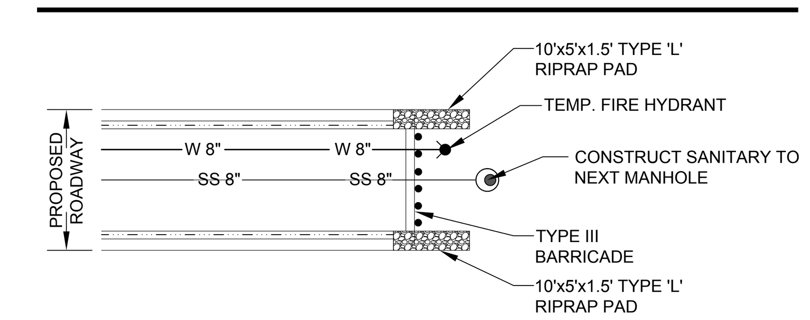
100 0 100 200 300 Feet

(IN FEET)
1 inch = 100 ft.
SHEET SIZE 24x36

N

ROTATION: 0°

END OF PHASE ROADWAY
AND UTILITY TERMINATIONS



BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ______________________
GENERAL MANAGER

DATE: ______________

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EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW

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SOUTH TIMBERLINE ROAD
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FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

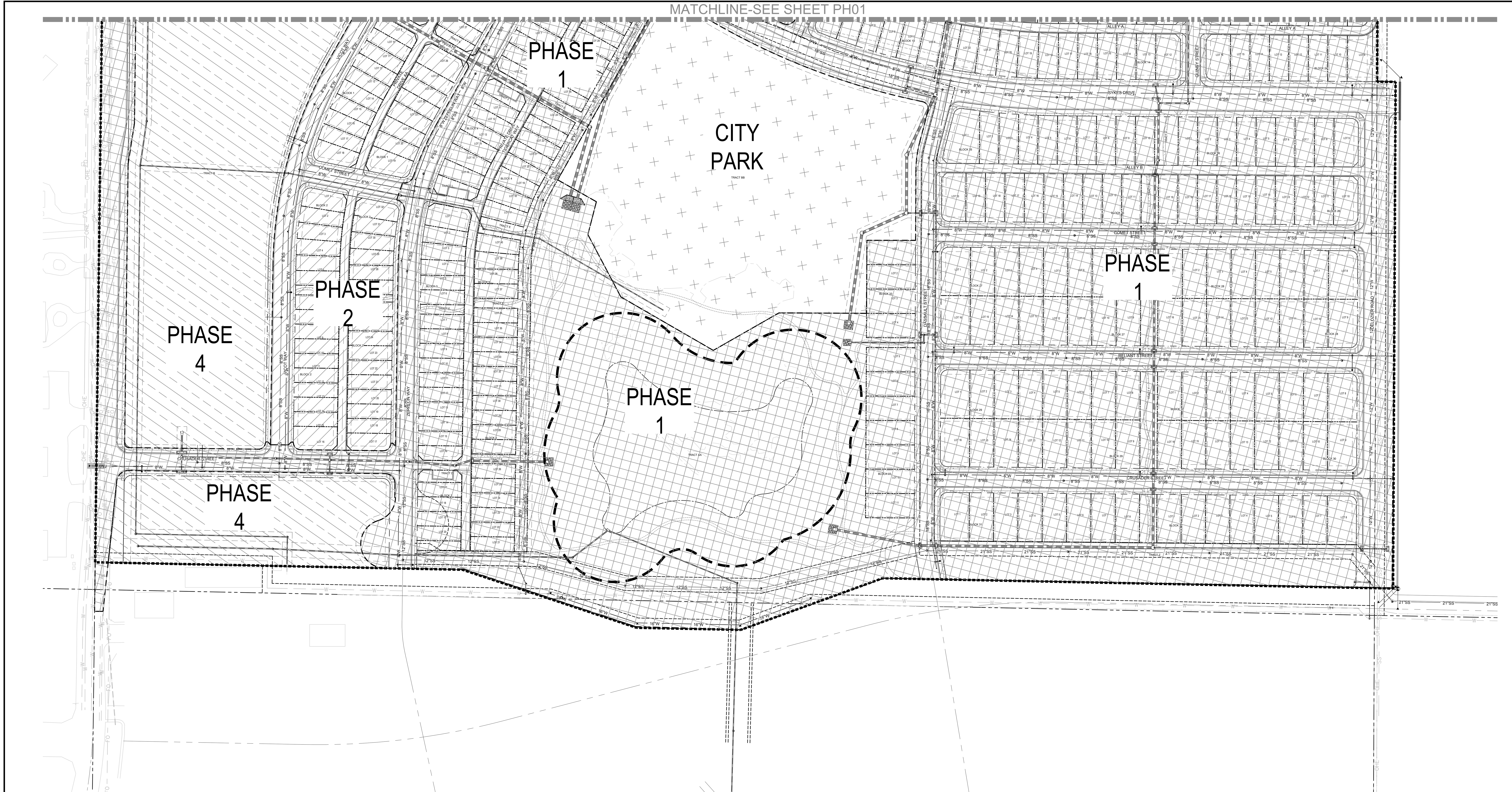
SHEET TITLE:

PHASING
PLAN

PH01

OF 80 SHEETS

MATCHLINE-SEE SHEET PH01



LEGEND:

PROJECT BOUNDARY

PHASE LINE

PHASING LEGEND:

PHASE ONE -

PHASE TWO -

PHASE THREE -

PHASE FOUR -

PHASE FIVE-

PHASE SIX -

PHASE SEVEN -

PHASE EIGHT -

CITY PARK -

NOTES:

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5. SANITARY SEWER MAIN SHALL BE EXTENDED TO THE NEXT MANHOLE BEYOND THE PHASE LINE.
6. FOR DETAILED OVERLOT GRADING SEE SHEETS GR01-GR08

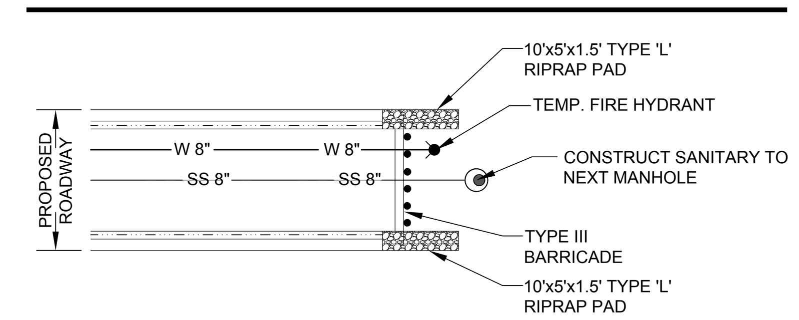
100 0 100 200 300Feet

(IN FEET)
1 inch = 100 ft.
SHEET SIZE 24x36

N

ROTATION: 0°

END OF PHASE ROADWAY AND UTILITY TERMINATIONS



BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ______________________
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SOUTH TIMBERLINE ROAD
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FORT COLLINS, CO

#	Date	Issue / Description	Init.

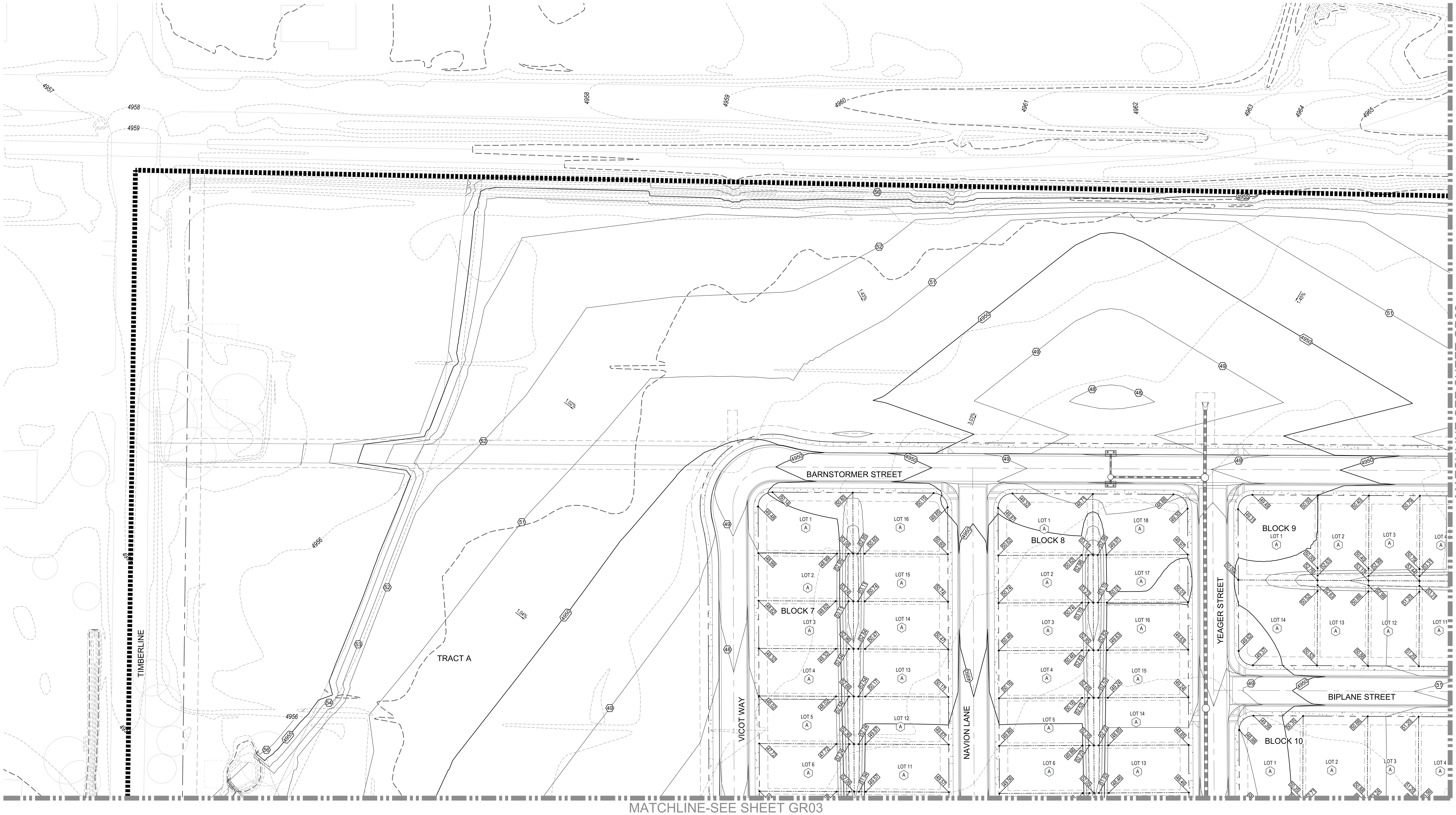
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

PHASING PLAN

PH02

OF 80 SHEETS

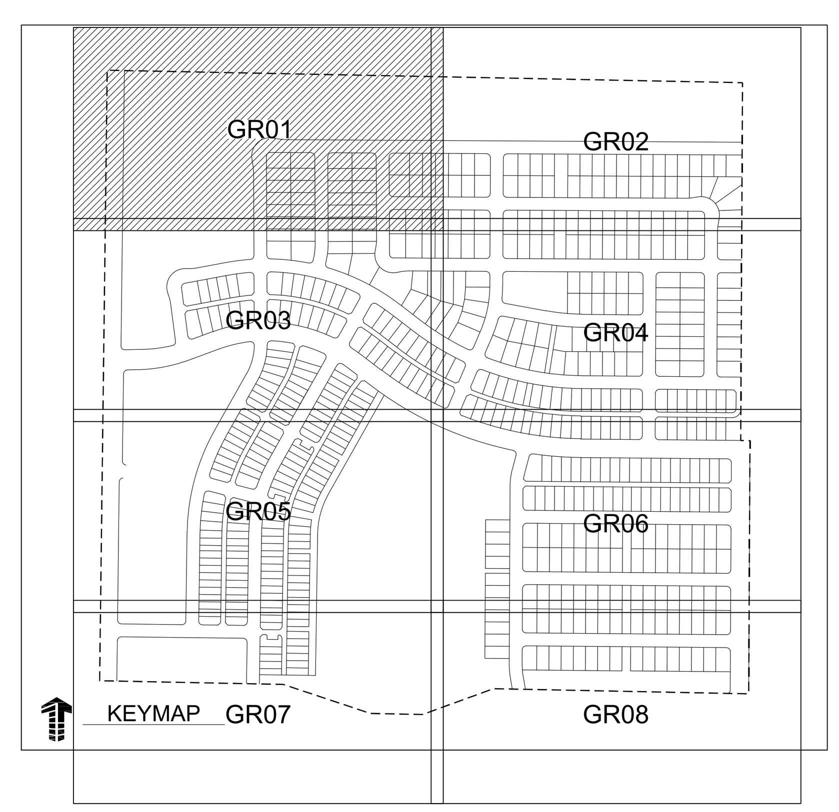


LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 4900
- EXISTING CONTOUR — 4900
- PROPOSED PAN
- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 33.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TEMPLATE — A B

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
2. REFER TO THE PLAT FOR LOT, TRACT, EASEMENTS AND OTHER SURVEY INFORMATION.
3. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (43.71 = 4943.71).
4. CONTOURS SHOWN OUTSIDE OF STREET RIGHT-OF-WAY ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET RIGHT-OF-WAY ARE FINISHED GRADE.
5. CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE LOT CORNERS, OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS.
6. SEE DETAIL SHEETS FOR LOT TEMPLATES.
7. 4:1 MAX TIE TO EXISTING SURFACE AT END OF PHASE IF REQUIRED.
8. SEE SECTION 3.4.1 OF LANDUSE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.
9. REVEGITATION SHALL BE PER THE APPROVED LANDSCAPE PLAN.
10. LAND USE FOR THE WETLANDS AND THE UPLAND HABITATS SHALL BE MAINTAINED AS PART OF THE HOA. SEE LANDSCAPE PLANS FOR INTENDED USES.
11. FHA GRADING SHOWN FOR REFERENCE ONLY. LOT SPECIFIC PLOT PLANS TO BE SUBMITTED TO THE CITY FOR APPROVAL ONCE INDIVIDUAL FOOTPRINTS ARE DETERMINED.
12. THE TOP OF FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YEAR STORM.



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
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11/11/15

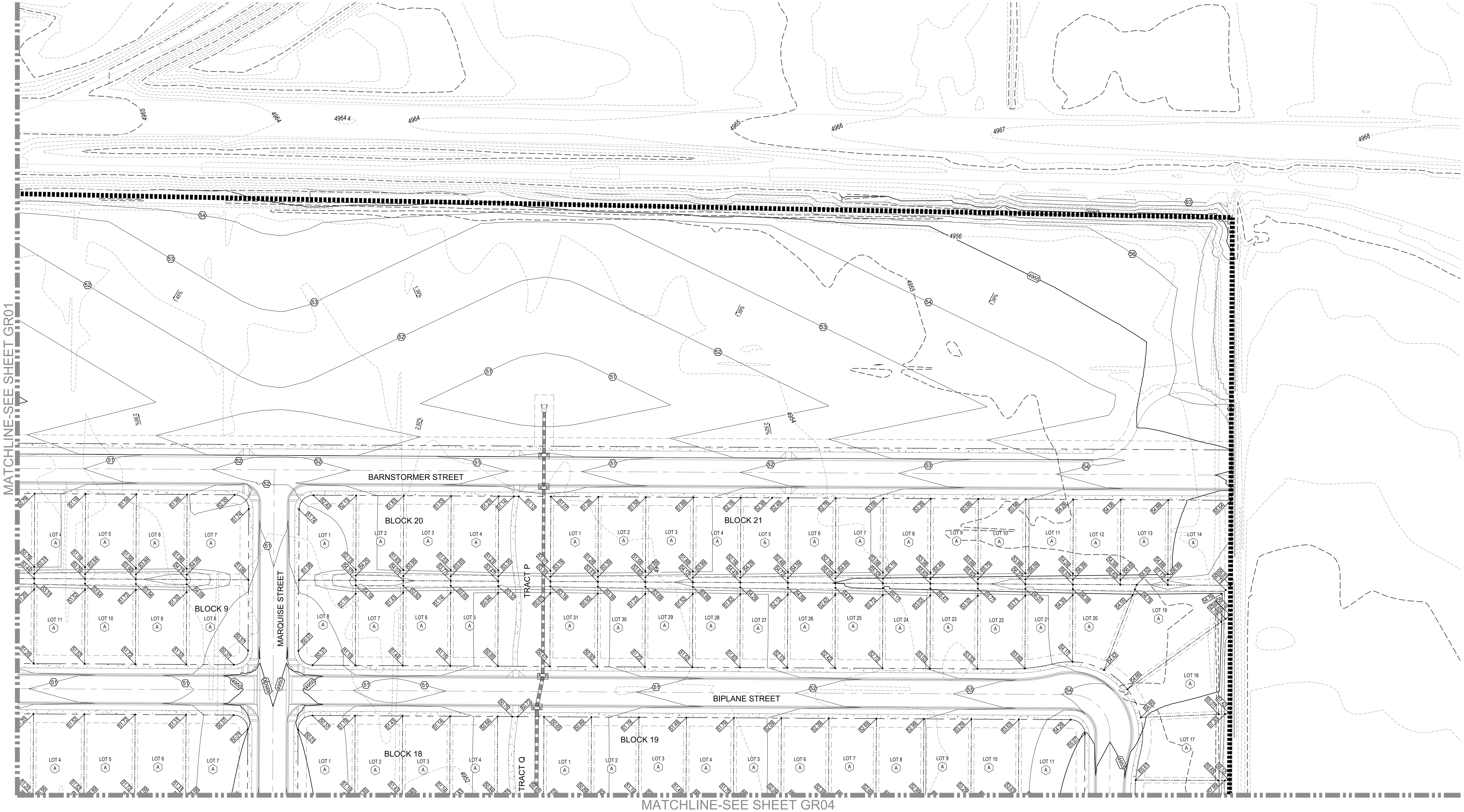
EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
OVERLOT GRADING PLANS

GR01
OF 80 SHEETS



LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 4900
- EXISTING CONTOUR — 4900
- PROPOSED PAN
- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 33.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TEMPLATE — A B

NOTES:

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2. REFER TO THE PLAT FOR LOT, TRACT, EASEMENTS AND OTHER SURVEY INFORMATION.
3. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (43.71 = 4943.71).
4. CONTOURS SHOWN OUTSIDE OF STREET RIGHT-OF-WAY ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET RIGHT-OF-WAY ARE FINISHED GRADE.
5. CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE LOT CORNERS, OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS.
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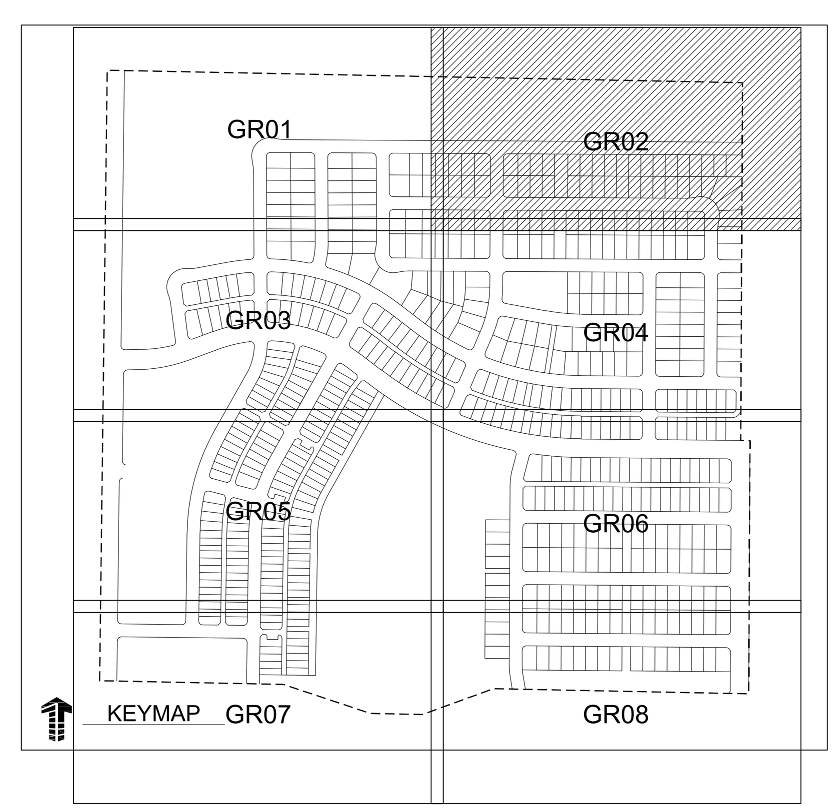

50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

ROTATION: 0°

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: ____ City Engineer ____ Date

CHECKED BY: ____ Water & Wastewater Utility ____ Date

CHECKED BY: ____ Stormwater Utility ____ Date

CHECKED BY: ____ Parks & Recreation ____ Date

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EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

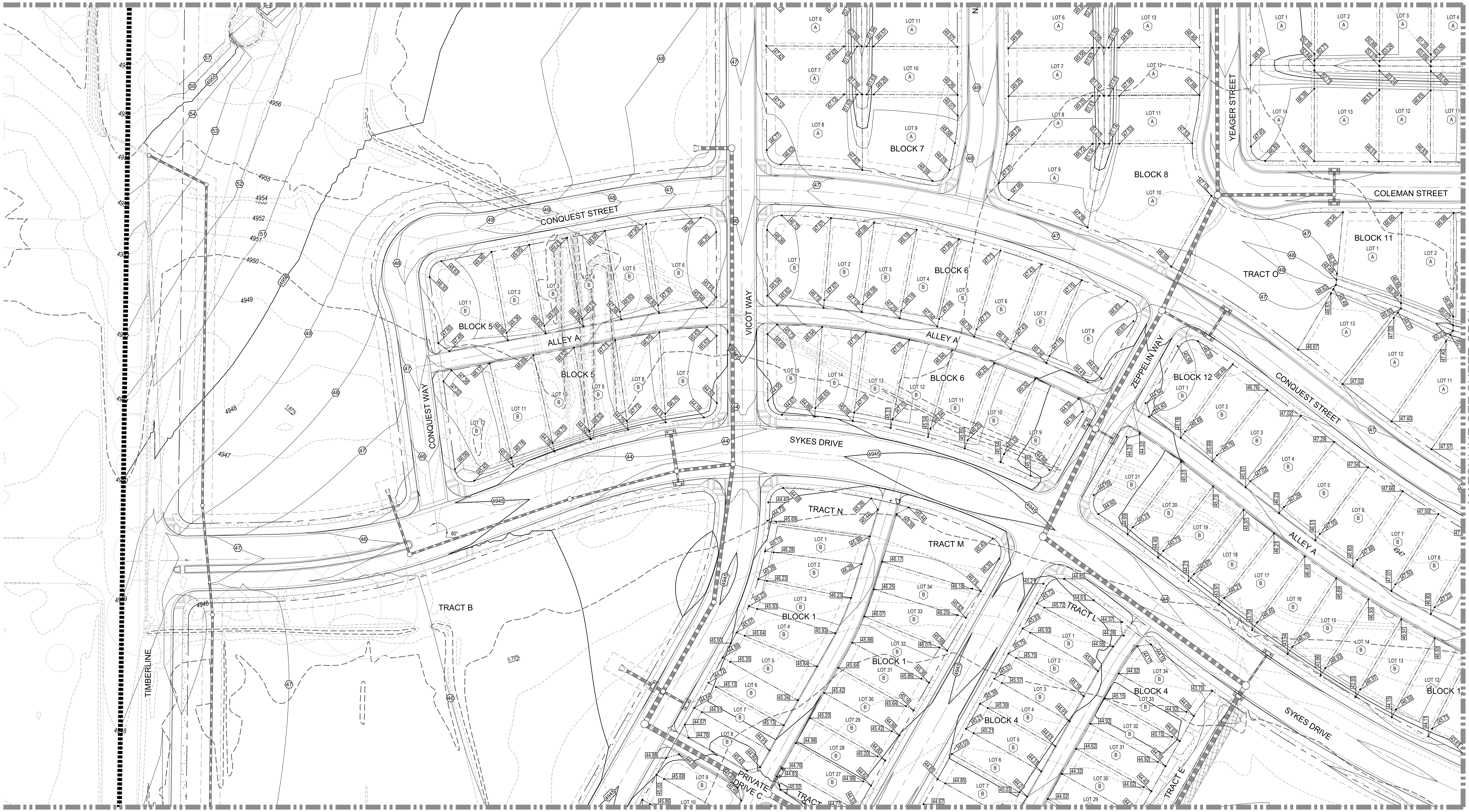
Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

OVERLOT GRADING PLANS

GR02

MATCHLINE-SEE SHEET GR01



MATCHLINE-SEE SHEET GR05

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR (4900)
- EXISTING CONTOUR (4900)
- PROPOSED PAN
- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION (33.43)
- EXISTING SPOT ELEVATION ((47.45))
- PROPOSED SLOPES (2.0%)
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TEMPLATE (A) (B)

NOTES:

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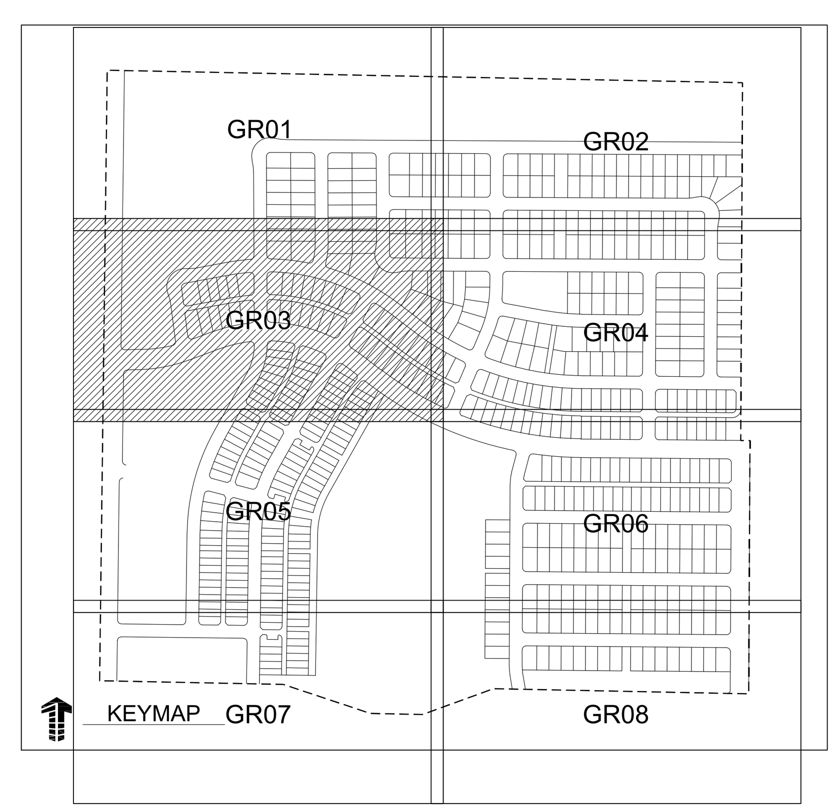

50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

N
ROTATION: 0°

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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970.674.1109

NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

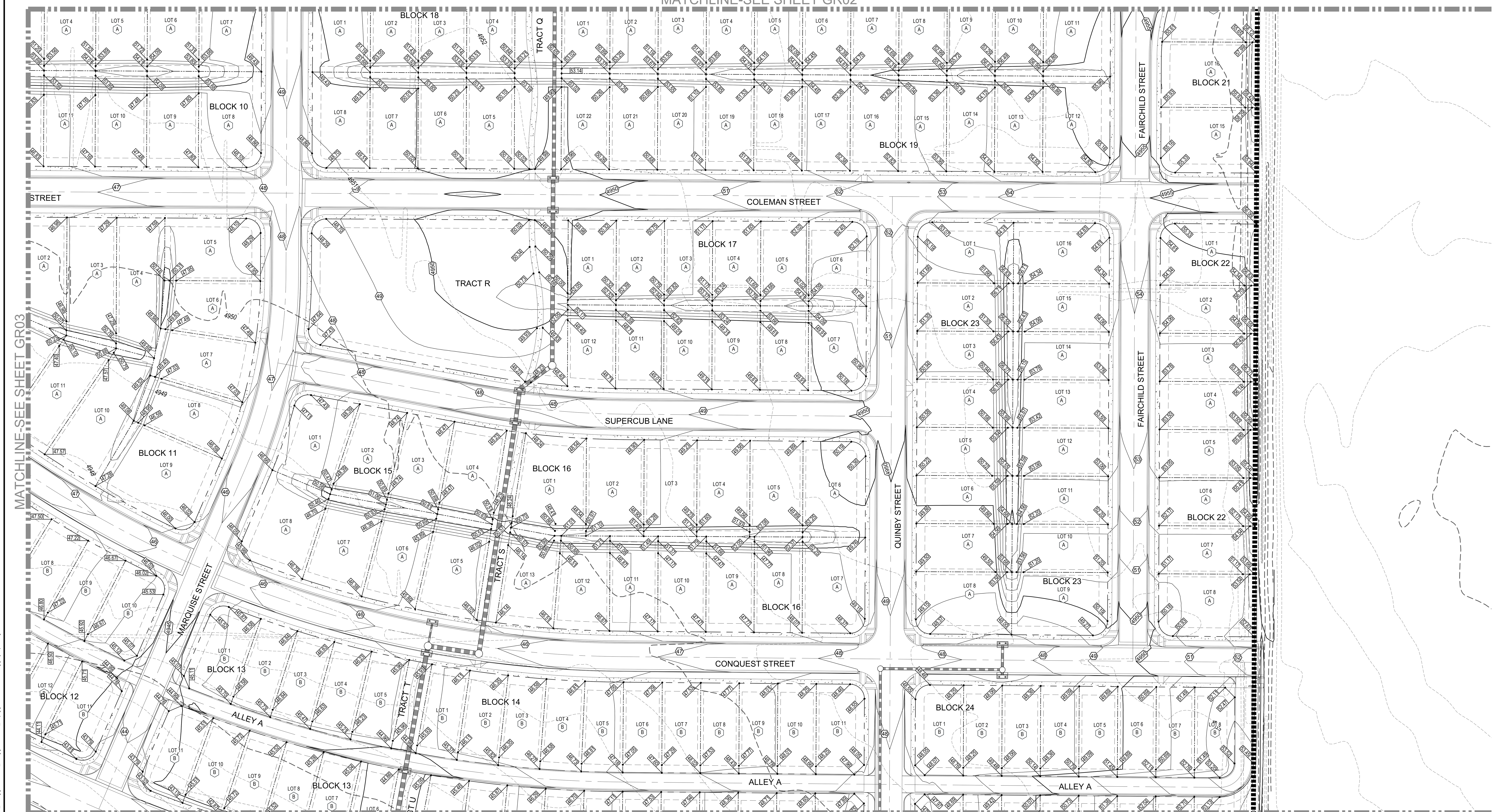
SHEET TITLE:

OVERLOT GRADING PLANS

GR03

OF 80 SHEETS

MATCHLINE-SEE SHEET GR02



MATCHLINE-SEE SHEET GR06

LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
PROPOSED CONTOUR	4900
EXISTING CONTOUR	4900
PROPOSED PAN	
PROPOSED CURB AND GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY	
PROPOSED SPOT ELEVATION	33.43
EXISTING SPOT ELEVATION	(47.45)
PROPOSED SLOPES	2.0%
PROPOSED CONCRETE CROSS PAN (TYP.)	
LOT TEMPLATE	A B

NOTES:

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3. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (43.71 = 4943.71).
4. CONTOURS SHOWN OUTSIDE OF STREET RIGHT-OF-WAY ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET RIGHT-OF-WAY ARE FINISHED GRADE.
5. CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE LOT CORNERS, OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS.
6. SEE DETAIL SHEETS FOR LOT TEMPLATES.
7. 4:1 MAX TIE TO EXISTING SURFACE AT END OF PHASE IF REQUIRED.
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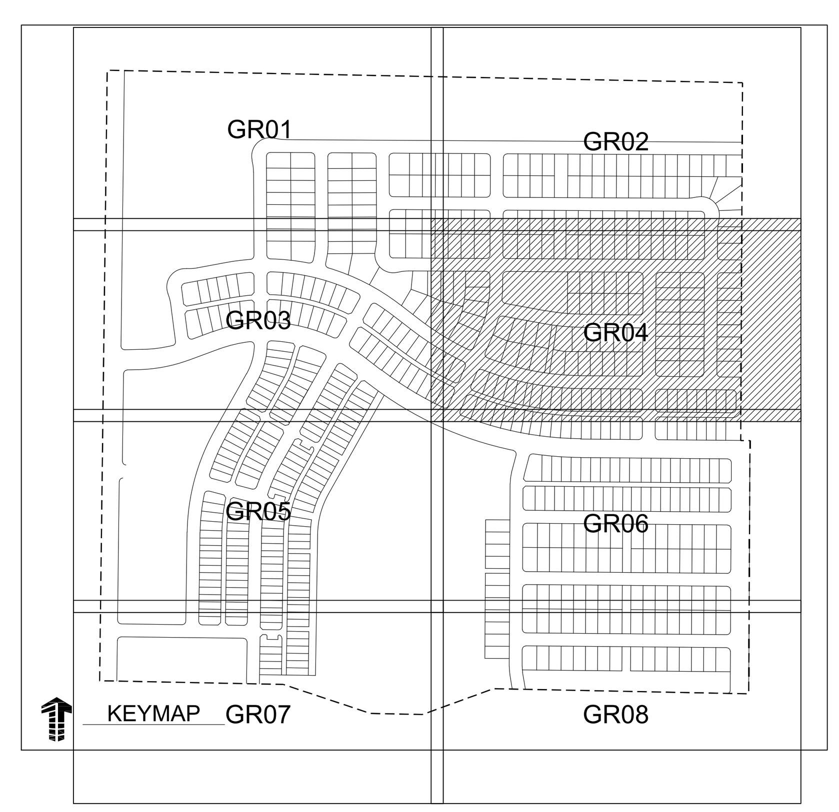

50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

ROTATION: 0°

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
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NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

OVERLOT GRADING PLANS

GR04

OF 80 SHEETS

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR (4900)
- EXISTING CONTOUR (4900)
- PROPOSED PAN
- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION (33.43)
- EXISTING SPOT ELEVATION ((47.45))
- PROPOSED SLOPES (2.0%)
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TEMPLATE (A) (B)

NOTES:

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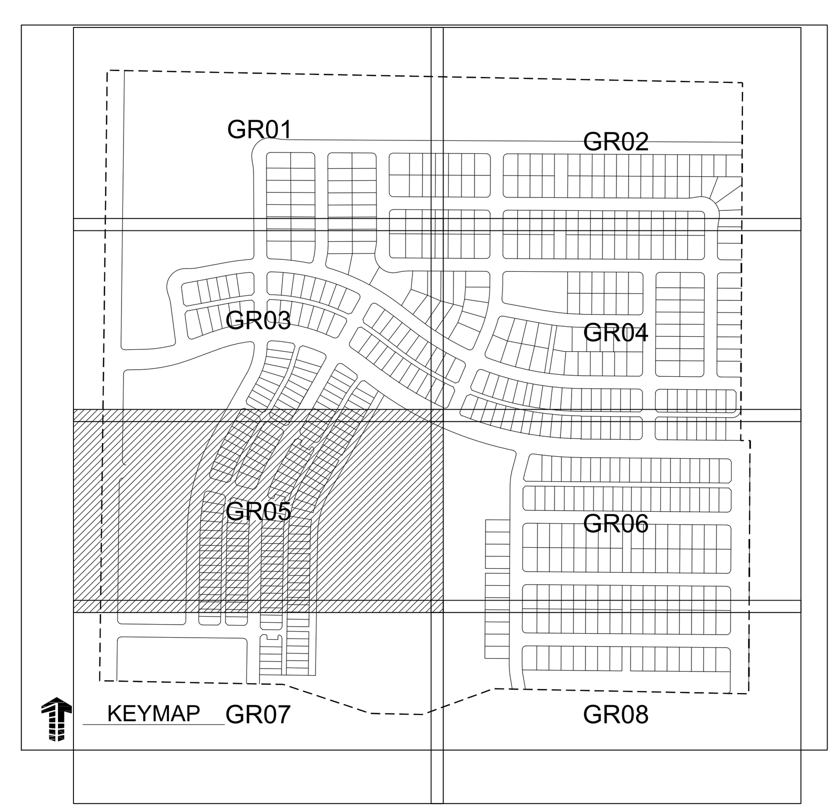

50 0 50 100 150 Feet
(IN FEET)
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SHEET SIZE 24x36

N
ROTATION: 0°

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

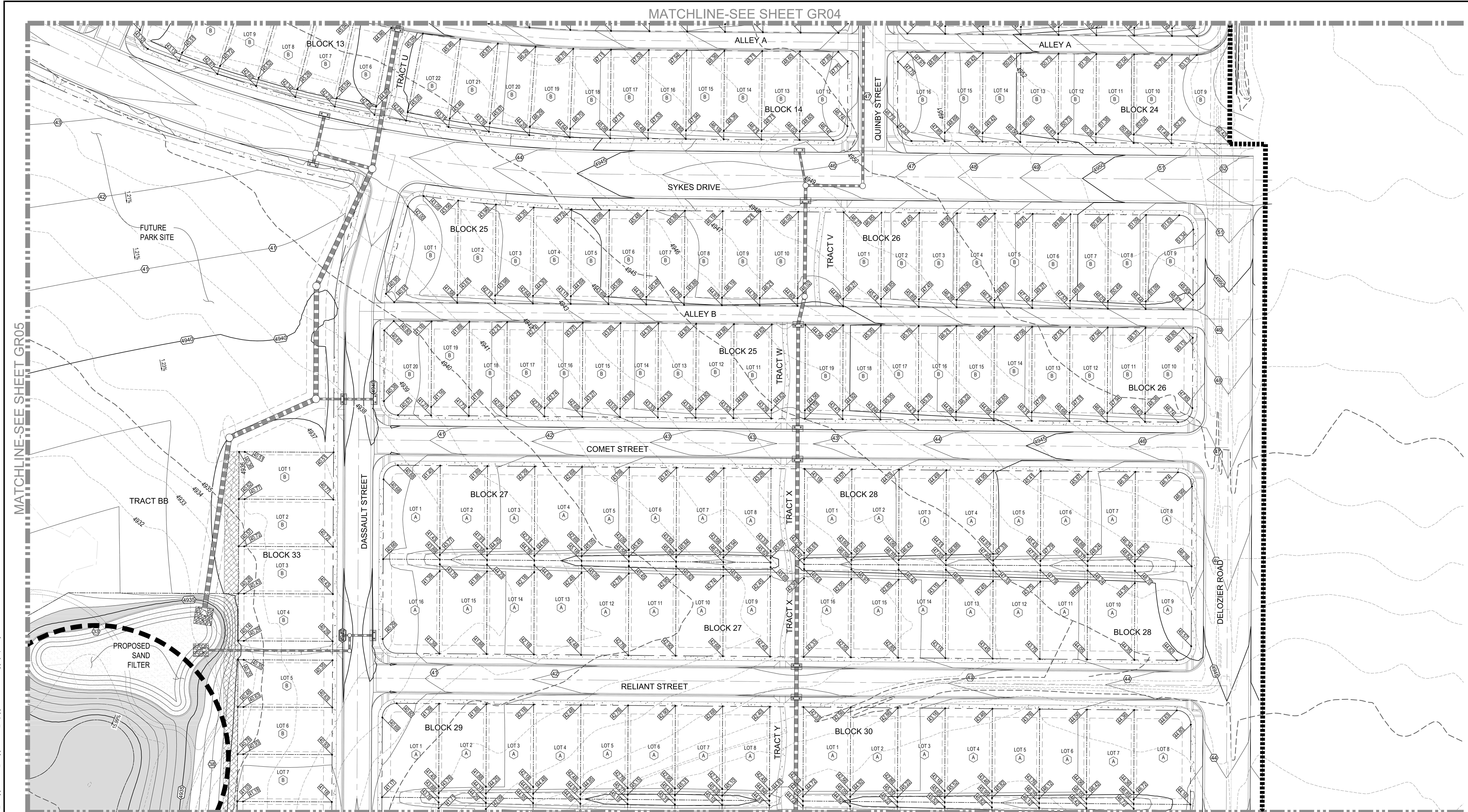
Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

OVERLOT GRADING PLANS

GR05

OF 80 SHEETS



LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR (4900)
- EXISTING CONTOUR (4900)
- PROPOSED PAN
- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION (33.43)
- EXISTING SPOT ELEVATION ((47.45))
- PROPOSED SLOPES (2.0%)
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TEMPLATE (A) (B)

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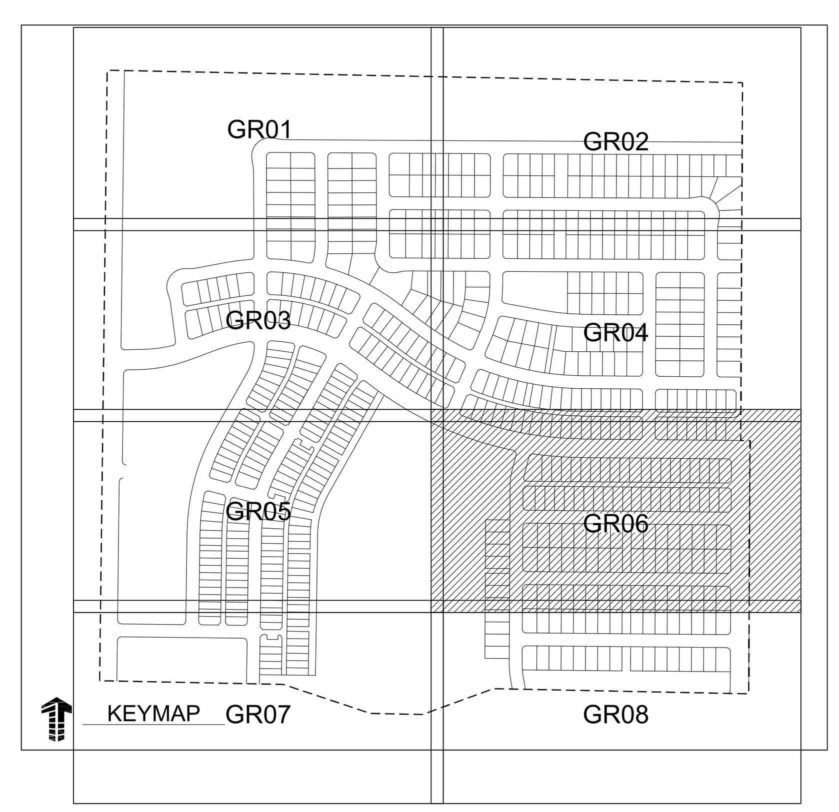

50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

N
ROTATION: 0°

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
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11/11/15

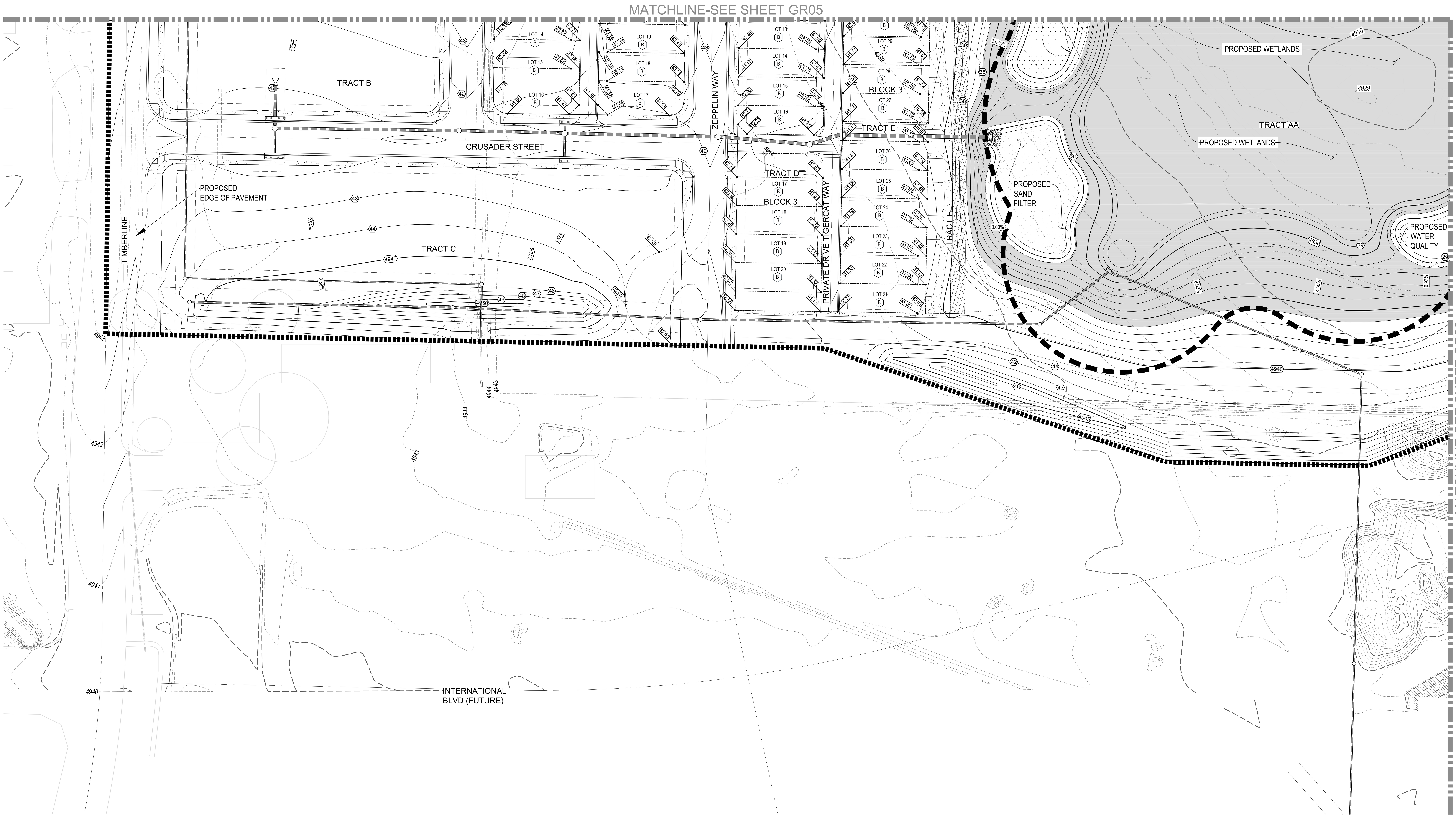
EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

OVERLOT GRADING PLANS



LEGEND:

- EXISTING STORM SEWER
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- PROPOSED STORM INLET
- PROPOSED CONTOUR — 4900
- EXISTING CONTOUR — 4900
- PROPOSED PAN
- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 33.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TEMPLATE — A B

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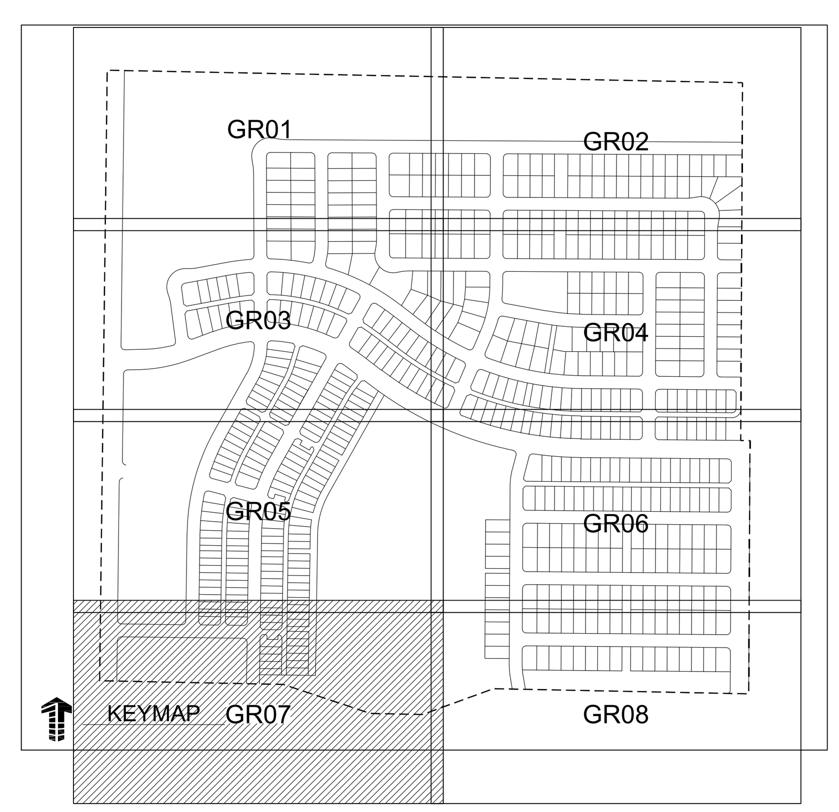

50 0 50 100 150 Feet
(IN FEET)
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SHEET SIZE 24x36

N
ROTATION: 0°

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: ______ City Engineer ______ Date
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NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

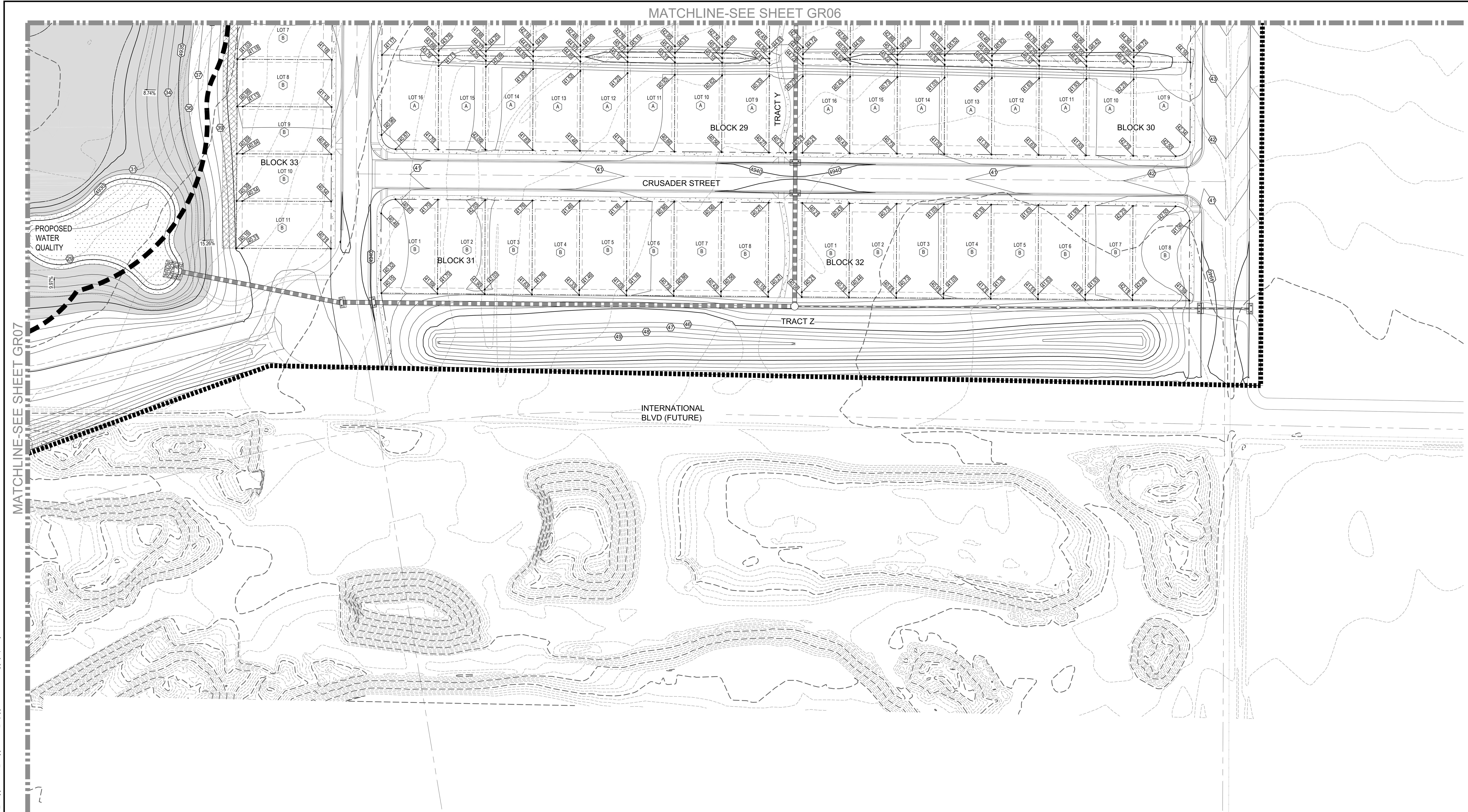
Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

OVERLOT GRADING PLANS

GR07

OF 80 SHEETS



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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 4900
- EXISTING CONTOUR — 4900
- PROPOSED PAN
- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 33.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TEMPLATE — A B

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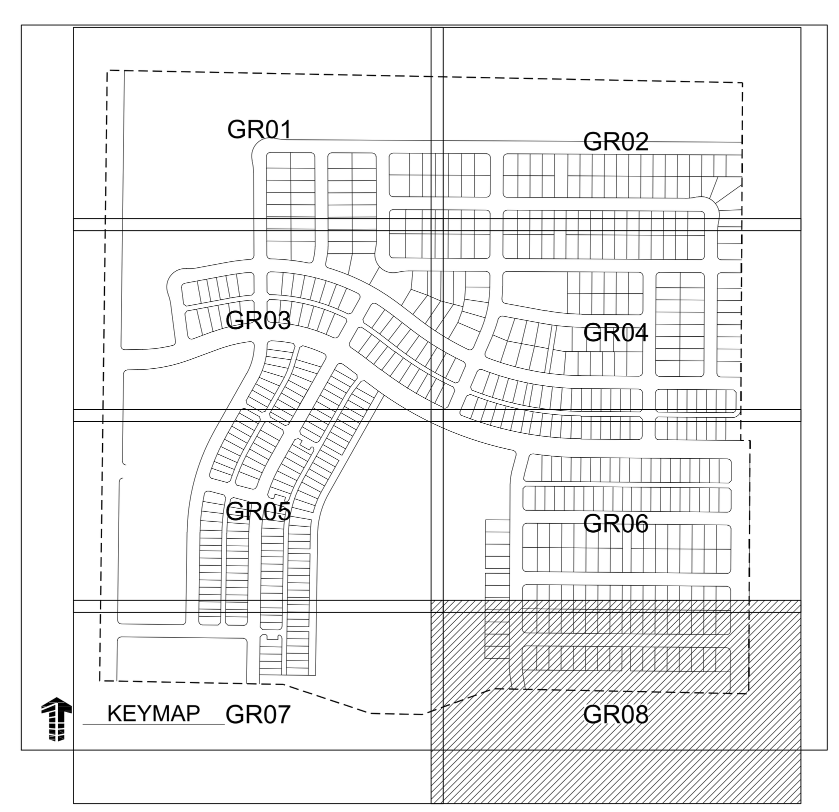

50 0 50 100 150 Feet
(IN FEET)
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SHEET SIZE 24x36

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ROTATION: 0°

City of Fort Collins, Colorado
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CHECKED BY:	Water & Wastewater Utility	Date
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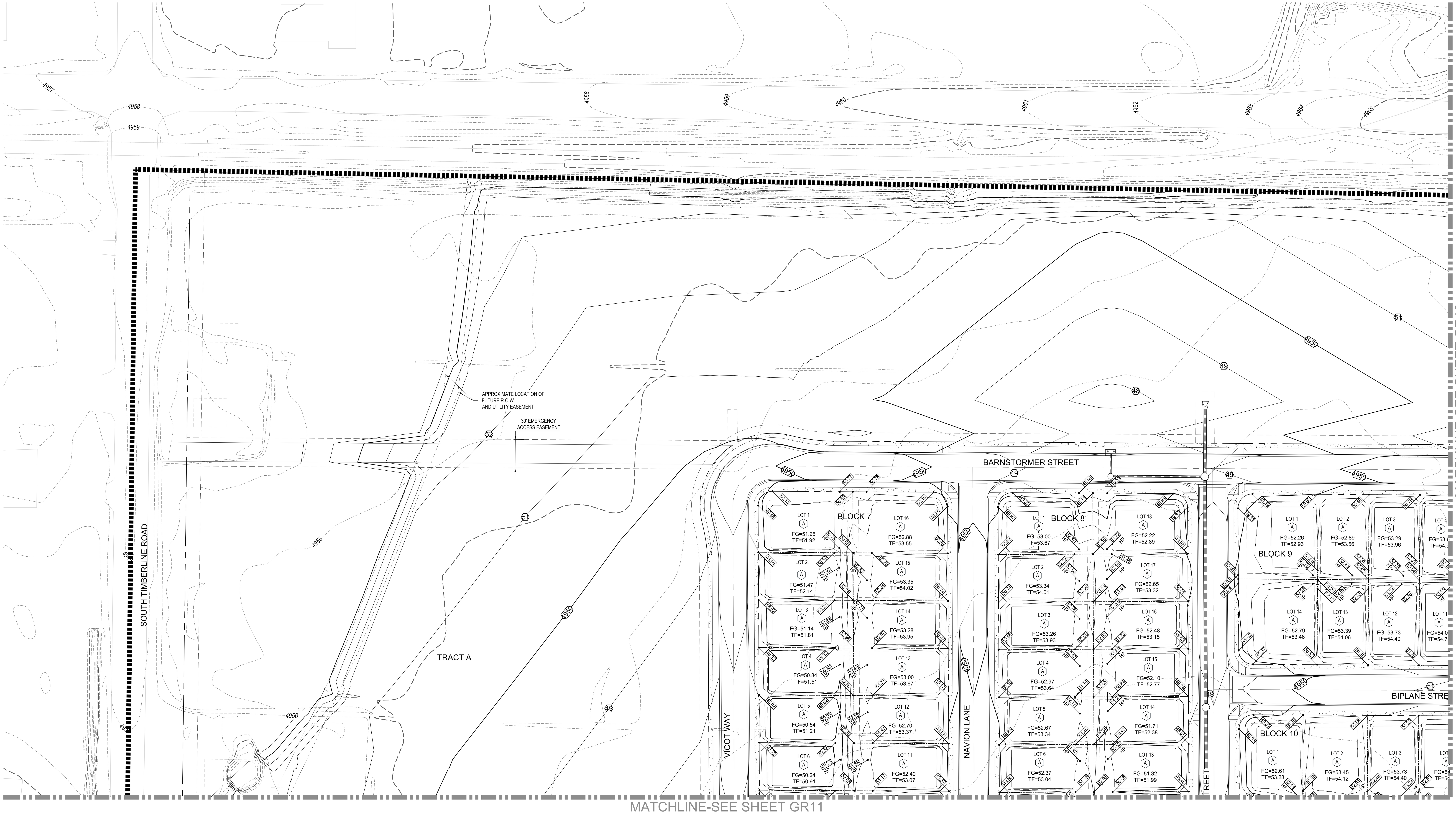
Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

OVERLOT GRADING PLANS

GR08

OF 80 SHEETS



50 0 50 100 150 Feet

(IN FEET)
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SHEET SIZE 24x36

N

ROTATION: 0°

LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
PROPOSED CONTOUR	4900
EXISTING CONTOUR	4900
PROPOSED PAN	
PROPOSED CURB AND GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY	
PROPOSED SPOT ELEVATION	33.43
EXISTING SPOT ELEVATION	(47.45)
PROPOSED SLOPES	2.0%
PROPOSED CONCRETE CROSS PAN (TYP.)	
LOT TEMPLATE	A B

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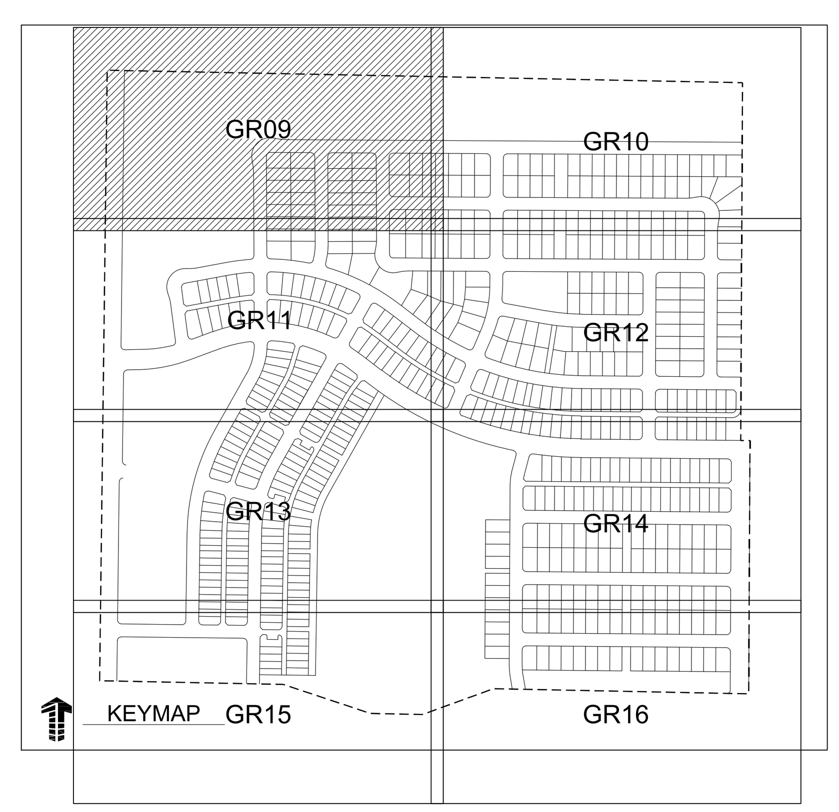

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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Timnath, CO 80547
970.674.1109

NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

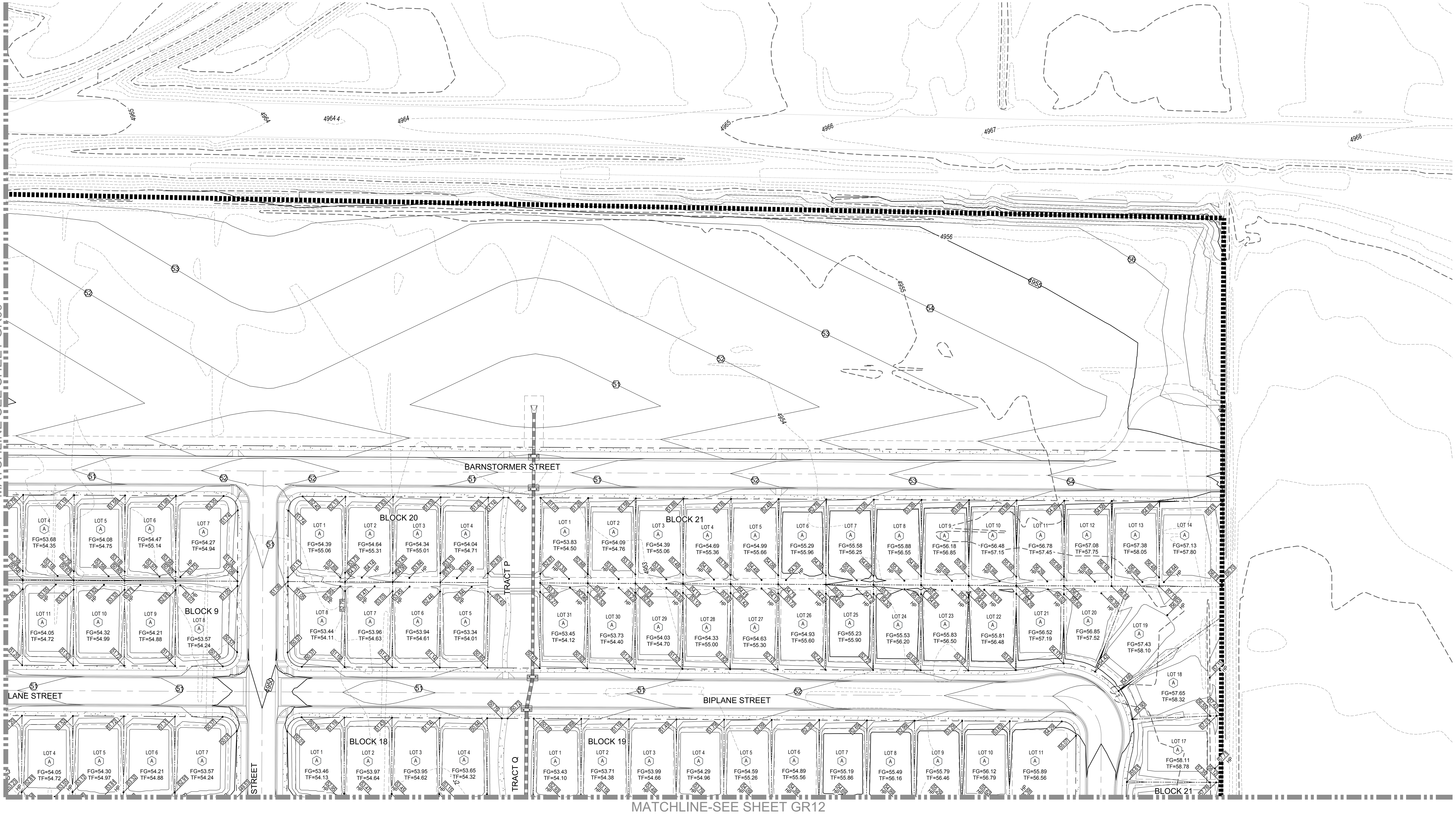
Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

FHA GRADING PLANS

GR09

OF 80 SHEETS



LEGEND:

EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED STORM INLET
PROPOSED CONTOUR 4900
EXISTING CONTOUR 4900
PROPOSED PAN
PROPOSED CURB AND GUTTER
PROPERTY BOUNDARY
PROPOSED LOT LINE
PROPOSED RIGHT OF WAY
PROPOSED SPOT ELEVATION 33.43
EXISTING SPOT ELEVATION (47.45)
PROPOSED SLOPES 2.0%
PROPOSED CONCRETE CROSS PAN (TYP.)
LOT TEMPLATE A B

NOTES:

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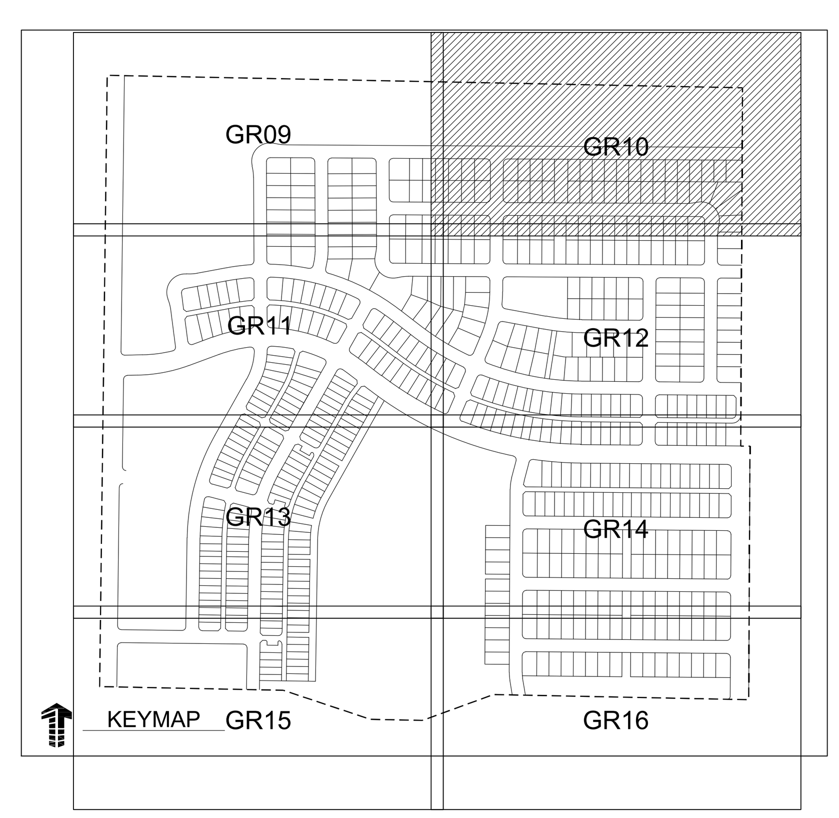

50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

N
ROTATION: 0°

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: City Engineer — Date
CHECKED BY: Water & Wastewater Utility — Date
CHECKED BY: Stormwater Utility — Date
CHECKED BY: Parks & Recreation — Date
CHECKED BY: Traffic Engineer — Date
CHECKED BY: Environmental Planner — Date

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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

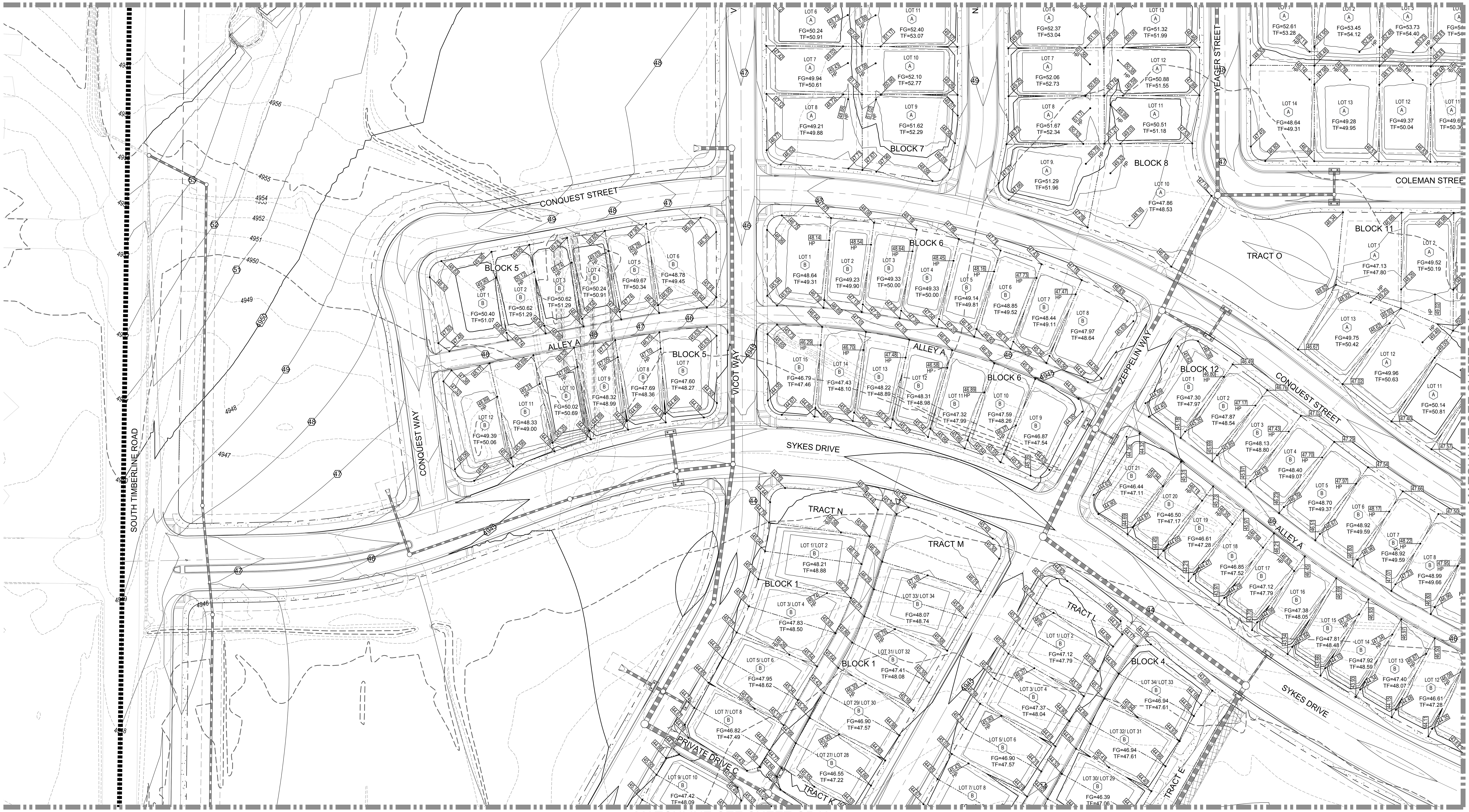
Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

FHA GRADING PLANS

GR10

OF 80 SHEETS



LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
PROPOSED CONTOUR	4900
EXISTING CONTOUR	4900
PROPOSED PAN	
PROPOSED CURB AND GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY	
PROPOSED SPOT ELEVATION	33.43
EXISTING SPOT ELEVATION	(47.45)
PROPOSED SLOPES	2.0%
PROPOSED CONCRETE CROSS PAN (TYP.)	
LOT TEMPLATE	A B

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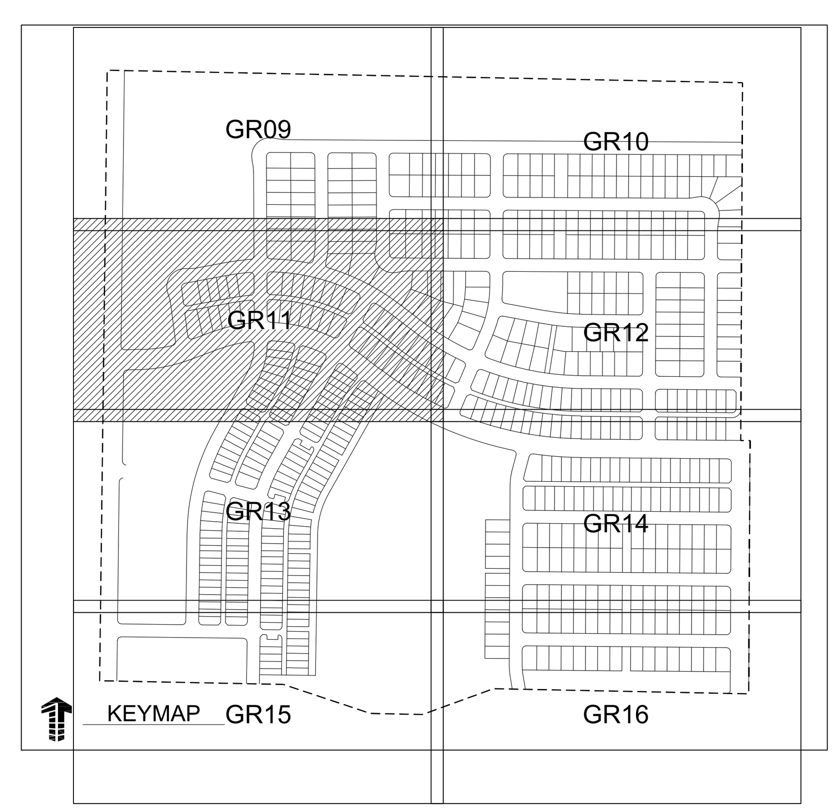

50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

N
ROTATION: 0°

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
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EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

FHA GRADING PLANS

GR11

OF 80 SHEETS

MATCHLINE-SEE SHEET GR10

MATCHLINE-SEE SHEET GR14

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR (4900)
- EXISTING CONTOUR (4900)
- PROPOSED PAN
- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION (33.43)
- EXISTING SPOT ELEVATION ((47.45))
- PROPOSED SLOPES (2.0%)
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TEMPLATE (A) (B)

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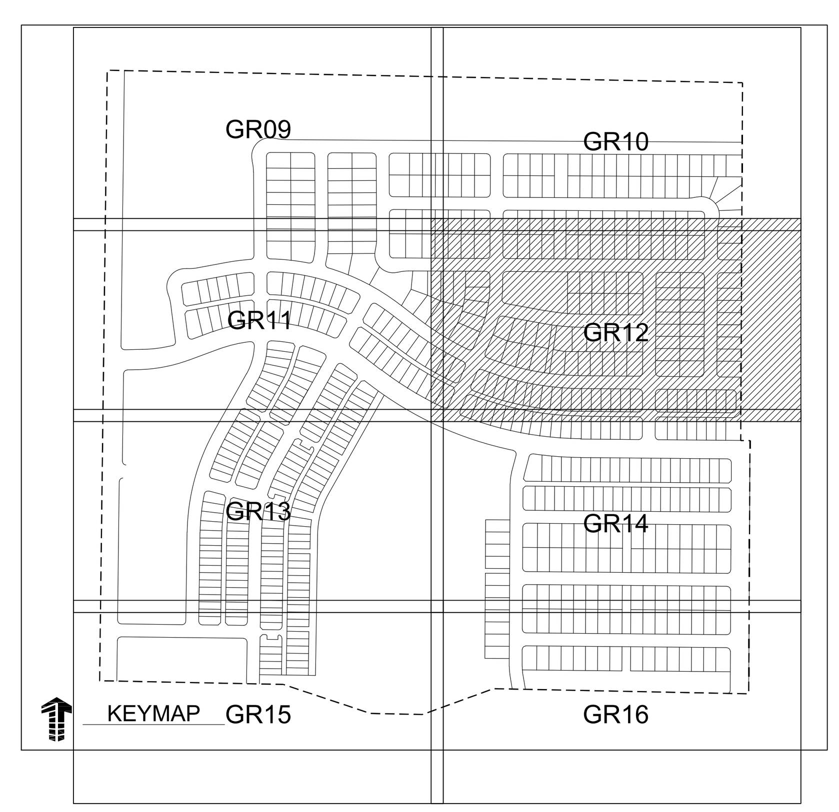

50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

N
ROTATION: 0°

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
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EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
FHA GRADING PLANS

GR12
OF 80 SHEETS

MATCHLINE-SEE SHEET GR11

MATCHLINE-SEE SHEET GR14

MATCHLINE-SEE SHEET GR15

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR (4900)
- EXISTING CONTOUR (4900)
- PROPOSED PAN
- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION (33.43)
- EXISTING SPOT ELEVATION ((47.45))
- PROPOSED SLOPES (2.0%)
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TEMPLATE (A) (B)

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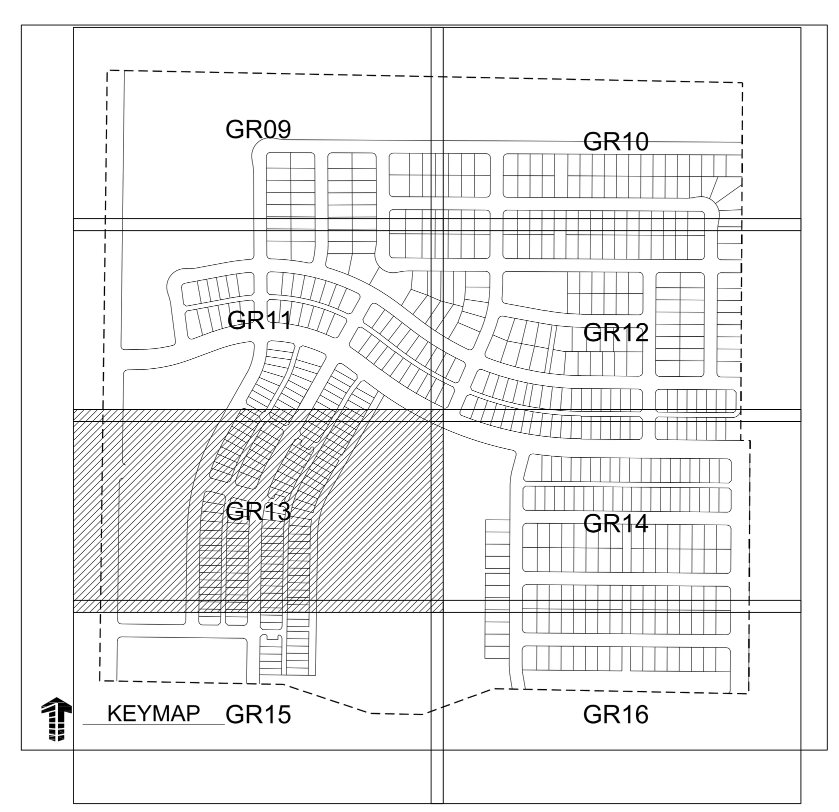

50 0 50 100 150 Feet
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City of Fort Collins, Colorado
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SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

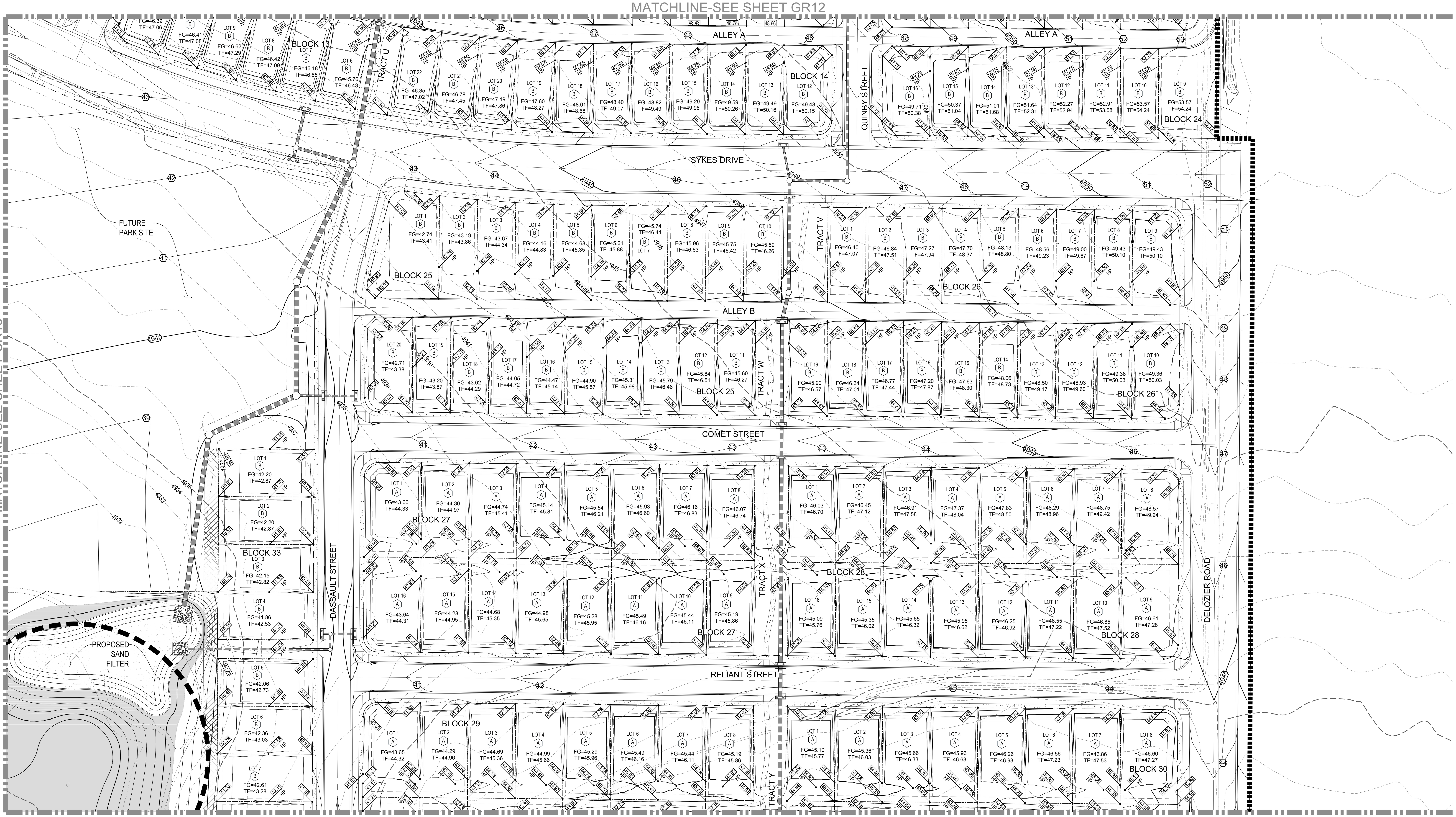
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
FHA GRADING PLANS

GR13

MATCHLINE-SEE SHEET GR12



MATCHLINE-SEE SHEET GR13

MATCHLINE-SEE SHEET GR16

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 4900
- EXISTING CONTOUR — 4900
- PROPOSED PAN
- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 33.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TEMPLATE — A B

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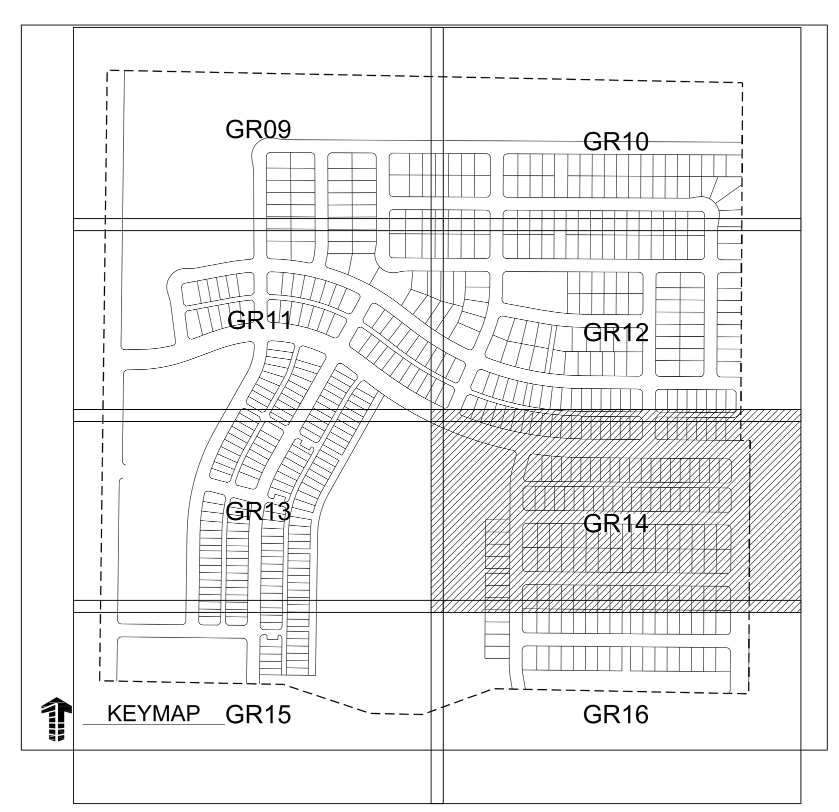

50 0 50 100 150 Feet

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EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
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#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
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Date:	11/11/2015

SHEET TITLE:
FHA GRADING PLANS

LEGEND:

- EXISTING STORM SEWER
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- PROPOSED STORM INLET
- PROPOSED CONTOUR — 4900
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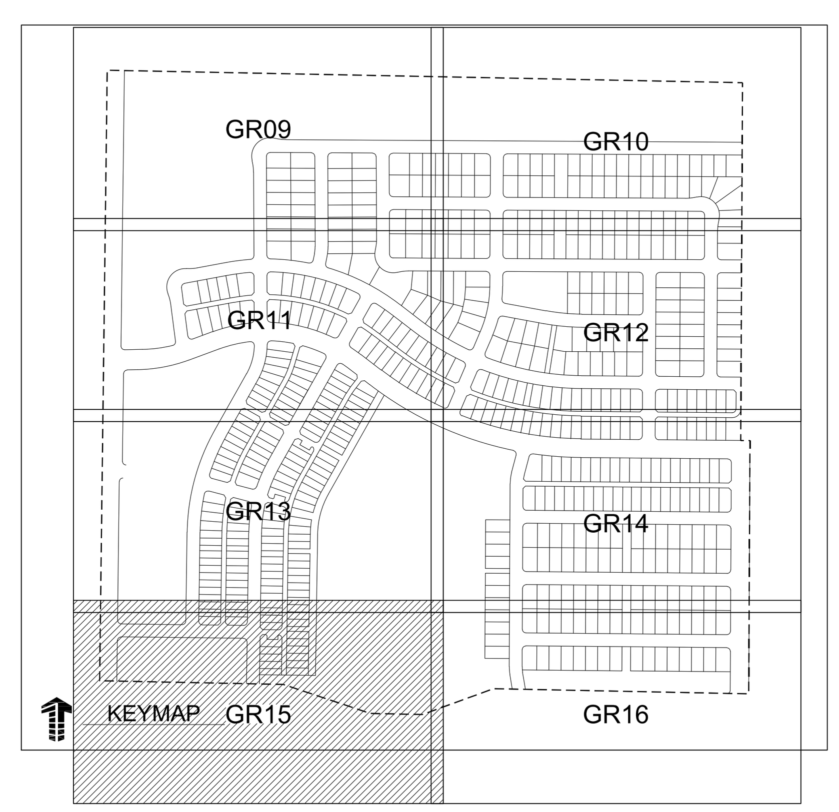

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ROTATION: 0°

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11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

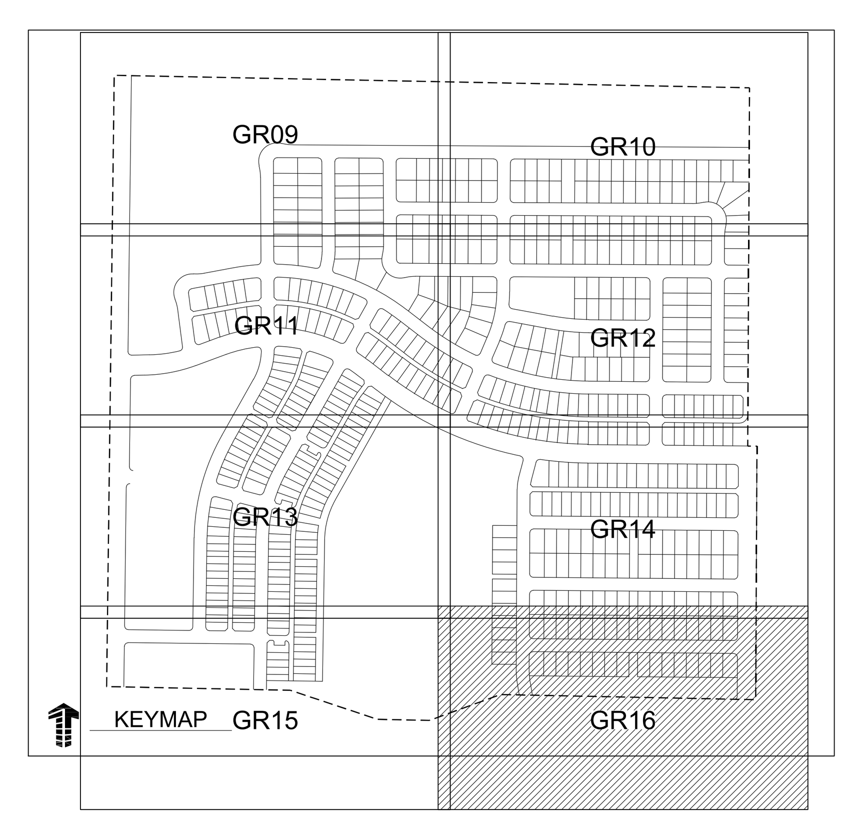
SHEET TITLE:
FHA GRADING PLANS

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR (4900)
- EXISTING CONTOUR (4900)
- PROPOSED PAN
- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION (33.43)
- EXISTING SPOT ELEVATION ((47.45))
- PROPOSED SLOPES (2.0%)
- PROPOSED CONCRETE CROSS PAN (TYP.)
- LOT TEMPLATE (A) (B)

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
2. REFER TO THE PLAT FOR LOT, TRACT, EASEMENTS AND OTHER SURVEY INFORMATION.
3. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (43.71 = 4943.71).
4. CONTOURS SHOWN OUTSIDE OF STREET RIGHT-OF-WAY ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET RIGHT-OF-WAY ARE FINISHED GRADE.
5. CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE LOT CORNERS, OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS.
6. SEE DETAIL SHEETS FOR LOT TEMPLATES.
7. 4:1 MAX TIE TO EXISTING SURFACE AT END OF PHASE IF REQUIRED.
8. SEE SECTION 3.4.1 OF LANDUSE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.
9. REVEGITATION SHALL BE PER THE APPROVED LANDSCAPE PLAN.
10. LAND USE FOR THE WETLANDS AND THE UPLAND HABITATS SHALL BE MAINTAINED AS PART OF THE HOA. SEE LANDSCAPE PLANS FOR INTENDED USES.
11. FHA GRADING SHOWN FOR REFERENCE ONLY. LOT SPECIFIC PLOT PLANS TO BE SUBMITTED TO THE CITY FOR APPROVAL ONCE INDIVIDUAL FOOTPRINTS ARE DETERMINED.
12. THE TOP OF FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YEAR STORM.



50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

N
ROTATION: 0°

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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970.674.1109

NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

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Drawn By:	CMG
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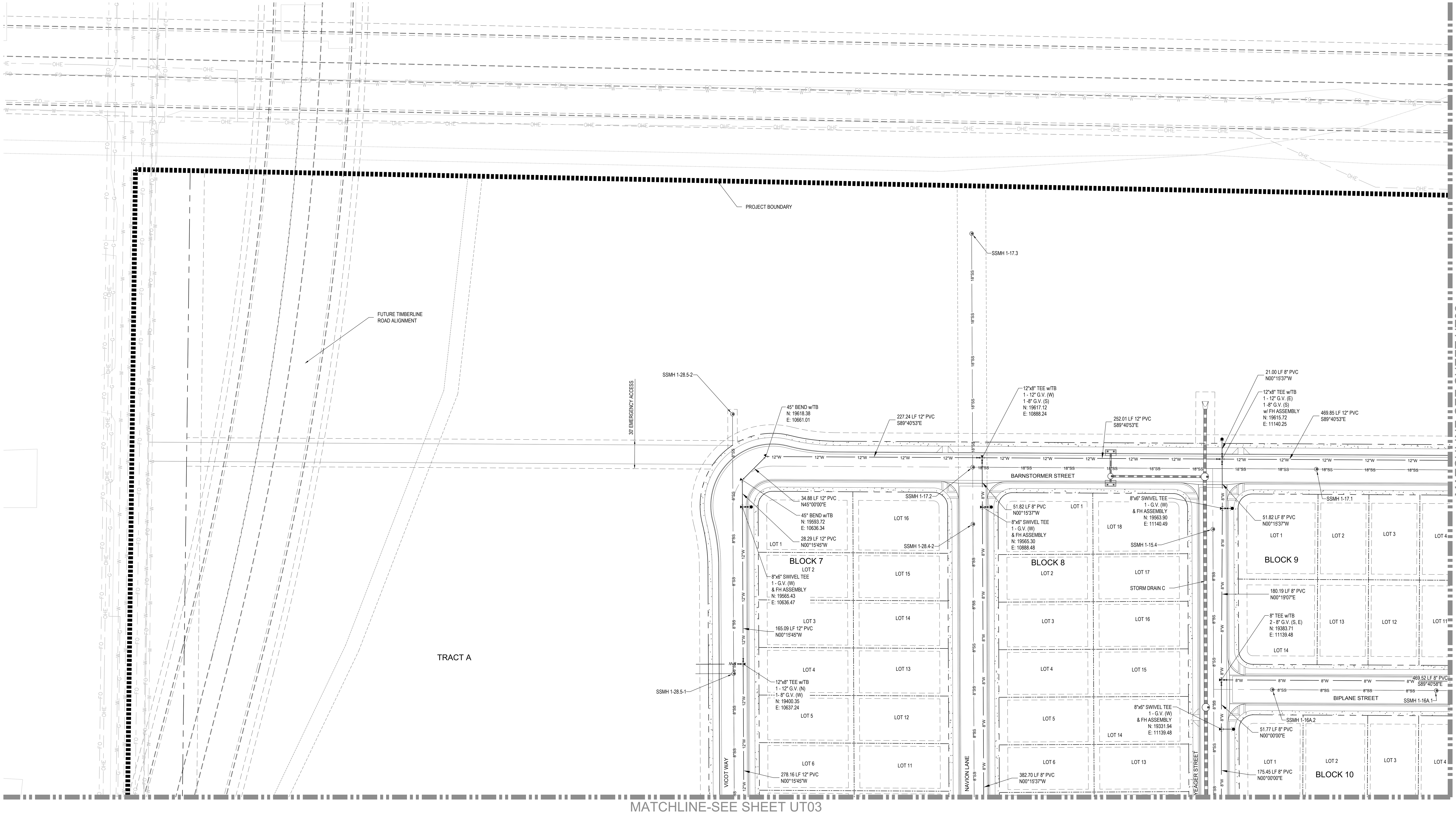
SHEET TITLE:

FHA GRADING PLANS

GR16

OF 80 SHEETS



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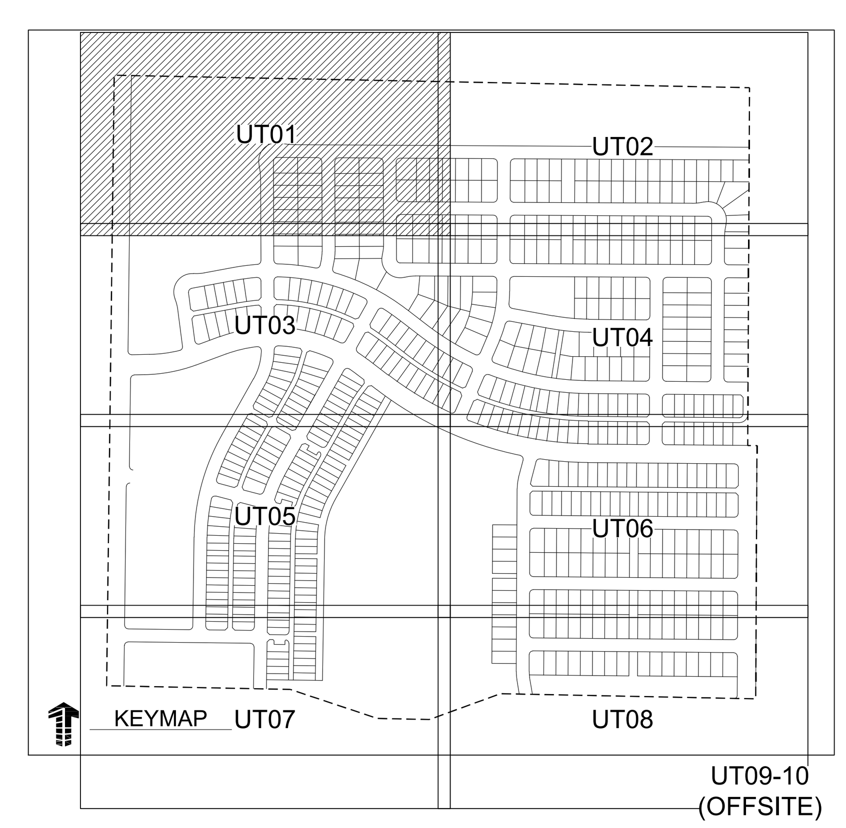

LEGEND:

PROPOSED 8" WATER MAIN	W 8"
EXISTING WATER MAIN	WTR
PROPOSED 8" SANITARY SEWER	SS 8"
PROPOSED 12" SANITARY SEWER	SS 12"
PROPOSED 4" UNDERDRAIN	UD
EXISTING SANITARY SEWER	SAN
PROPOSED SEWER SERVICE	S
PROPOSED WATER SERVICE/METER	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED ELECTRIC	E
EXISTING TELEPHONE	T
EXISTING GAS	GAS
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED STORM INLET	
PROPOSED MANHOLE	
PROPOSED WATER LOWERING	

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3. SEWER SERVICE PROVIDED BY BOXELDER SANITATION DISTRICT. SEWER CONSTRUCTION SHALL BE PER BOXELDER SANITATION DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
4. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 4.5' AND MAXIMUM COVER SHALL BE 5.5' UNLESS OTHERWISE NOTED.
5. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC AND WATER MAINS SHALL BE AWWA C-900 PVC.
6. ALL WATER FITTINGS AND VALVES ARE ARE NOT TO SCALE AND ARE ONLY GRAPHICALLY REPRESENTED.
7. UTILITY SERVICES SHOWN ARE SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
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10. THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL STREET CUT LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE PER THE CITY STREET REPAIR STANDARDS.
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12. SEE SHEET EX01 FOR EXISTING BOUNDARY CORNER COORDINATES.

EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ______________________ ________
GENERAL MANAGER DATE:

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ______________________
GENERAL MANAGER
DATE: ______________

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
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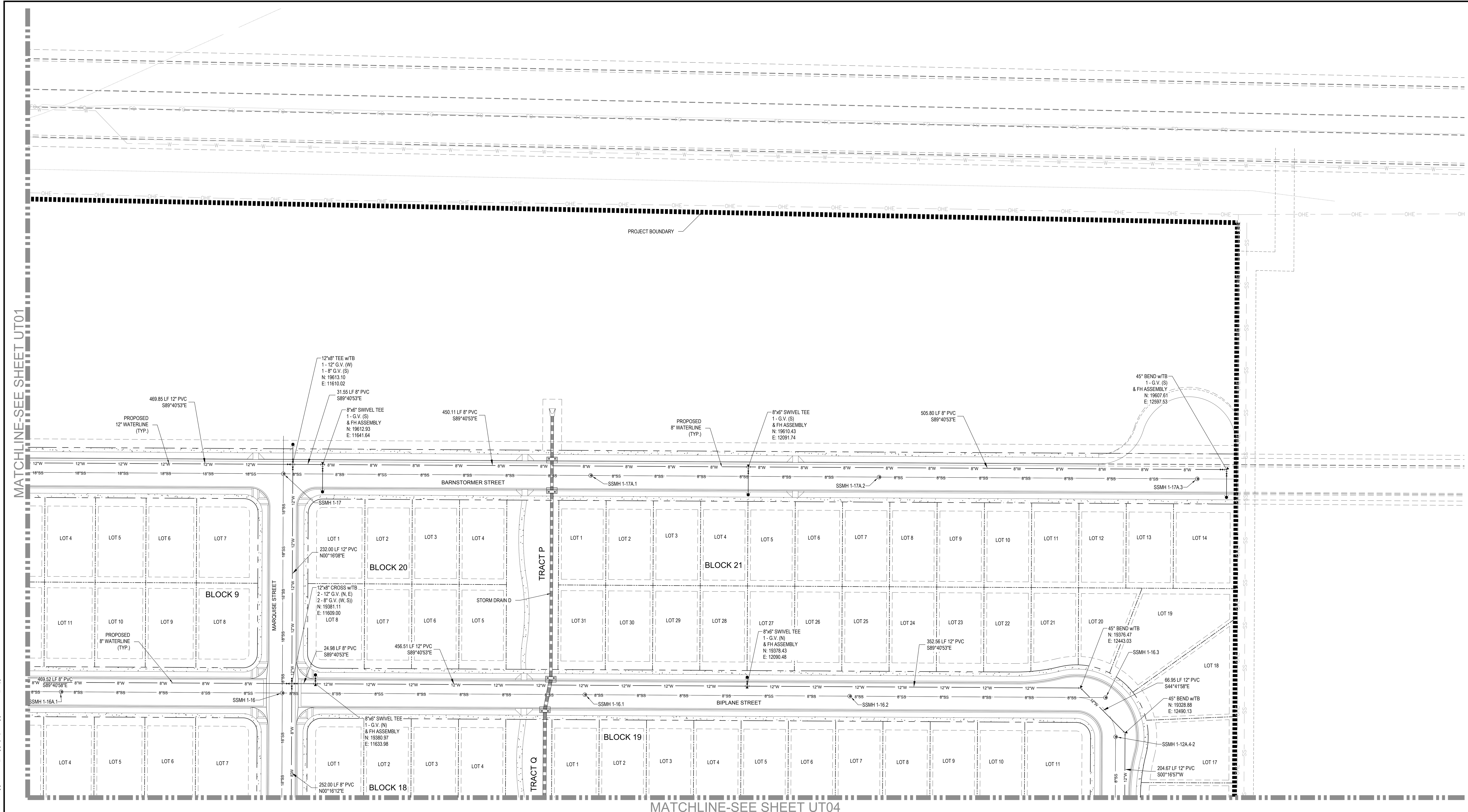

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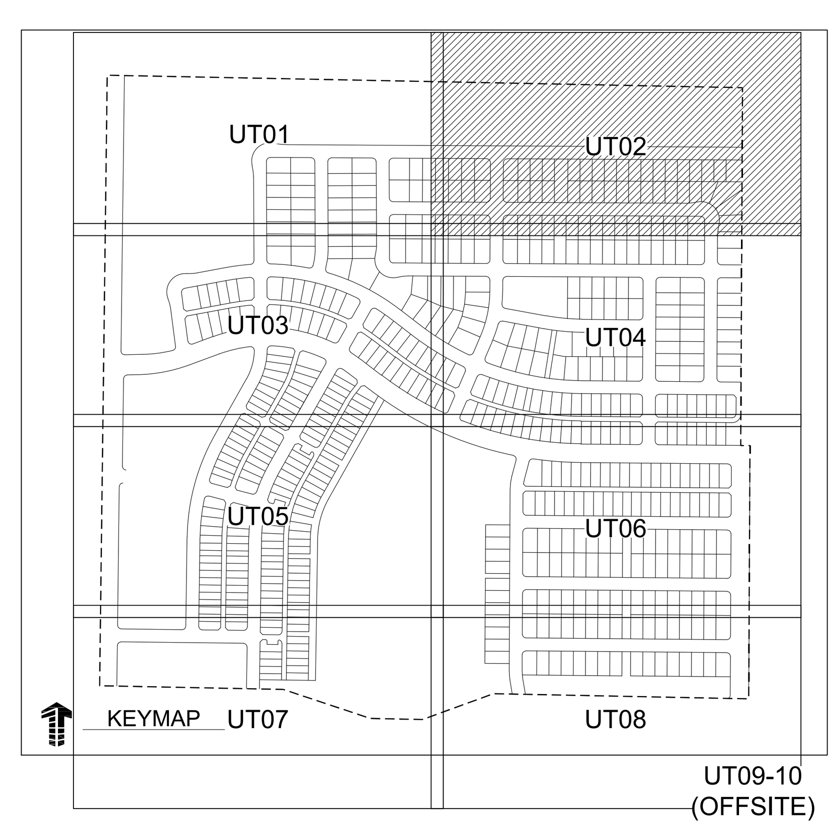

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(IN FEET)
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SHEET SIZE 24x36

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ROTATION: 0°

EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ____________ GENERAL MANAGER DATE: ____

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BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

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Project No:	HFHLV0001.01
Drawn By:	CMG
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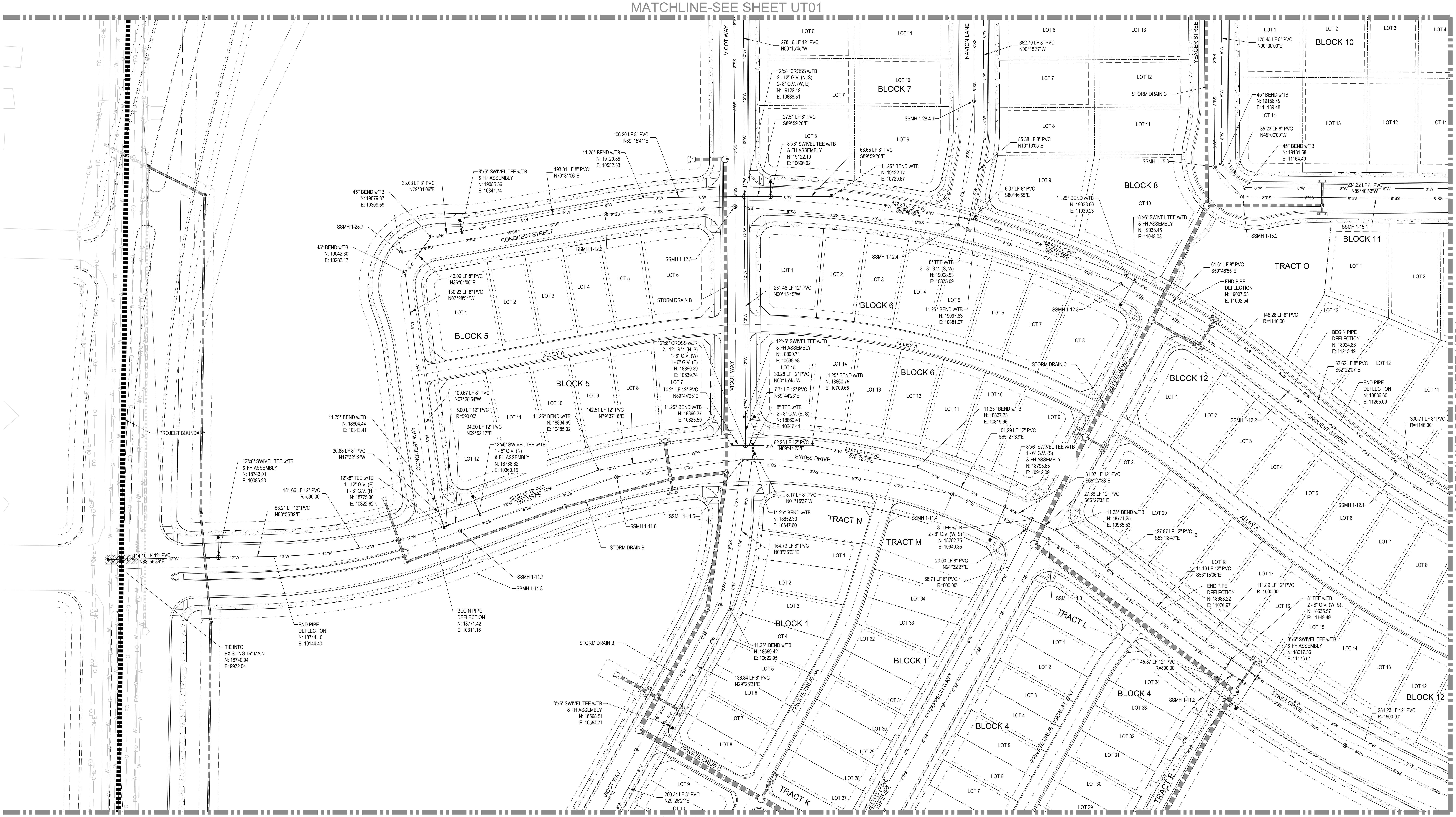
SHEET TITLE:
UTILITY
PLANS

UT02
OF 80 SHEETS

MATCHLINE-SEE SHEET UT01



MATCHLINE-SEE SHEET UT05

LEGEND:

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EXISTING WATER MAIN	WTR
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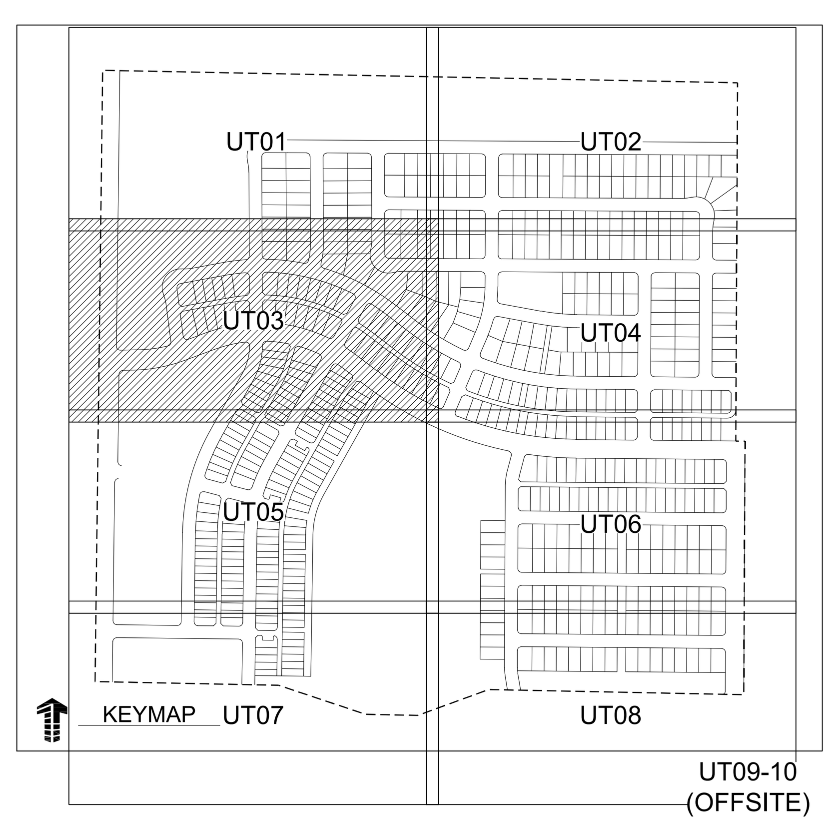

50 0 50 100 150 Feet

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ROTATION: 0°

EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: GENERAL MANAGER DATE:

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
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BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: GENERAL MANAGER
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FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
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SHEET TITLE:

UTILITY
PLANS

UT03

OF 80 SHEETS

LEGEND:

PROPOSED 8" WATER MAIN	W 8"
EXISTING WATER MAIN	WTR
PROPOSED 8" SANITARY SEWER	SS 8"
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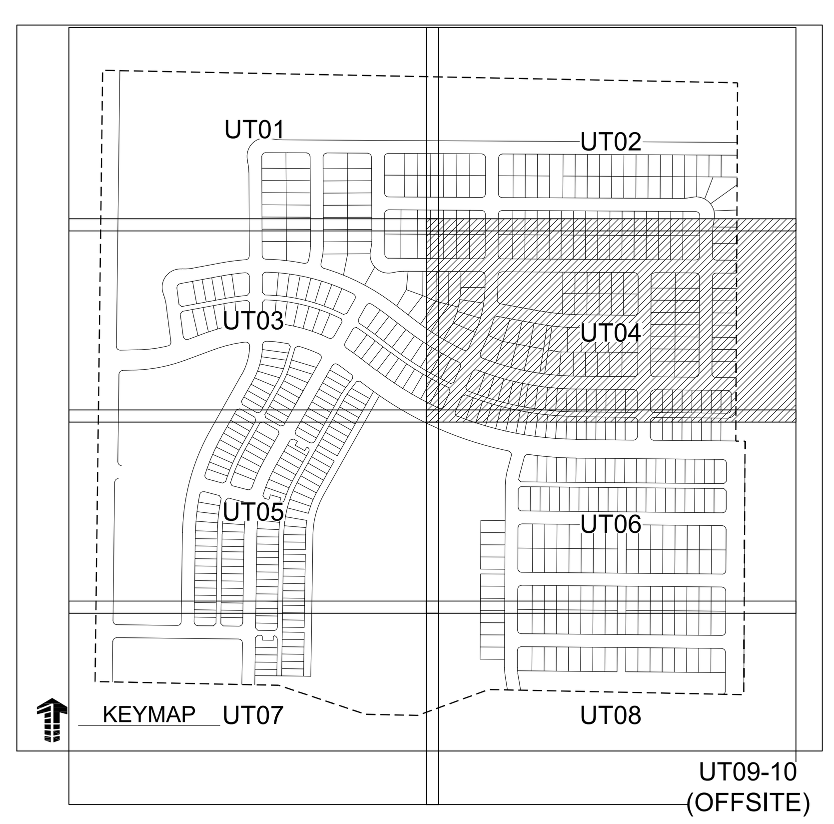

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EAST LARIMER COUNTY WATER DISTRICT
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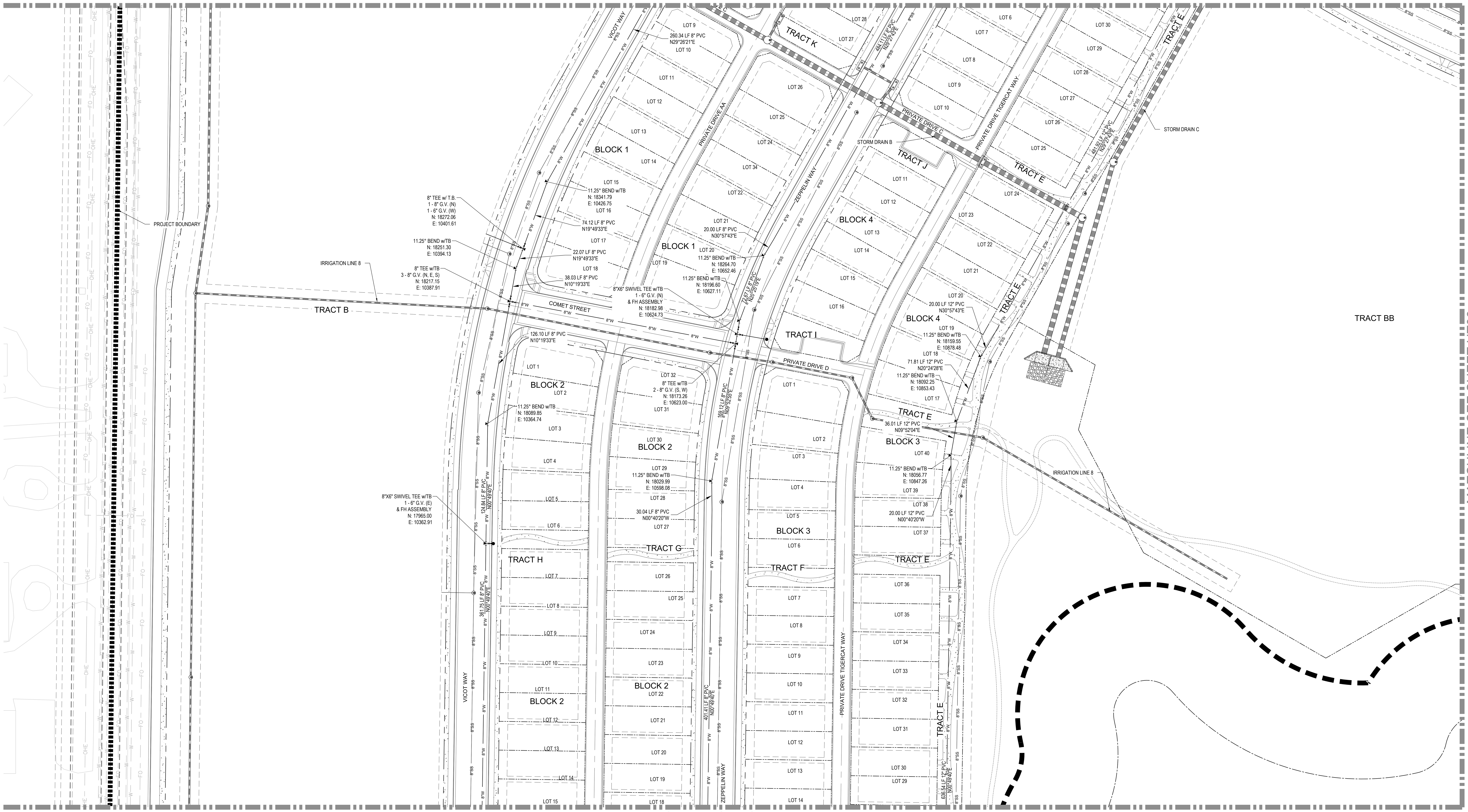
UTILITY PLANS

UT04

OF 80 SHEETS

MATCHLINE-SEE SHEET UT03



MATCHLINE-SEE SHEET UT07

LEGEND:

PROPOSED 8" WATER MAIN — W 8"
EXISTING WATER MAIN — WTR
PROPOSED 8" SANITARY SEWER — SS 8"
PROPOSED 12" SANITARY SEWER — SS 12"
PROPOSED 4" UNDERDRAIN — UD
EXISTING SANITARY SEWER — SAN
PROPOSED SEWER SERVICE — S
PROPOSED WATER SERVICE/METER
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED STORM SEWER
EXISTING STORM SEWER
PROPOSED ELECTRIC — E
EXISTING TELEPHONE — T
EXISTING GAS — GAS
PROPOSED CURB & GUTTER
PROPERTY BOUNDARY
PROPOSED RIGHT-OF-WAY
PROPOSED LOTLINE
EASEMENT LINE
PROPOSED STORM INLET
PROPOSED MANHOLE
PROPOSED WATER LOWERING

NOTES:

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4. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 4.5' AND MAXIMUM COVER SHALL BE 5.5' UNLESS OTHERWISE NOTED.
5. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC AND WATER MAINS SHALL BE AWWA C-900 PVC.
6. ALL WATER FITTINGS AND VALVES ARE ARE NOT TO SCALE AND ARE ONLY GRAPHICALLY REPRESENTED.
7. UTILITY SERVICES SHOWN ARE SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
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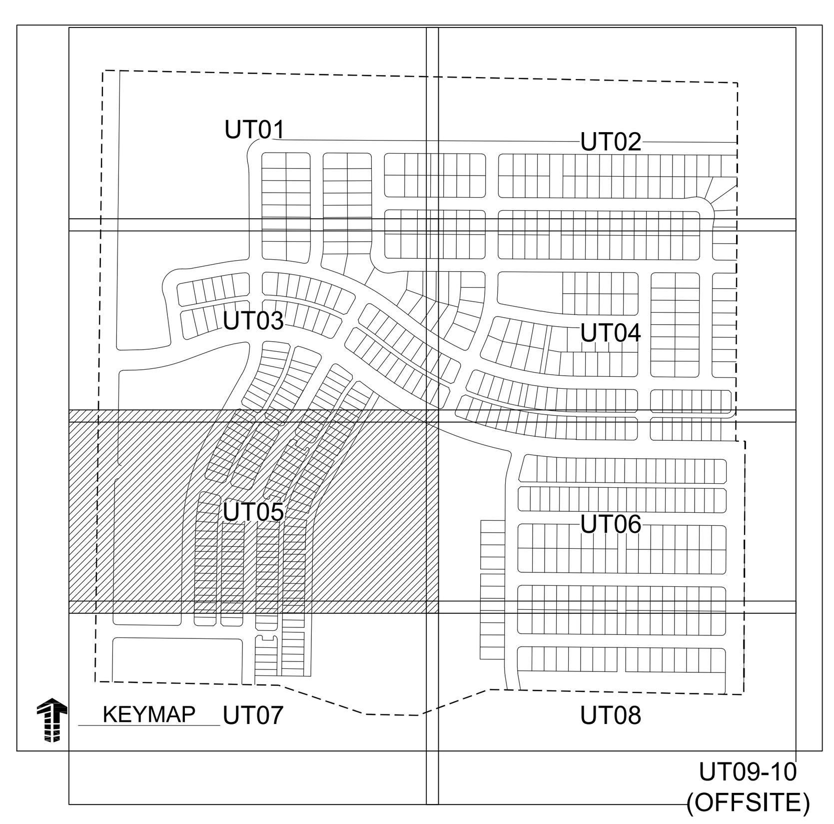
12. SEE SHEET EX01 FOR EXISTING BOUNDARY CORNER COORDINATES.



50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

N
ROTATION: 0°

EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ______ GENERAL MANAGER DATE: ______

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ______ GENERAL MANAGER
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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: ______ City Engineer ______ Date
CHECKED BY: ______ Water & Wastewater Utility ______ Date
CHECKED BY: ______ Stormwater Utility ______ Date
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970.674.1109

NOT FOR CONSTRUCTION
11/11/15

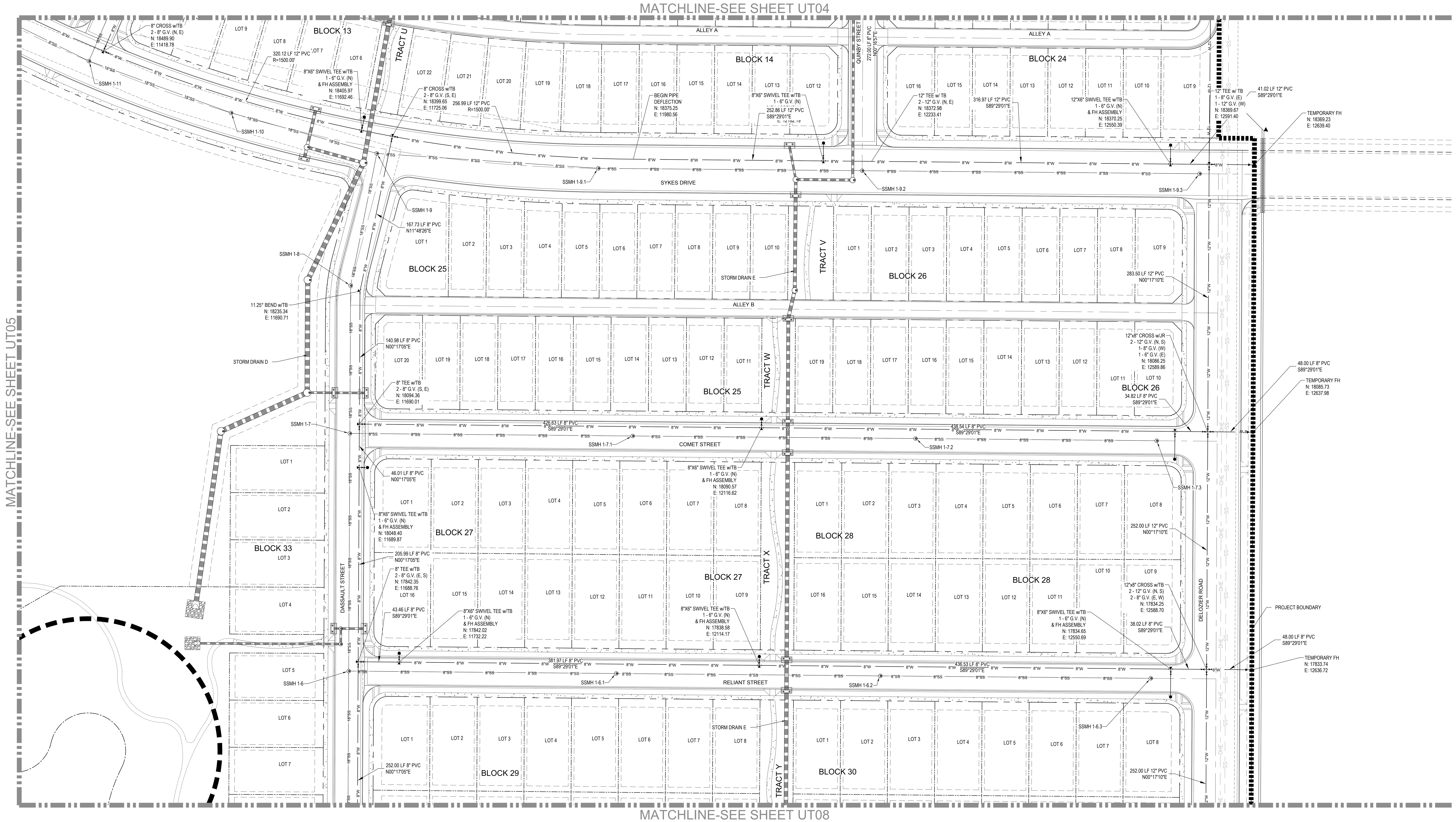
EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
UTILITY PLANS

UT05
OF 80 SHEETS



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EXISTING WATER MAIN	WTR
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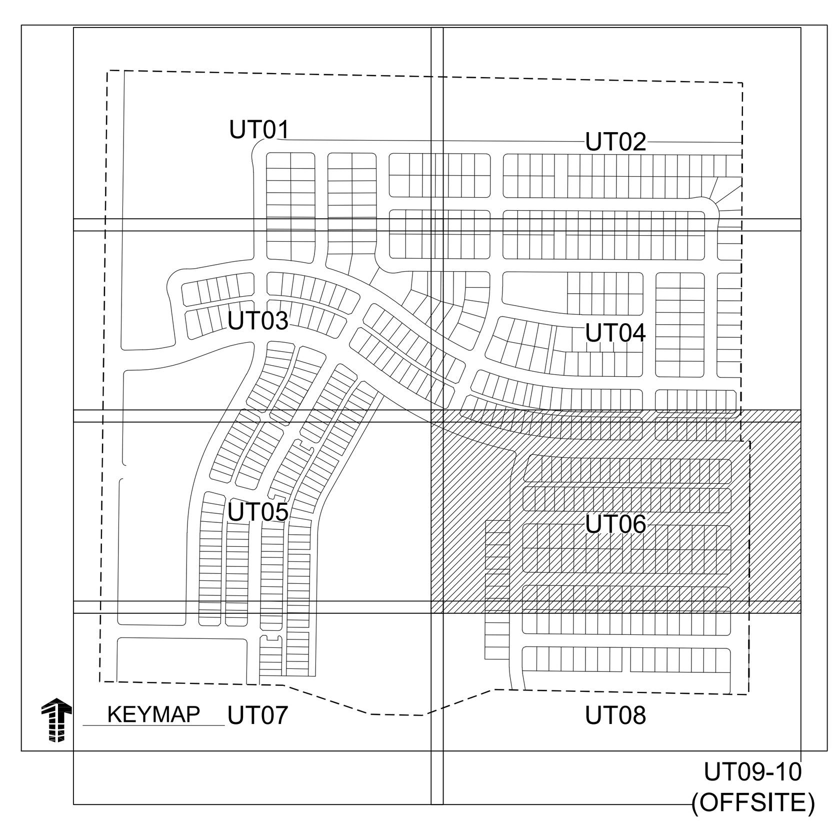

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(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

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ROTATION: 0°

EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ______ GENERAL MANAGER DATE: ______

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BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ______ GENERAL MANAGER

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UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
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FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

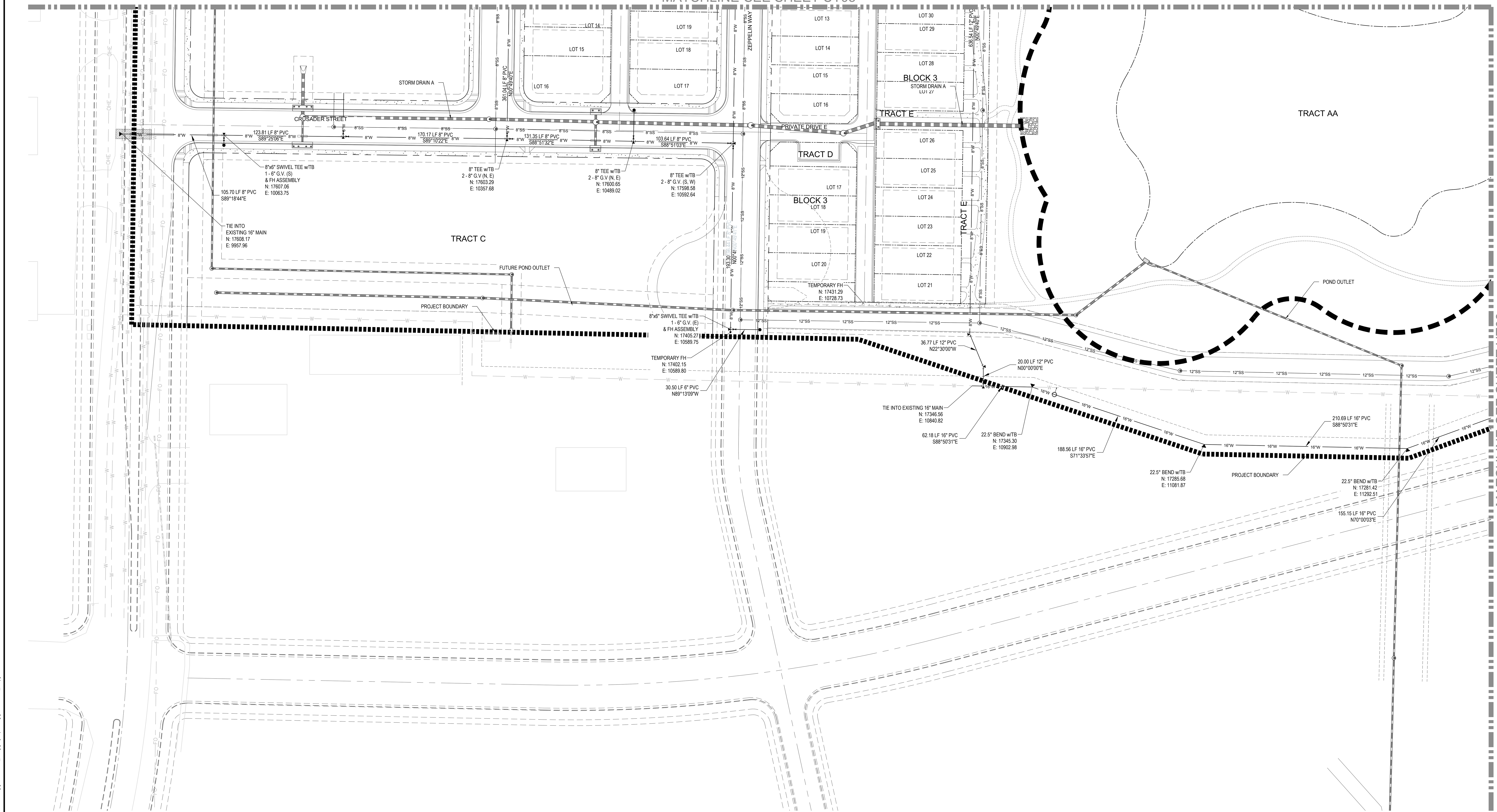
SHEET TITLE:

UTILITY PLANS

UT06

OF 80 SHEETS

MATCHLINE-SEE SHEET UT05



MATCHLINE-SEE SHEET UT08

LEGEND:

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EXISTING WATER MAIN	WTR
PROPOSED 8" SANITARY SEWER	SS 8"
PROPOSED 12" SANITARY SEWER	SS 12"
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PROPOSED SEWER SERVICE	S
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EXISTING TELEPHONE	T
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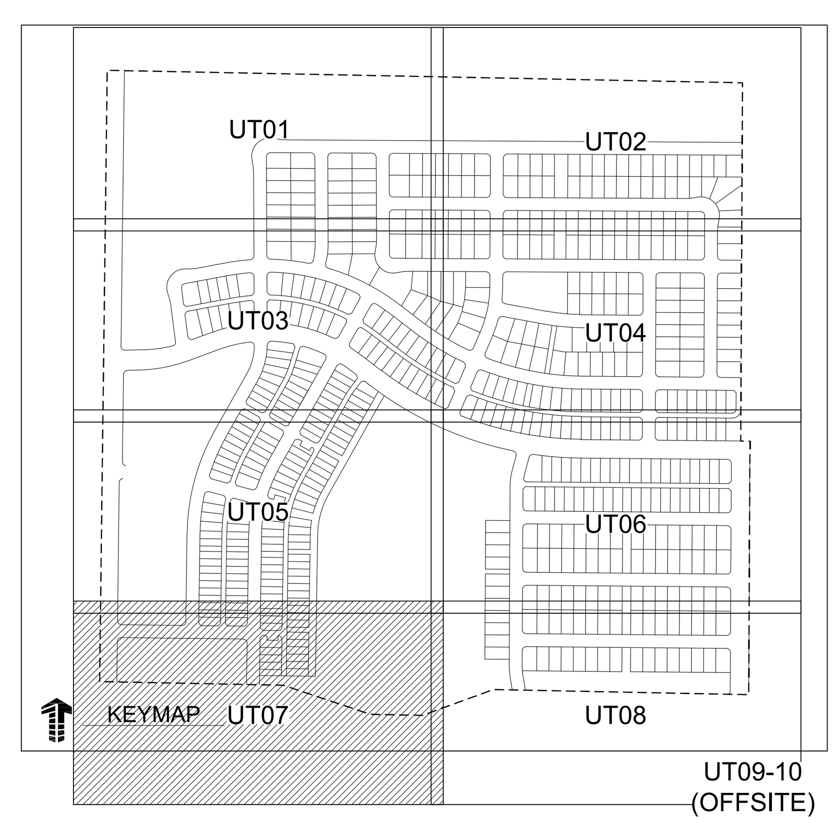

50 0 50 100 150 Feet
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SHEET SIZE 24x36

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ROTATION: 0°

EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ____________ GENERAL MANAGER DATE: ______

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BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

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NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

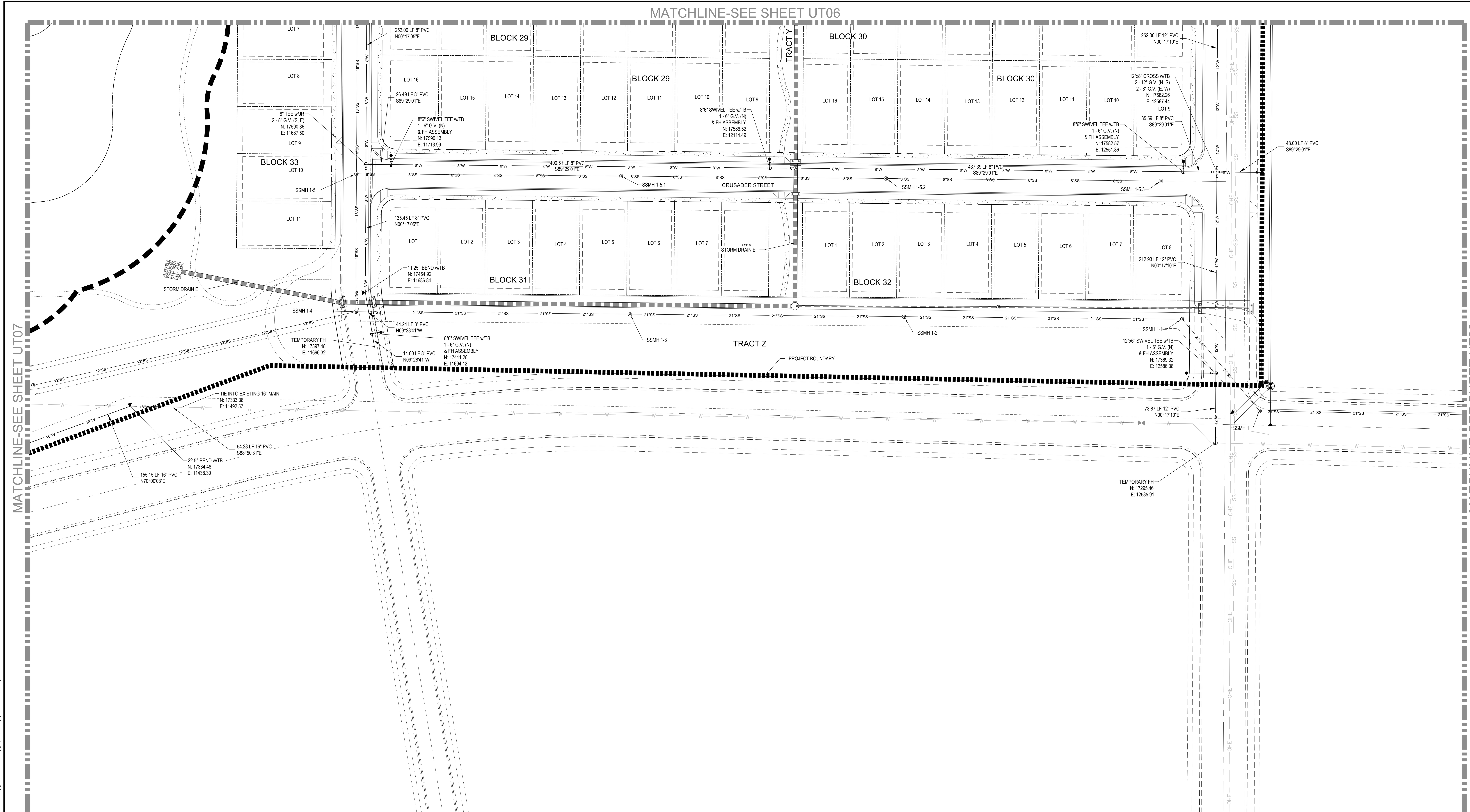
Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

UTILITY
PLANS

UT07

OF 80 SHEETS



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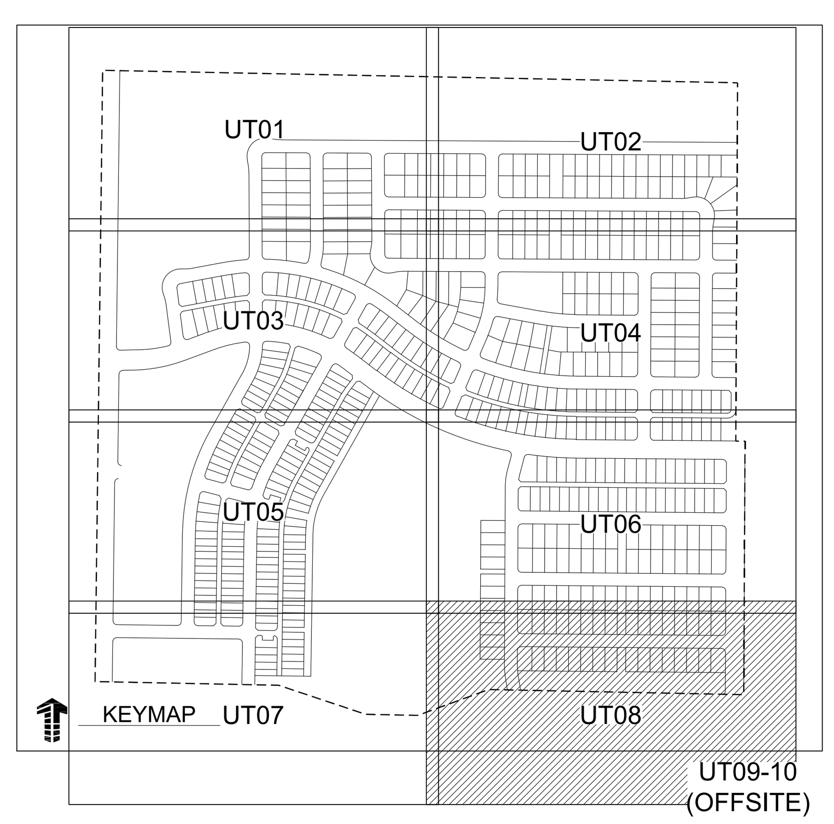
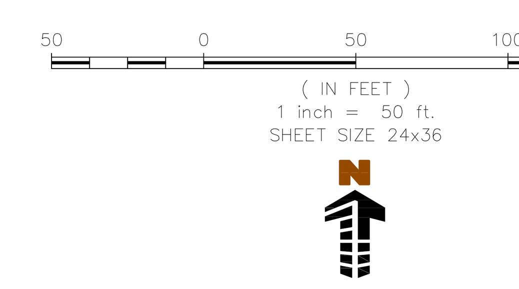


UT09-10
(OFFSITE)



BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ________ GENERAL MANAGER

DATE: ________

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EAST LARIMER COUNTY WATER DISTRICT
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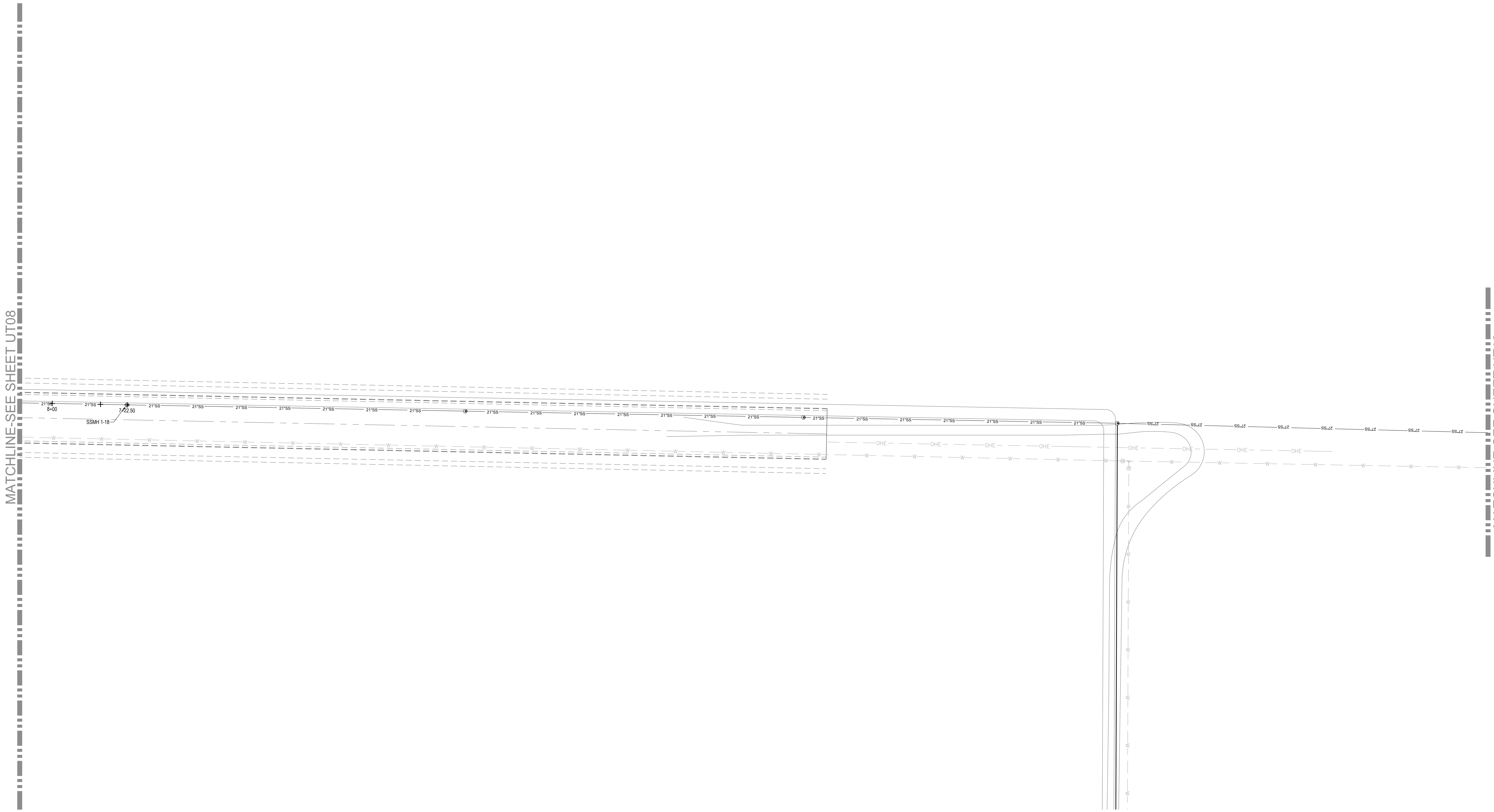

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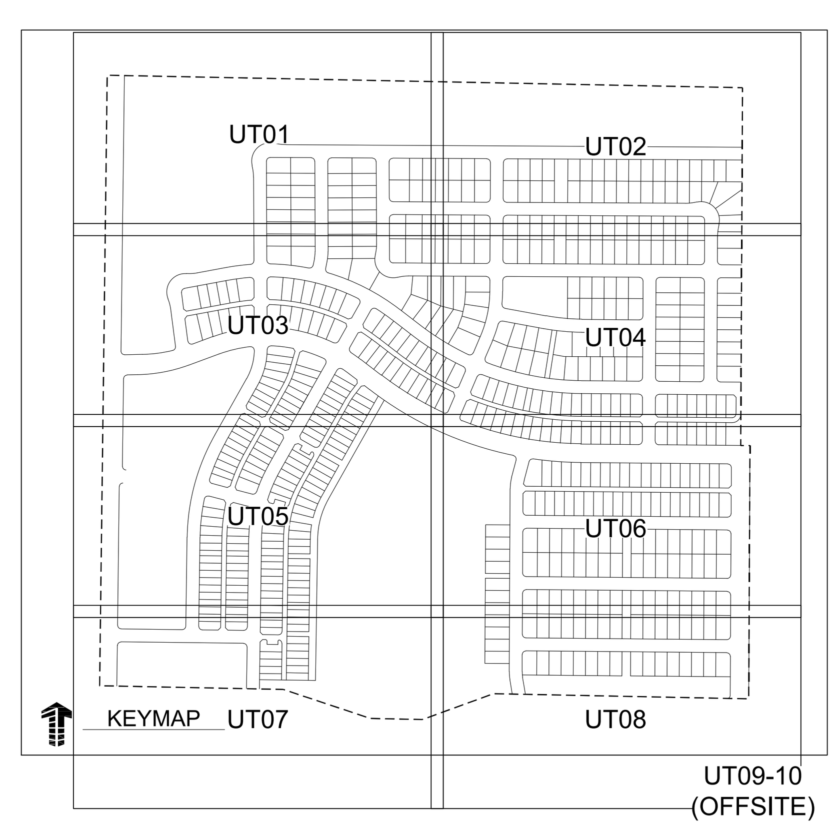

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ROTATION: 0°

BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ____________ GENERAL MANAGER
DATE: ____________

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

EAST LARIMER COUNTY WATER DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ____________ GENERAL MANAGER DATE: ____________

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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Loveland, CO 80538
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EAST RIDGE HOLDINGS
4801 Goodman Rd.
Timnath, CO 80547
970.674.1109

NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

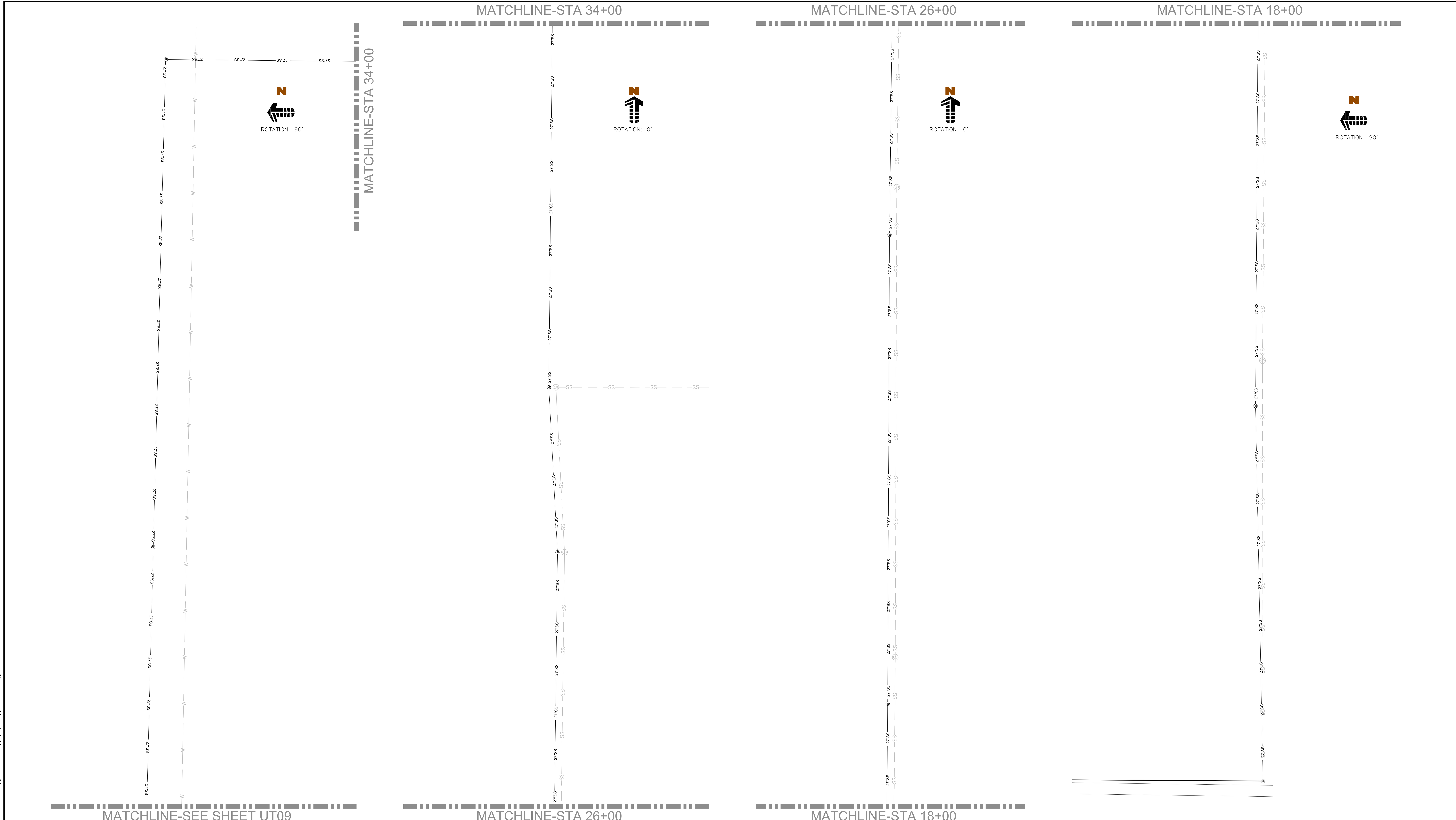
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
UTILITY
PLANS

UT09
OF 80 SHEETS

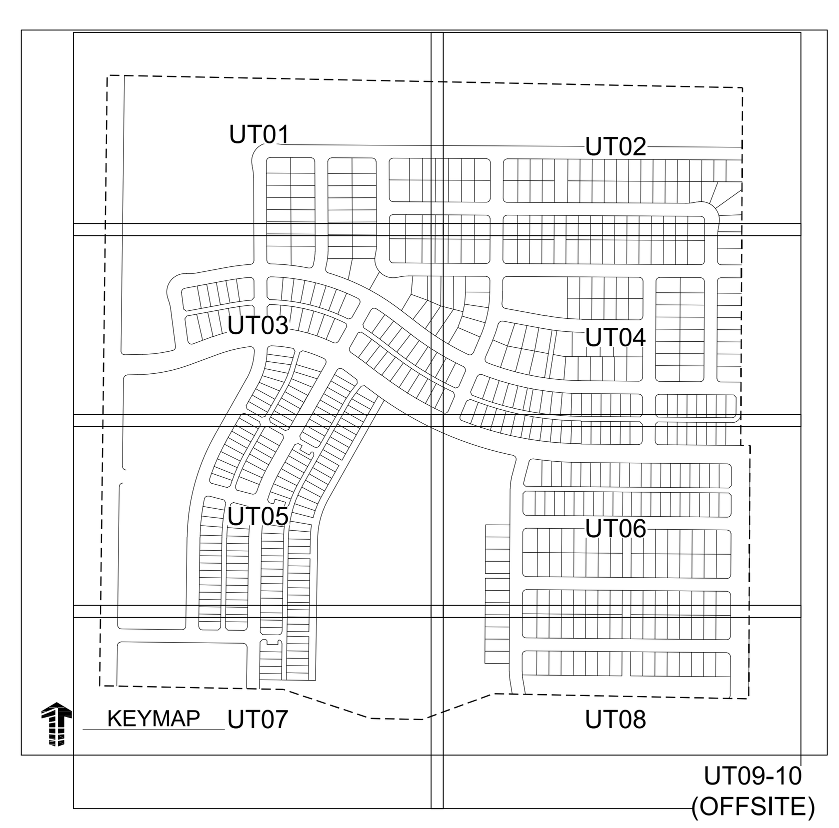


LEGEND:

PROPOSED 8" WATER MAIN	W 8"
EXISTING WATER MAIN	WTR
PROPOSED 8" SANITARY SEWER	SS 8"
PROPOSED 12" SANITARY SEWER	SS 12"
PROPOSED 4" UNDERDRAIN	UD
EXISTING SANITARY SEWER	SAN
PROPOSED SEWER SERVICE	S
PROPOSED WATER SERVICE/METER	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED ELECTRIC	E
EXISTING TELEPHONE	T
EXISTING GAS	GAS
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED STORM INLET	
PROPOSED MANHOLE	
PROPOSED WATER LOWERING	

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
2. WATER SERVICE PROVIDED BY EAST LARIMER COUNTY (ELCO) WATER DISTRICT. WATER CONSTRUCTION SHALL BE PER ELCO WATER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
3. SEWER SERVICE PROVIDED BY BOXELDER SANITATION DISTRICT. SEWER CONSTRUCTION SHALL BE PER BOXELDER SANITATION DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
4. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 4.5' AND MAXIMUM COVER SHALL BE 5.5' UNLESS OTHERWISE NOTED.
5. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC AND WATER MAINS SHALL BE AWWA C-900 PVC.
6. ALL WATER FITTINGS AND VALVES ARE ARE NOT TO SCALE AND ARE ONLY GRAPHICALLY REPRESENTED.
7. UTILITY SERVICES SHOWN ARE SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
8. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
9. REFER TO THE PLAT FOR LOT, TRACT, EASEMENTS AND OTHER SURVEY INFORMATION.
10. THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL STREET CUT LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE PER THE CITY STREET REPAIR STANDARDS.
11. CONTRACTOR SHALL ADJUST EXISTING SANITARY SEWER MANHOLES AND SUBDRAIN CLEANOUTS WITHIN THE RIGHT-OF-WAY PER CITY STANDARDS. ALL MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO ¼" BELOW FINISHED GRADE. CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
12. SEE SHEET EX01 FOR EXISTING BOUNDARY CORNER COORDINATES.



50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

BOXELDER SANITATION DISTRICT
UTILITY PLAN REVIEW

REVIEWED BY: ____________ GENERAL MANAGER

DATE: ____________

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UTILITY PLAN REVIEW

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FORT COLLINS, CO

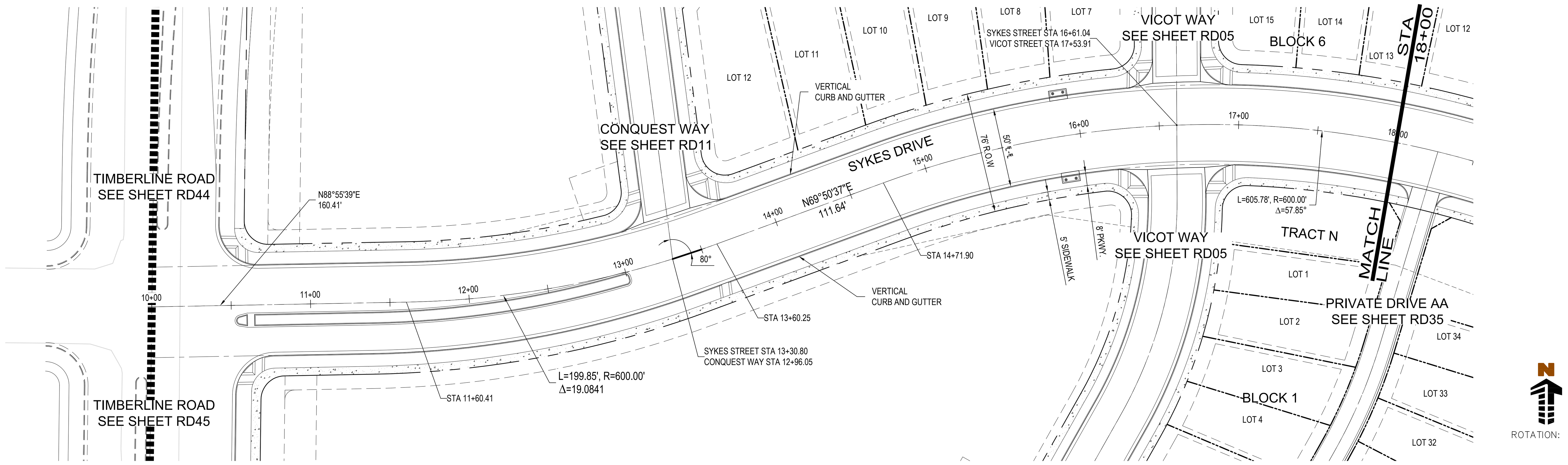
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	CMG
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

UTILITY
PLANS

UT10
OF 80 SHEETS



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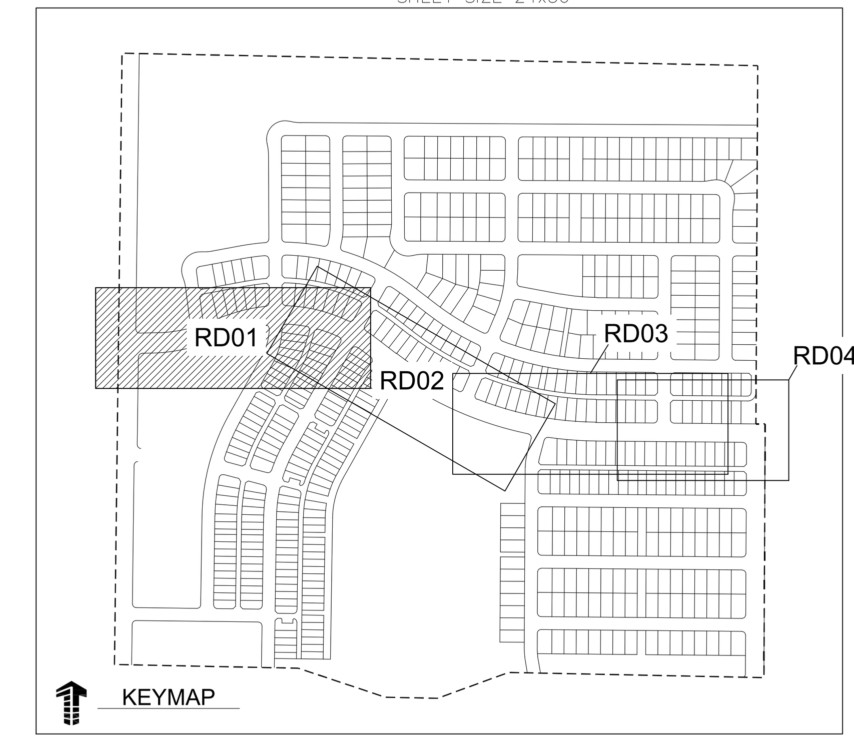
SHEET SIZE 24x36



LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CROSSPAN (TYP.)
- PROPOSED SPOT ELEVATION 33.45
- EXISTING SPOT ELEVATION (33.45)

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4. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL EXTENT OF STREET CUT TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. REPAIRS SHALL BE PER THE LATEST CITY STANDARDS.
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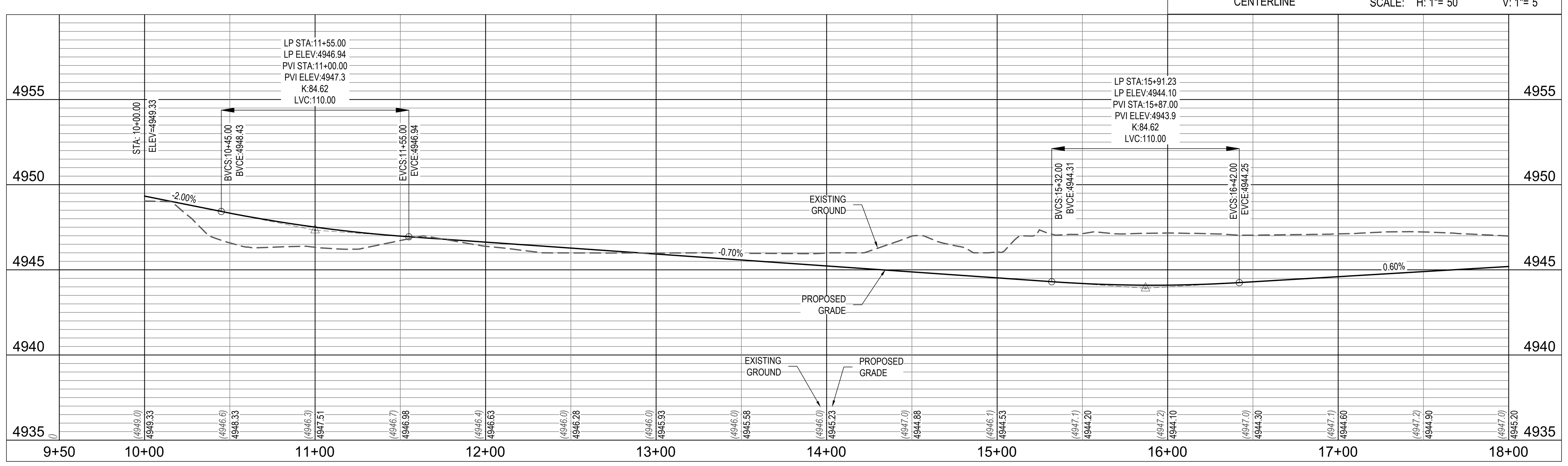
SYKES DRIVE CENTERLINE	STA: 10+00.00 to 18+00.00
	SCALE: H: 1"= 50 V: 1"= 5



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

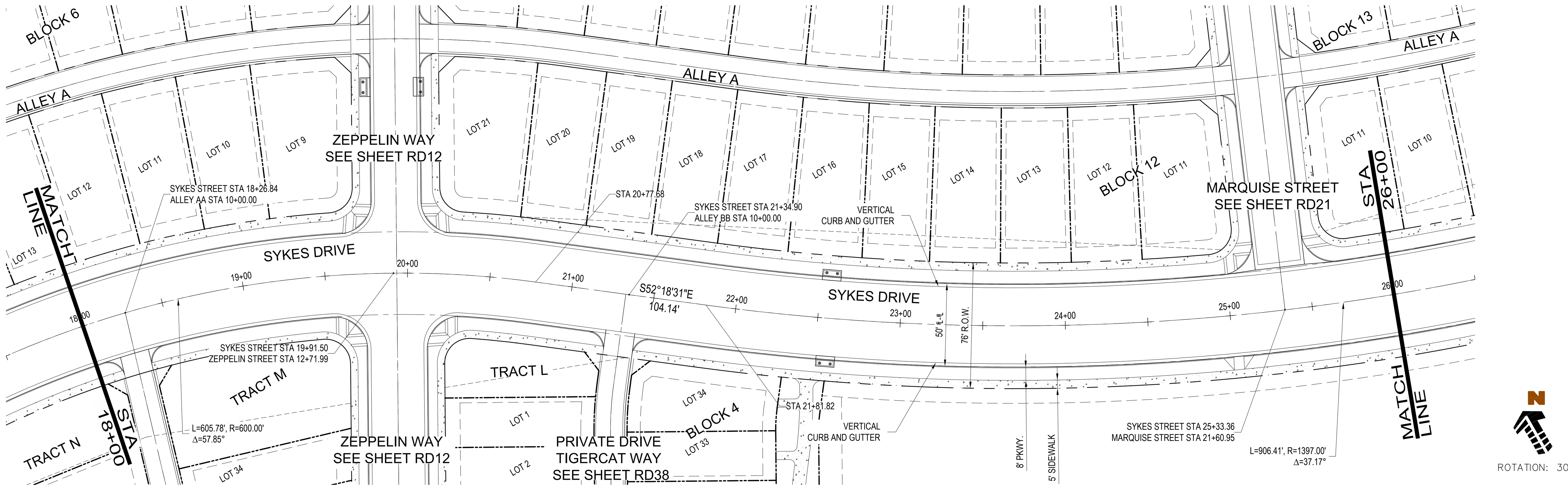
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

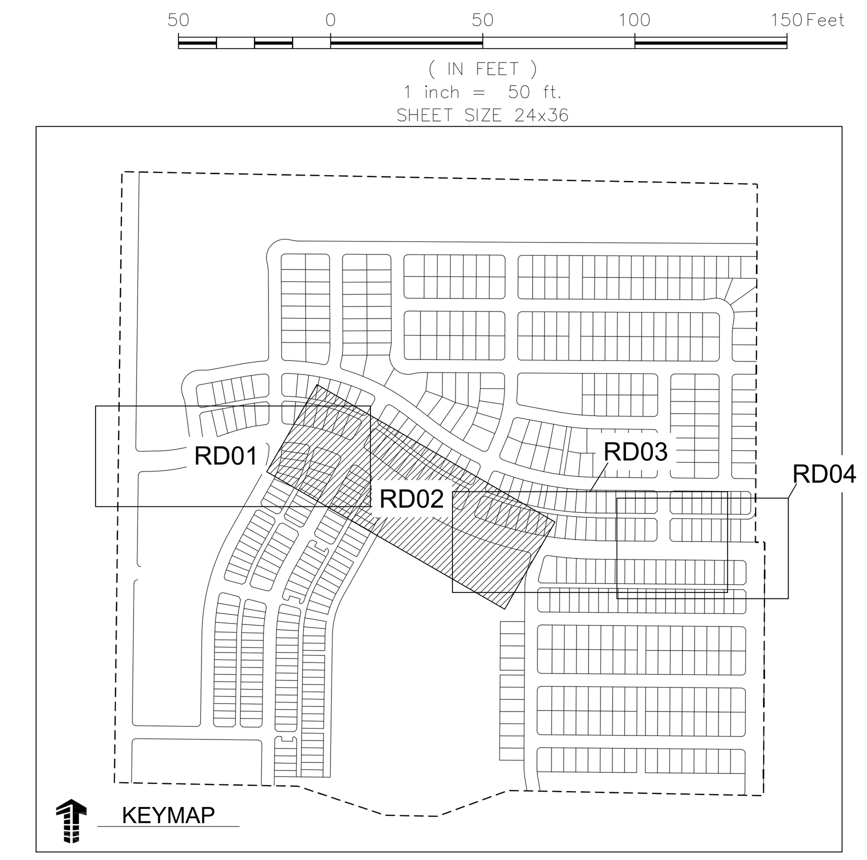
SHEET TITLE:

SYKES DRIVE
PLAN AND PROFILE

RD01

OF 80 SHEETS





LEGEND:

- PROPOSED CURB & GUTTER
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- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- SAWCUT LINE
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- PROPOSED SPOT ELEVATION 33.45
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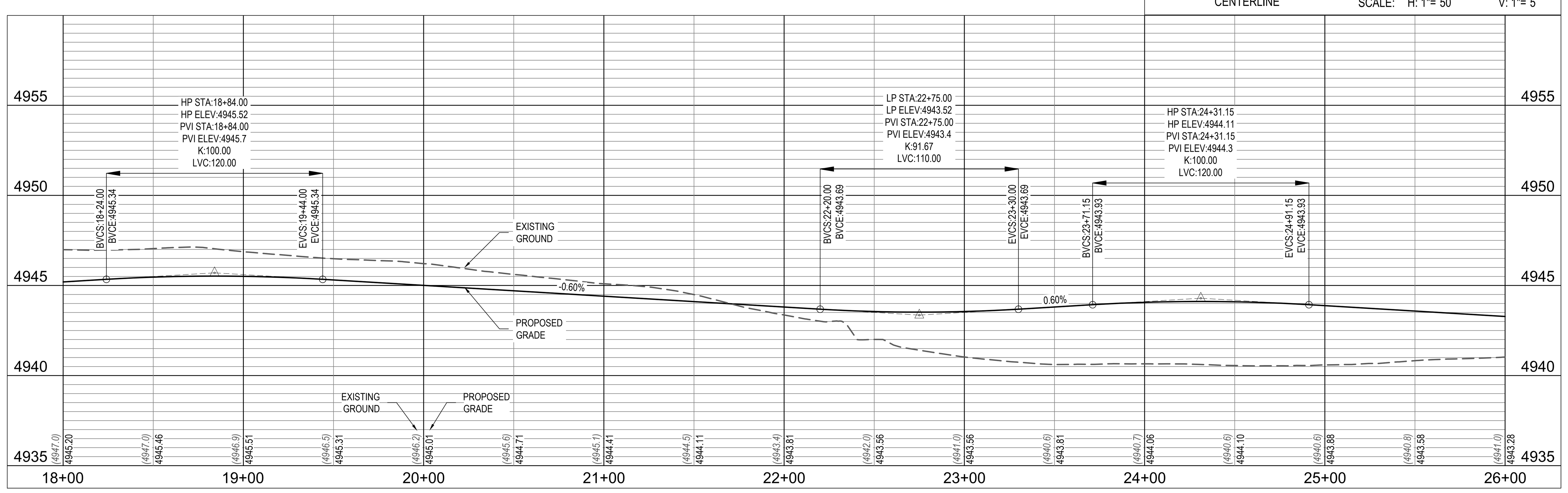
SYKES DRIVE CENTERLINE	STA: 18+00.00 to 26+00.00
	SCALE: H: 1"= 50 V: 1"= 5



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NOT FOR CONSTRUCTION 11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

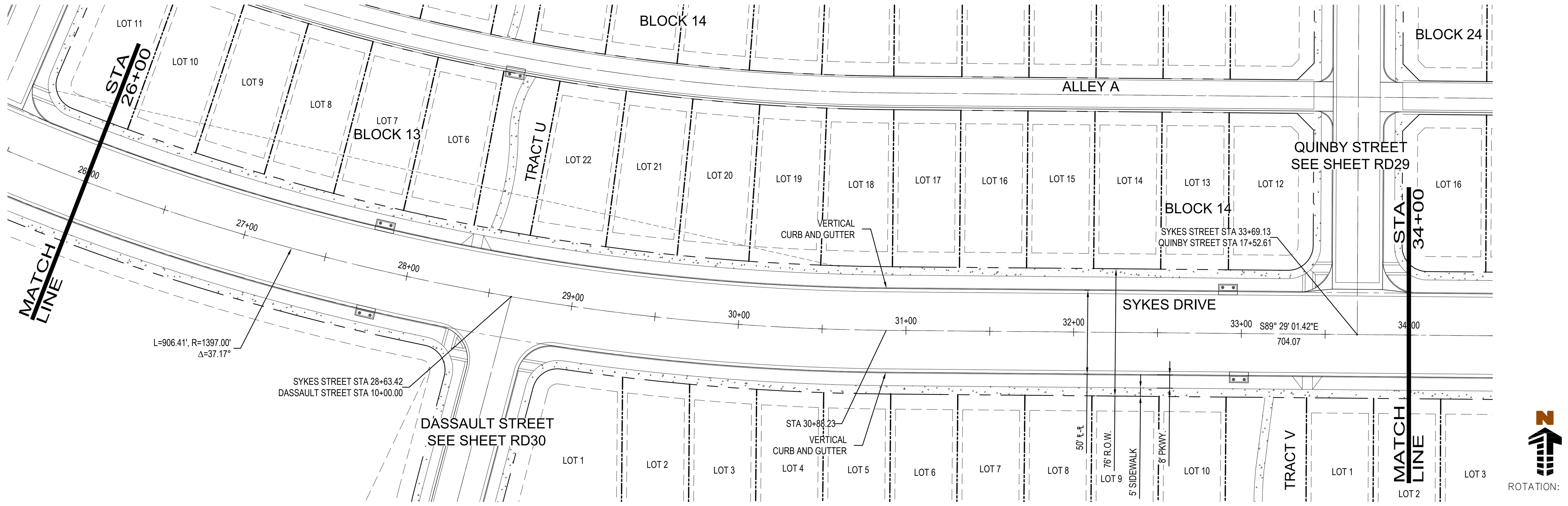
FORT COLLINS, CO

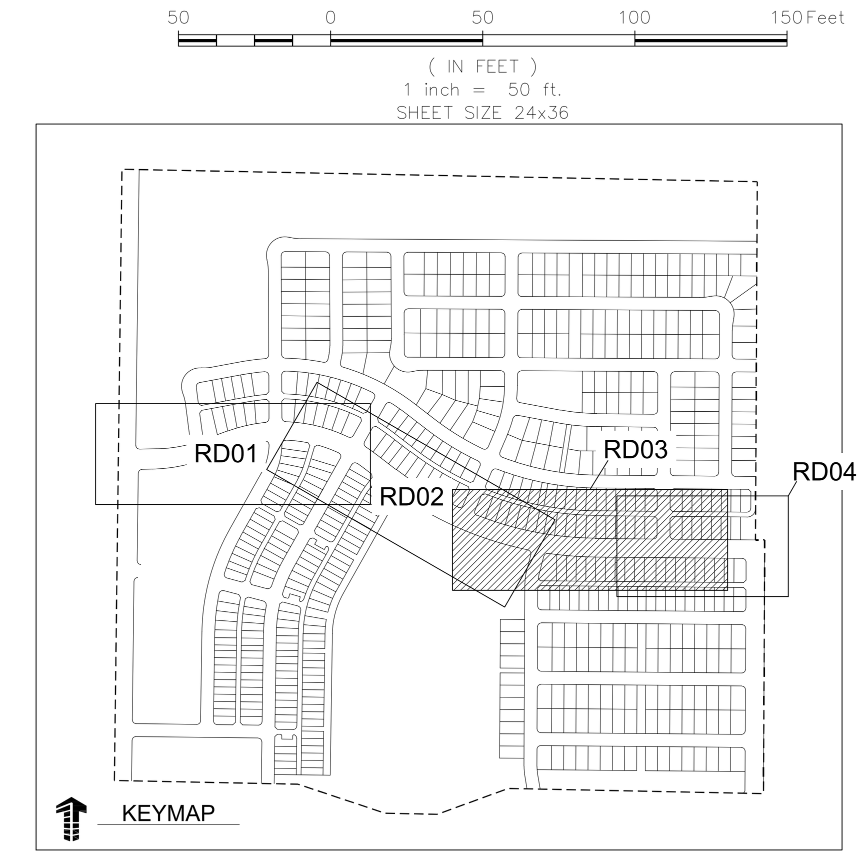
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
SYKES DRIVE
PLAN AND PROFILE

RD02
OF 80 SHEETS





LEGEND:

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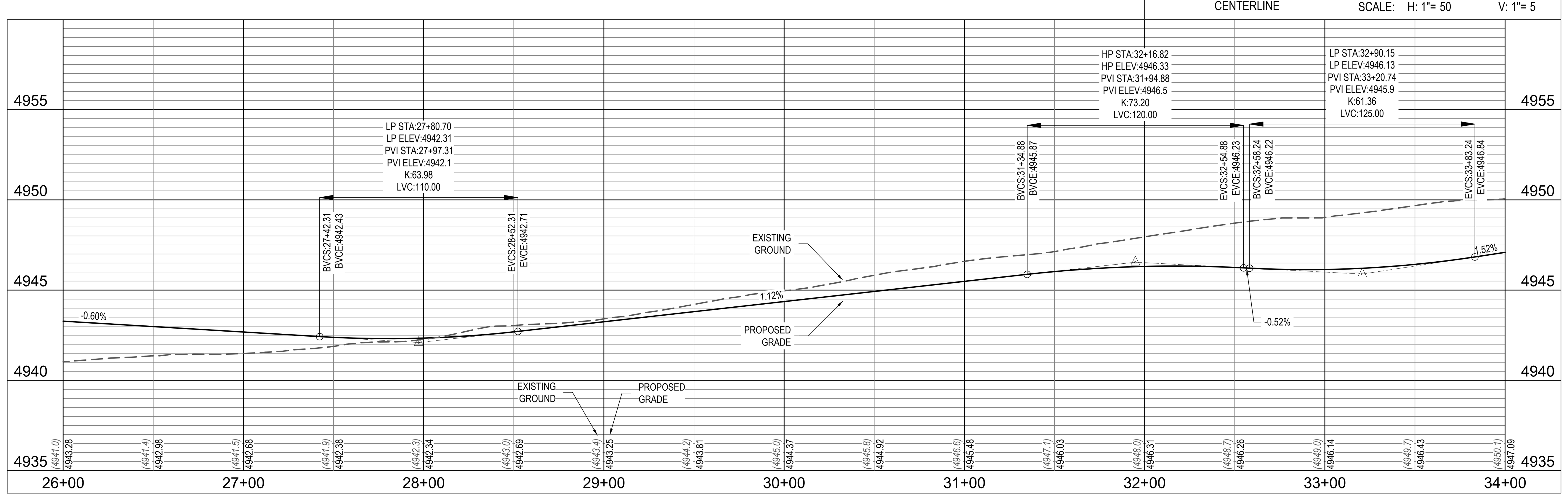
SYKES DRIVE	STA: 26+00.00 to 34+00.00
CENTERLINE	SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

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FORT COLLINS, CO

#	Date	Issue / Description	Init.

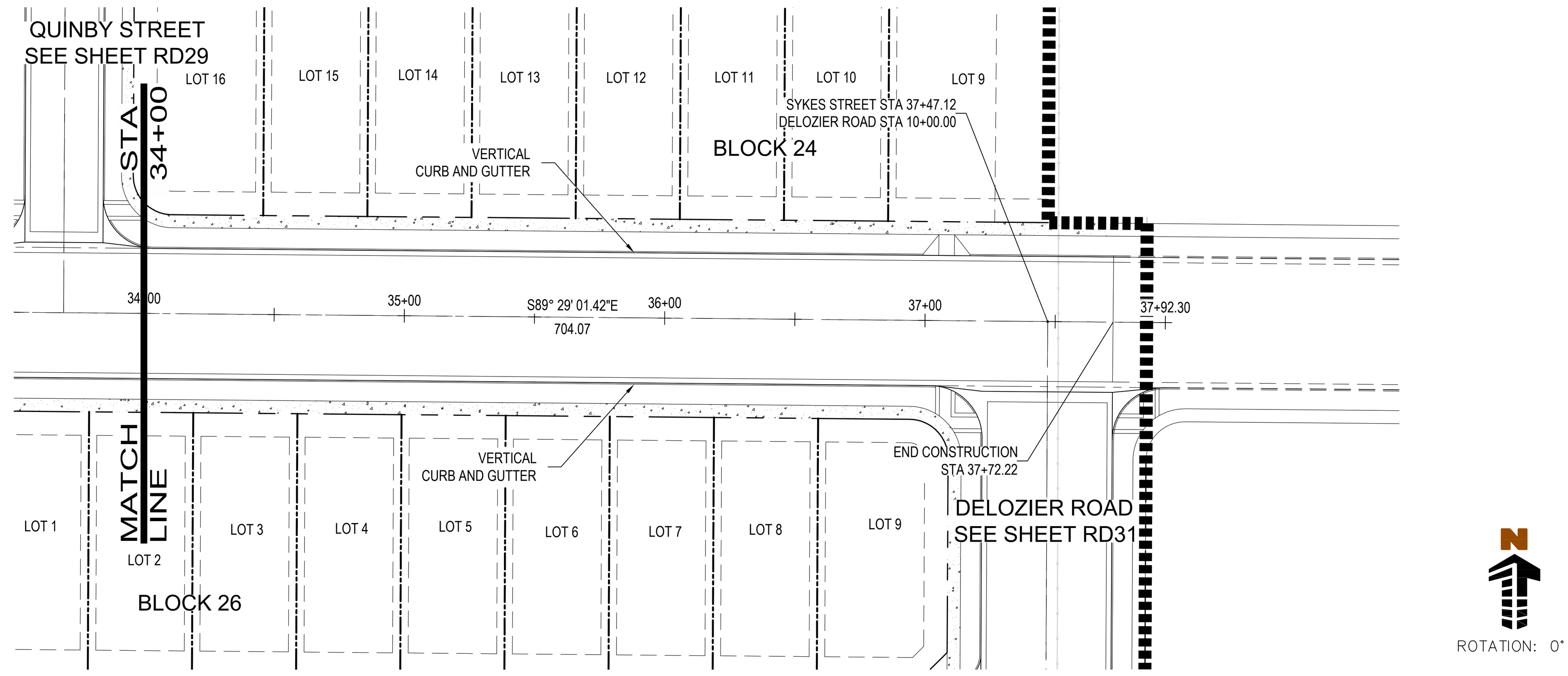
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

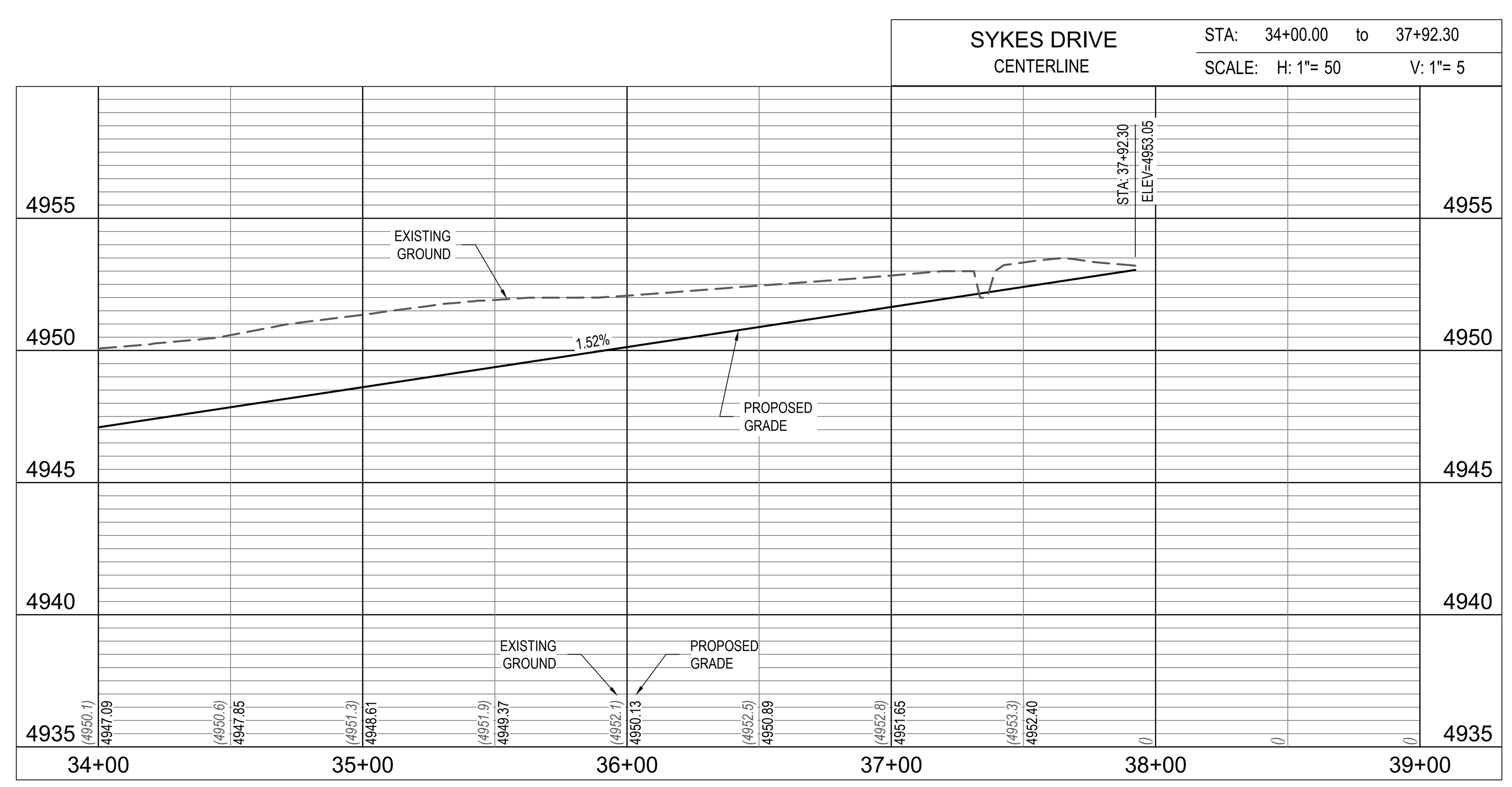
SHEET TITLE:

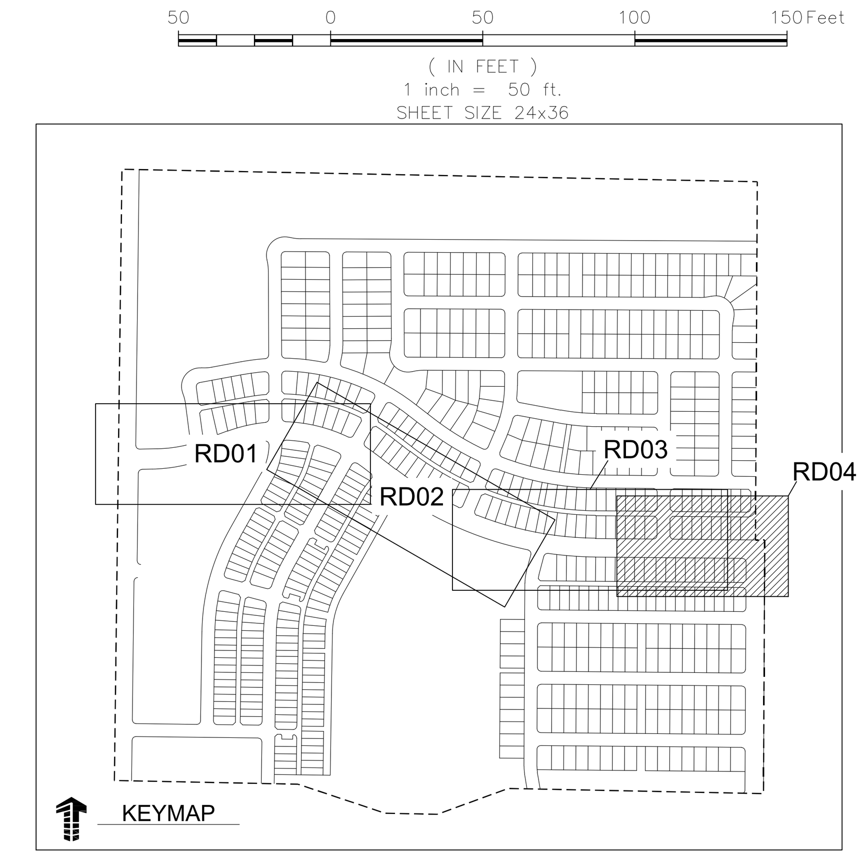
SYKES DRIVE
PLAN AND PROFILE

RD03

OF 80 SHEETS







LEGEND:

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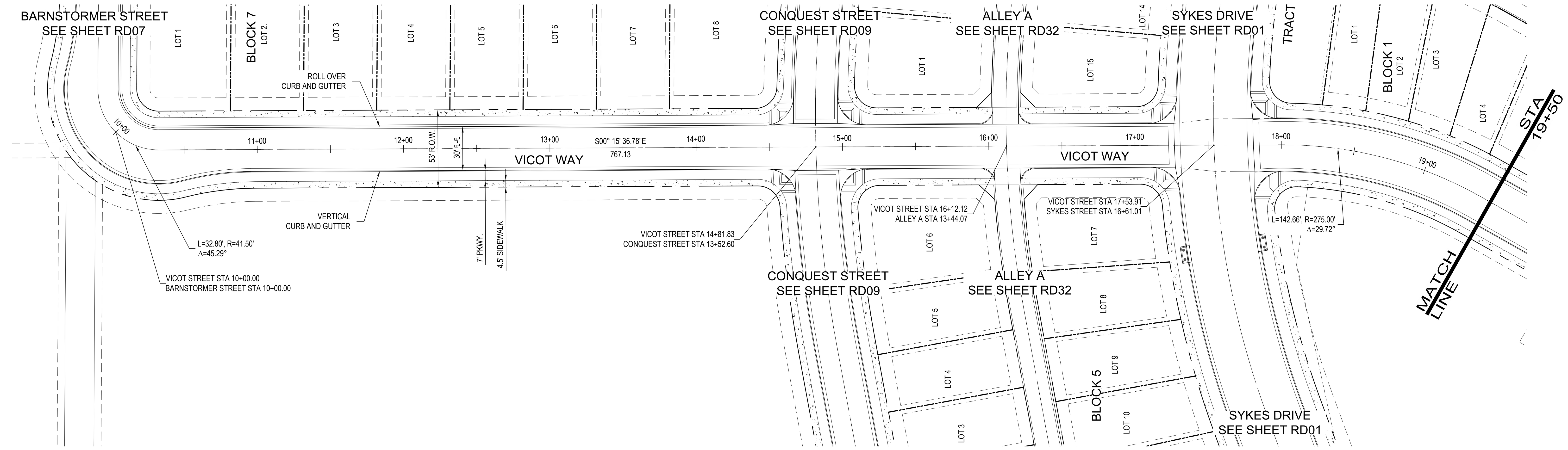
FORT COLLINS, CO

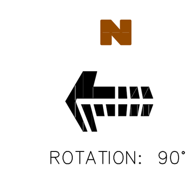
#	Date	Issue / Description	Init.

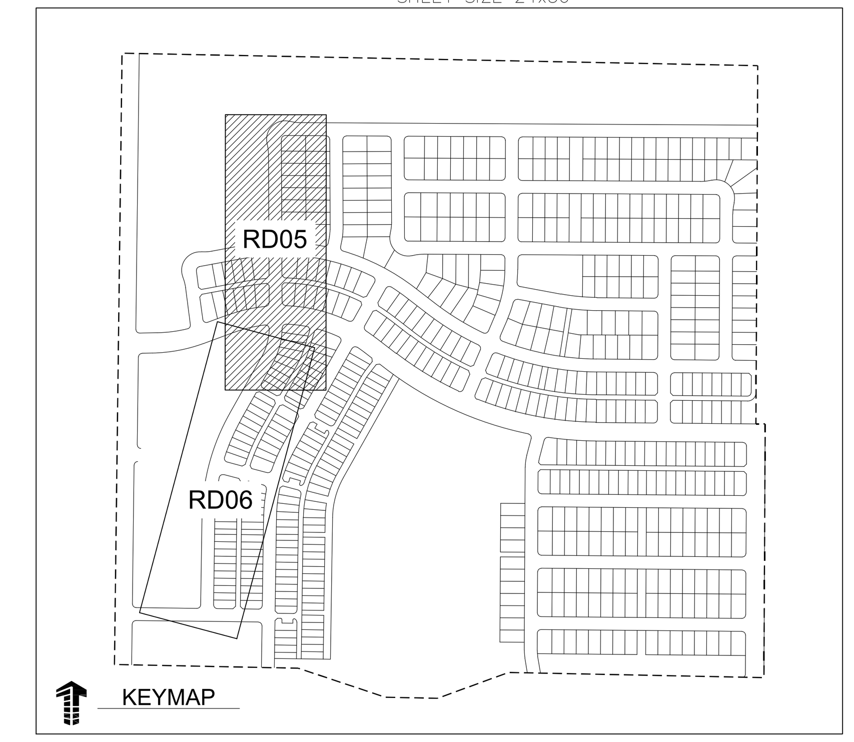
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

SYKES DRIVE
PLAN AND PROFILE







50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

LEGEND:

PROPOSED CURB & GUTTER	
PROPOSED CENTERLINE	
PROPOSED RIGHT-OF-WAY	
PROPOSED BOUNDARY	
PROPOSED LOT LINE	
EASEMENT LINE	
SAWCUT LINE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING EDGE OF ASPHALT	
PROPOSED CONCRETE CROSSPAN (TYP.)	
PROPOSED SPOT ELEVATION	33.45
EXISTING SPOT ELEVATION	(33.45)

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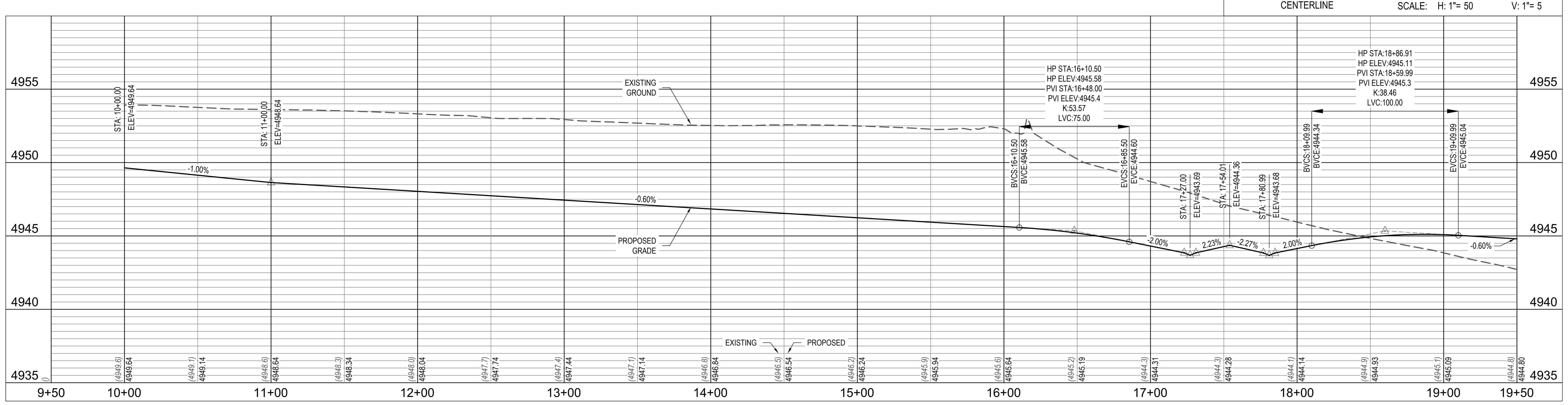
VICOT WAY CENTERLINE — STA: 10+00.00 to 19+50.00 — SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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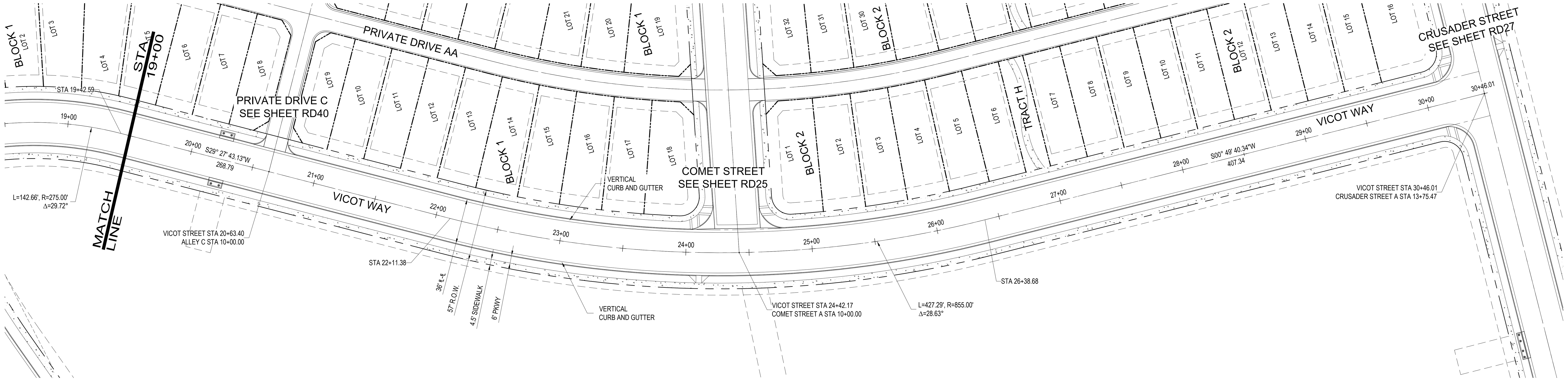
City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

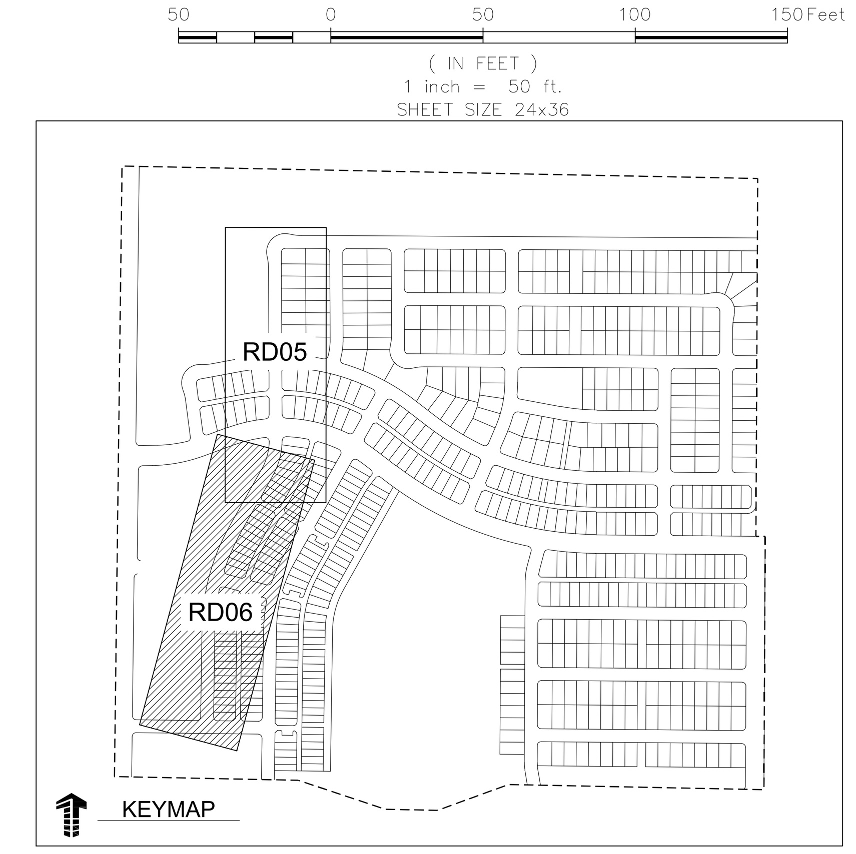
APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
VICOT WAY
PLAN AND PROFILE

RD05
OF 80 SHEETS





ROTATION: 105°

LEGEND:

PROPOSED CURB & GUTTER	
PROPOSED CENTERLINE	
PROPOSED RIGHT-OF-WAY	
PROPOSED BOUNDARY	
PROPOSED LOT LINE	
EASEMENT LINE	
SAWCUT LINE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING EDGE OF ASPHALT	
PROPOSED CONCRETE CROSSPAN (TYP.)	
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EXISTING SPOT ELEVATION	(33.45)

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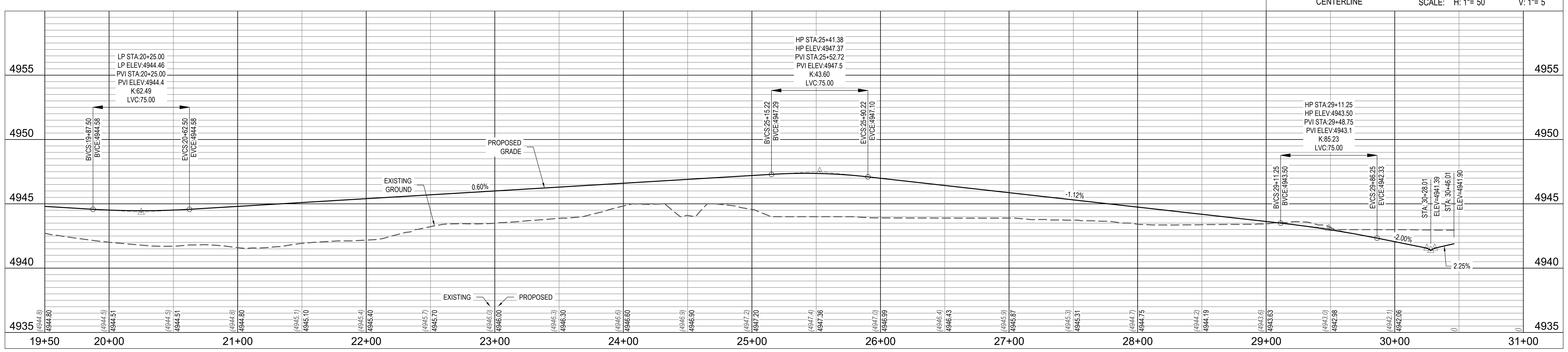
VICOT WAY	STA: 19+50.00 to 30+46.01
CENTERLINE	SCALE: H: 1"= 50 V: 1"= 5



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EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

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CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

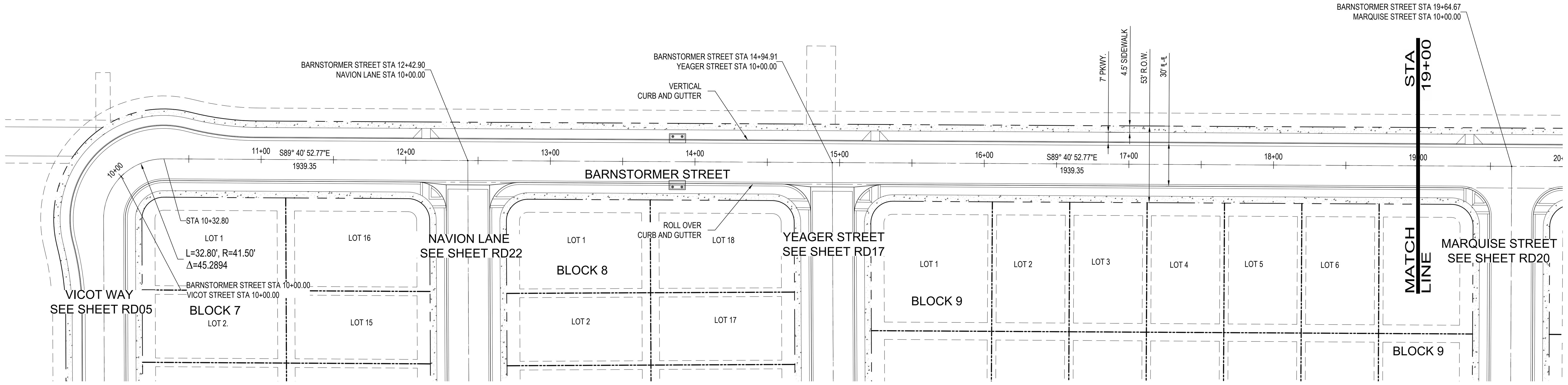
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

VICOT WAY
PLAN AND PROFILE

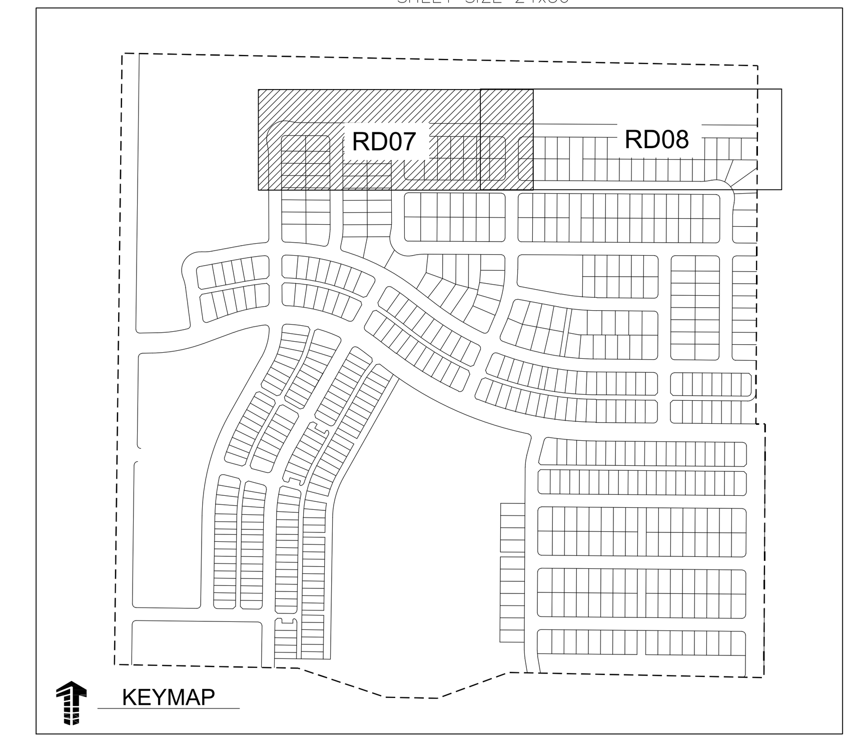
RD06

OF 80 SHEETS



50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

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- PROPOSED RIGHT-OF-WAY
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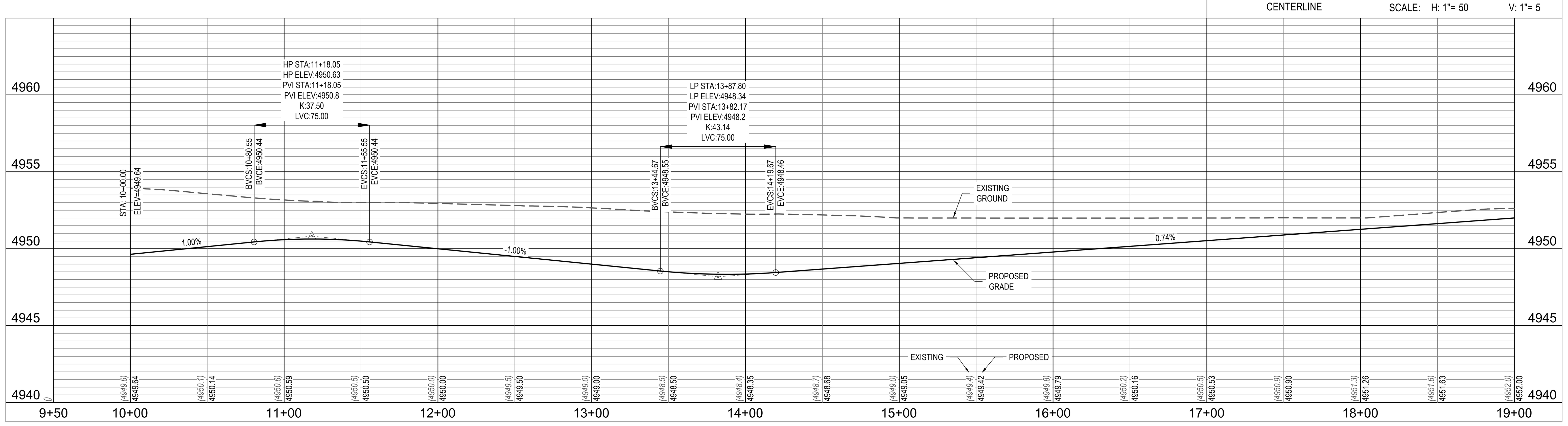
BARNSTORMER STREET	STA: 10+00.00 to 19+00.00
CENTERLINE	SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

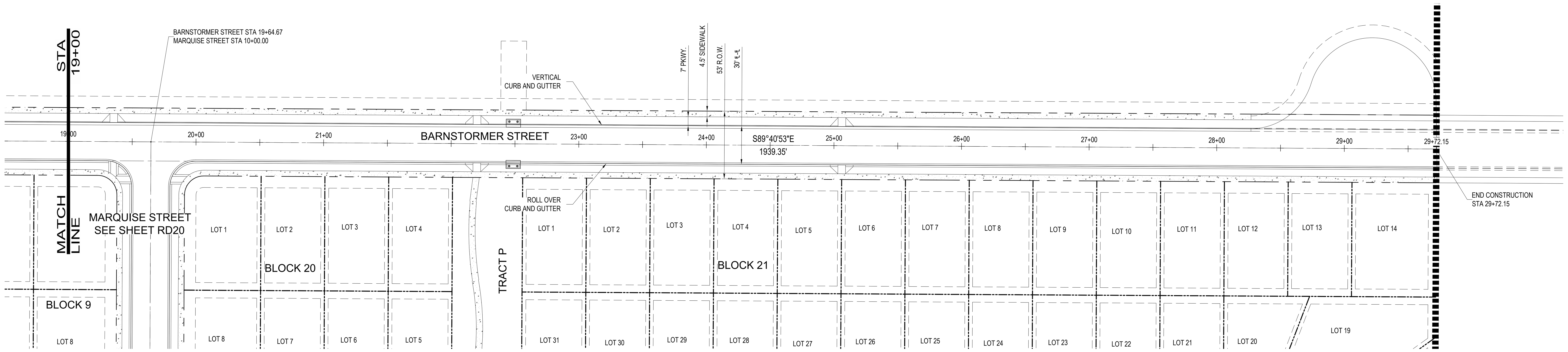
FORT COLLINS, CO

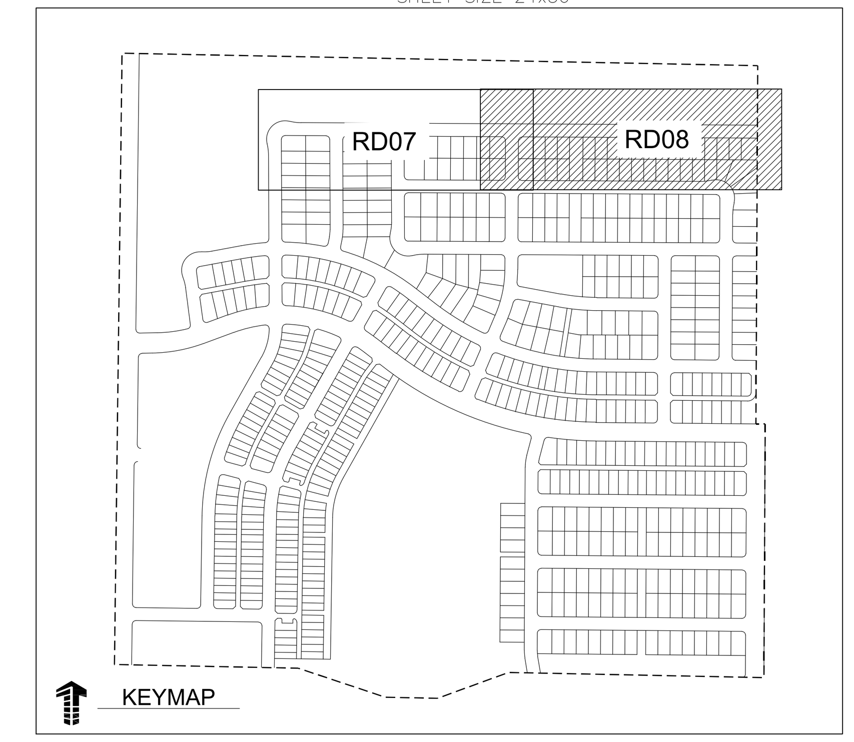
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
BARNSTORMER STREET
PLAN AND PROFILE

RD07
OF 80 SHEETS





ROTATION: 0°

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
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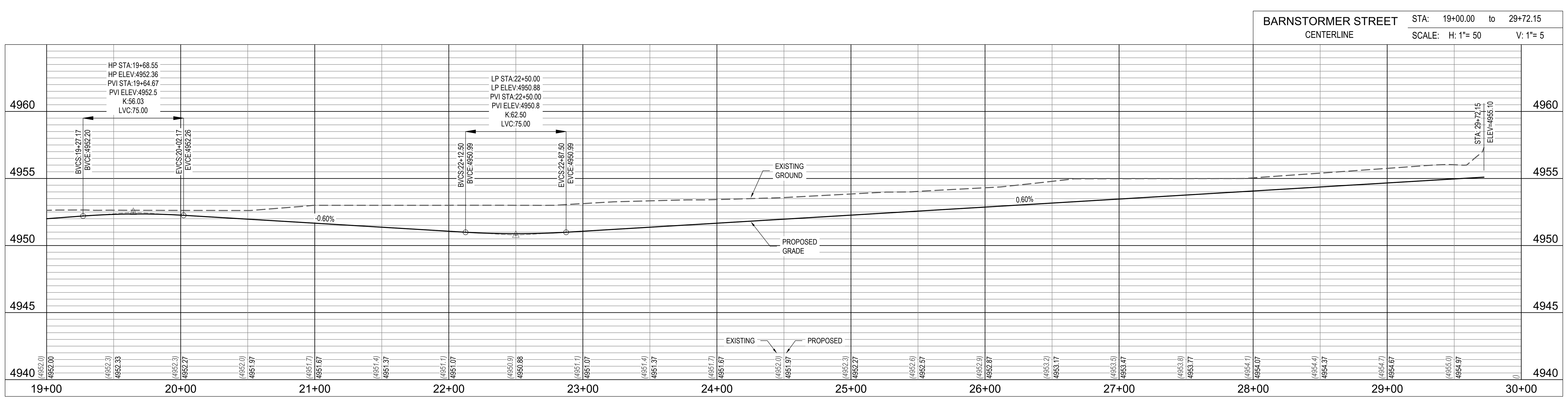

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11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

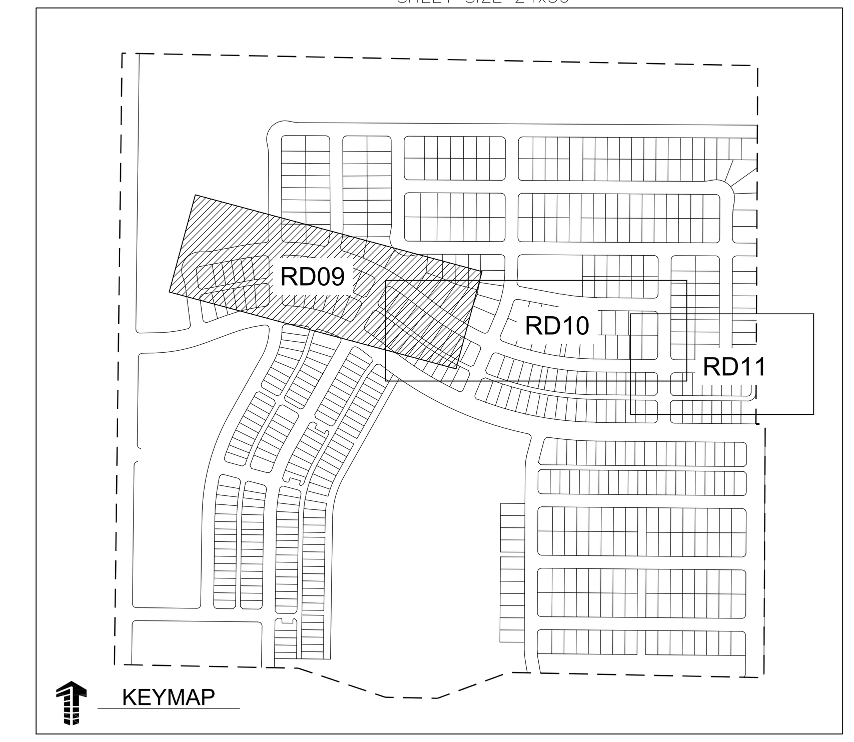
BARNSTORMER STREET

PLAN AND PROFILE

RD08

OF 80 SHEETS

ROTATION: 15°



50 0 50 100 150 Feet

(IN FEET)
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SHEET SIZE 24x36

LEGEND:

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PROPOSED CENTERLINE
PROPOSED RIGHT-OF-WAY
PROPOSED BOUNDARY
PROPOSED LOT LINE
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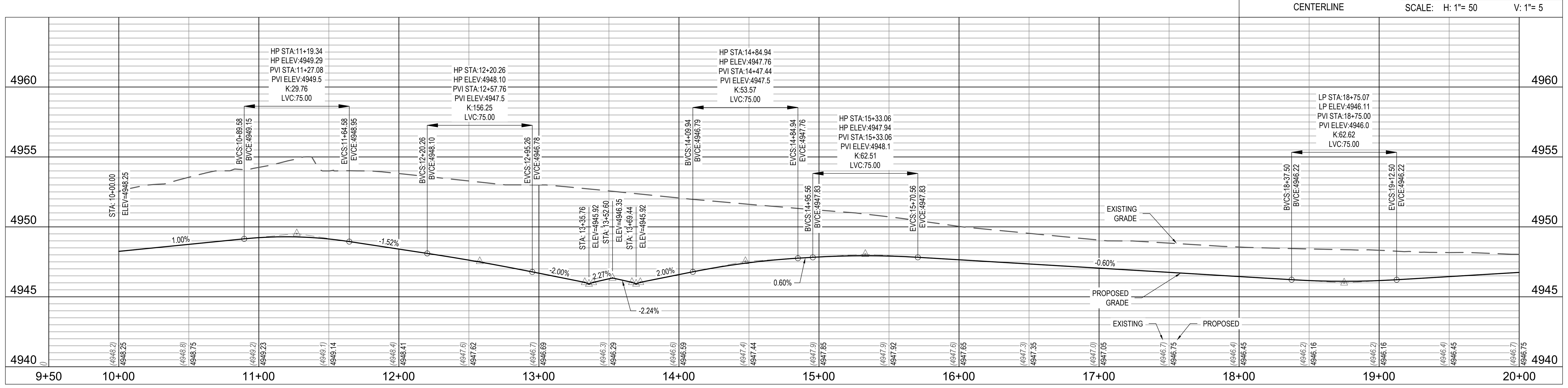

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AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

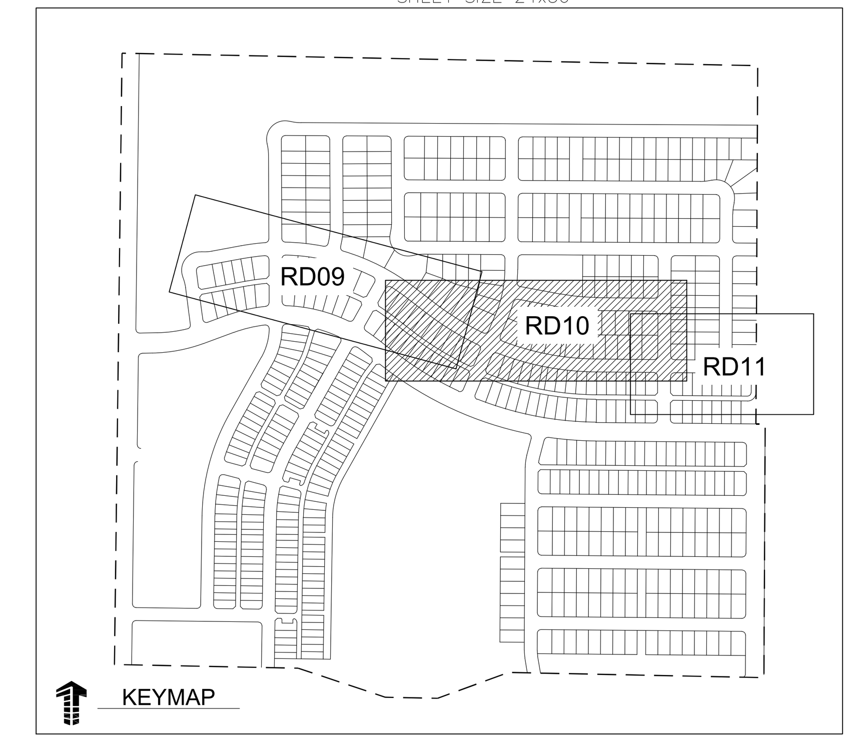
CONQUEST STREET
PLAN AND PROFILE

RD09

OF 80 SHEETS

50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

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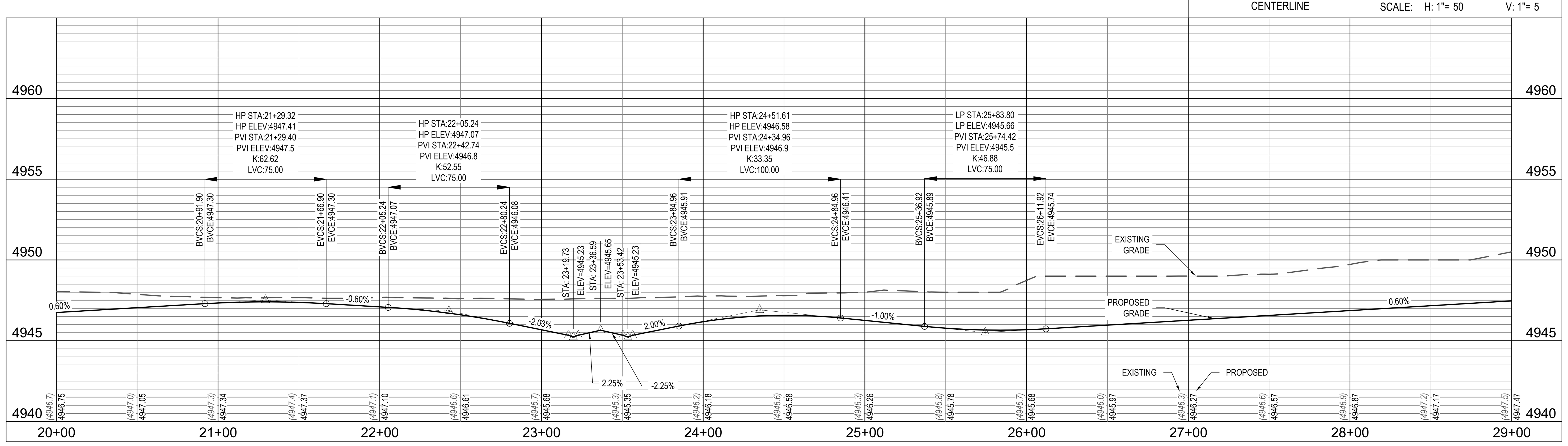
CONQUEST STREET	STA: 20+00.00 to 29+00.00
CENTERLINE	SCALE: H: 1"= 50 V: 1"= 5



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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970.674.1109

NOT FOR CONSTRUCTION 11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

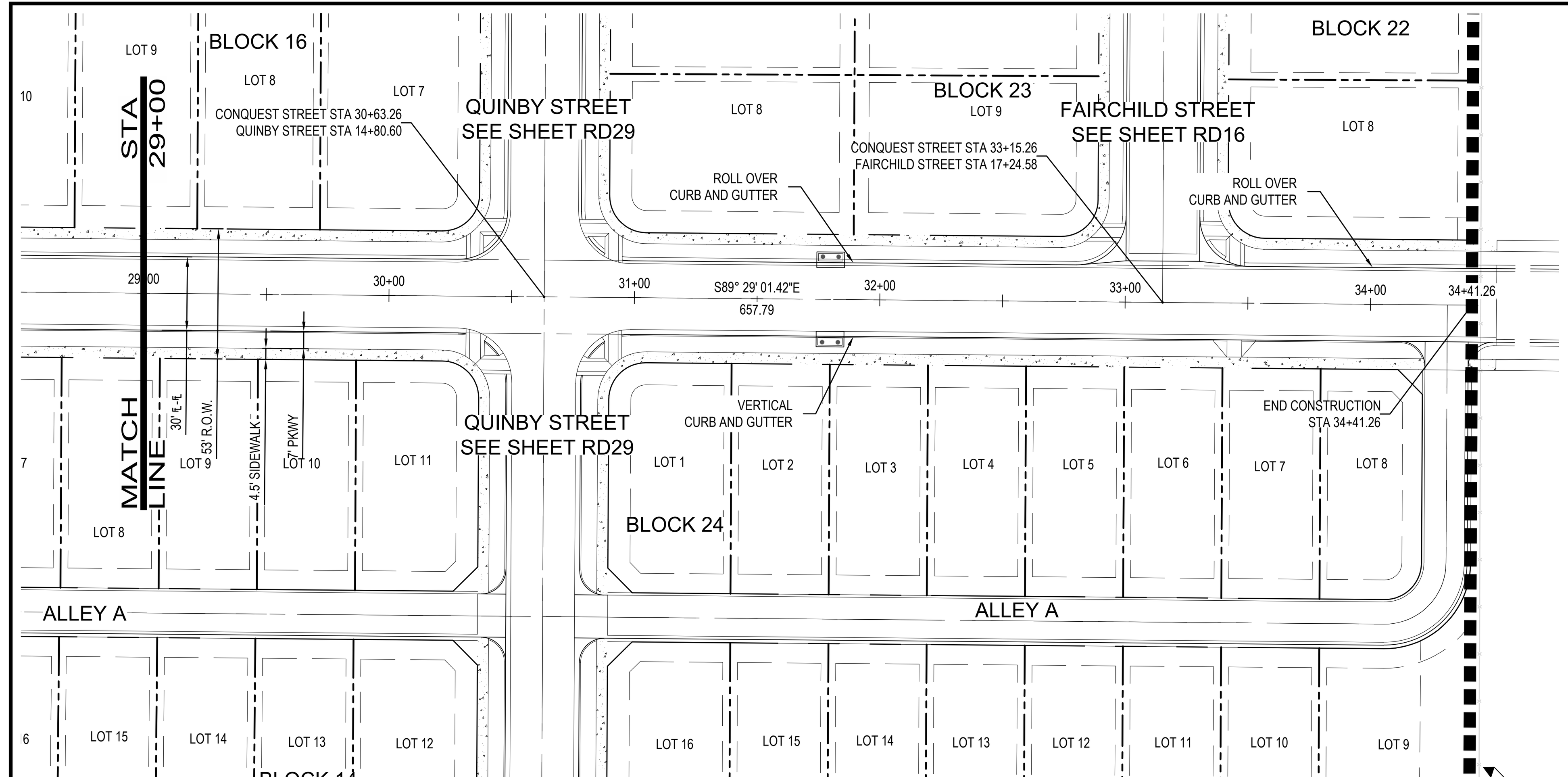
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

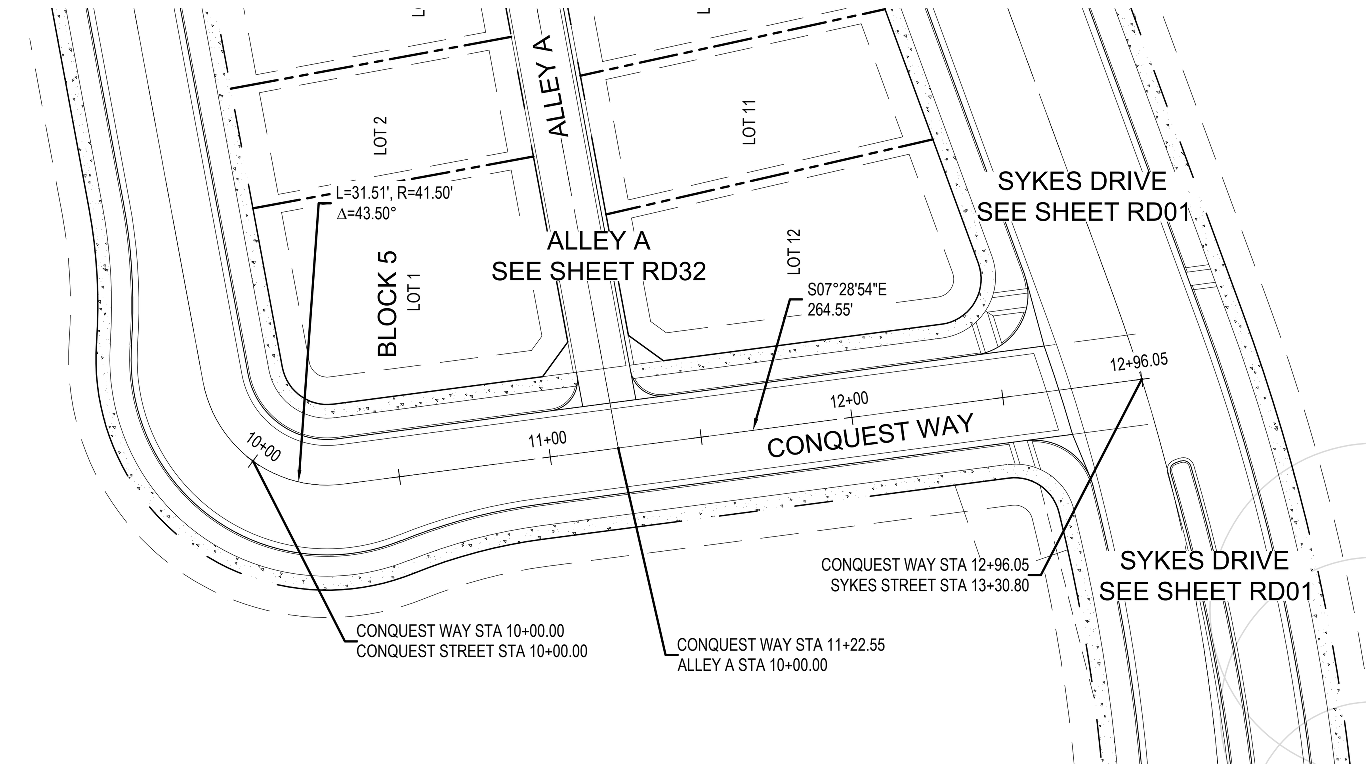
SHEET TITLE:

CONQUEST STREET PLAN AND PROFILE

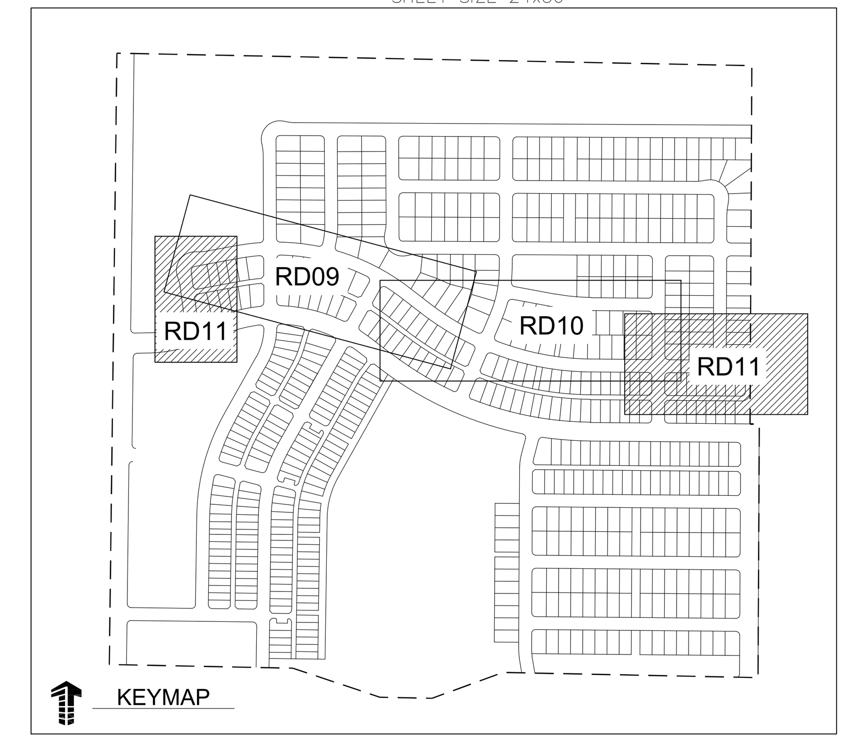
RD10

OF 80 SHEETS





50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- SAWCUT LINE
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- PROPOSED STORM INLET
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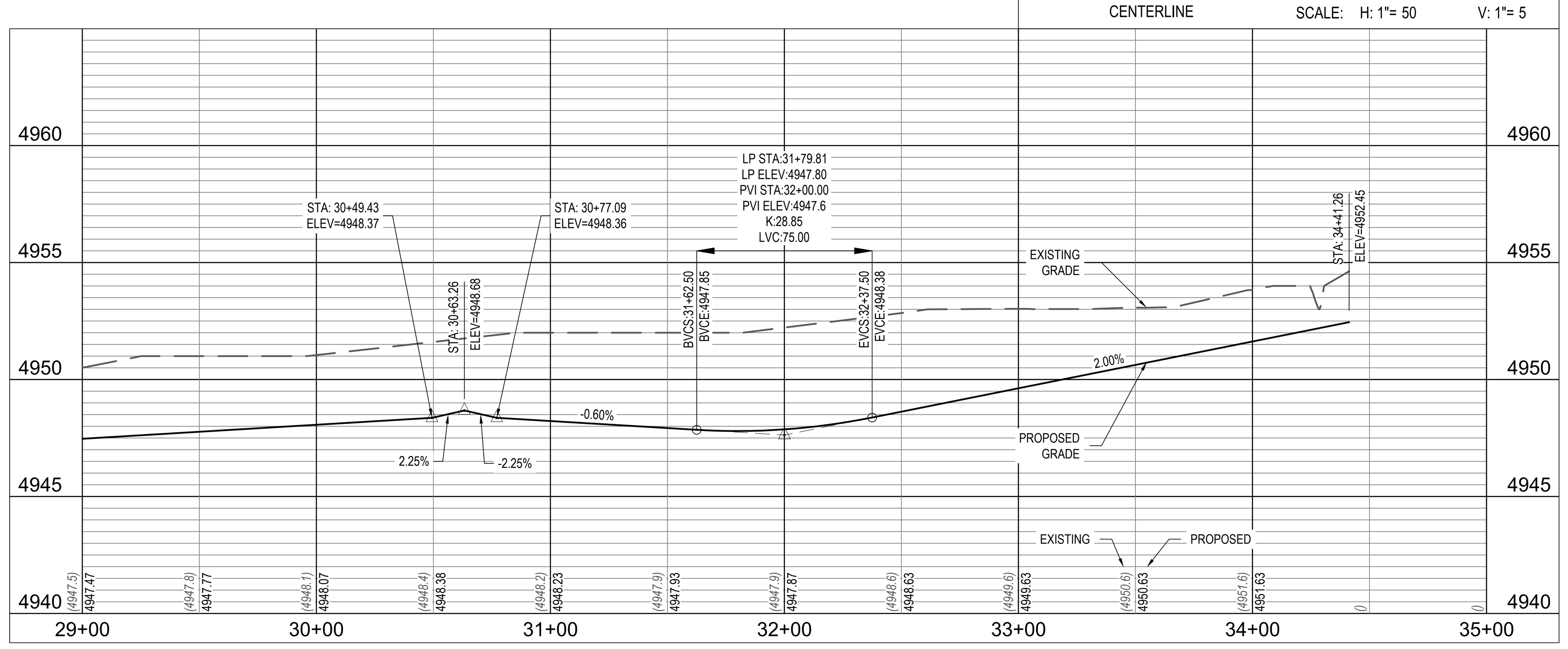
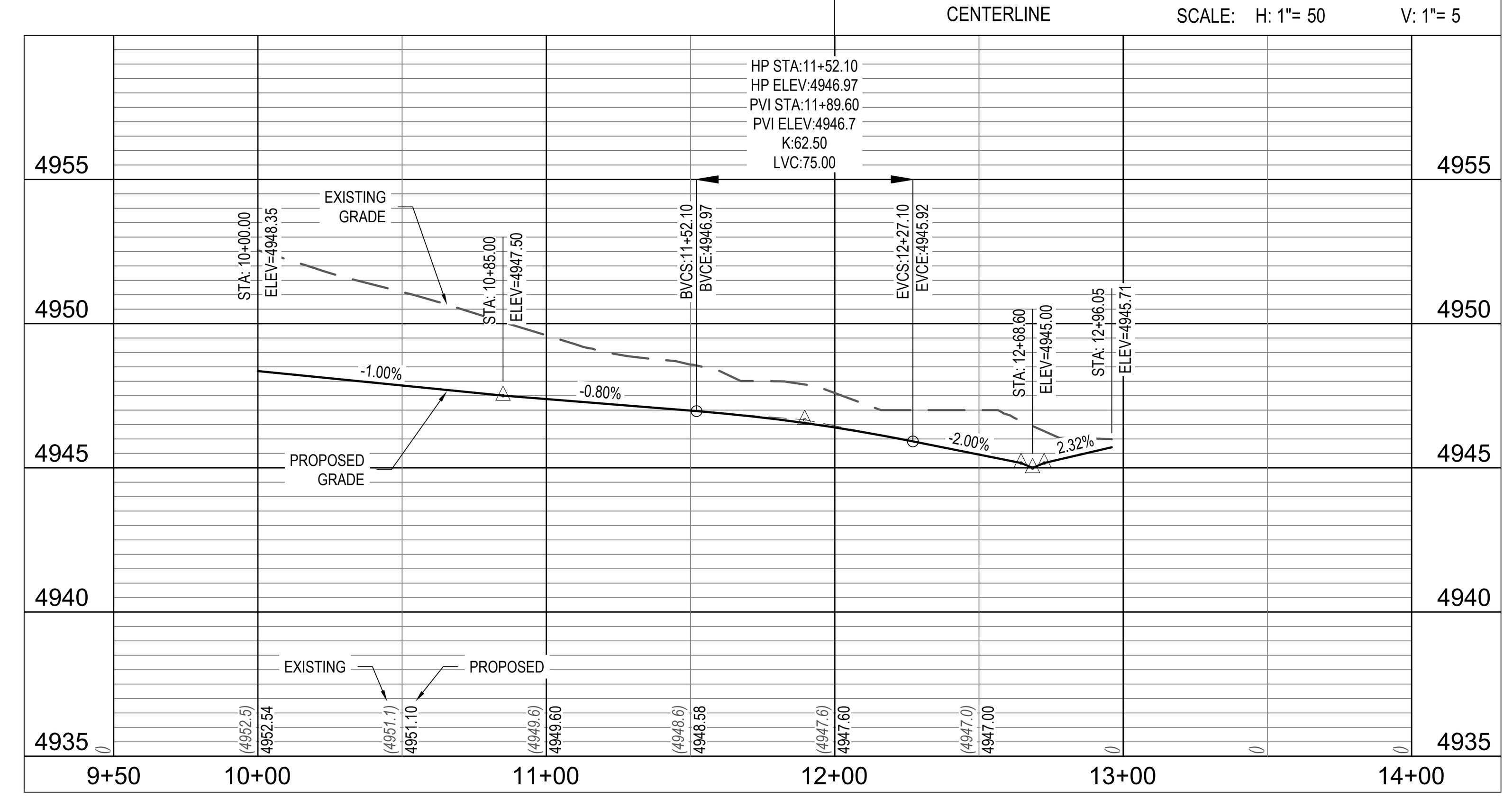
CONQUEST STREET CENTERLINE — STA: 29+00.00 to 34+41.26 — SCALE: H: 1"= 50, V: 1"= 5



CONQUEST WAY CENTERLINE — STA: 10+00.00 to 12+96.05 — SCALE: H: 1"= 50, V: 1"= 5



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FORT COLLINS, CO

#	Date	Issue / Description	Init.

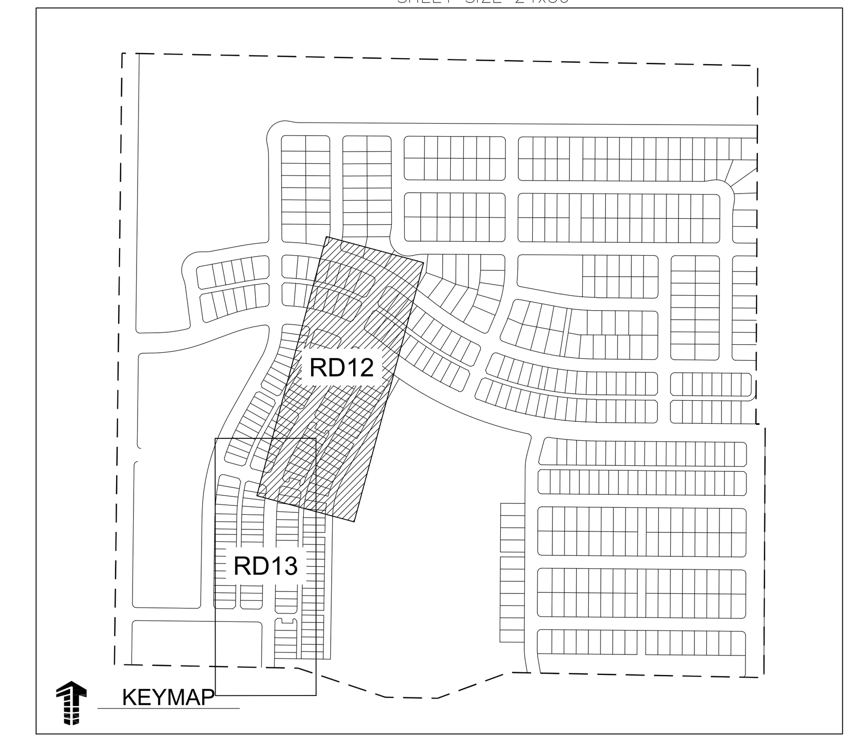
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
CONQUEST STREET AND CONQUEST WAY PLAN AND PROFILE

RD11

50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

PROPOSED CURB & GUTTER
PROPOSED CENTERLINE
PROPOSED RIGHT-OF-WAY
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PROPOSED LOT LINE
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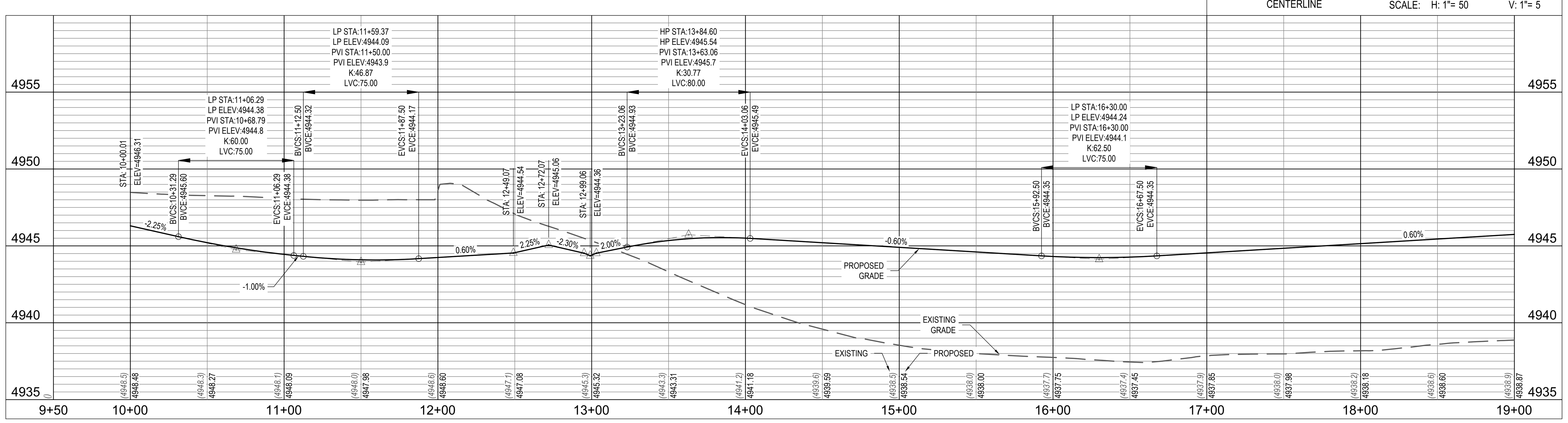
ZEPPELIN WAY	STA: 10+00.00 to 19+00.00
CENTERLINE	SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

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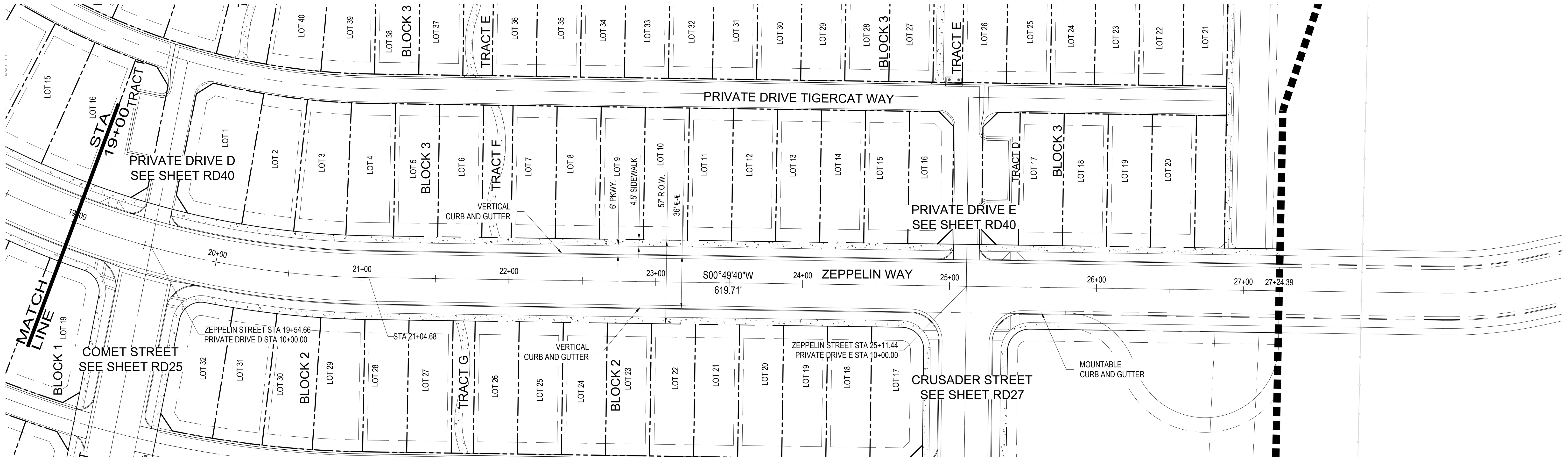
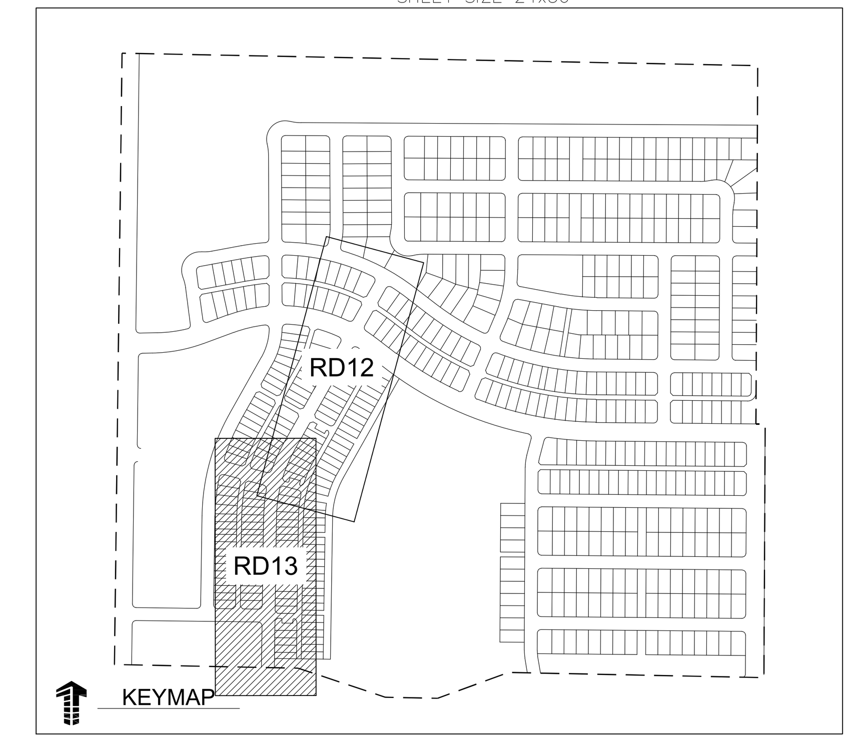
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
ZEPPELIN WAY
PLAN AND PROFILE

RD12
OF 80 SHEETS



ROTATION: 90°



50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

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LEGEND:

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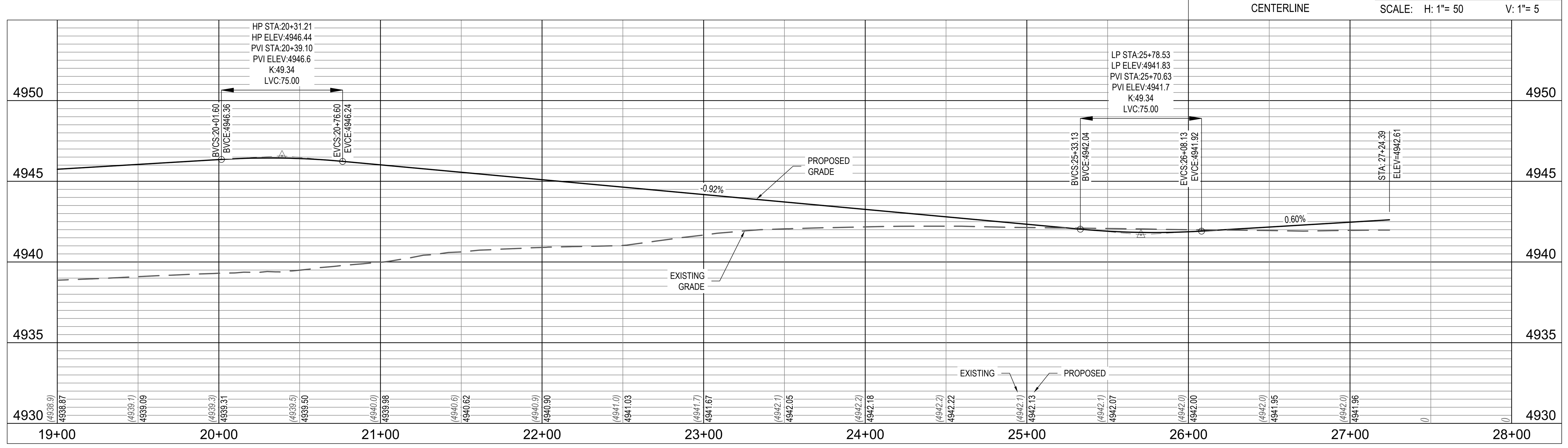
ZEPPELIN WAY	STA:	19+00.00	to	27+24.39
CENTERLINE	SCALE:	H: 1"= 50		V: 1"= 5



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EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

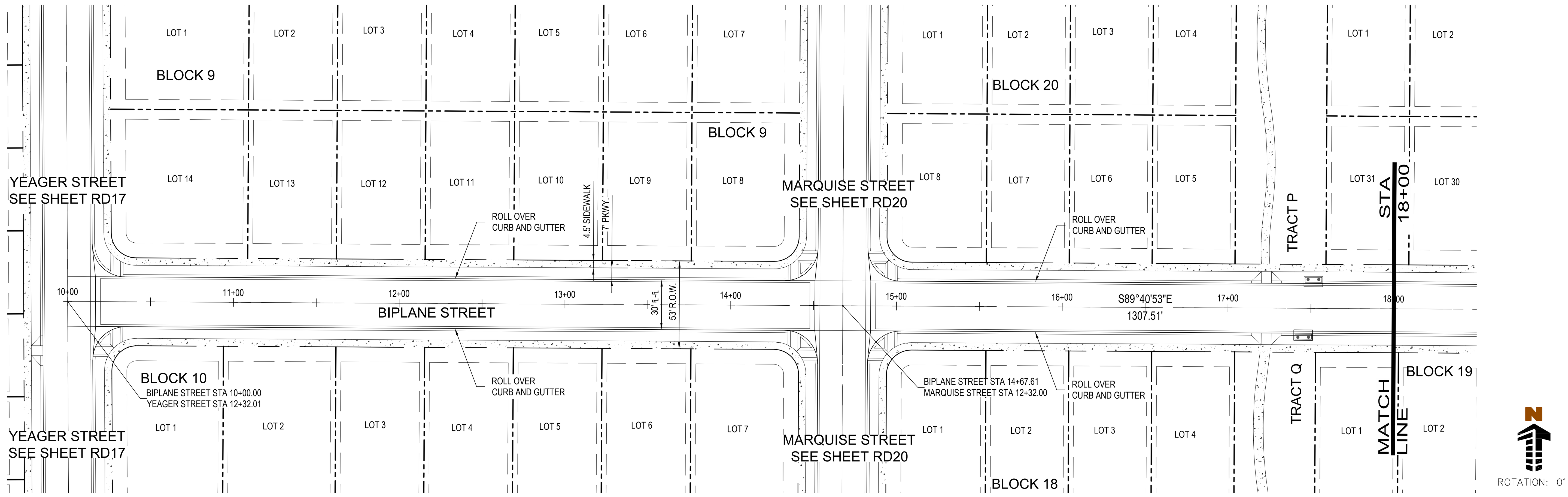
SHEET TITLE:

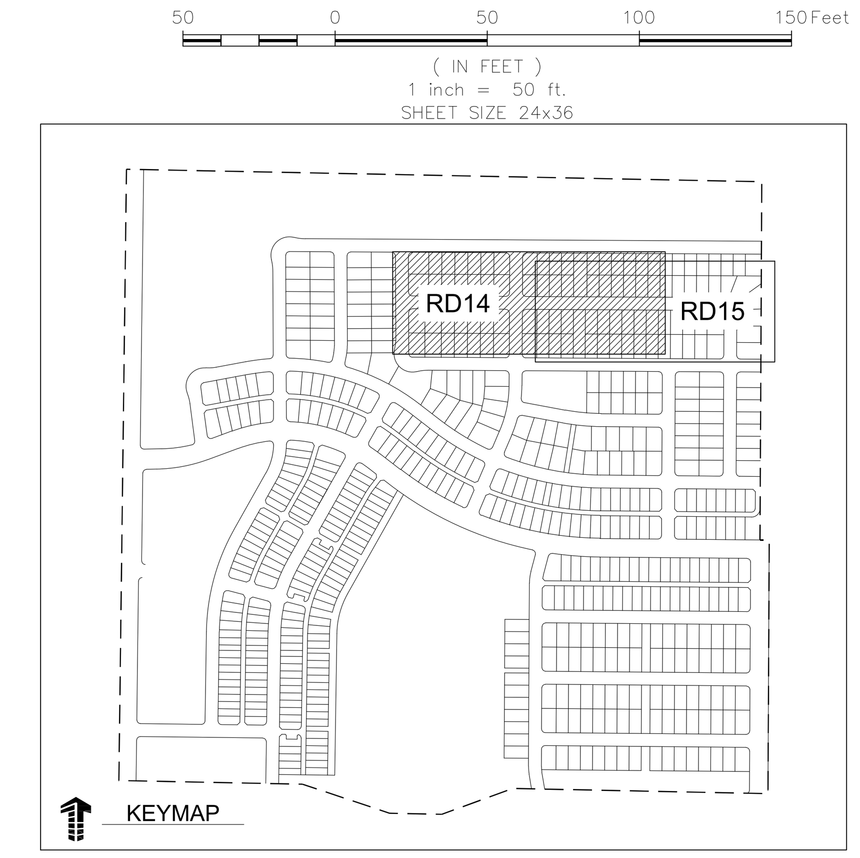
ZEPPELIN WAY

PLAN AND PROFILE

RD13

OF 80 SHEETS





LEGEND:

PROPOSED CURB & GUTTER
PROPOSED CENTERLINE
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PROPOSED BOUNDARY
PROPOSED LOT LINE
EASEMENT LINE
SAWCUT LINE
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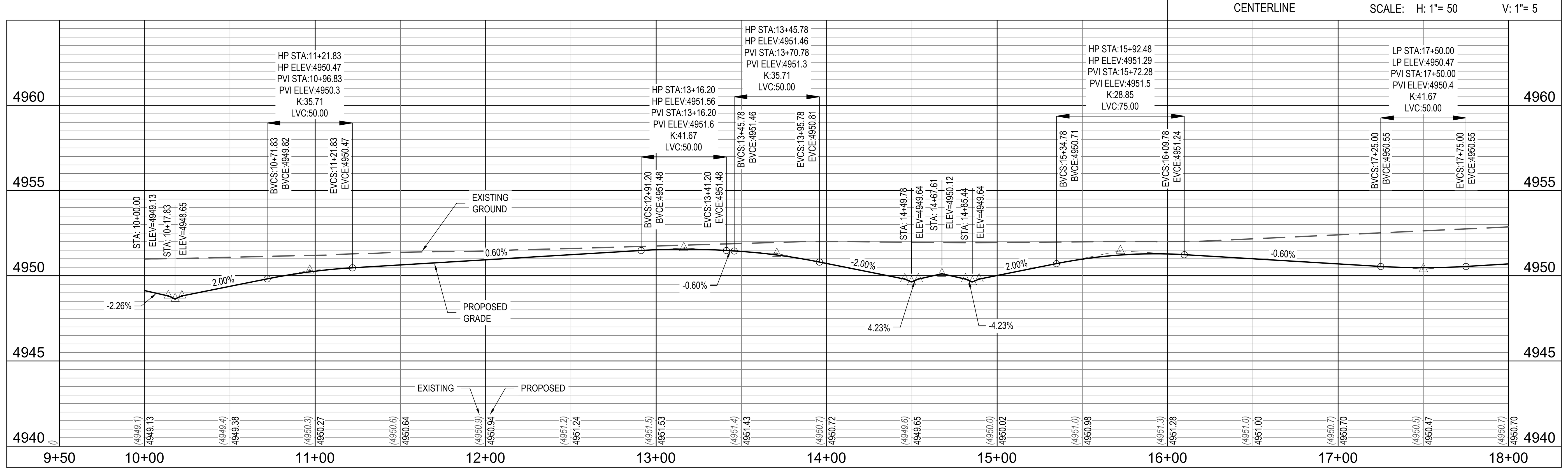
BIPLANE STREET
CENTERLINE
STA: 10+00.00 to 18+00.00
SCALE: H: 1"= 50 V: 1"= 5



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EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

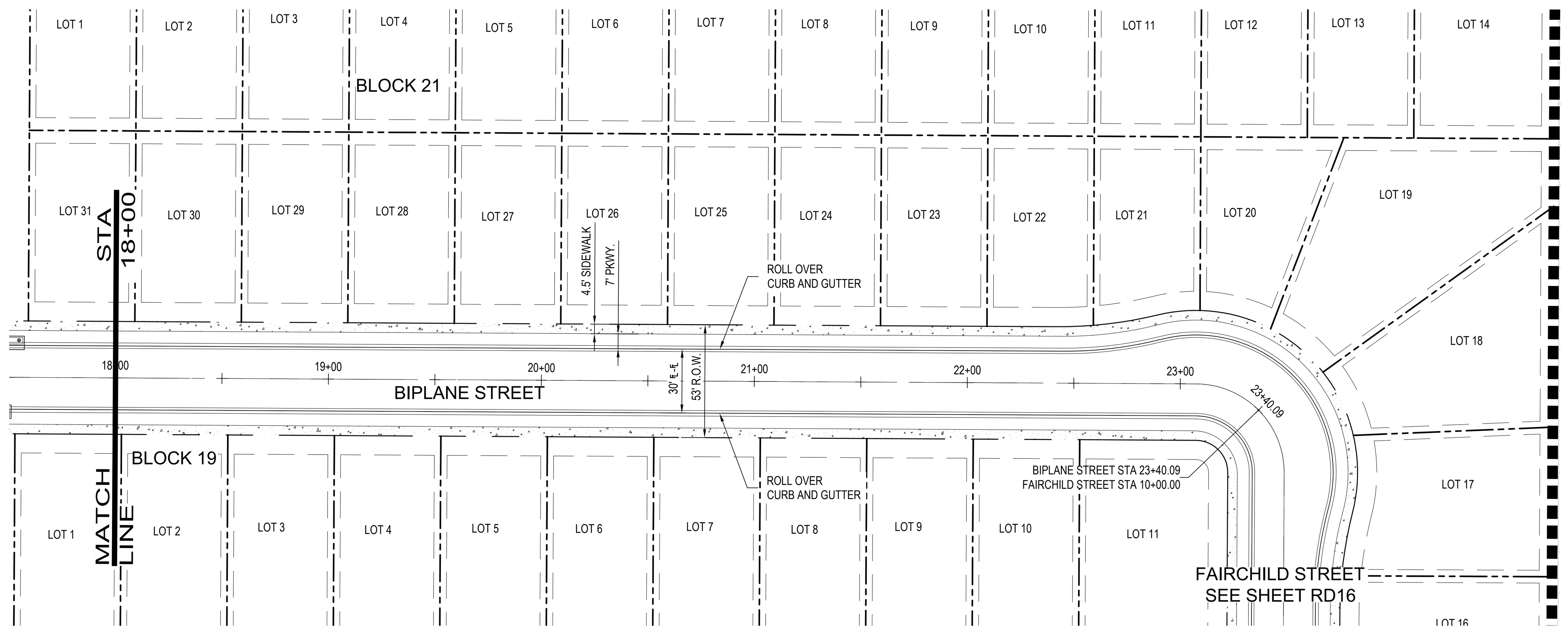
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
BIPLANE STREET
PLAN AND PROFILE

RD14
OF 80 SHEETS



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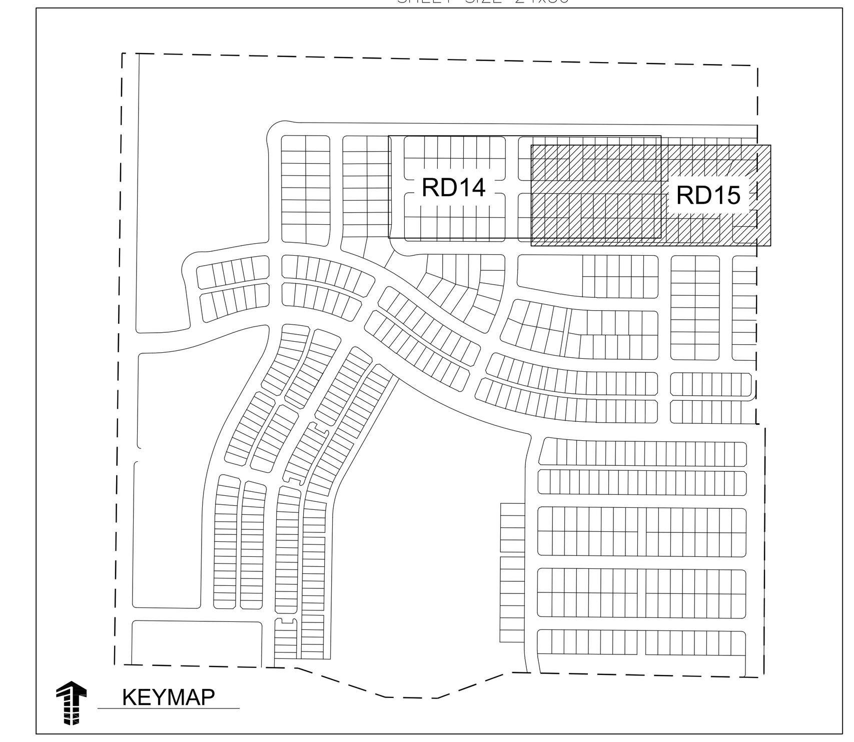
ROTATION: 0°

50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



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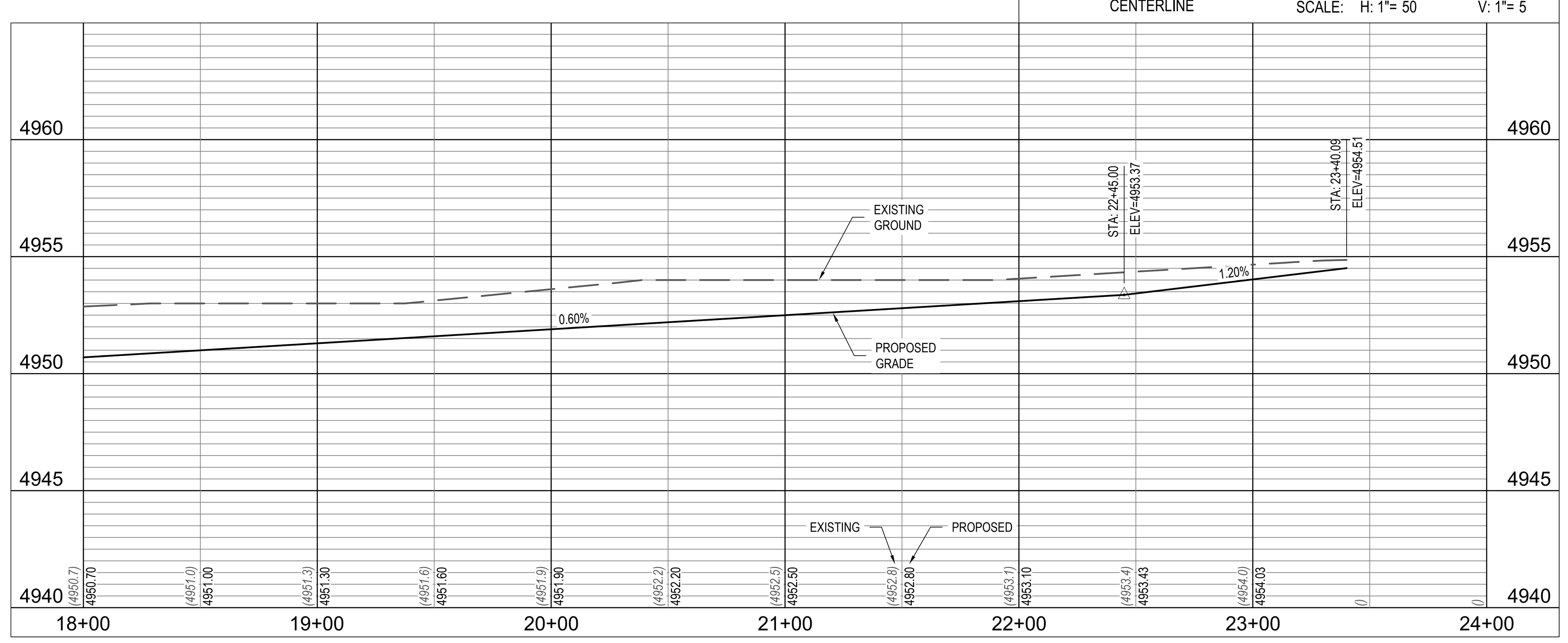
BIPLANE STREET CENTERLINE	STA: 18+00.00 to 23+40.09
	SCALE: H: 1"= 50 V: 1"= 5



CALL UTILITY NOTIFICATION CENTER OF COLORADO

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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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970.674.1109

NOT FOR CONSTRUCTION
11/11/15

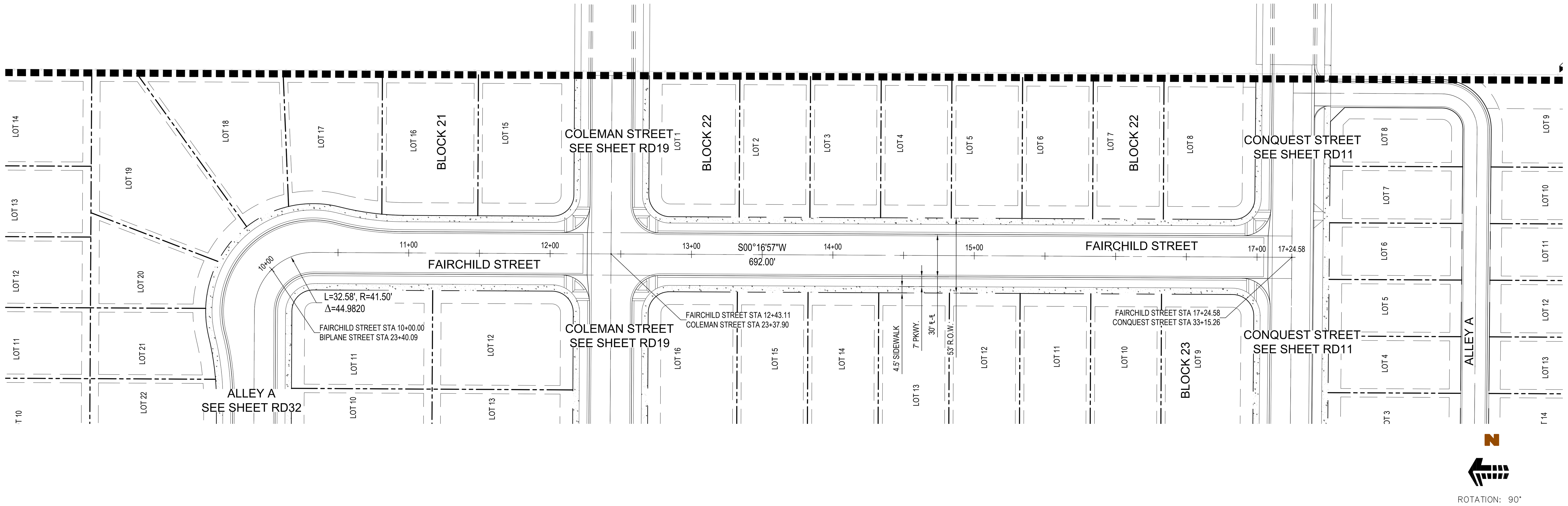
EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
BIPLANE STREET
PLAN AND PROFILE

RD15
OF 80 SHEETS



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EAST RIDGE HOLDINGS
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11/11/15

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CROSSPAN (TYP.)
- PROPOSED SPOT ELEVATION 33.45
- EXISTING SPOT ELEVATION (33.45)

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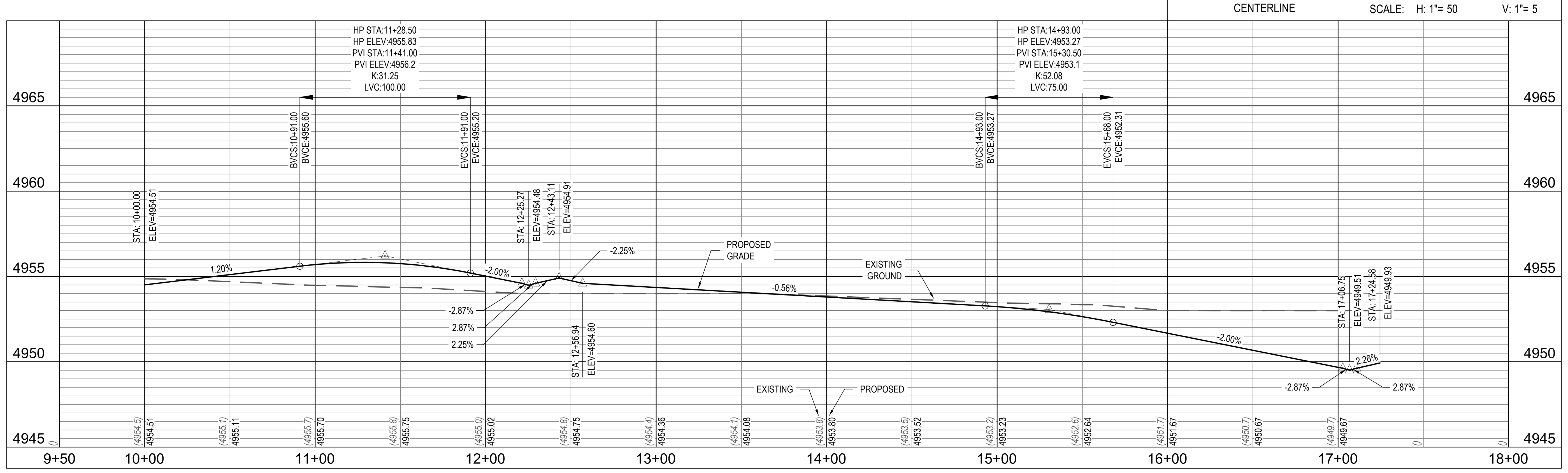
EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

FAIRCHILD STREET CENTERLINE — STA: 10+00.00 to 17+24.58 — SCALE: H: 1"= 50 V: 1"= 5



CALL UTILITY NOTIFICATION CENTER OF COLORADO

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UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

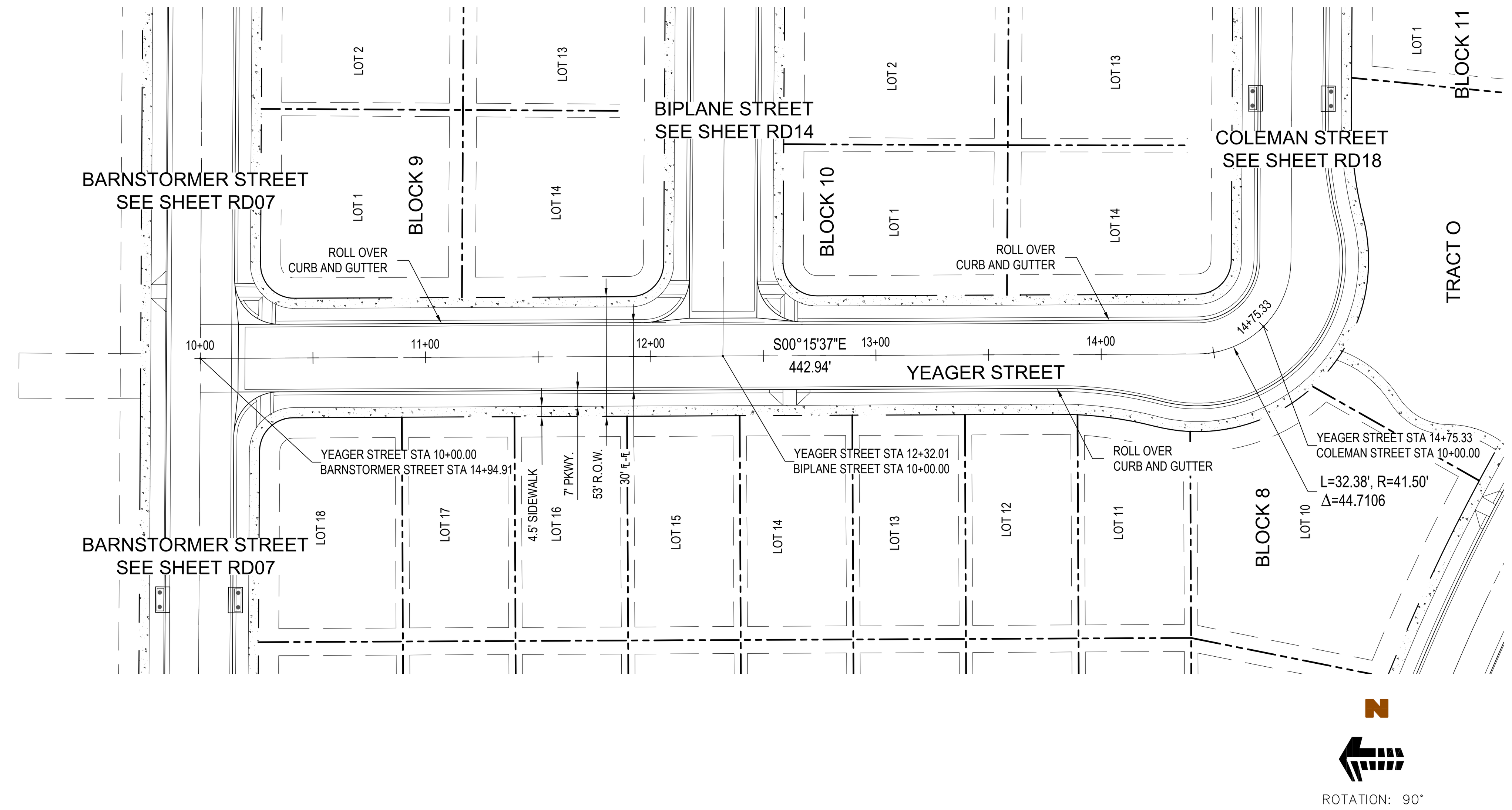
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

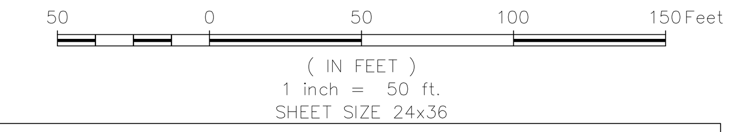
SHEET TITLE:

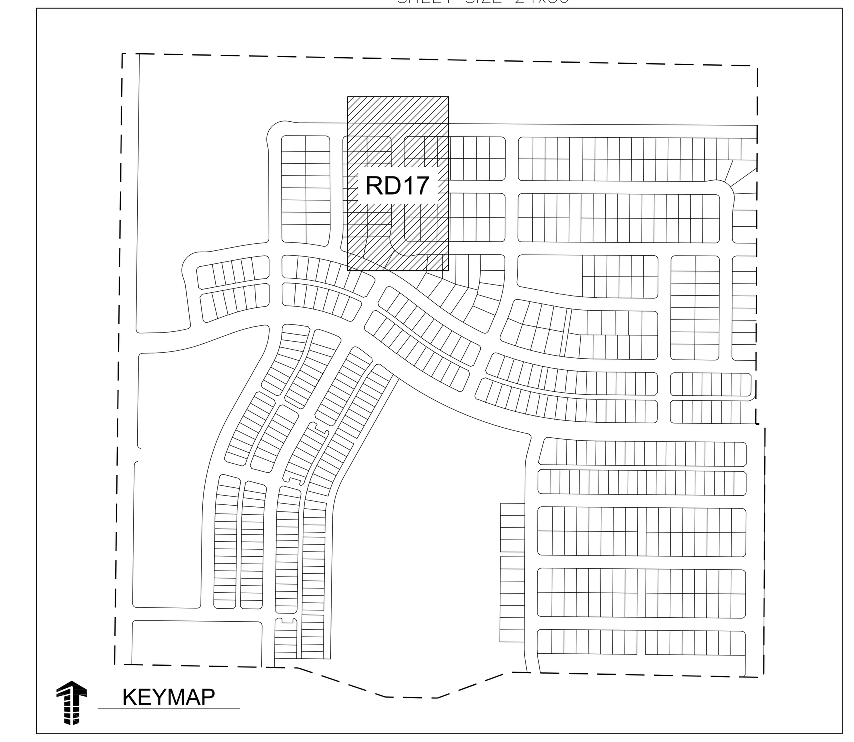
FAIRCHILD STREET
PLAN AND PROFILE

RD16

OF 80 SHEETS







LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CROSSPAN (TYP.)
- PROPOSED SPOT ELEVATION 33.45
- EXISTING SPOT ELEVATION (33.45)

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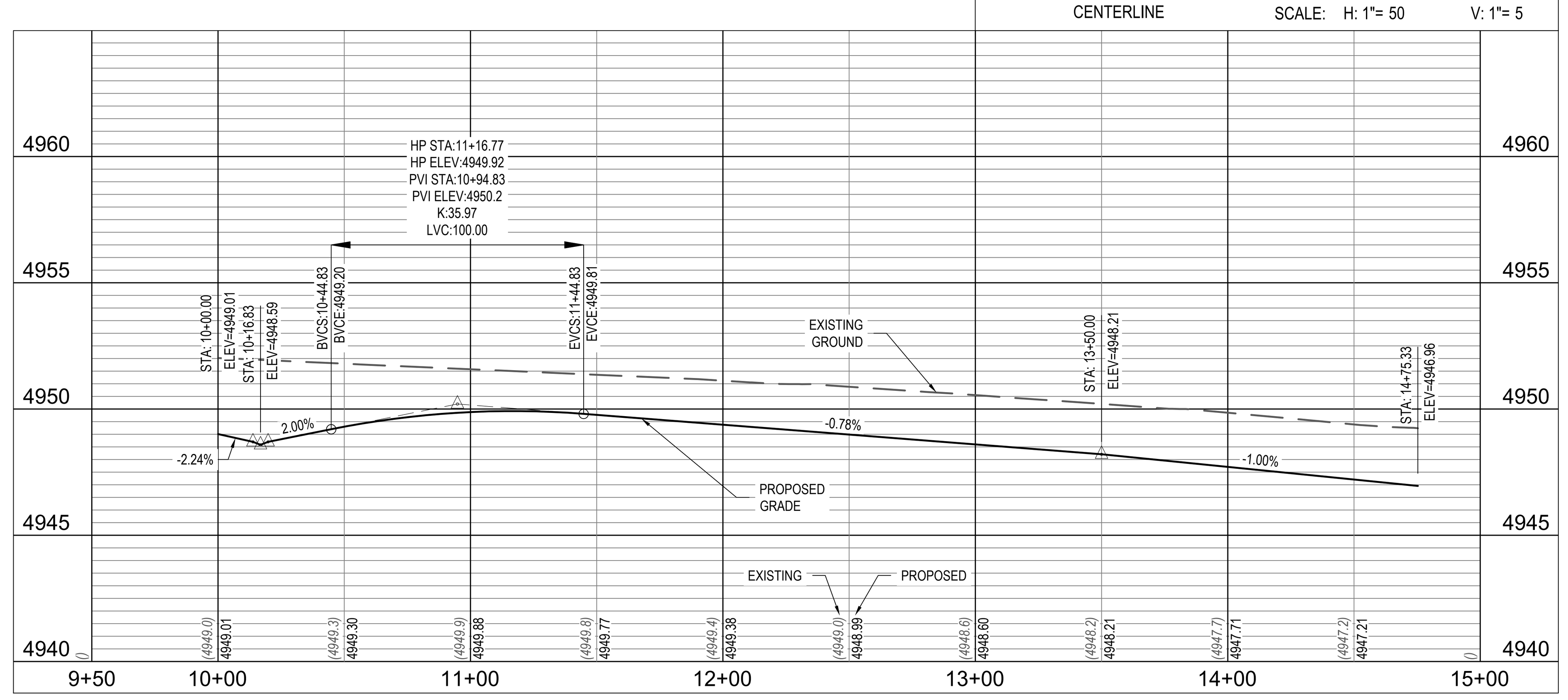
YEAGER STREET CENTERLINE	STA: 10+00.00 to 14+75.33
	SCALE: H: 1"= 50 V: 1"= 5



CALL UTILITY NOTIFICATION CENTER OF COLORADO

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11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

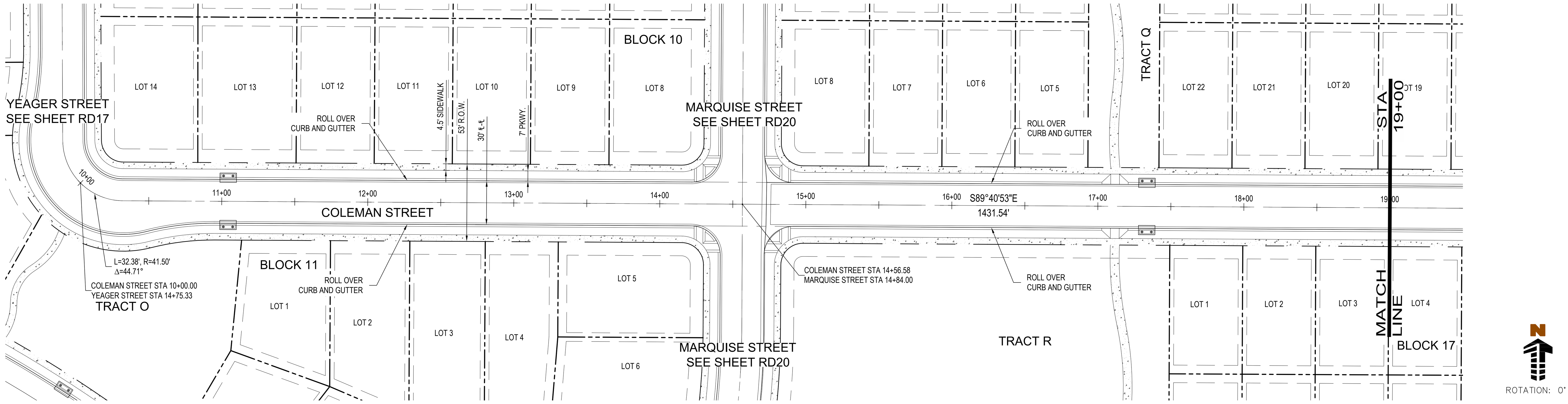
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

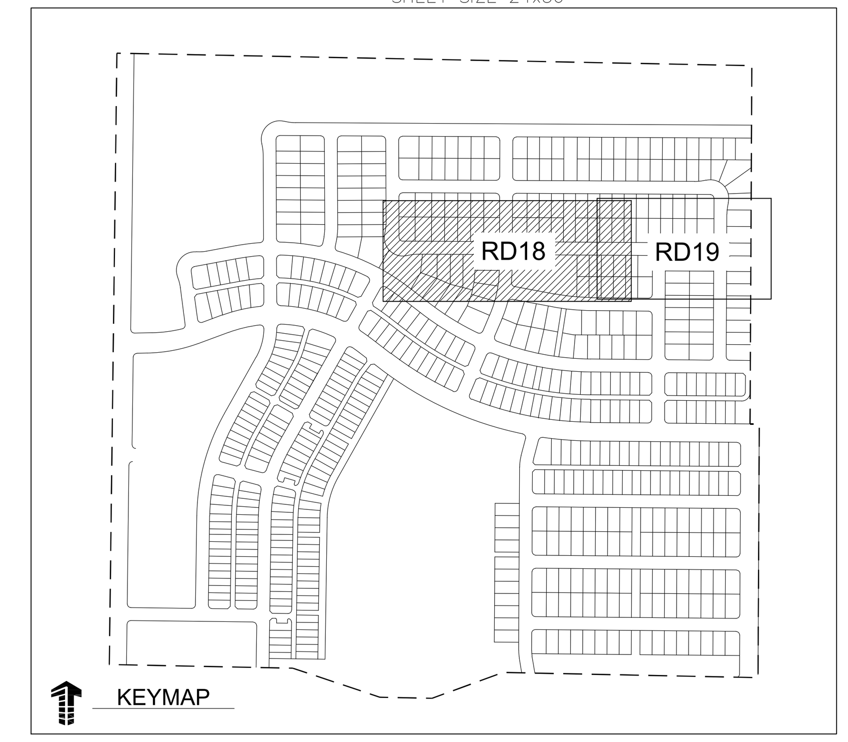
YEAGER STREET PLAN AND PROFILE

RD17



50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

PROPOSED CURB & GUTTER
PROPOSED CENTERLINE
PROPOSED RIGHT-OF-WAY
PROPOSED BOUNDARY
PROPOSED LOT LINE
EASEMENT LINE
SAWCUT LINE
PROPOSED STORM SEWER
PROPOSED STORM INLET
EXISTING EDGE OF ASPHALT
PROPOSED CONCRETE CROSSPAN (TYP.)
PROPOSED SPOT ELEVATION 33.45
EXISTING SPOT ELEVATION (33.45)

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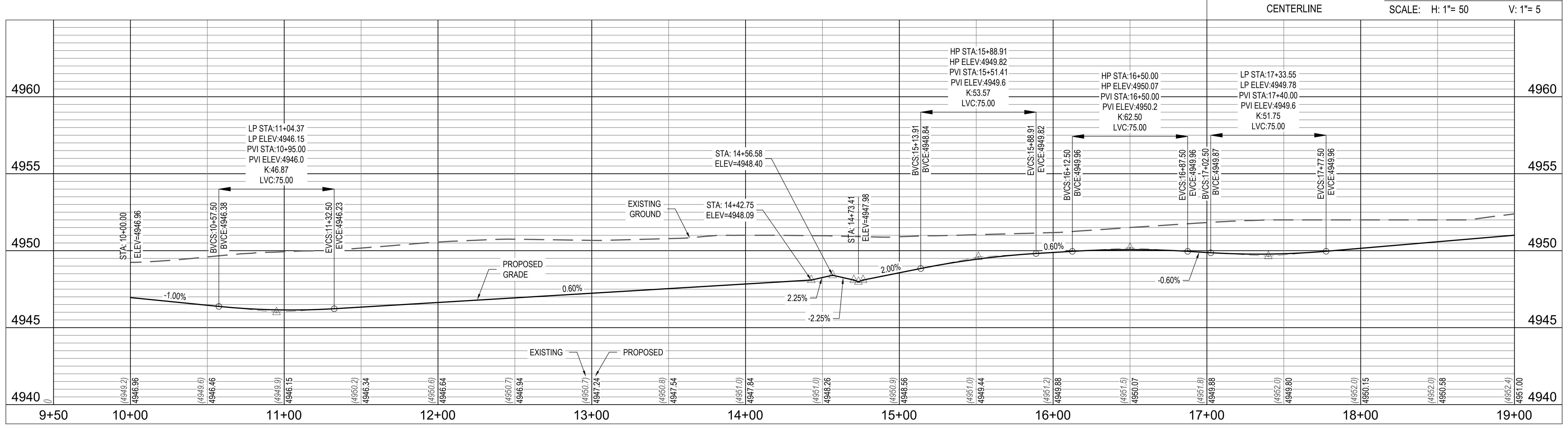
COLEMAN STREET	STA: 10+00.00 to 19+00.00
CENTERLINE	SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

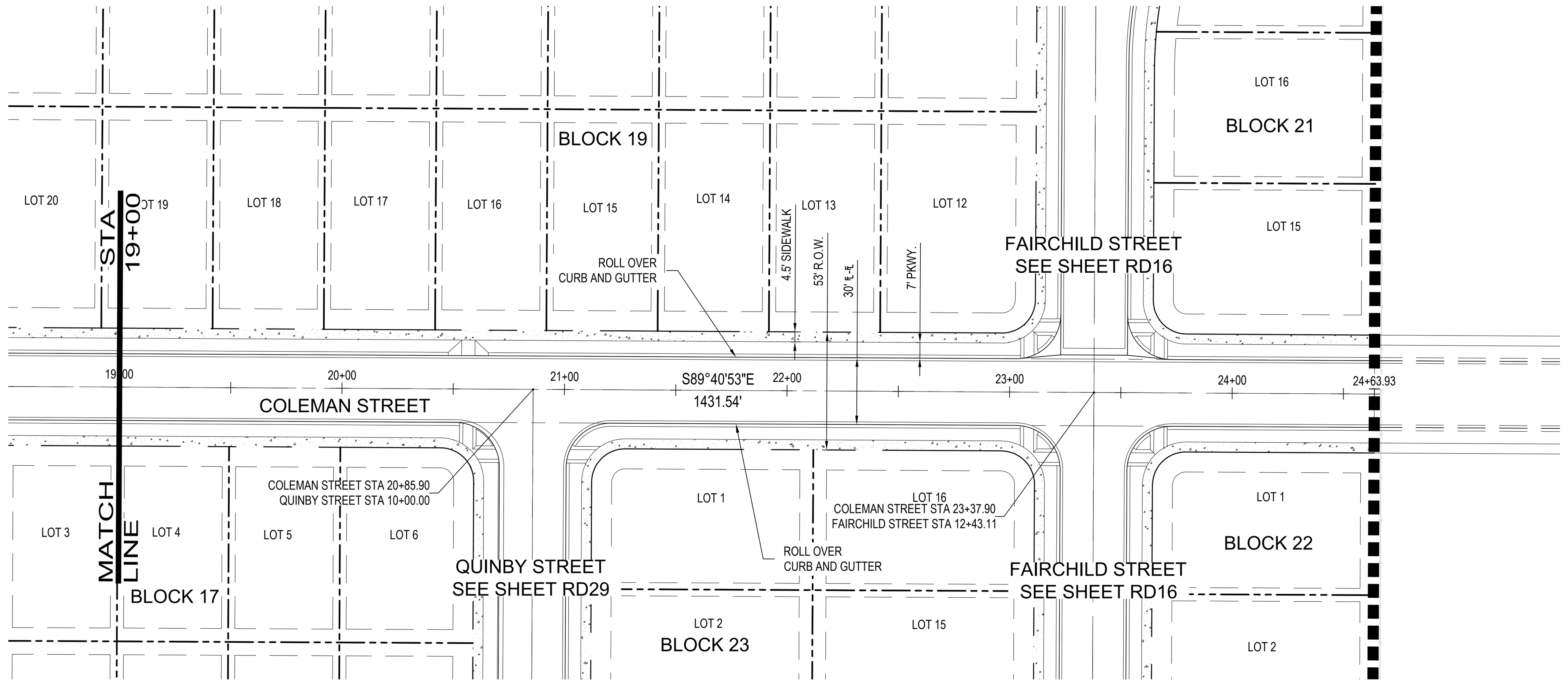
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

COLEMAN STREET
PLAN AND PROFILE

RD18



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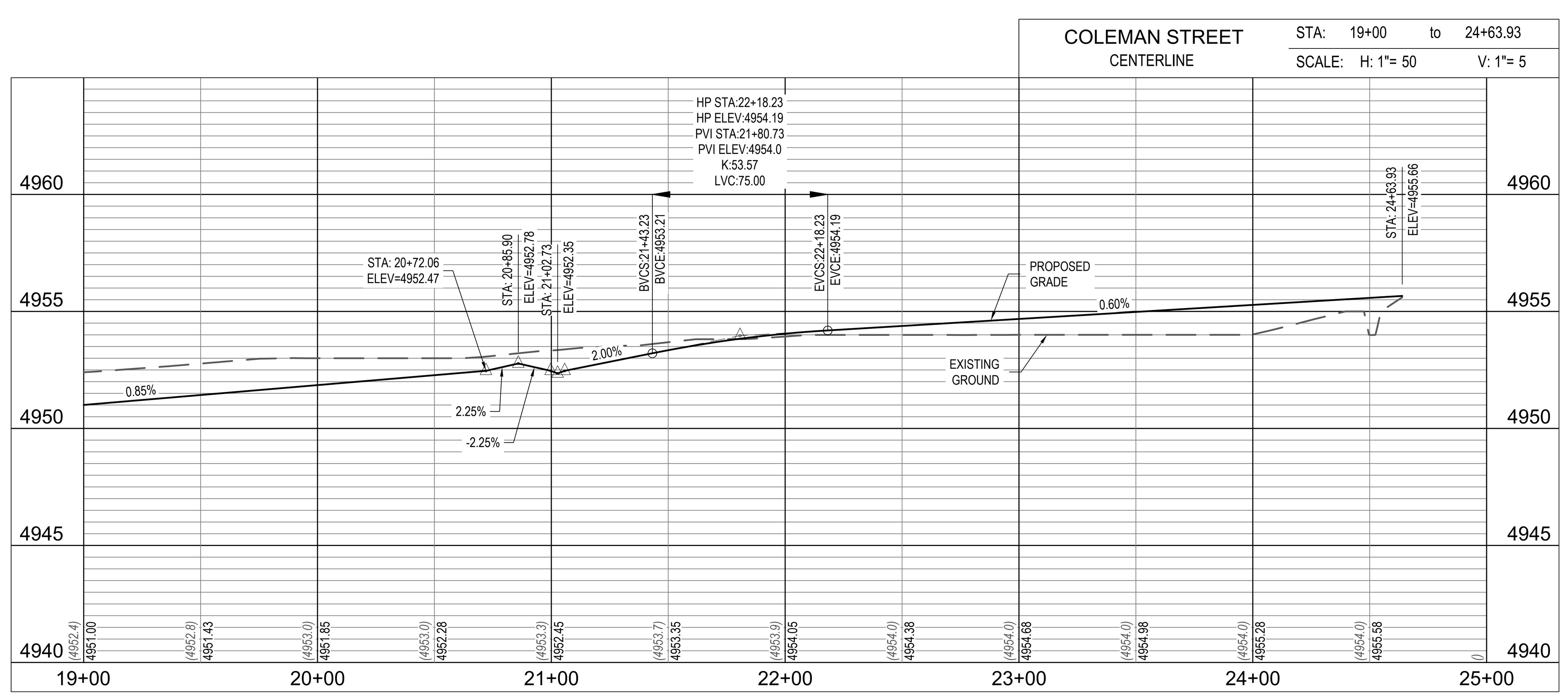
ROTATION: 0°



50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

LEGEND:

PROPOSED CURB & GUTTER
PROPOSED CENTERLINE
PROPOSED RIGHT-OF-WAY
PROPOSED BOUNDARY
PROPOSED LOT LINE
EASEMENT LINE
SAWCUT LINE
PROPOSED STORM SEWER
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PROPOSED SPOT ELEVATION 33.45
EXISTING SPOT ELEVATION (33.45)

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EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

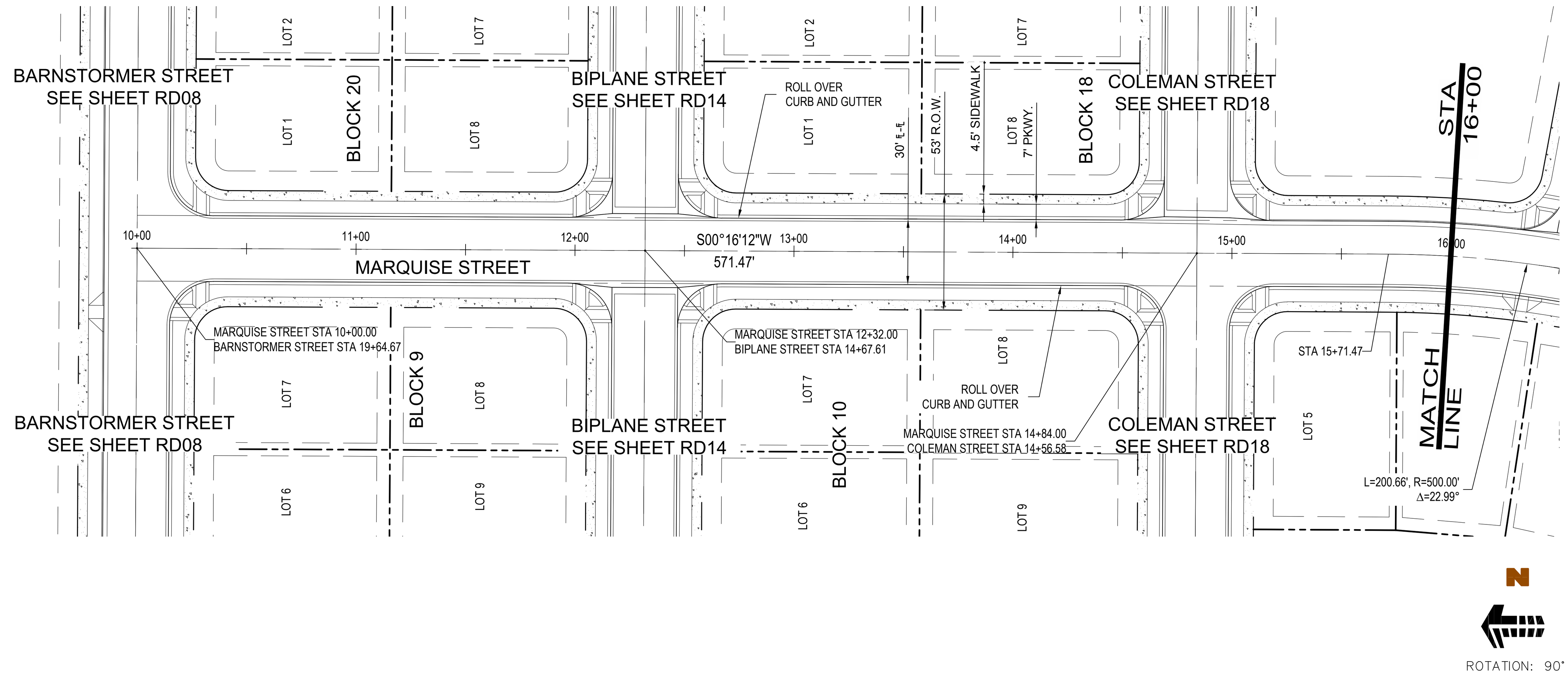
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

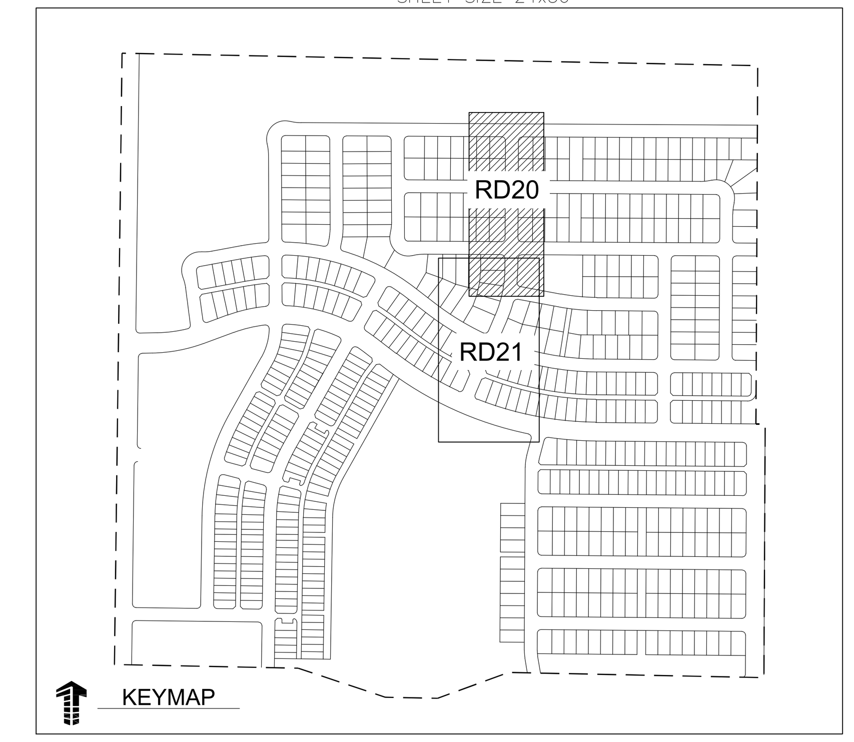
COLEMAN STREET
PLAN AND PROFILE

RD19

OF 80 SHEETS



50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
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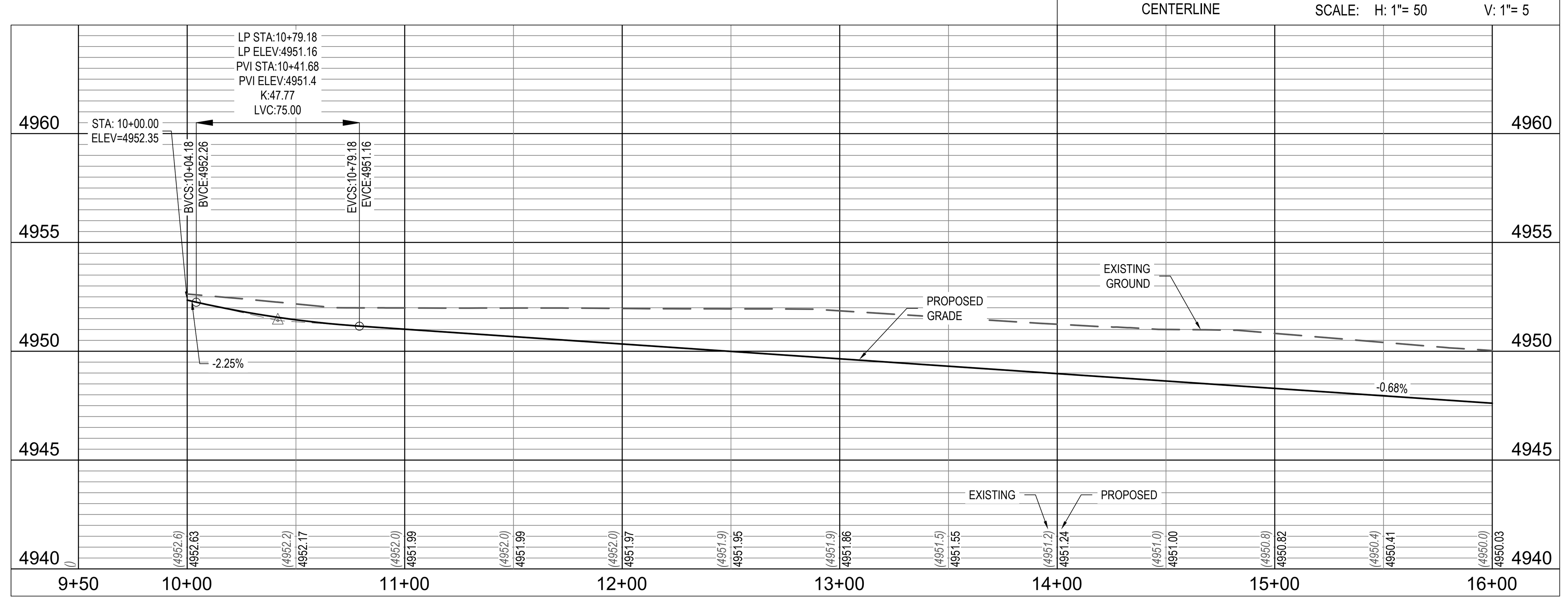
MARQUISE STREET CENTERLINE	STA: 10+00.00 to 16+00.00
	SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

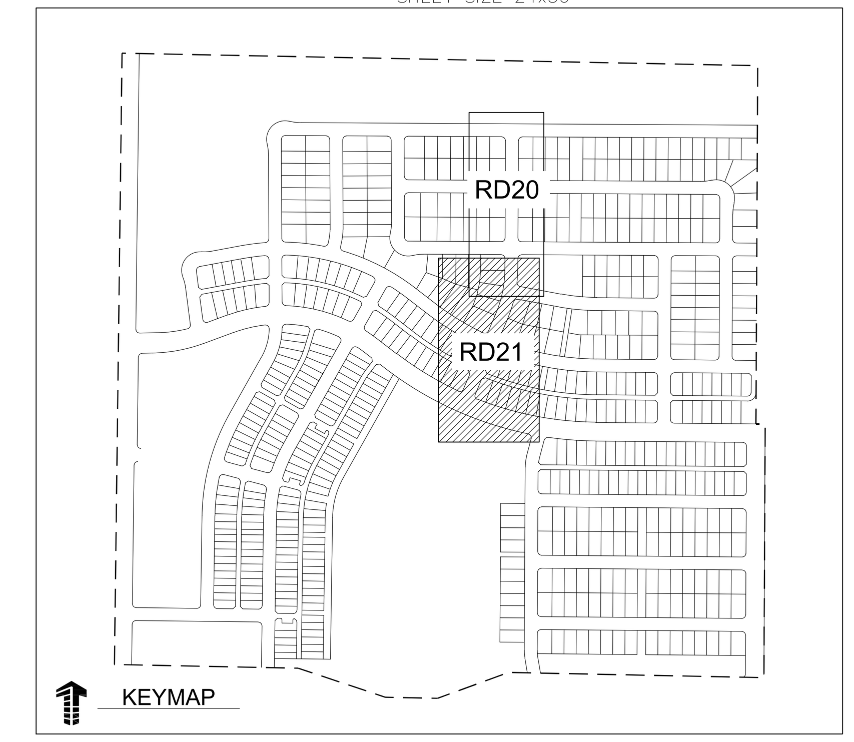
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
MARQUISE STREET
PLAN AND PROFILE

RD20

50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
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- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CROSSPAN (TYP.)
- PROPOSED SPOT ELEVATION 33.45
- EXISTING SPOT ELEVATION (33.45)

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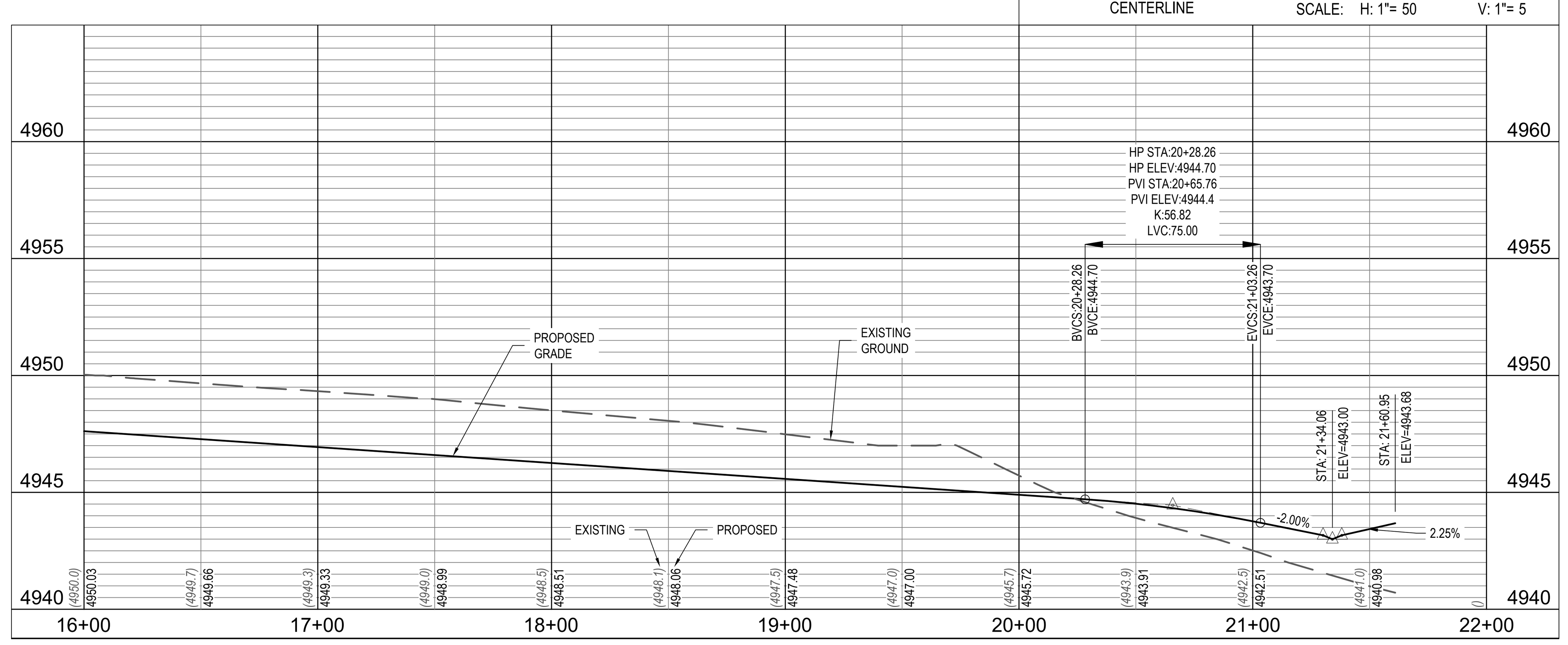
MARQUISE STREET	STA: 16+00.00 to 21.60.95
CENTERLINE	SCALE: H: 1"= 50 V: 1"= 5



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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APPROVED:	City Engineer	Date
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CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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970.674.1109

NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

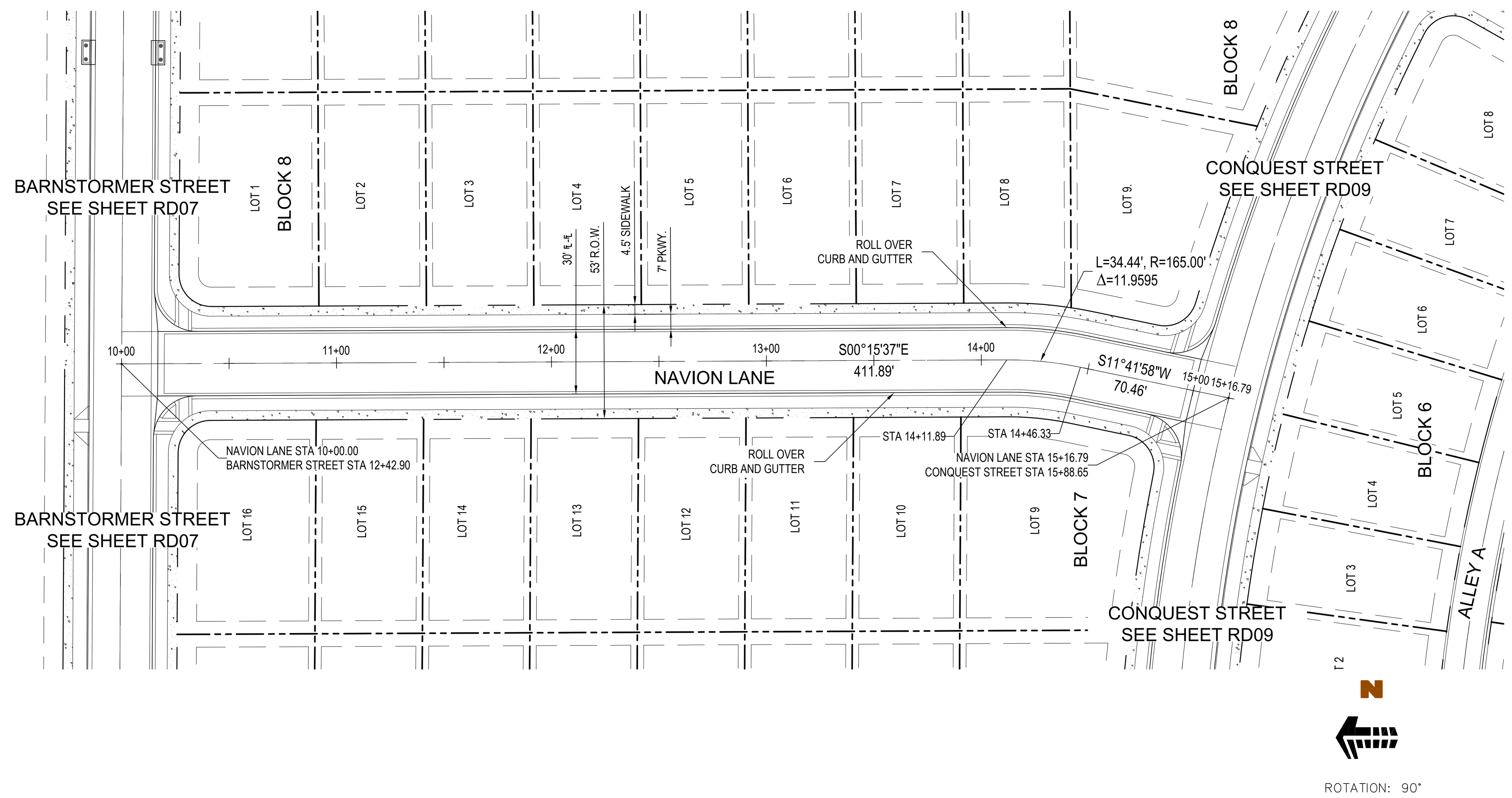
#	Date	Issue / Description	Init.

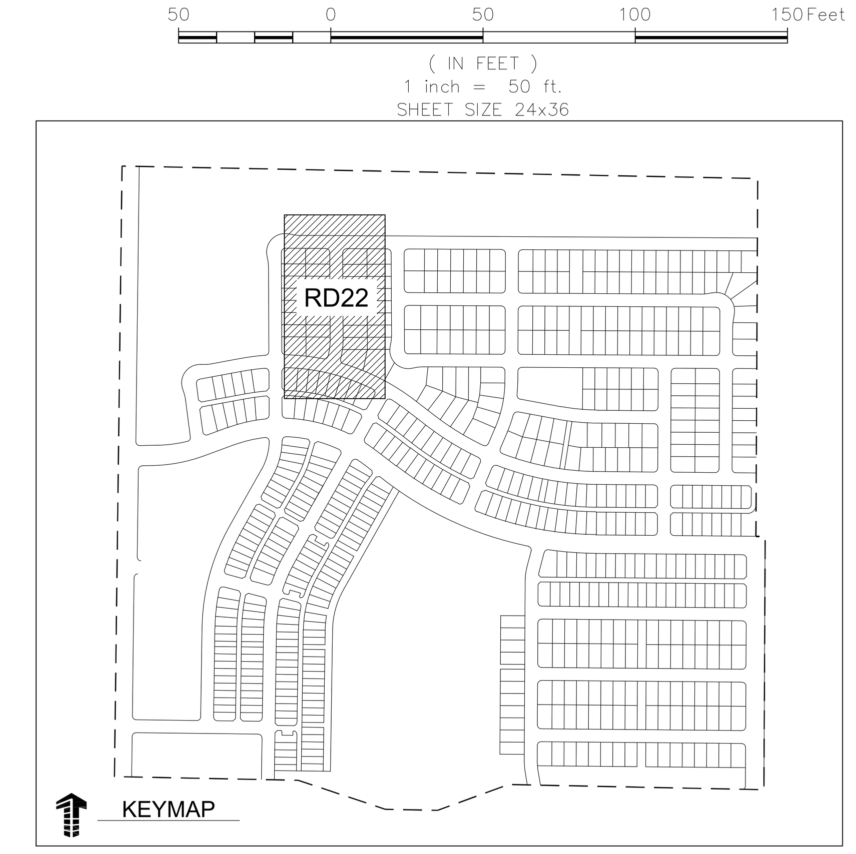
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

MARQUISE STREET PLAN AND PROFILE

RD21





LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CROSSPAN (TYP.)
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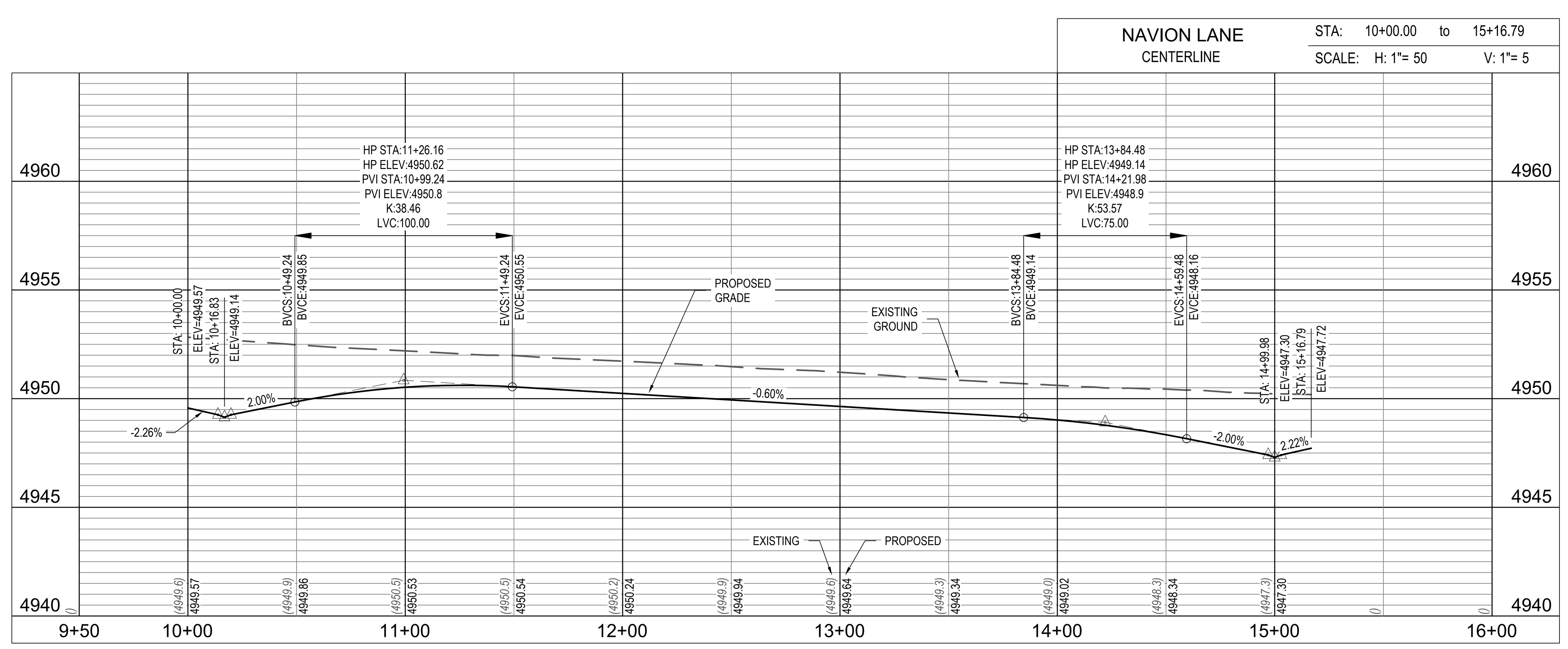

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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

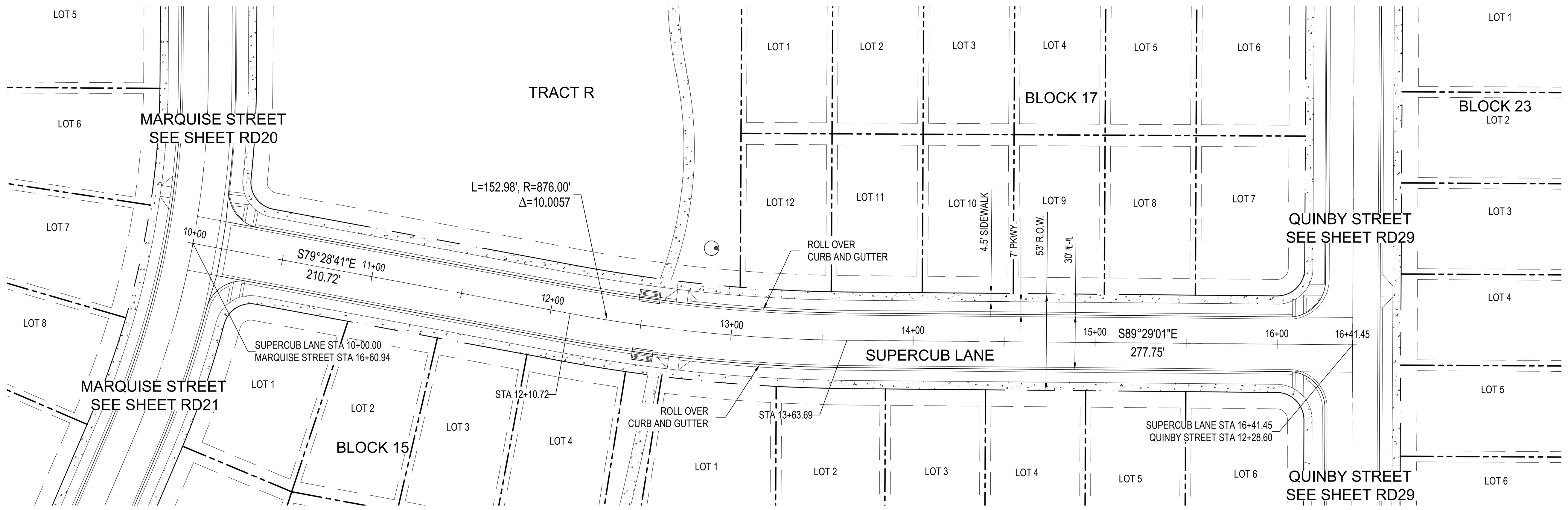
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

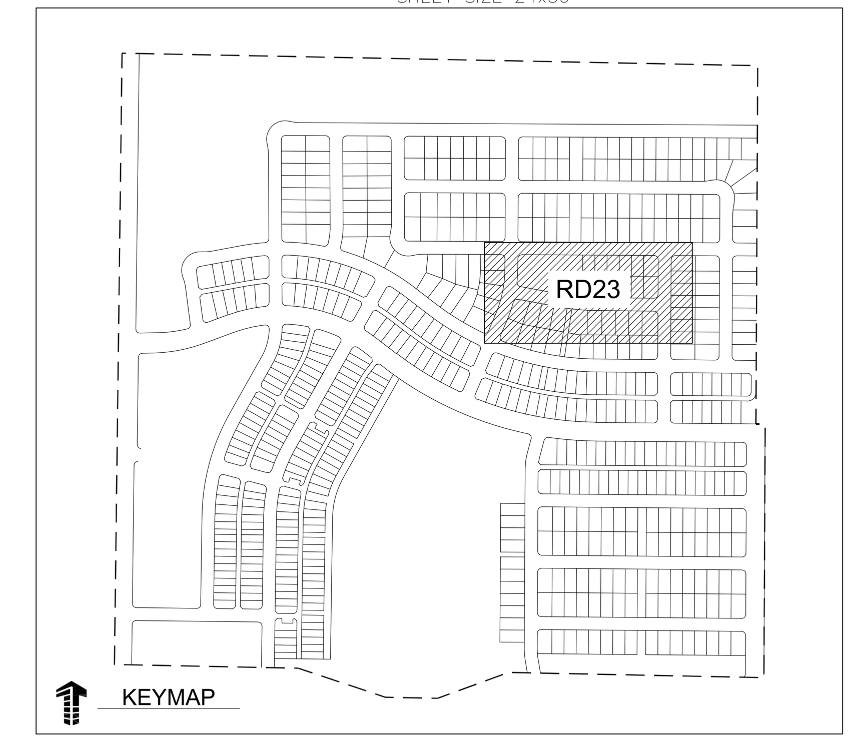
SHEET TITLE:

NAVION LANE
PLAN AND PROFILE



N
ROTATION: 0°

50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

PROPOSED CURB & GUTTER
PROPOSED CENTERLINE
PROPOSED RIGHT-OF-WAY
PROPOSED BOUNDARY
PROPOSED LOT LINE
EASEMENT LINE
SAWCUT LINE
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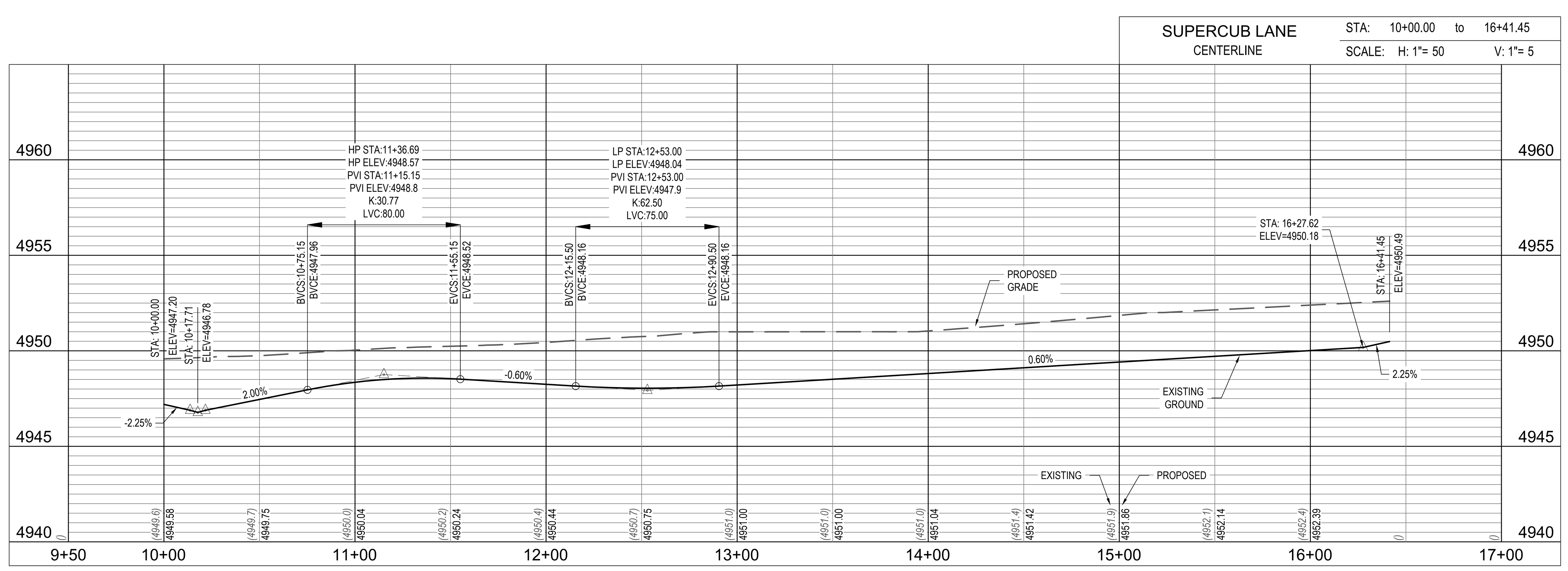

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11/11/15

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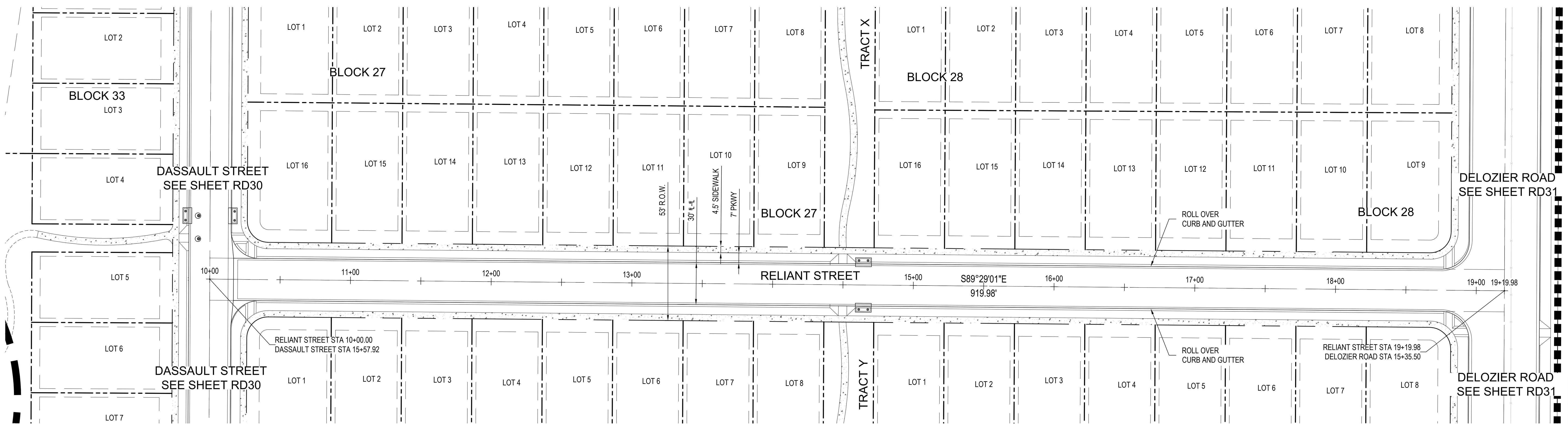
FORT COLLINS, CO

#	Date	Issue / Description	Init.

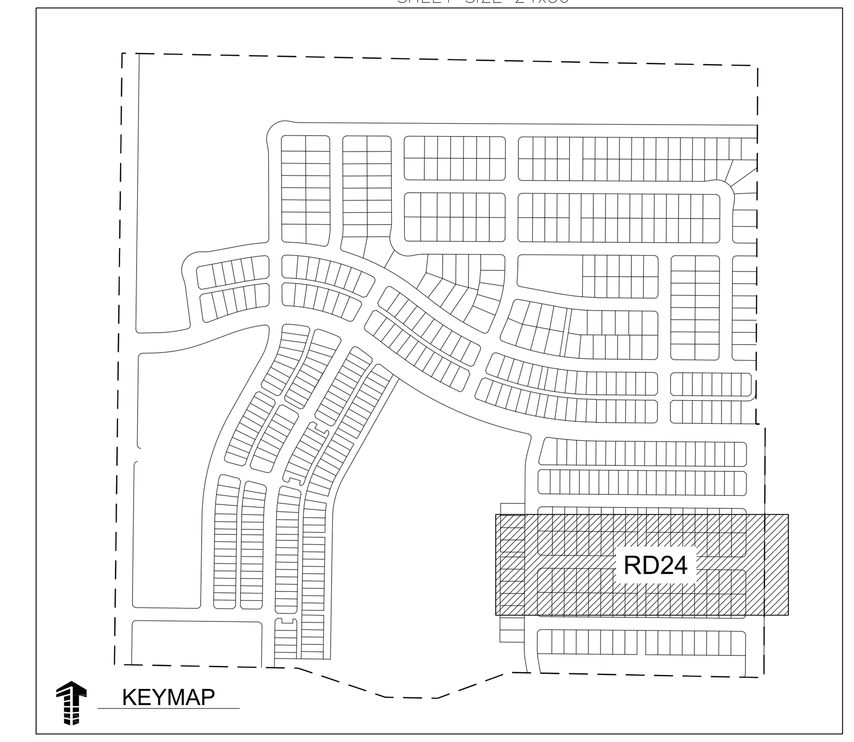
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
SUPERCUB LANE
PLAN AND PROFILE

RD23



50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

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- PROPOSED RIGHT-OF-WAY
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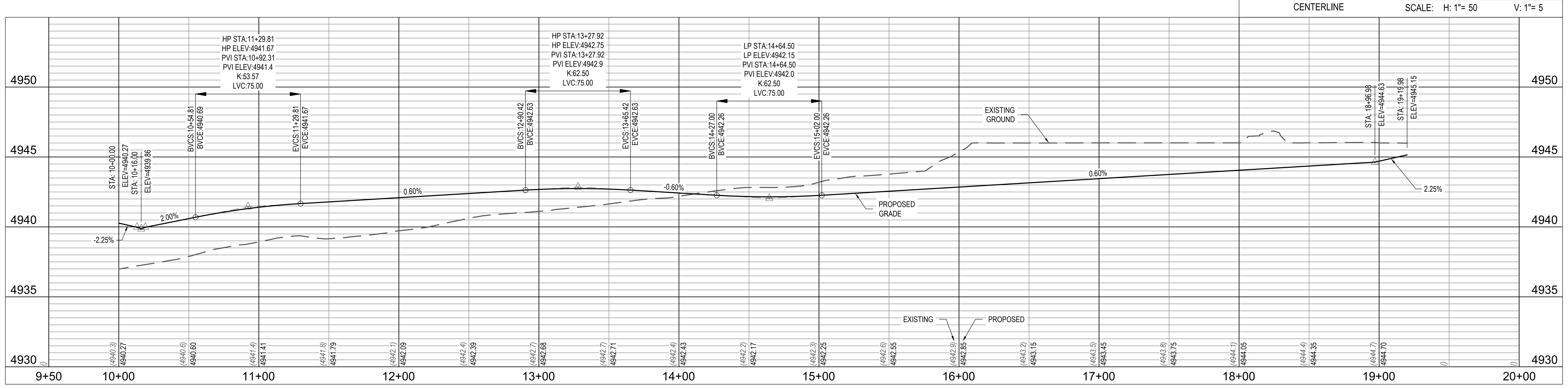
RELIANT STREET
CENTERLINE
STA: 10+00.00 to 19+19.98
SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

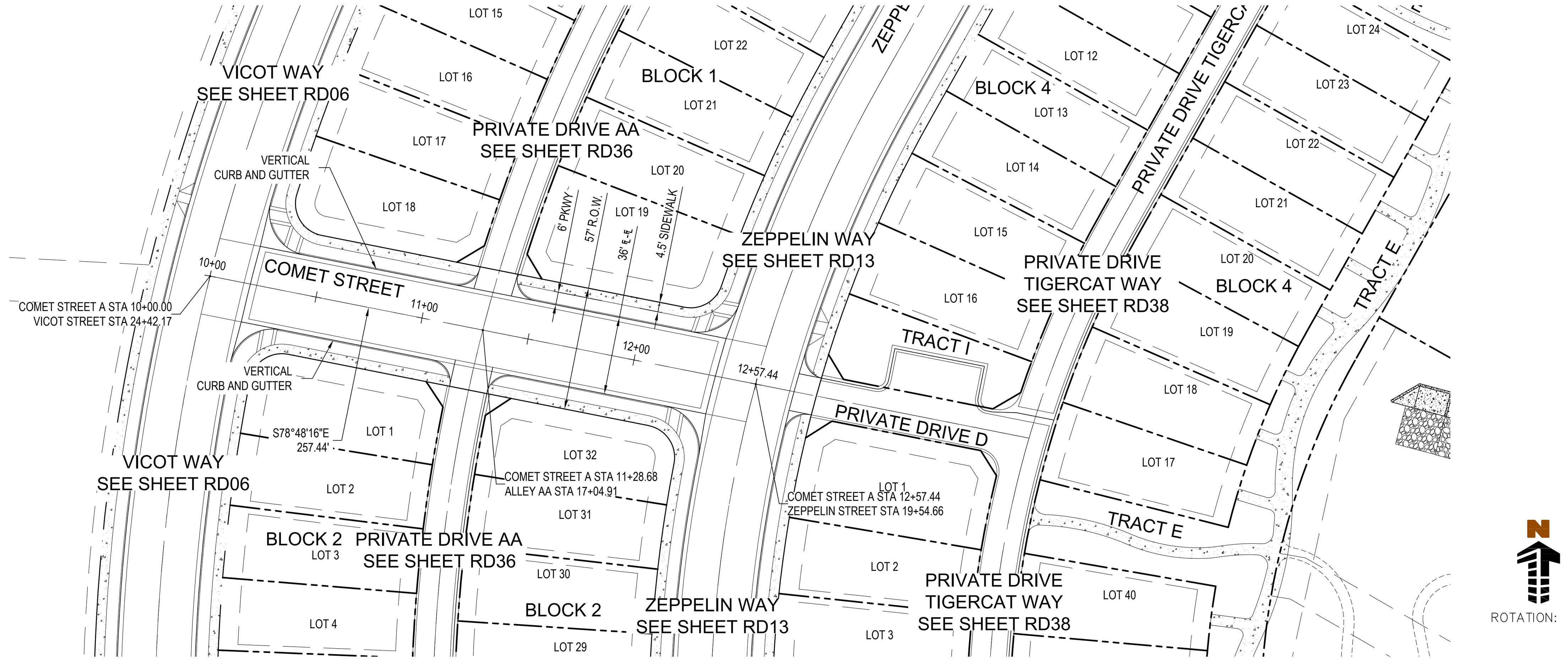
EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

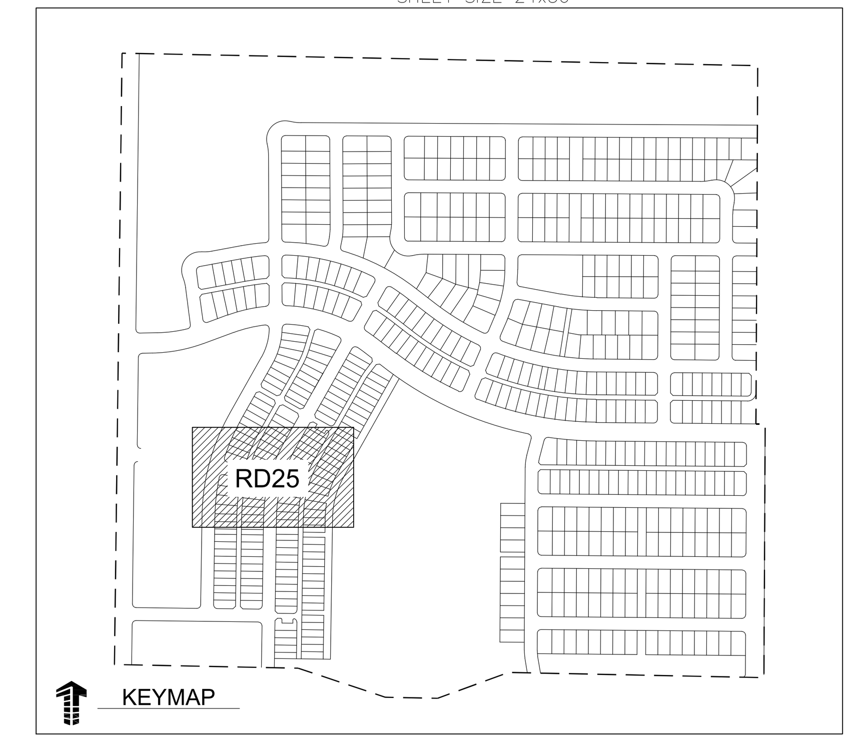
SHEET TITLE:
RELIANT STREET
PLAN AND PROFILE

RD24
OF 80 SHEETS



50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

PROPOSED CURB & GUTTER
PROPOSED CENTERLINE
PROPOSED RIGHT-OF-WAY
PROPOSED BOUNDARY
PROPOSED LOT LINE
EASEMENT LINE
SAWCUT LINE
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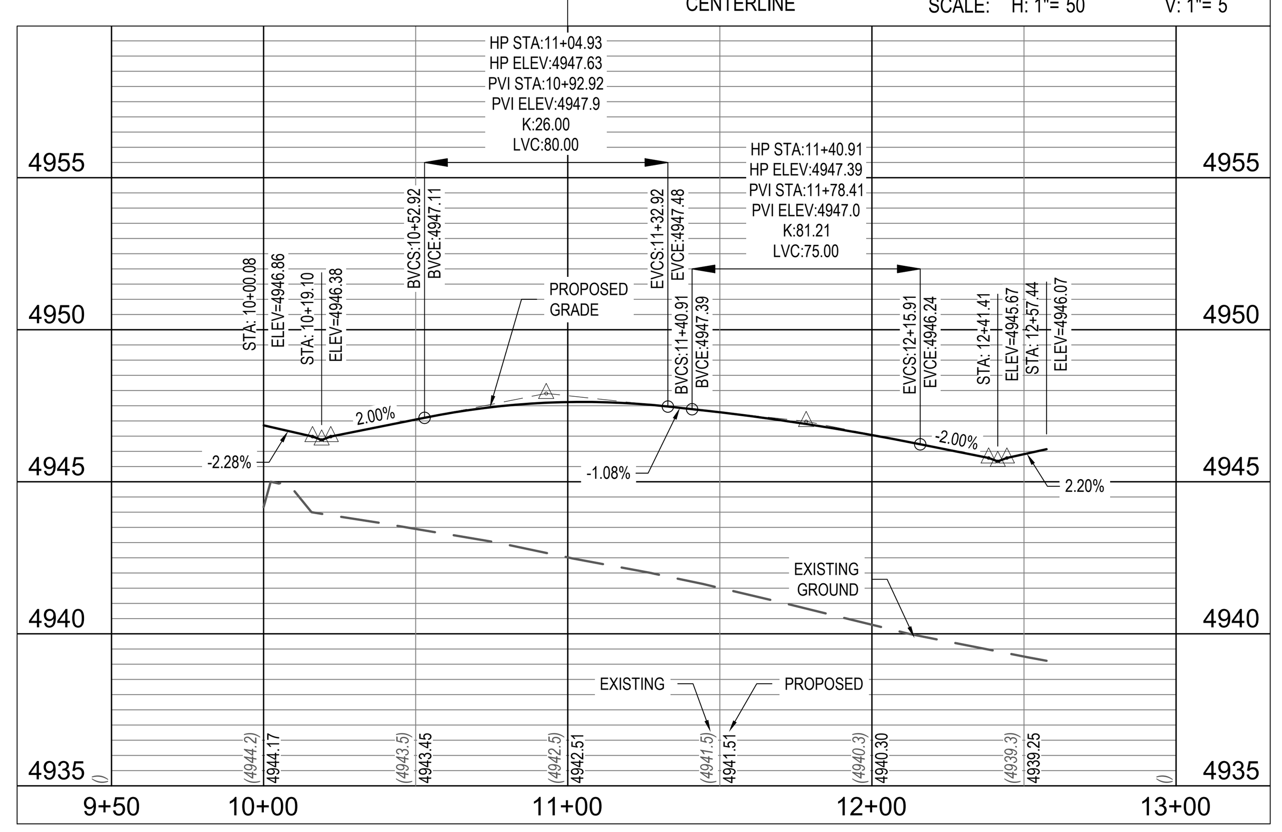
COMET STREET A CENTERLINE	STA: 10+00.00 to 12+57.44	SCALE: H: 1"= 50 V: 1"= 5



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FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

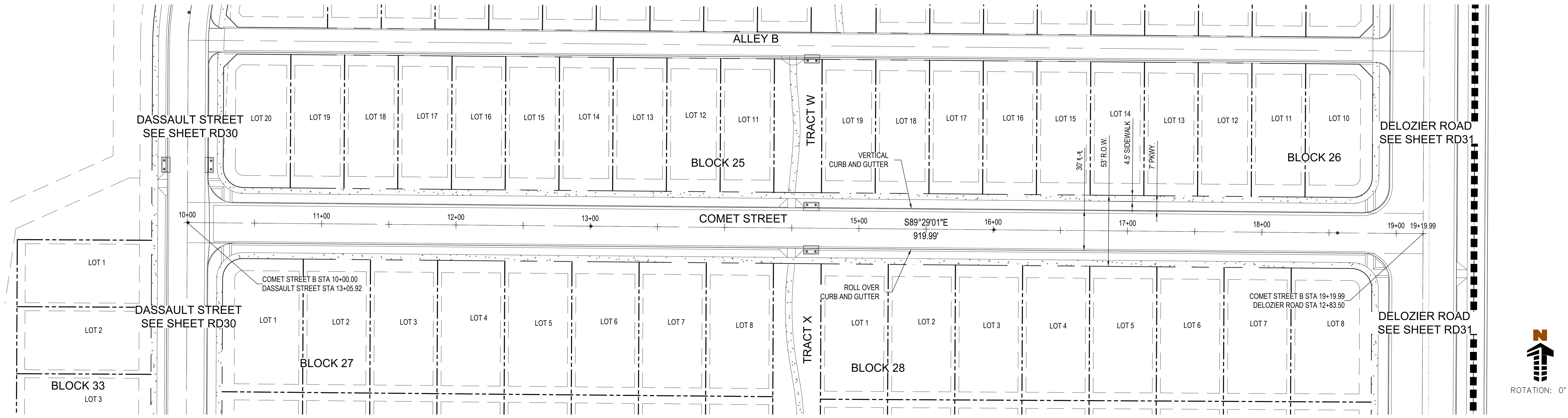
SHEET TITLE:

COMET STREET A

PLAN AND PROFILE

RD25

OF 80 SHEETS



50 0 50 100 150 Feet

(IN FEET)
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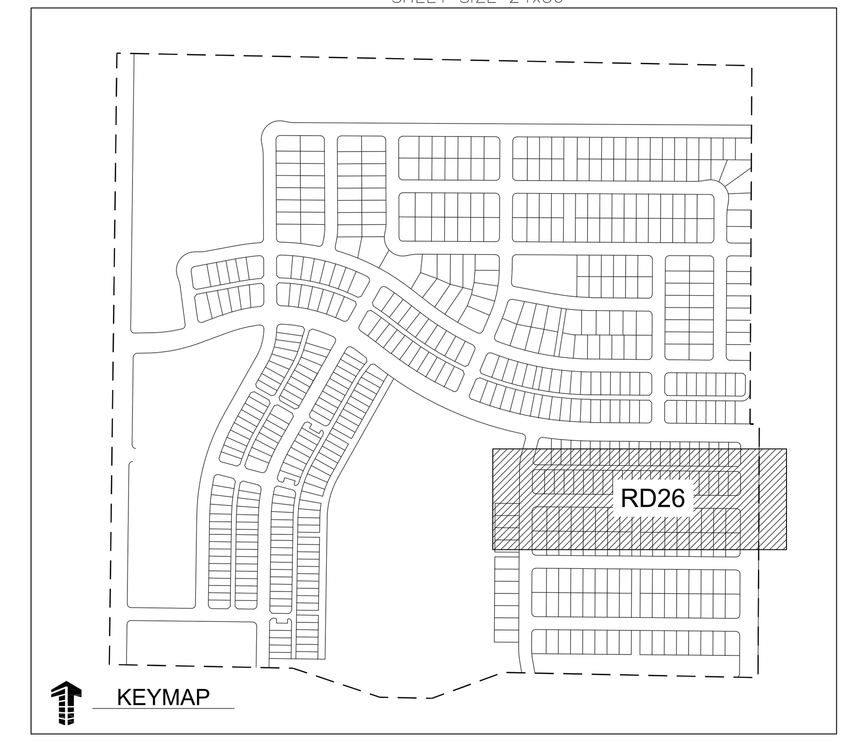
SHEET SIZE 24x36



LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
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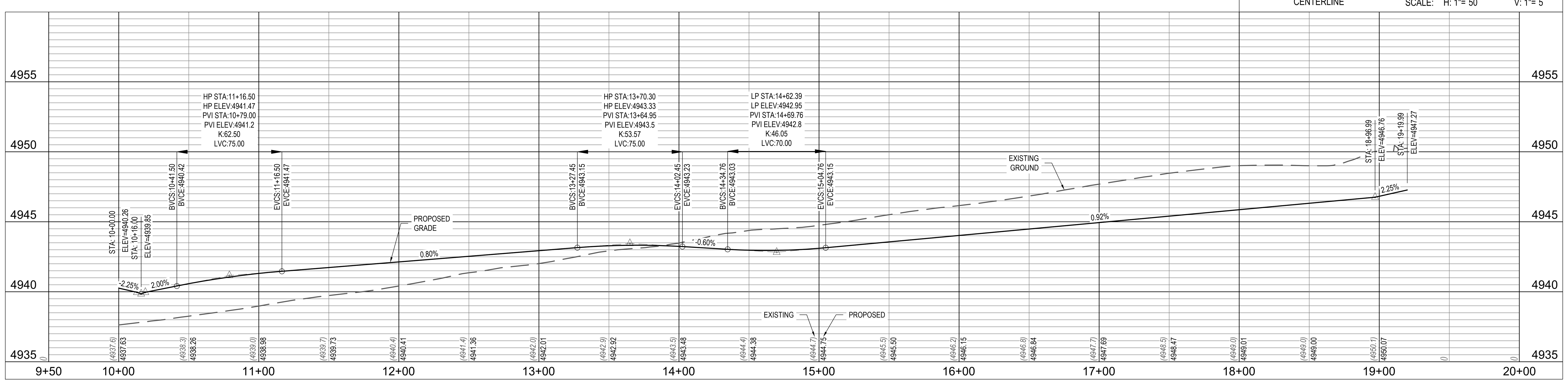
COMET STREET B	STA: 10+00.00 to 19+19.99
CENTERLINE	SCALE: H: 1"= 50 V: 1"= 5



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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4801 Goodman Rd.
Timnath, CO 80547
970.674.1109

NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

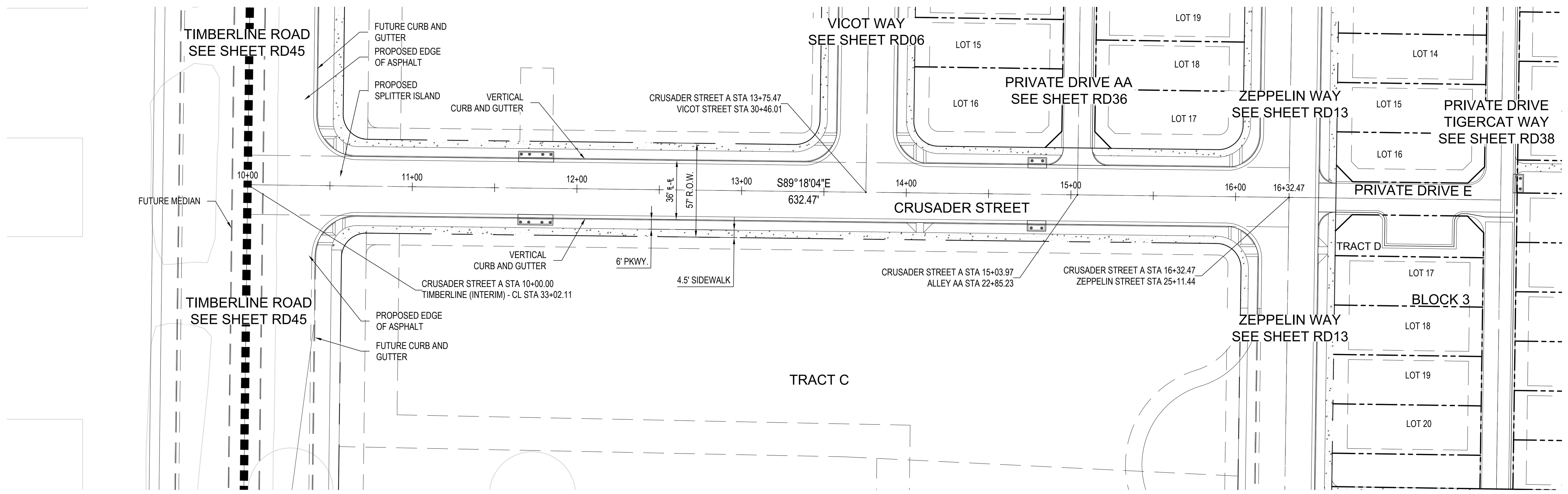
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

COMET STREET B
PLAN AND PROFILE

RD26

OF 80 SHEETS



50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CROSSPAN (TYP.)
- PROPOSED SPOT ELEVATION 33.45
- EXISTING SPOT ELEVATION (33.45)

N
ROTATION: 0°

NOTES:

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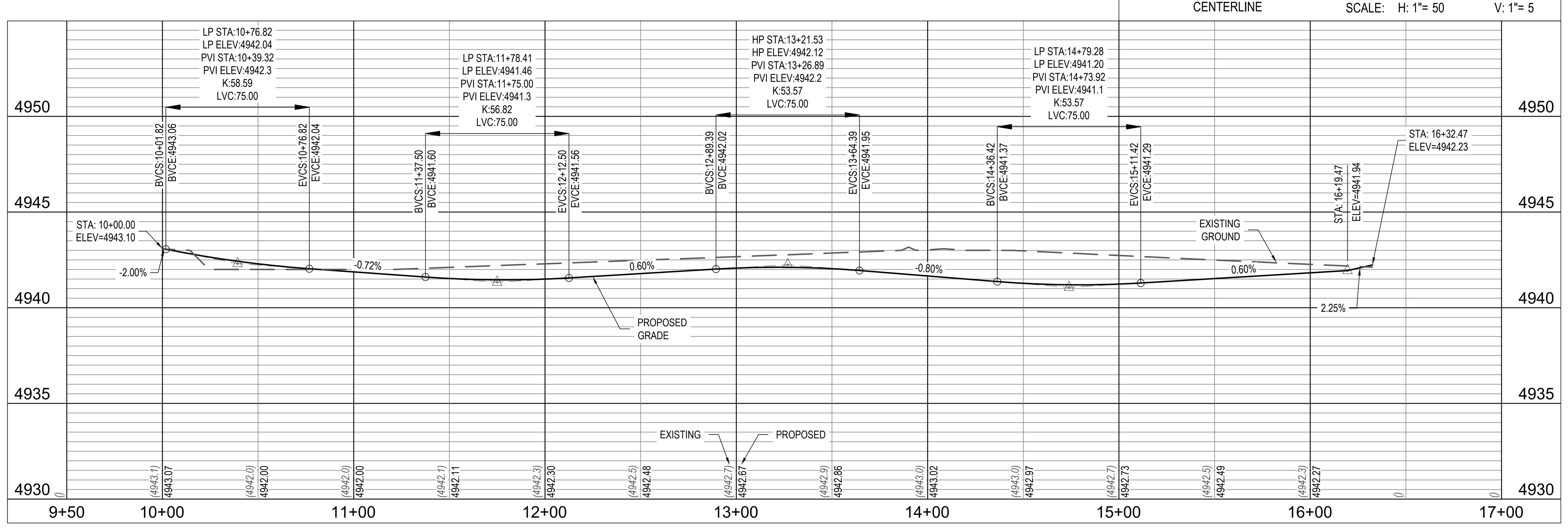
10. MATCHLINES ARE BASED ON CENTERLINE ALIGNMENTS.

CRUSADER STREET A CENTERLINE	STA: 10+00.00 to 16+32.47
	SCALE: H: 1"= 50 V: 1"= 5



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NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

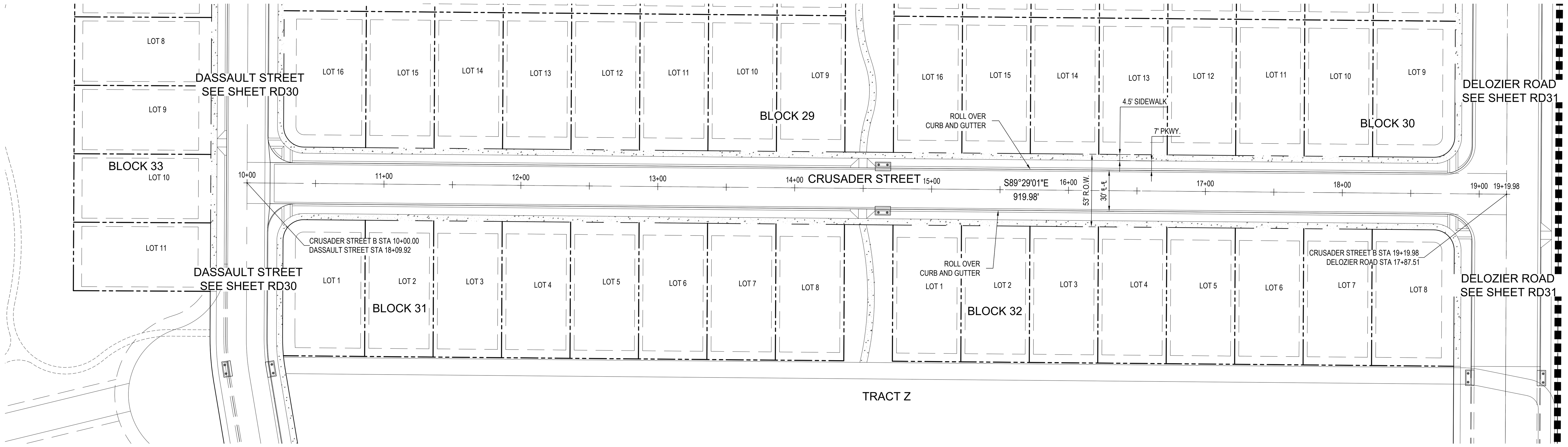
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

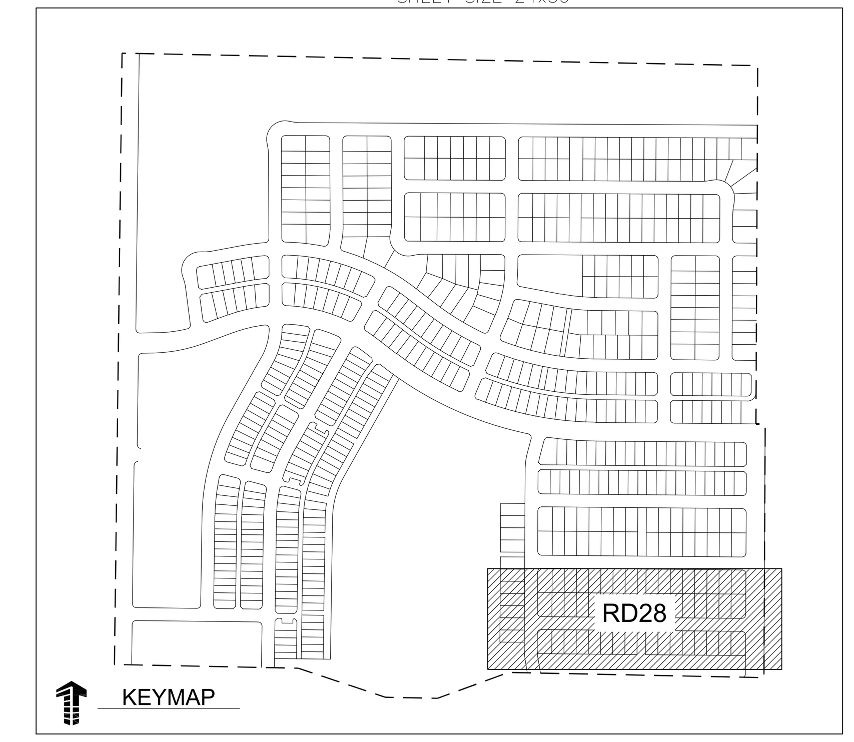
SHEET TITLE:
CRUSADER STREET A
PLAN AND PROFILE

RD27
OF 80 SHEETS



N
ROTATION: 0°

50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CROSSPAN (TYP.)
- PROPOSED SPOT ELEVATION 33.45
- EXISTING SPOT ELEVATION (33.45)

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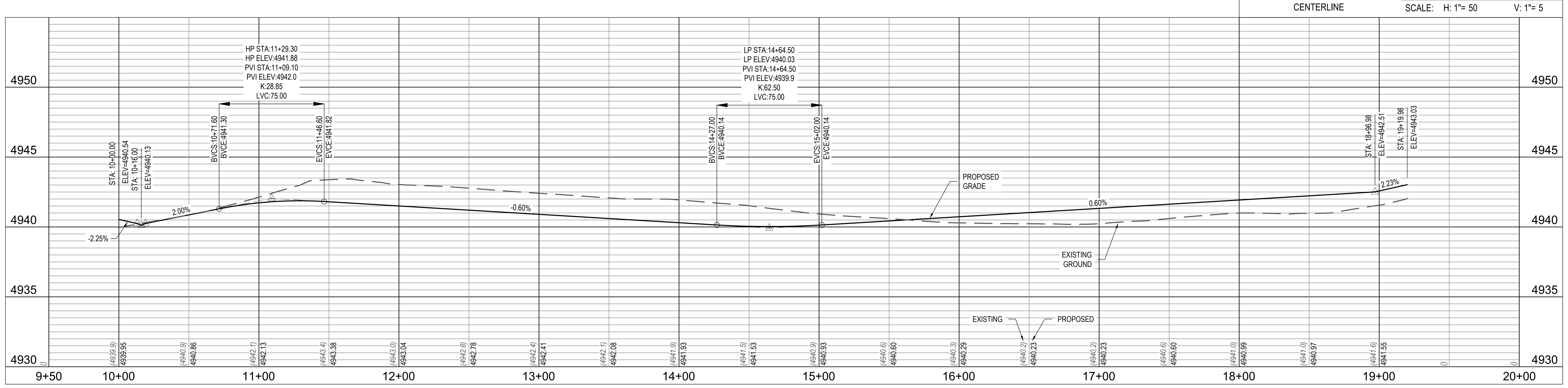
CRUSADER STREET B	STA: 10+00.00 to 19+19.98
CENTERLINE	SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

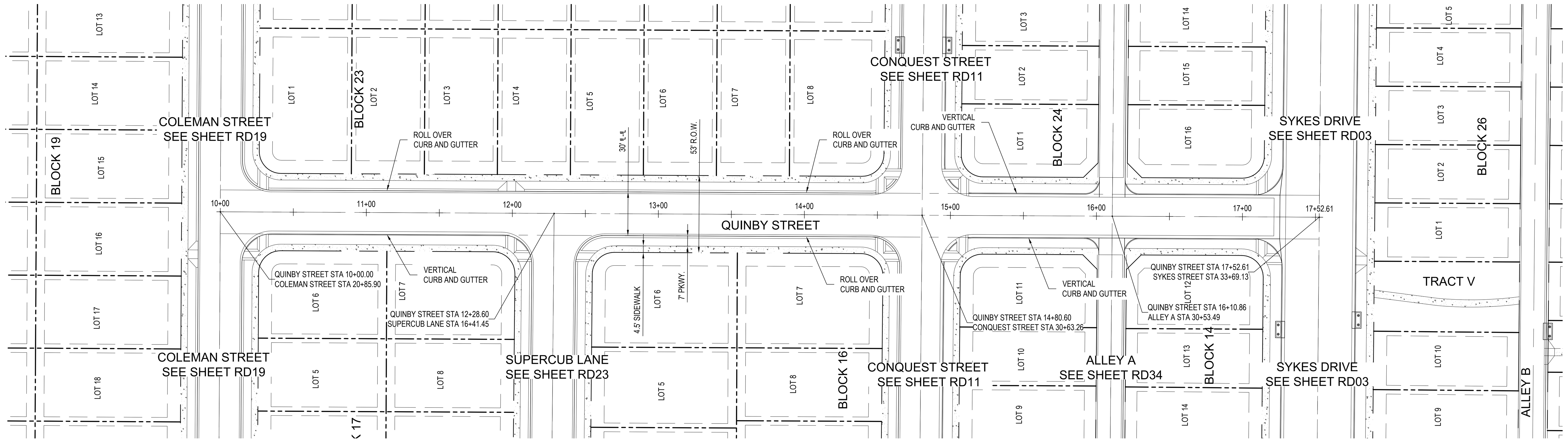
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

CRUSADER STREET B
PLAN AND PROFILE

RD28



ROTATION: 90°

50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CROSSPAN (TYP.)
- PROPOSED SPOT ELEVATION 33.45
- EXISTING SPOT ELEVATION (33.45)

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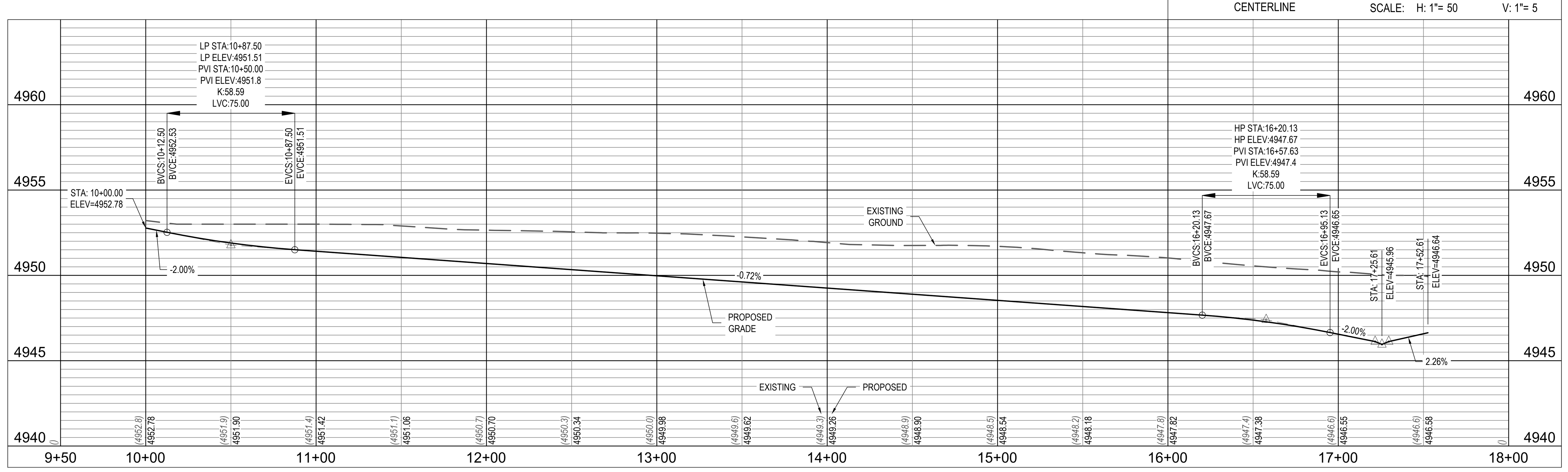
10. MATCHLINES ARE BASED ON CENTERLINE ALIGNMENTS.

QUINBY STREET CENTERLINE	STA: 10+00.00 to 17+52.61
	SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

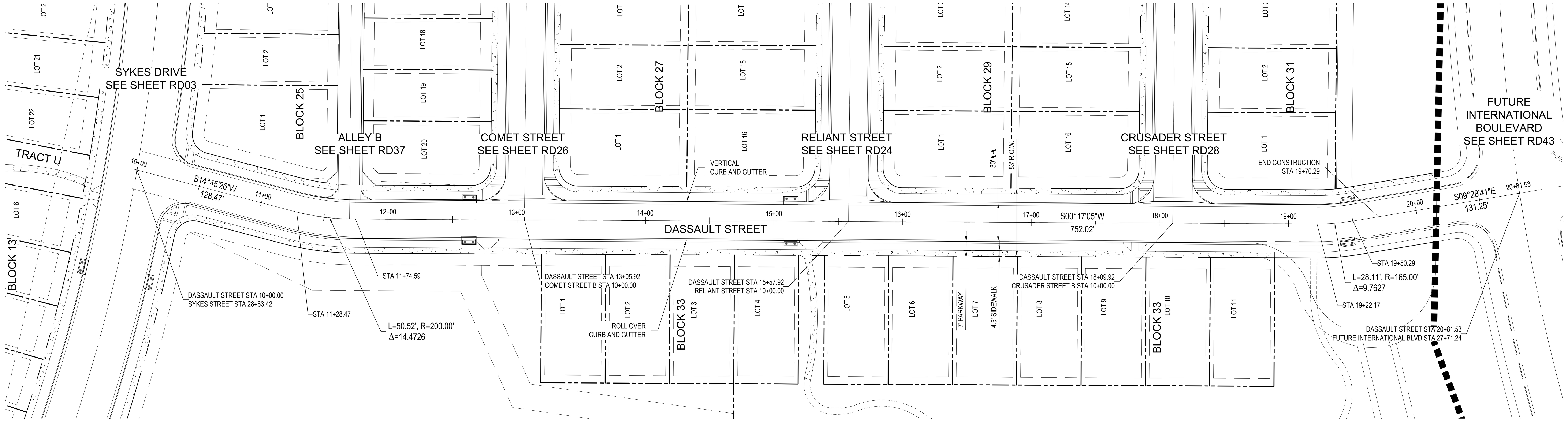
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

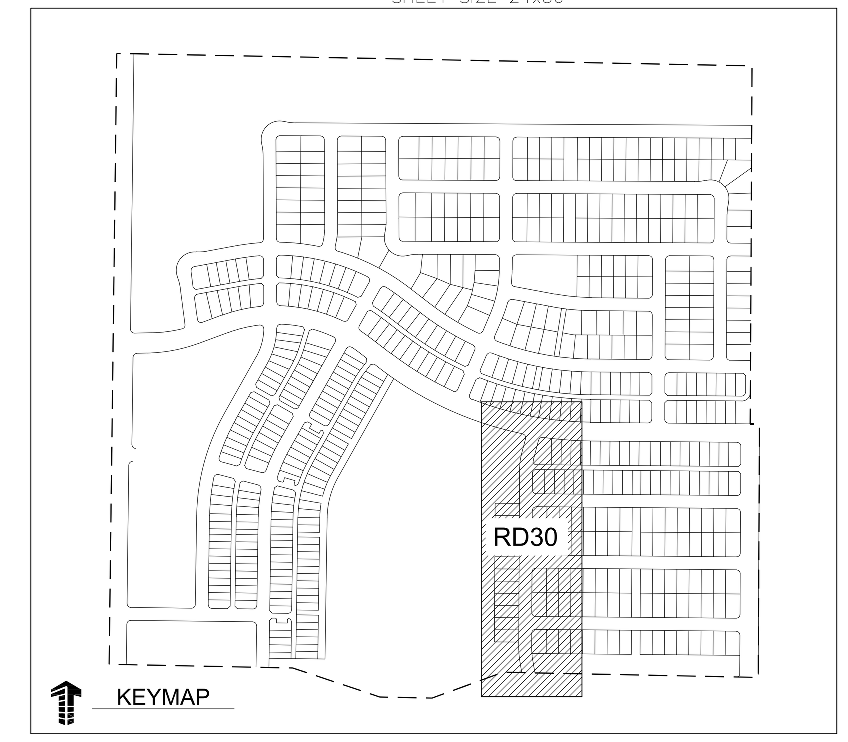
QUINBY STREET
PLAN AND PROFILE

RD29



50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



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LEGEND:

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- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
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- PROPOSED SPOT ELEVATION 33.45
- EXISTING SPOT ELEVATION (33.45)

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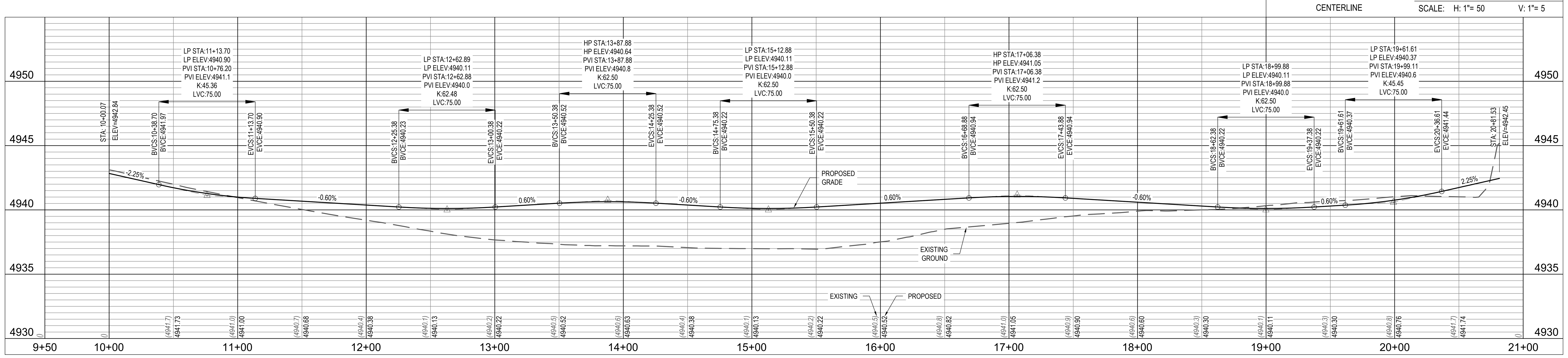
DASSAULT STREET	STA: 10+00.00 to 20+81.53
CENTERLINE	SCALE: H: 1"= 50 V: 1"= 5



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EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

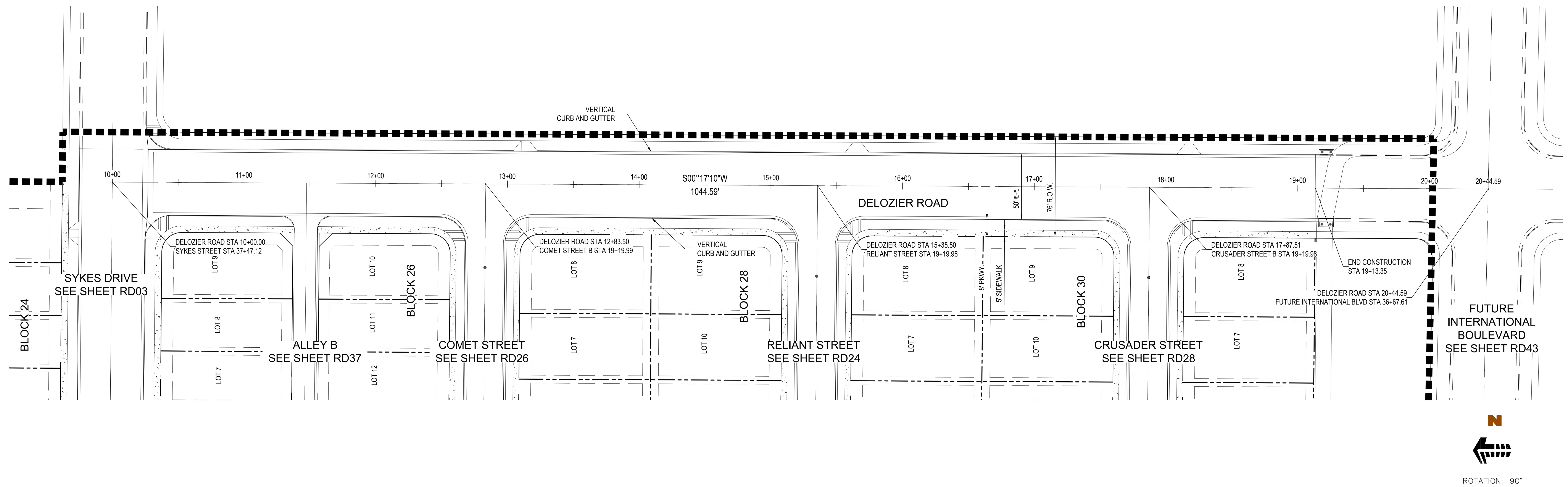
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

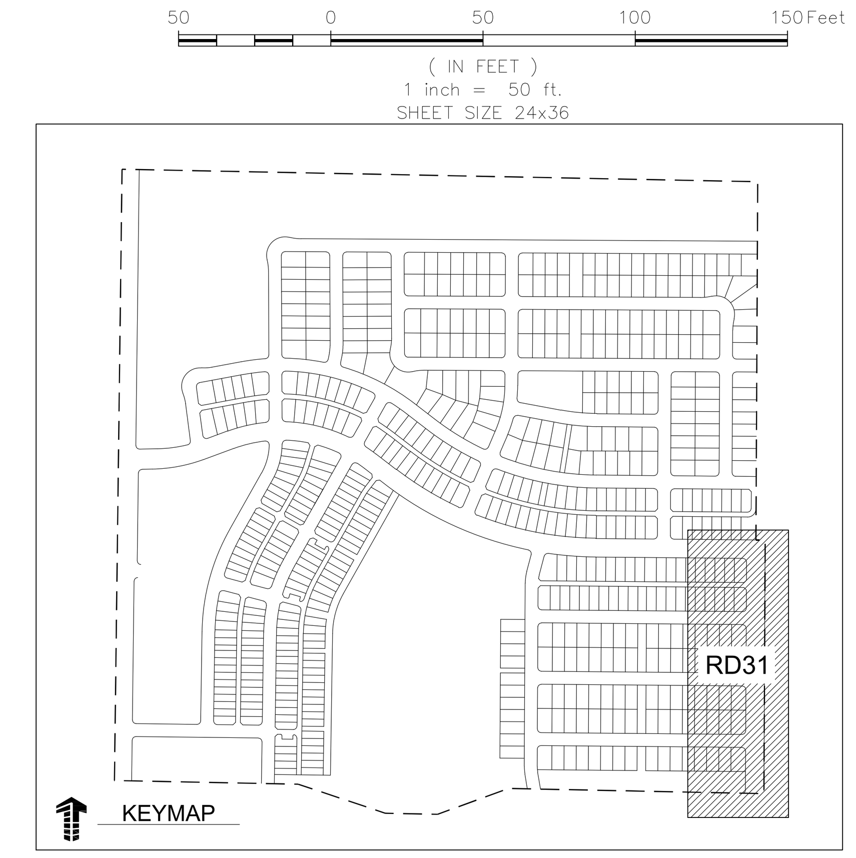
SHEET TITLE:

DASSAULT STREET
PLAN AND PROFILE

RD30

OF 80 SHEETS





LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
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- PROPOSED LOT LINE
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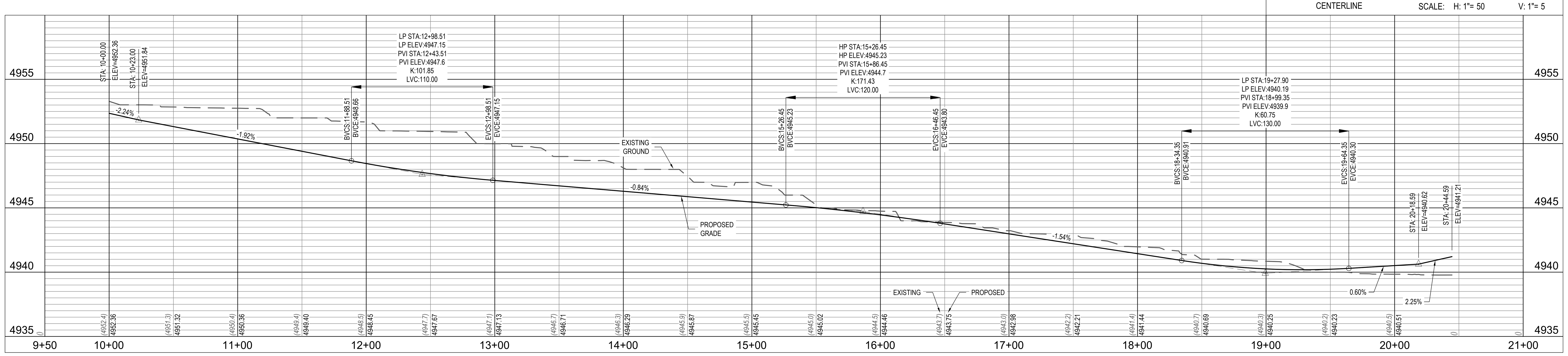
DELOZIER STREET	STA: 10+00.00 to 20+44.59
CENTERLINE	SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

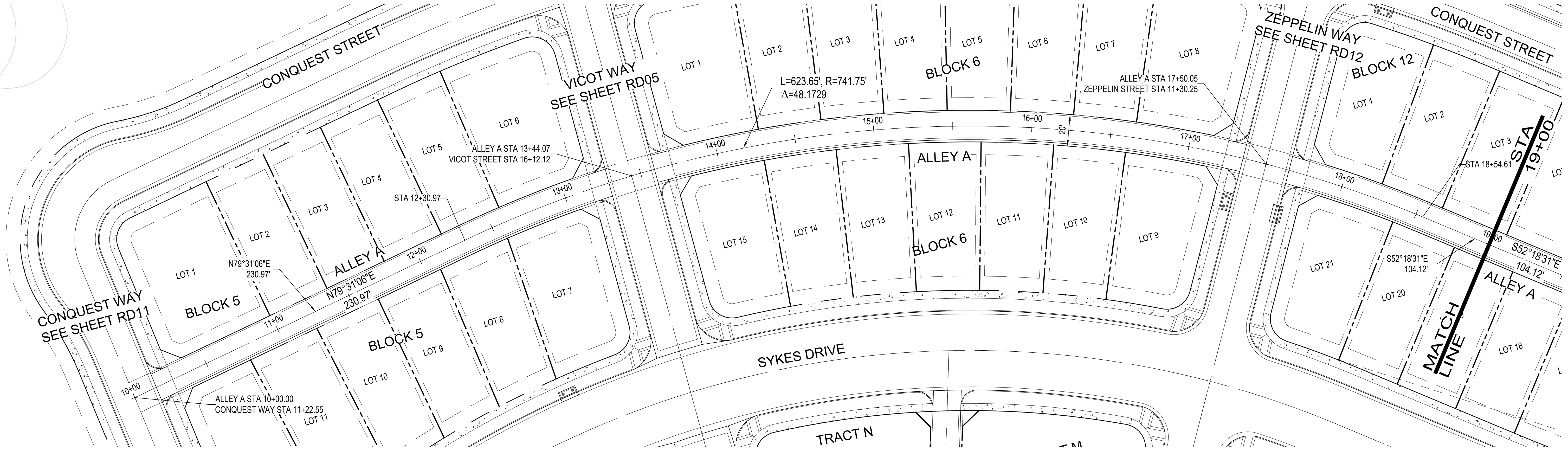
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

DELOZIER ROAD PLAN AND PROFILE

RD31

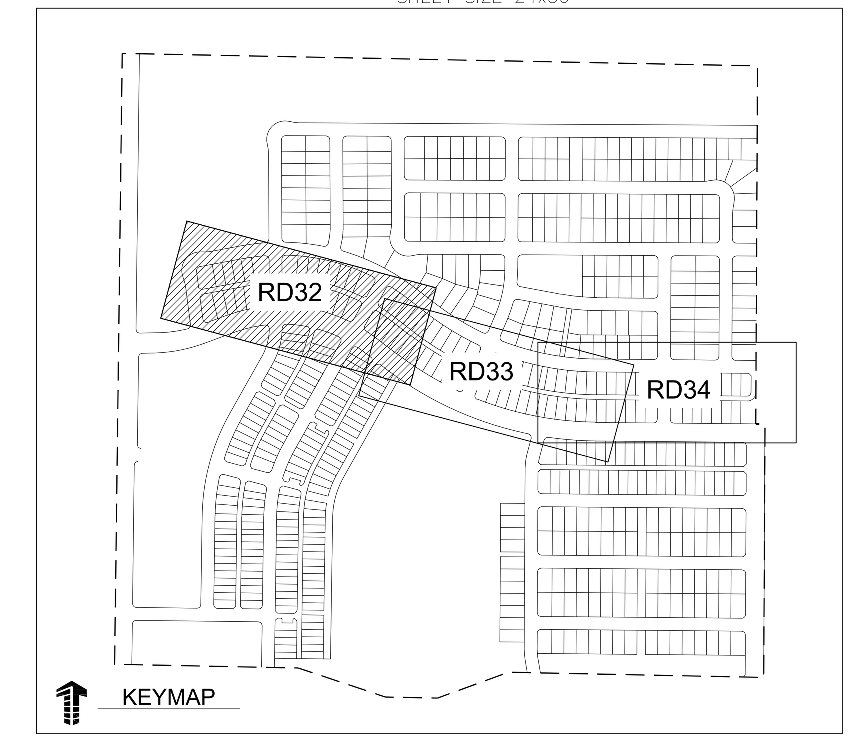
OF 80 SHEETS



ROTATION: 15°

50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

PROPOSED CURB & GUTTER
PROPOSED CENTERLINE
PROPOSED RIGHT-OF-WAY
PROPOSED BOUNDARY
PROPOSED LOT LINE
EASEMENT LINE
SAWCUT LINE
PROPOSED STORM SEWER
PROPOSED STORM INLET
EXISTING EDGE OF ASPHALT
PROPOSED CONCRETE CROSSPAN (TYP.)
PROPOSED SPOT ELEVATION 33.45
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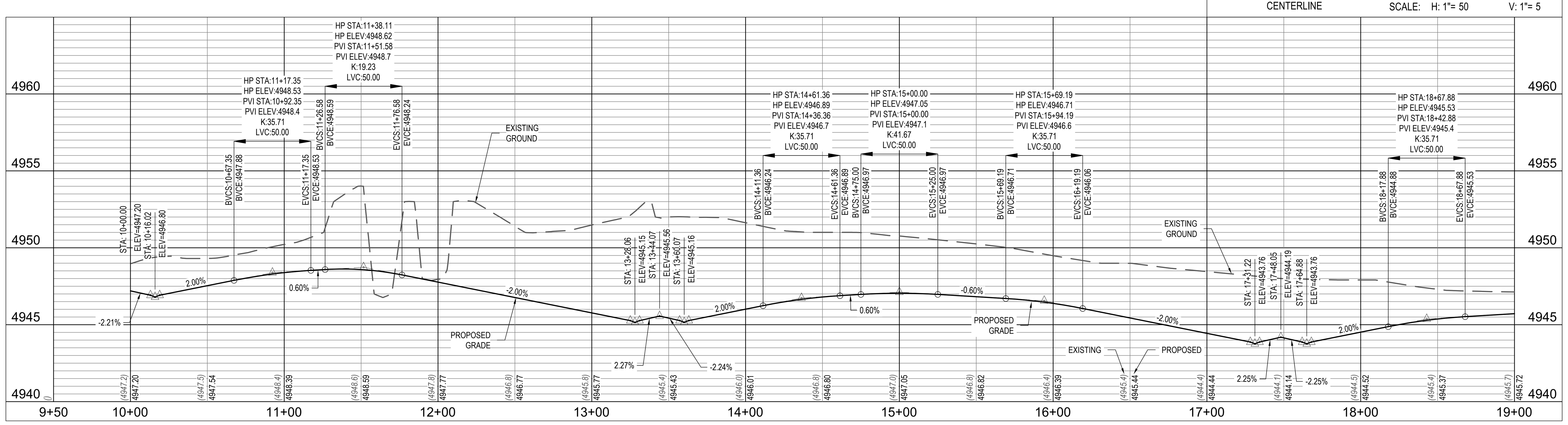
ALLEY A CENTERLINE	STA: 10+00.00 to 19+00.00
	SCALE: H: 1"= 50 V: 1"= 5



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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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970.674.1109

NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

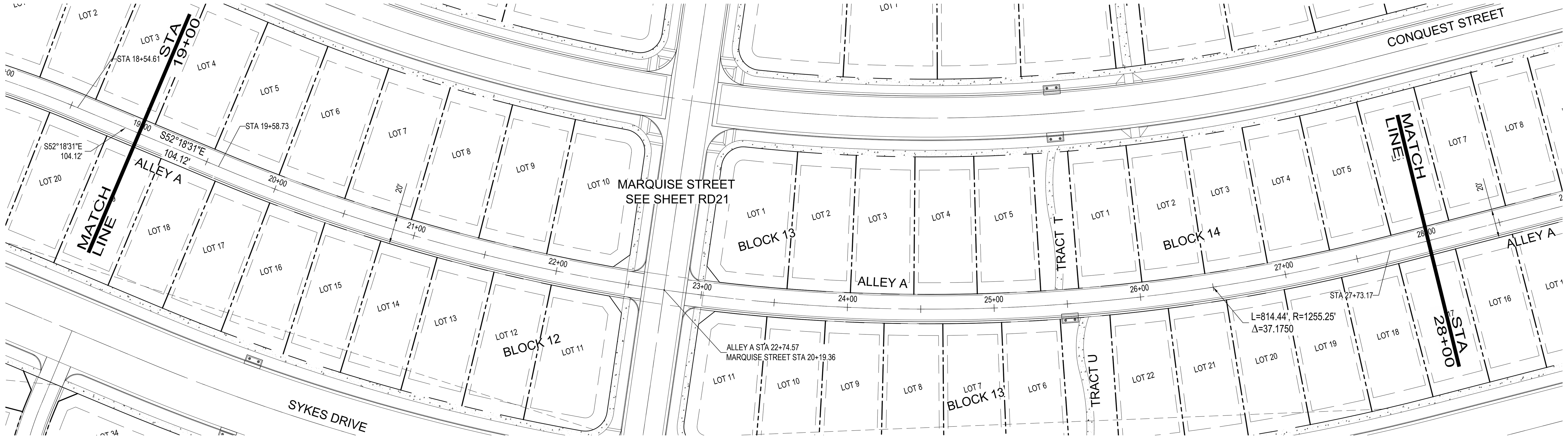
#	Date	Issue / Description	Init.

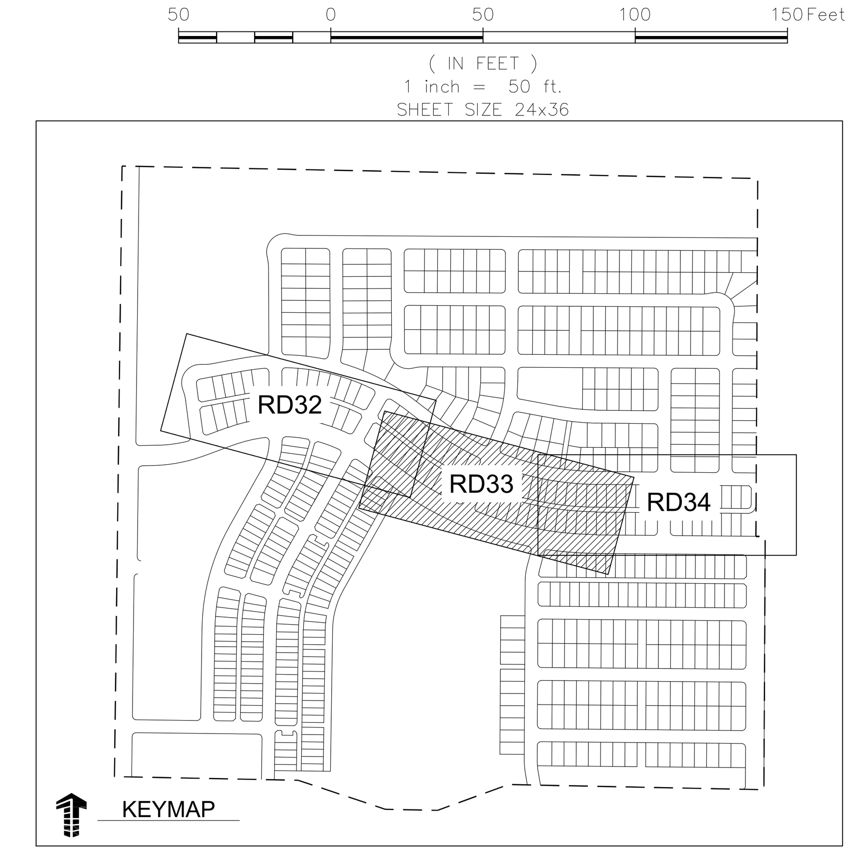
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

ALLEY A
PLAN AND PROFILE

RD32





LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
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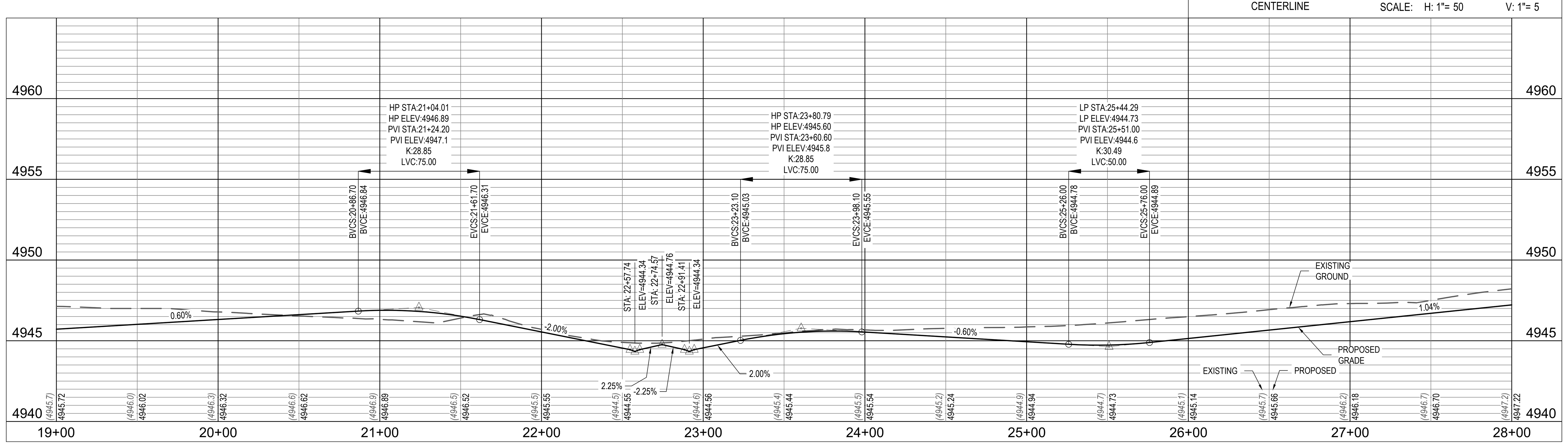

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NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

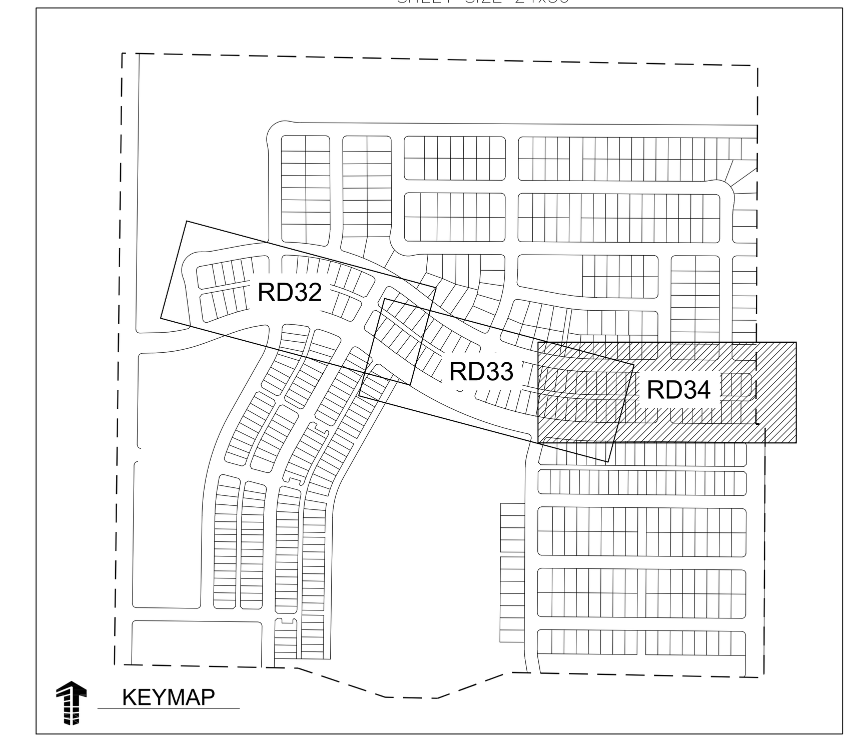
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

ALLEY A
PLAN AND PROFILE

RD33

ROTATION: 0°



(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

LEGEND:

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- PROPOSED RIGHT-OF-WAY
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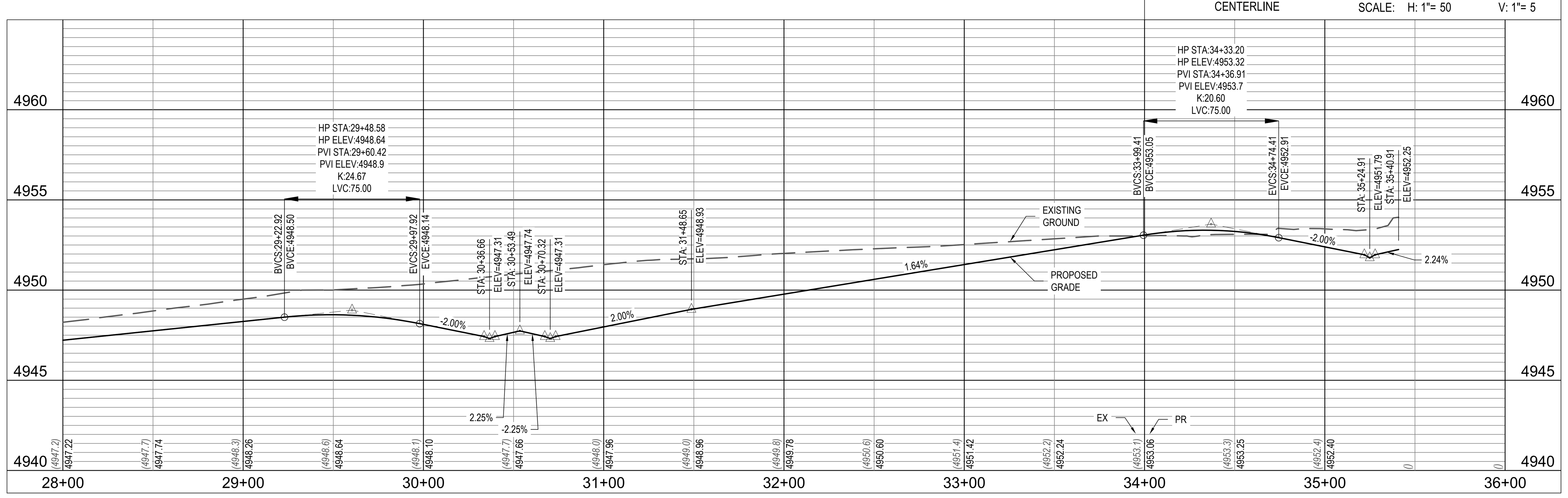
ALLEY A CENTERLINE — STA: 28+00.00 to 35+40.91 — SCALE: H: 1"= 50 V: 1"= 5



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EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

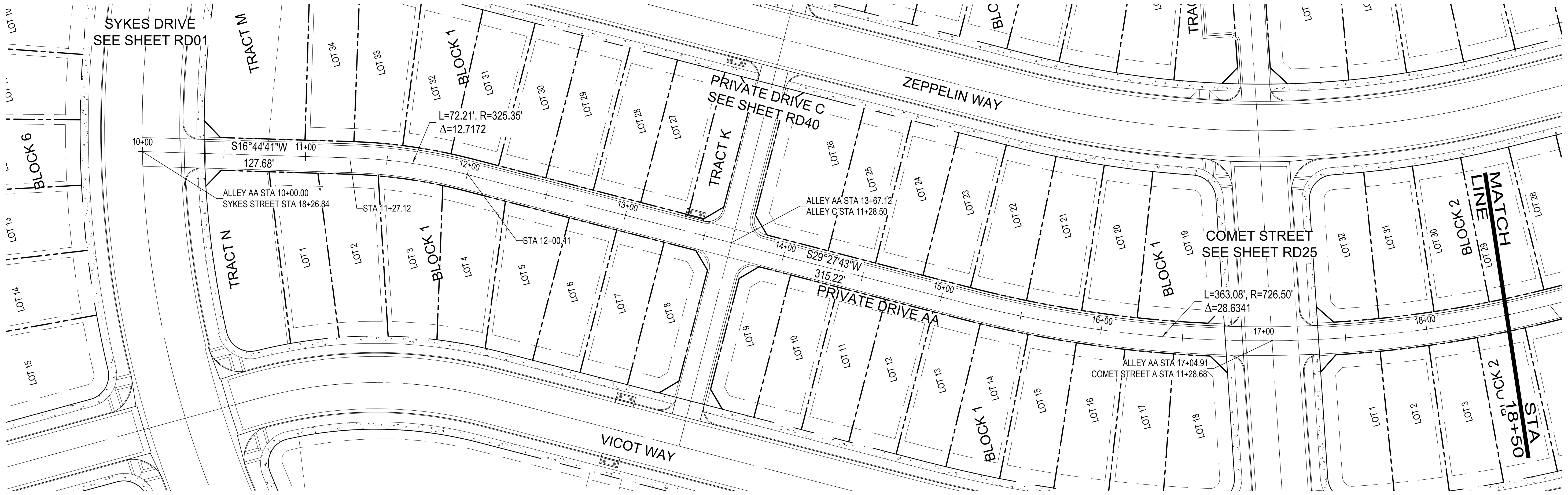
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

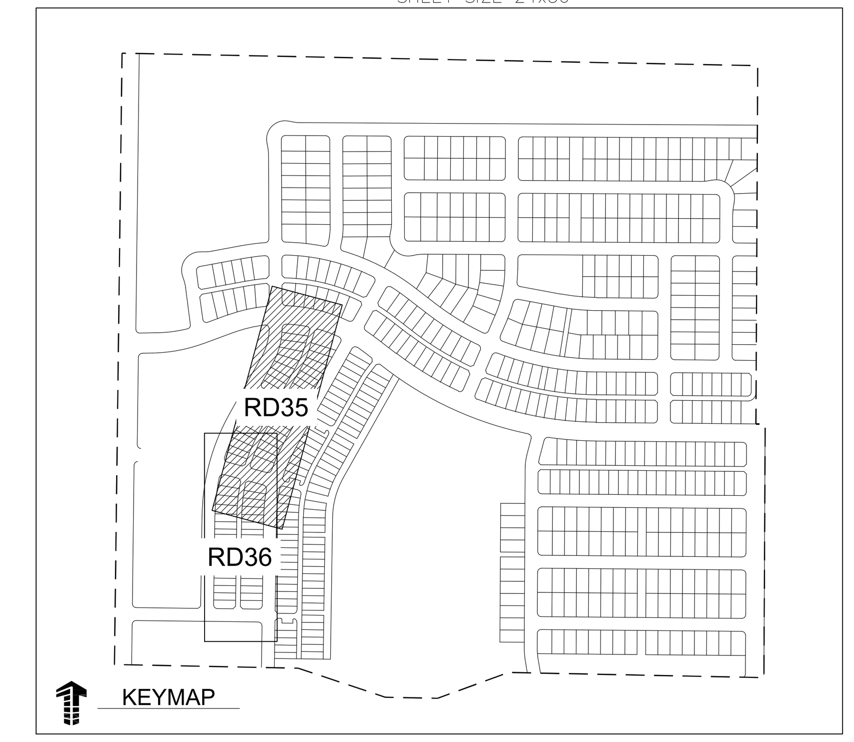
SHEET TITLE:

ALLEY A PLAN AND PROFILE

RD34



50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

PROPOSED CURB & GUTTER
PROPOSED CENTERLINE
PROPOSED RIGHT-OF-WAY
PROPOSED BOUNDARY
PROPOSED LOT LINE
EASEMENT LINE
SAWCUT LINE
PROPOSED STORM SEWER
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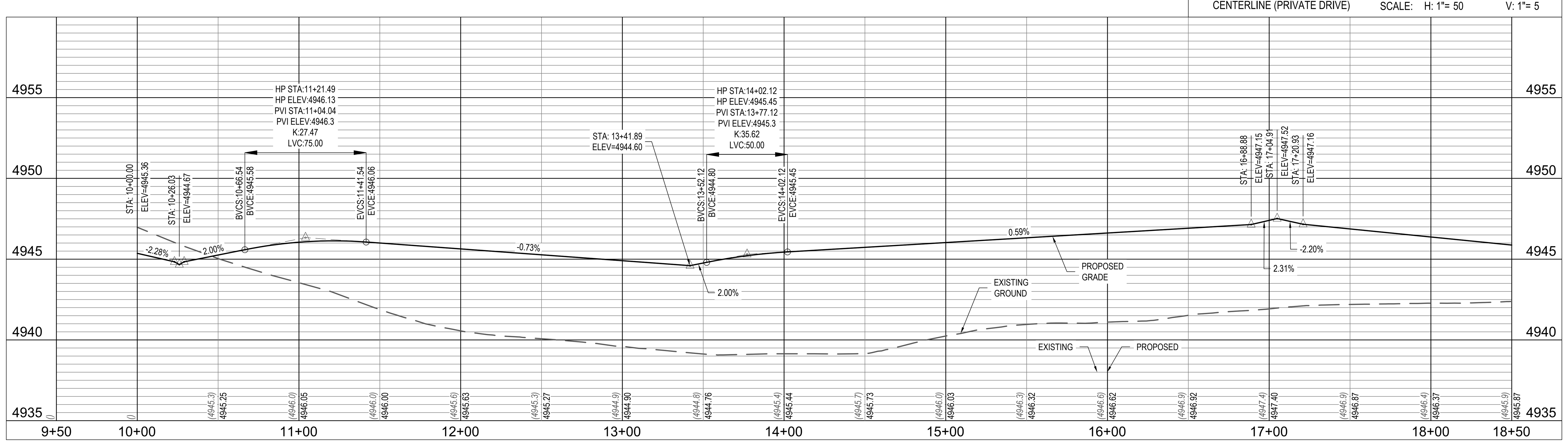
ALLEY AA	STA: 10+00.00 to 18+50.00
CENTERLINE (PRIVATE DRIVE)	SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

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SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

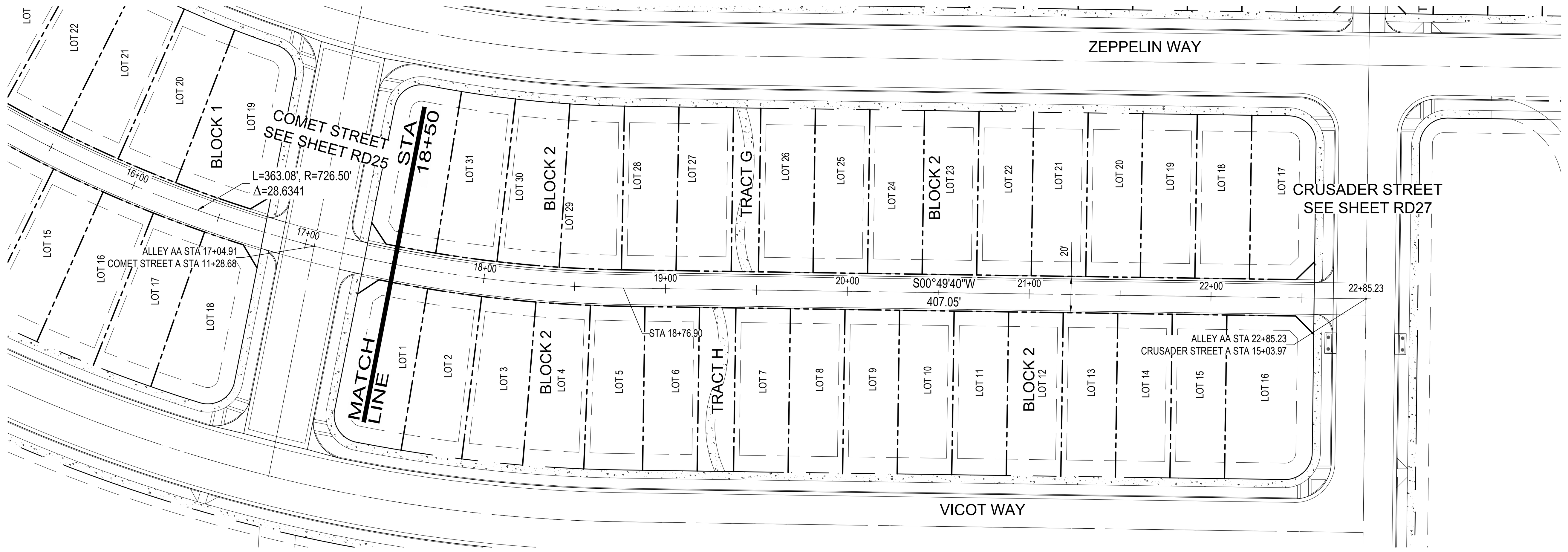
#	Date	Issue / Description	Init.

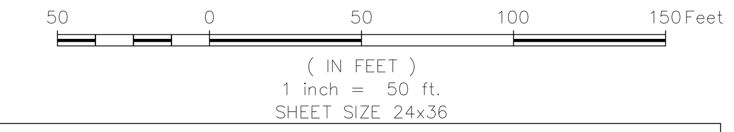
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

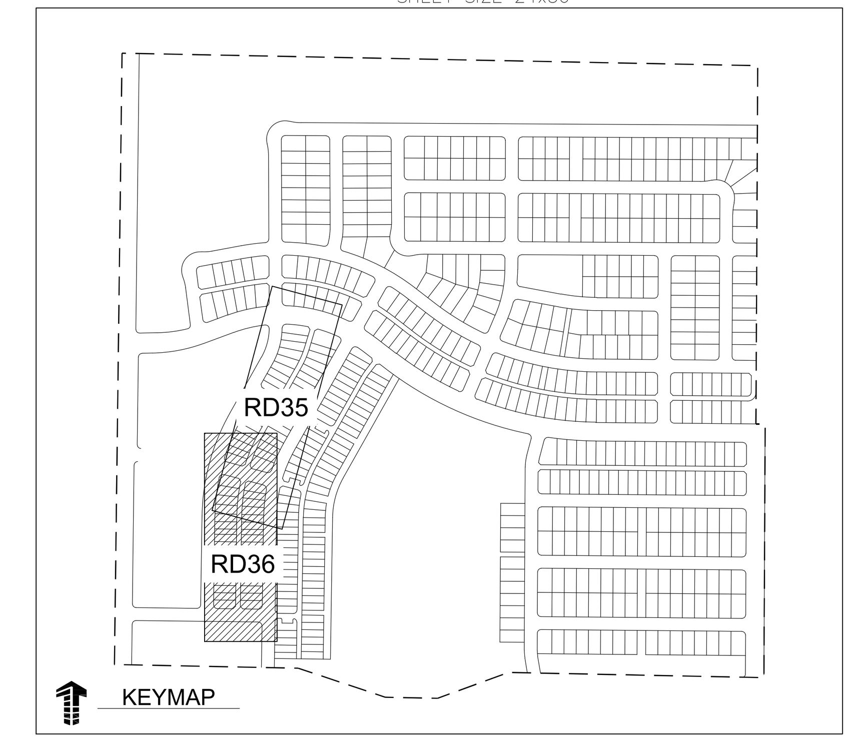
SHEET TITLE:

PRIVATE DRIVE AA
PLAN AND PROFILE

RD35







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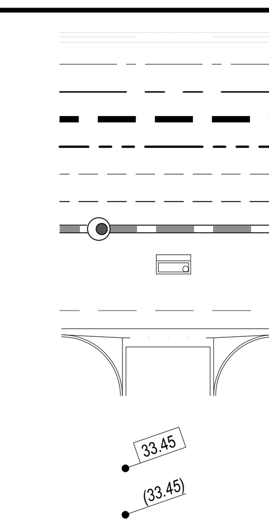
PROPOSED CONCRETE CROSSPAN (TYP.)
PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION



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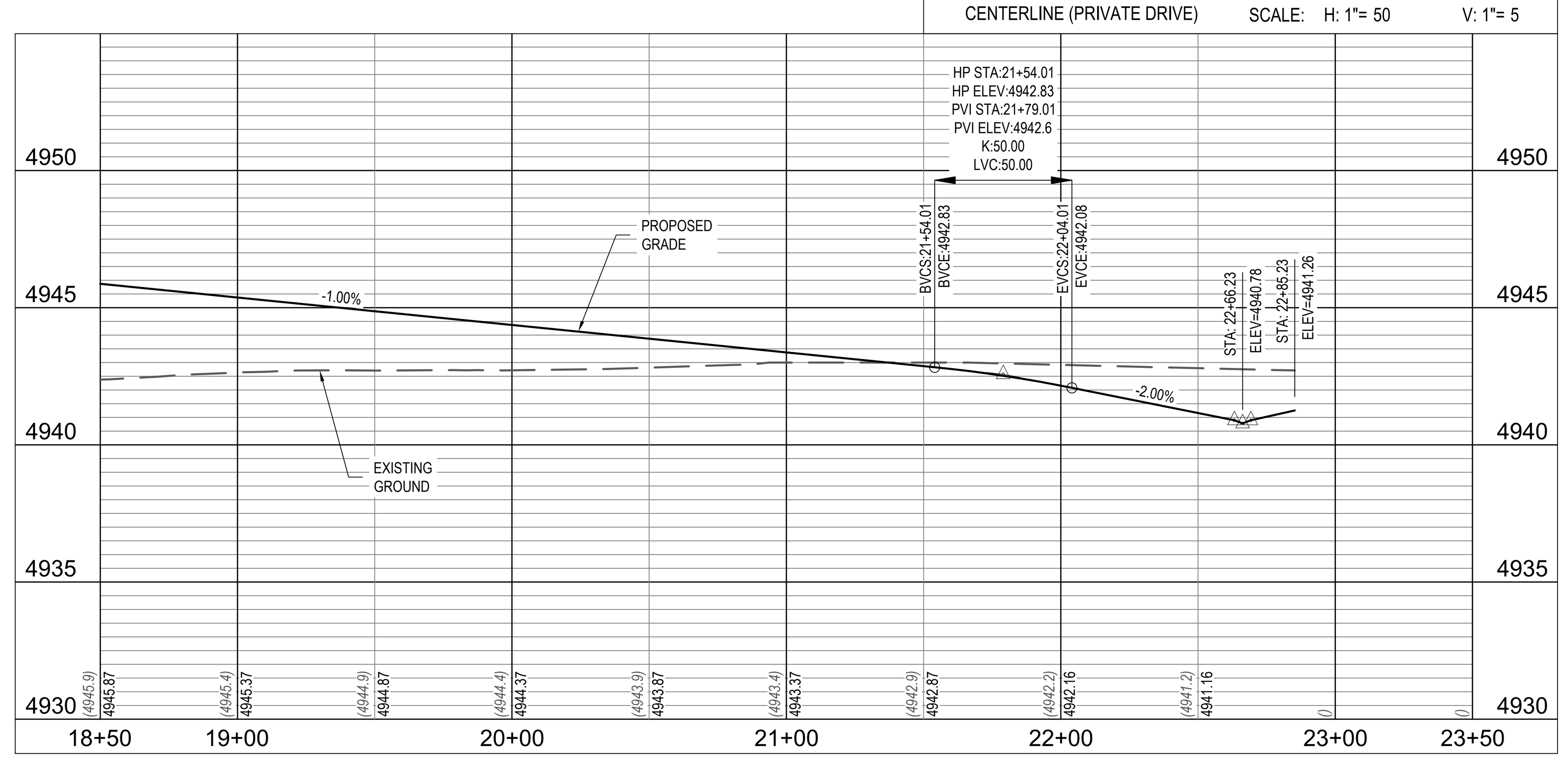
ALLEY AA
CENTERLINE (PRIVATE DRIVE)
STA: 18+50.00 to 22+85.23
SCALE: H: 1"= 50 V: 1"= 5



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EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

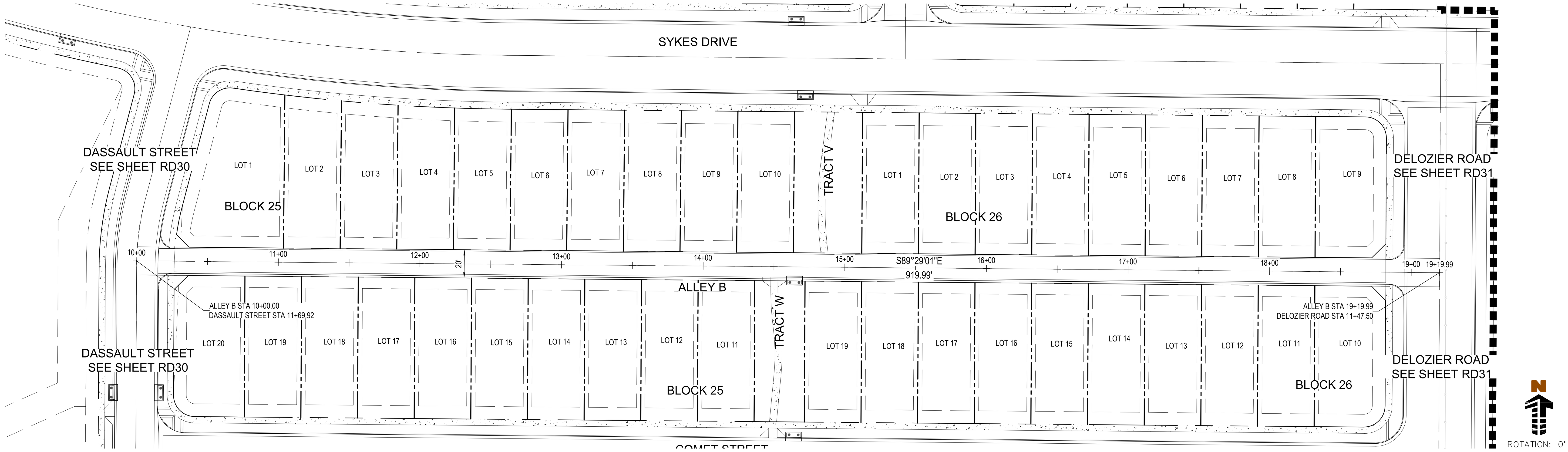
FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
PRIVATE DRIVE AA
PLAN AND PROFILE

RD36



50 0 50 100 150 Feet

(IN FEET)
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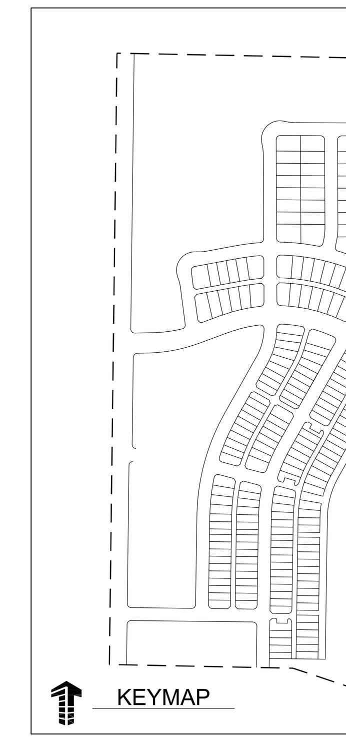
SHEET SIZE 24x36



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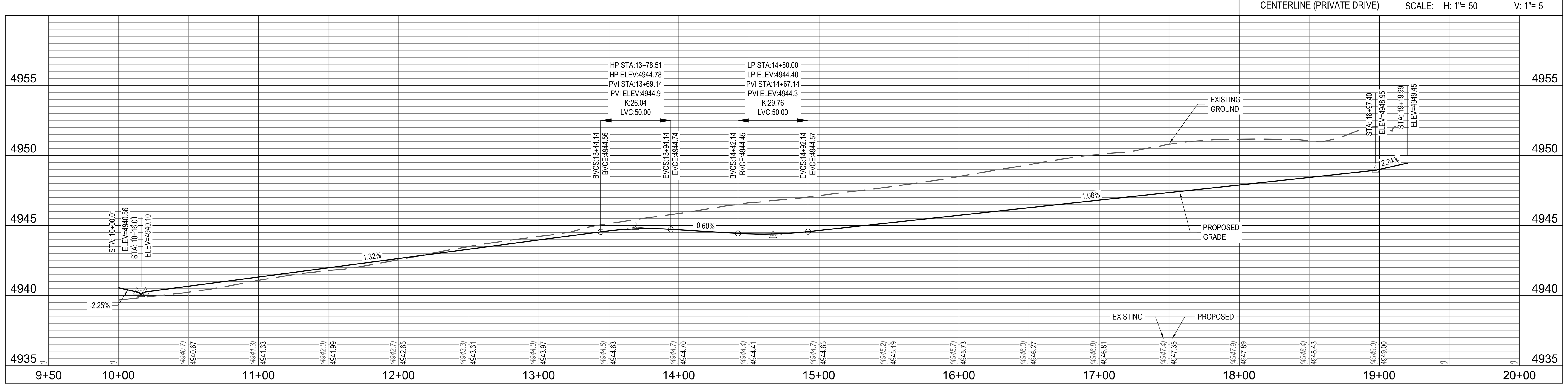
10. MATCHLINES ARE BASED ON CENTERLINE ALIGNMENTS.

ALLEY B	STA:	10+00.00	to	19+19.99
CENTERLINE (PRIVATE DRIVE)	SCALE:	H: 1"= 50		V: 1"= 5



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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4801 Goodman Rd.
Timnath, CO 80547
970.674.1109

NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE
FORT COLLINS, CO

#	Date	Issue / Description	Init.

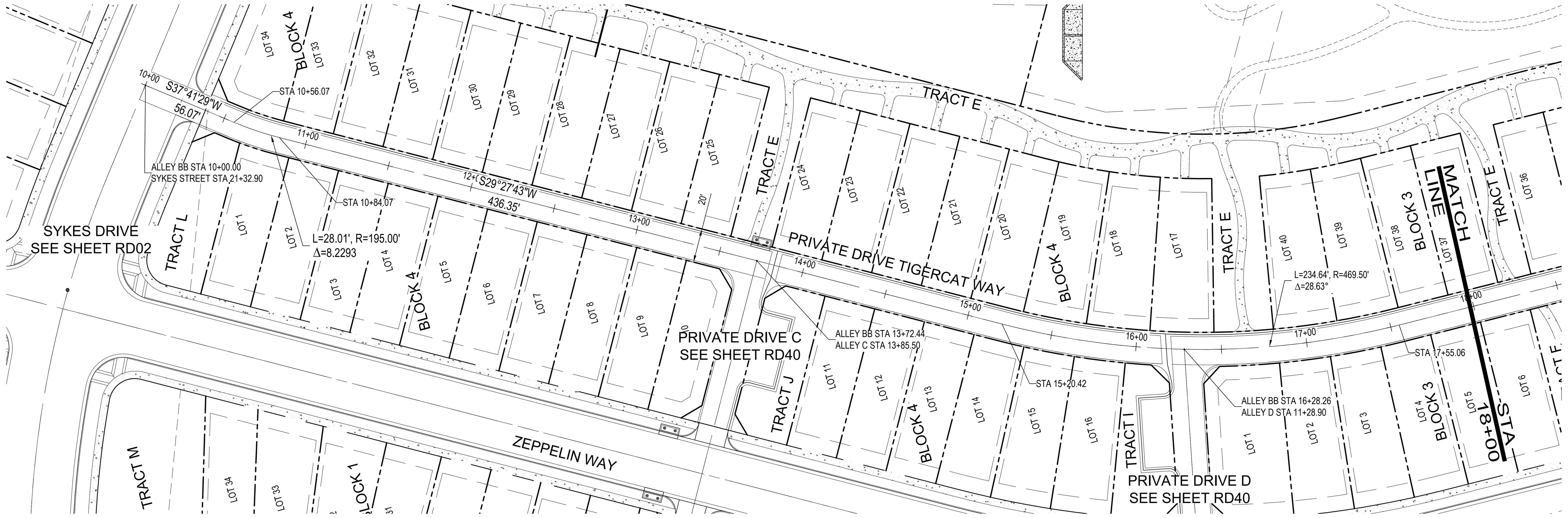
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

ALLEY B
PLAN AND PROFILE

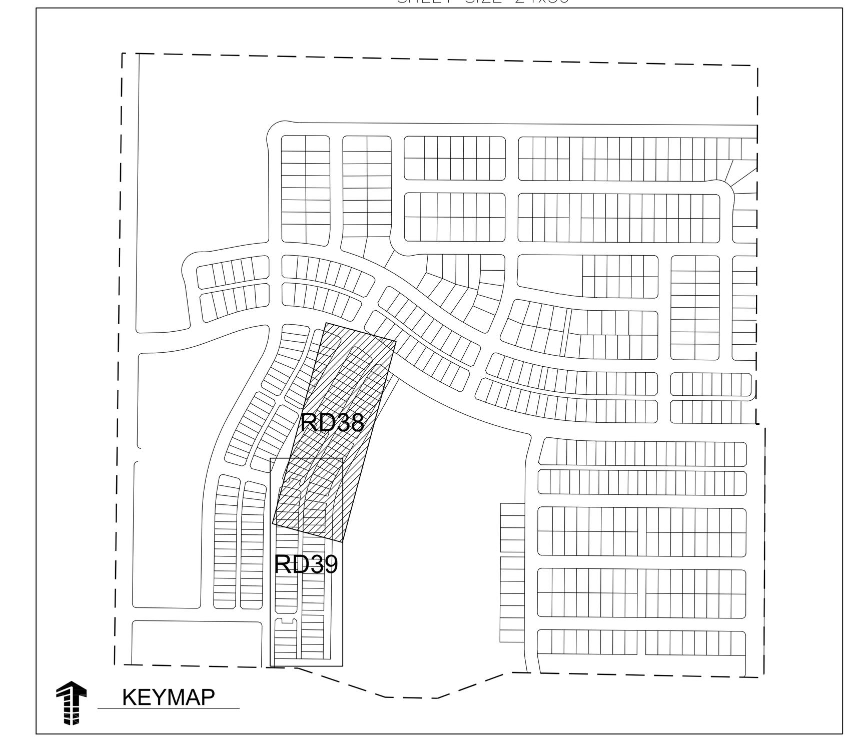
RD37

OF 80 SHEETS



(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36

ROTATION: 115°



LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CROSSPAN (TYP.)
- PROPOSED SPOT ELEVATION 33.45
- EXISTING SPOT ELEVATION (33.45)

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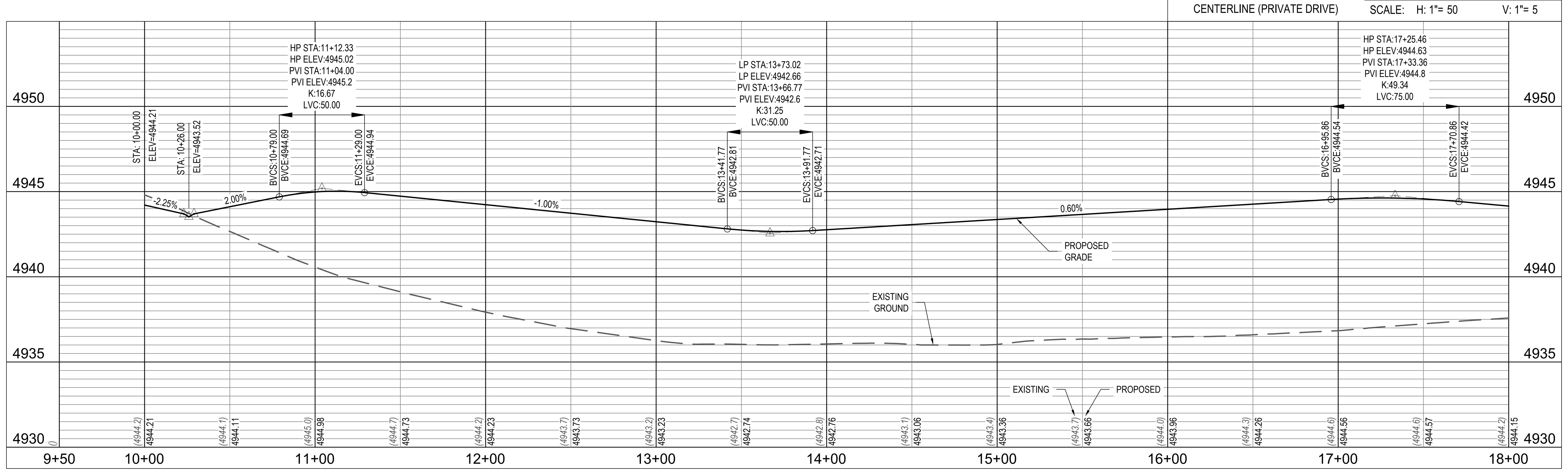
TIGERCAT WAY	STA: 10+00.00 to 18+00.00
CENTERLINE (PRIVATE DRIVE)	SCALE: H: 1"= 50 V: 1"= 5



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NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

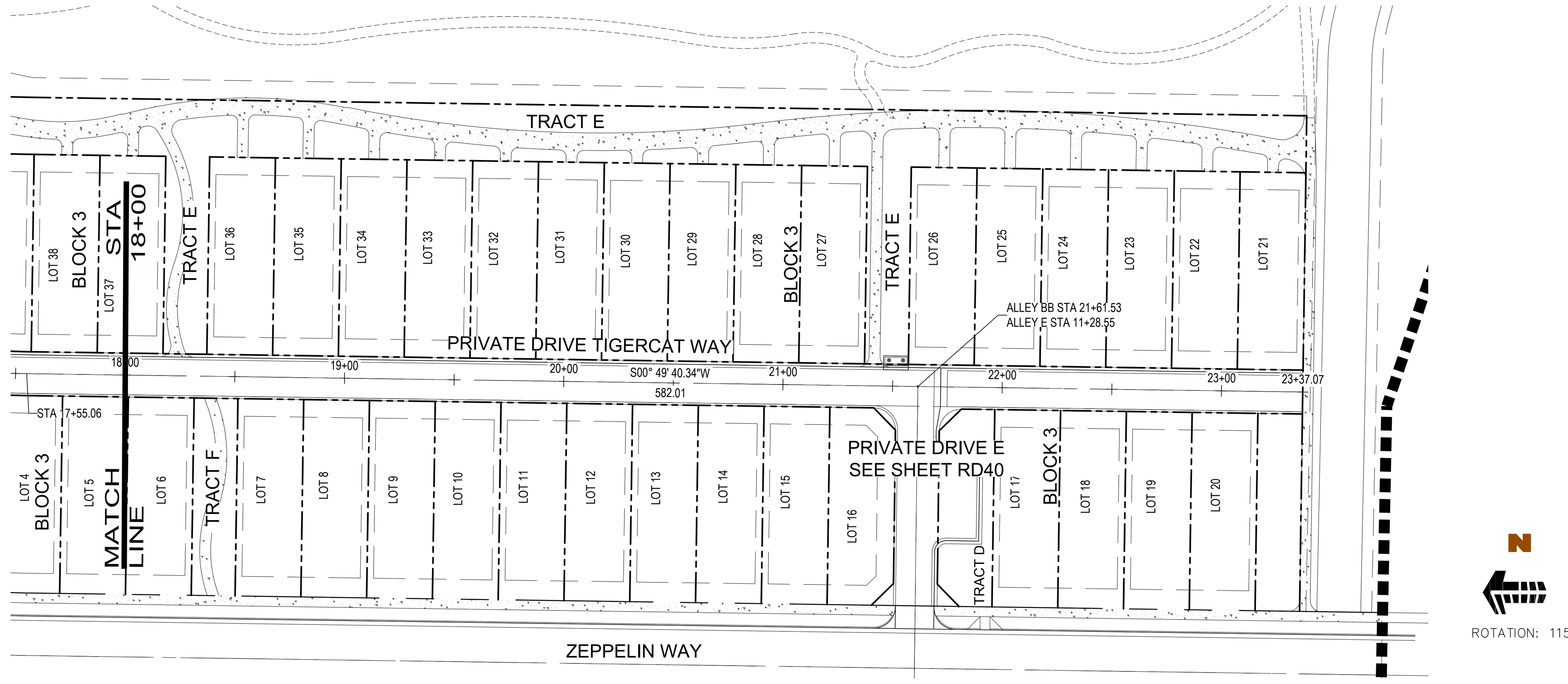
SHEET TITLE:

PRIVATE DRIVE TIGERCAT WAY

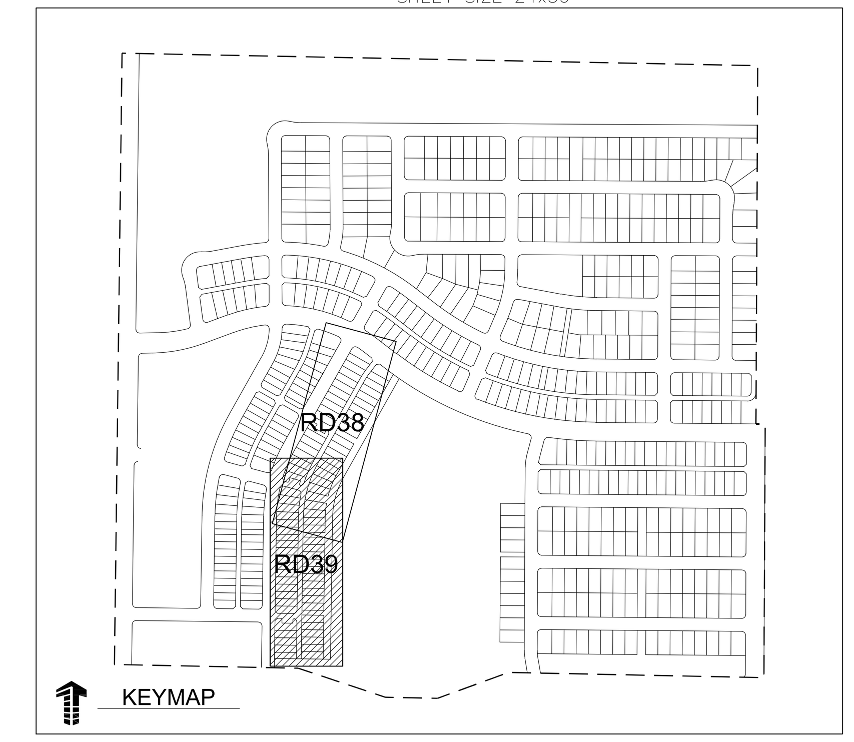
PLAN AND PROFILE

RD38

OF 80 SHEETS



50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

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- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
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- EASEMENT LINE
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- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CROSSPAN (TYP.)
- PROPOSED SPOT ELEVATION 33.45
- EXISTING SPOT ELEVATION (33.45)

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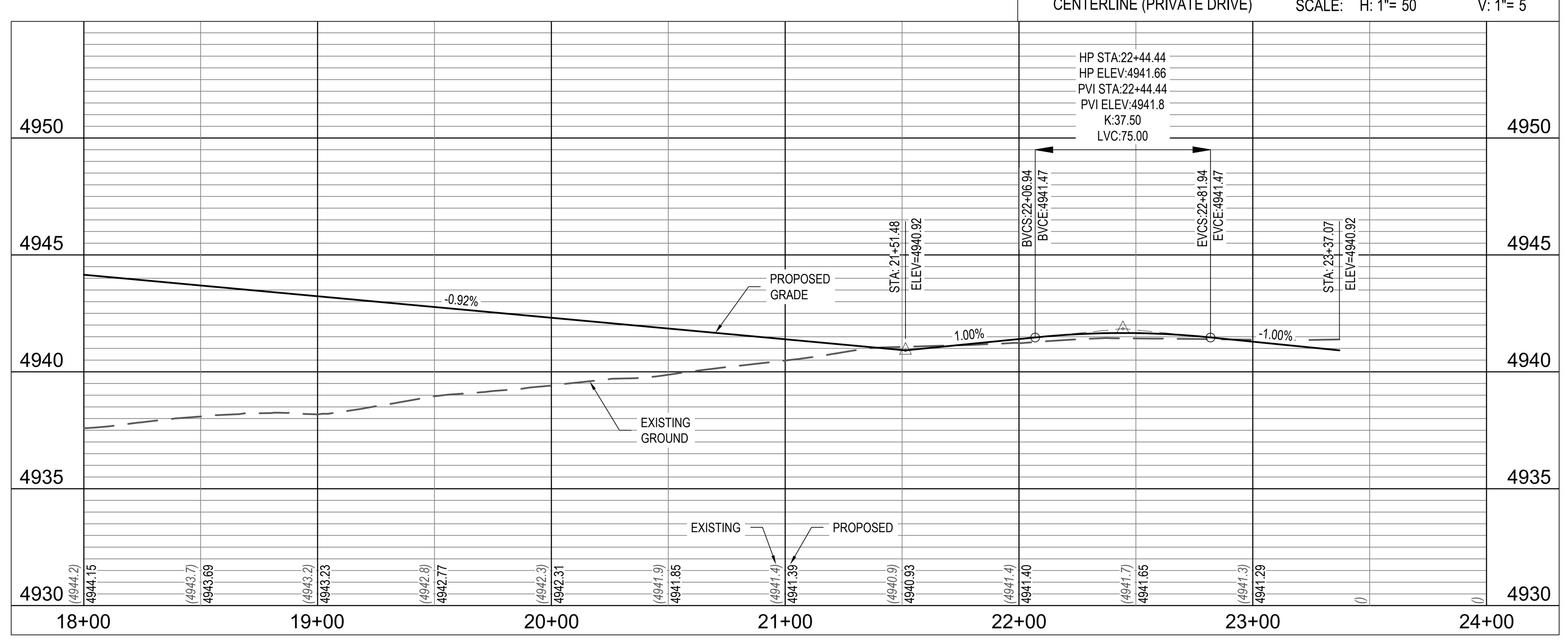
TIGERCAT WAY	STA: 18+00.00 to 23+37.07
CENTERLINE (PRIVATE DRIVE)	SCALE: H: 1"= 50 V: 1"= 5



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NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

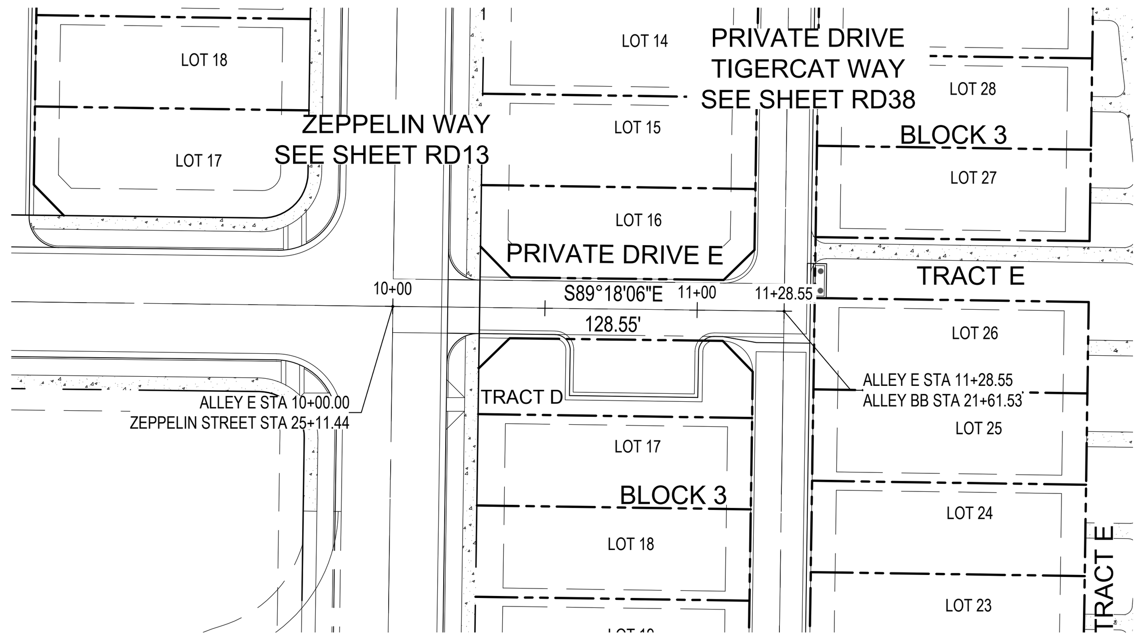
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

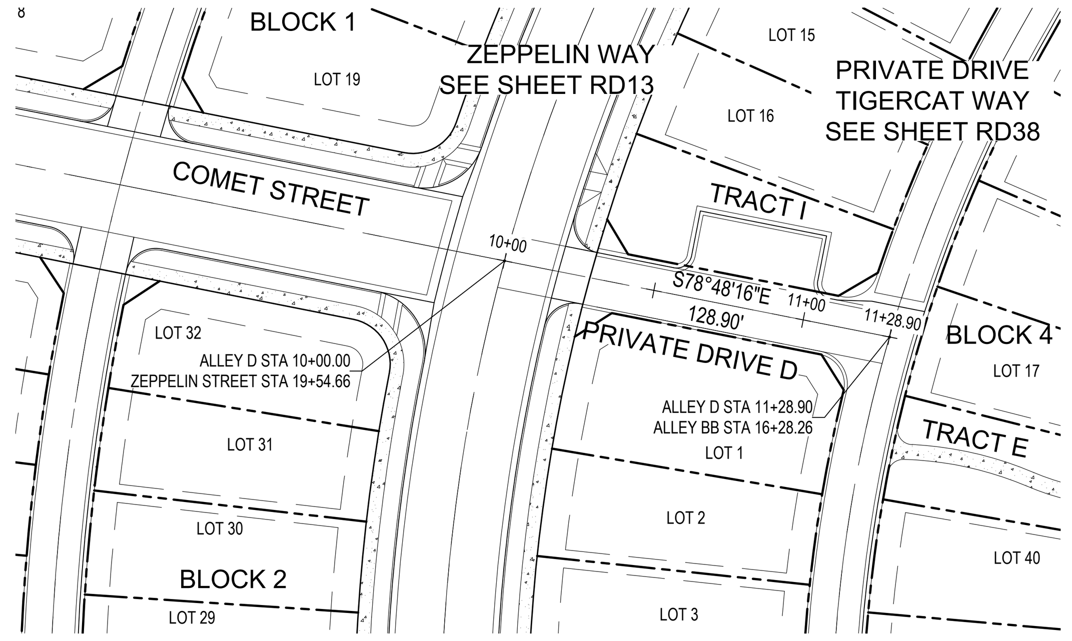
PRIVATE DRIVE TIGERCAT WAY

PLAN AND PROFILE

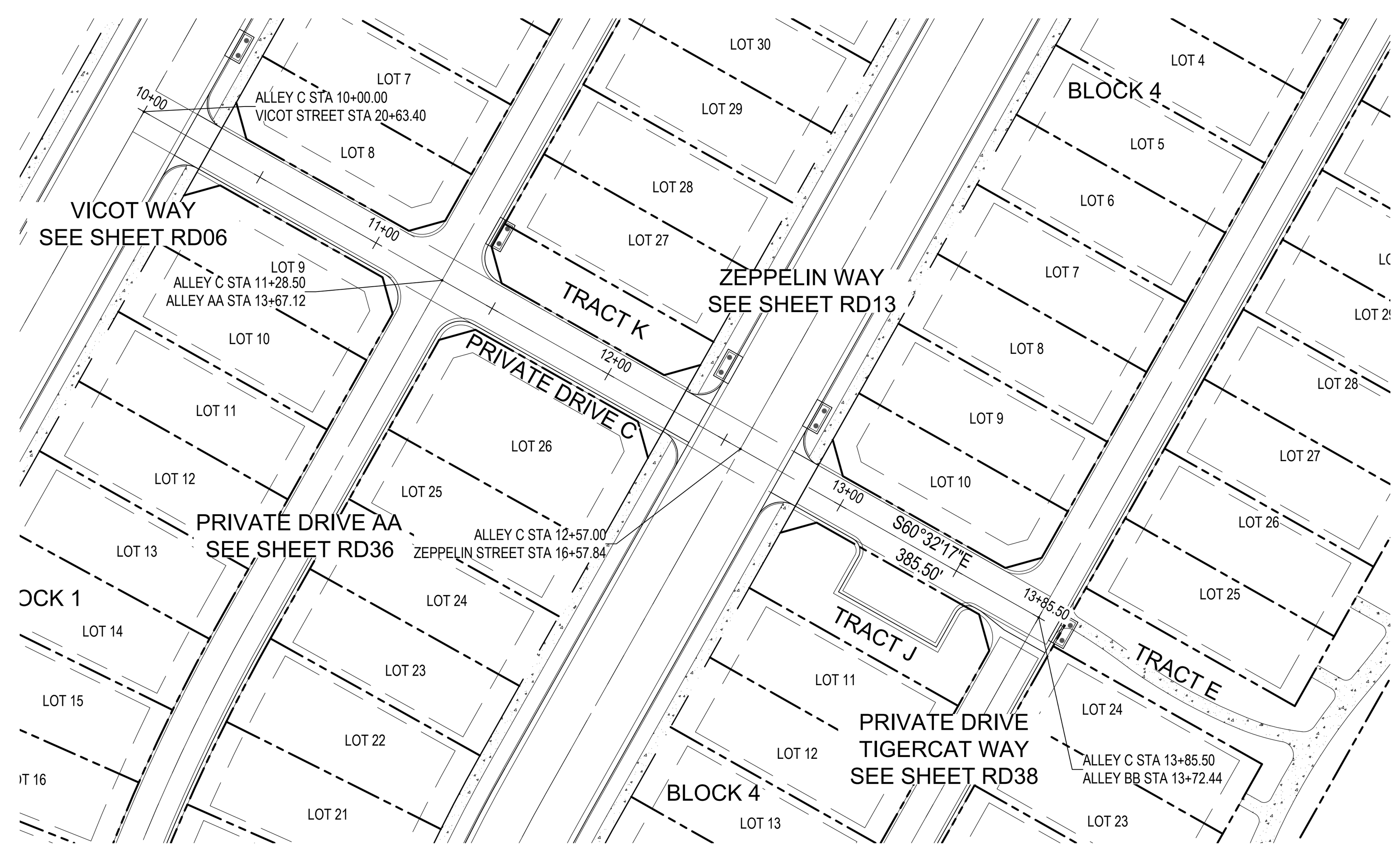
RD39



ROTATION: 0°



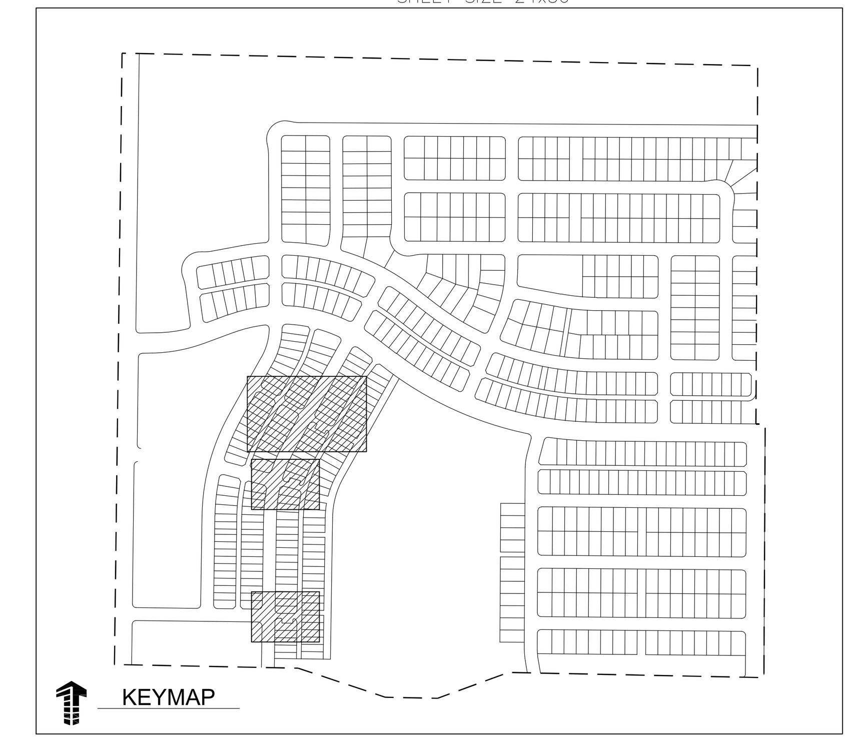
ROTATION: 0°



ROTATION: 0°

50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



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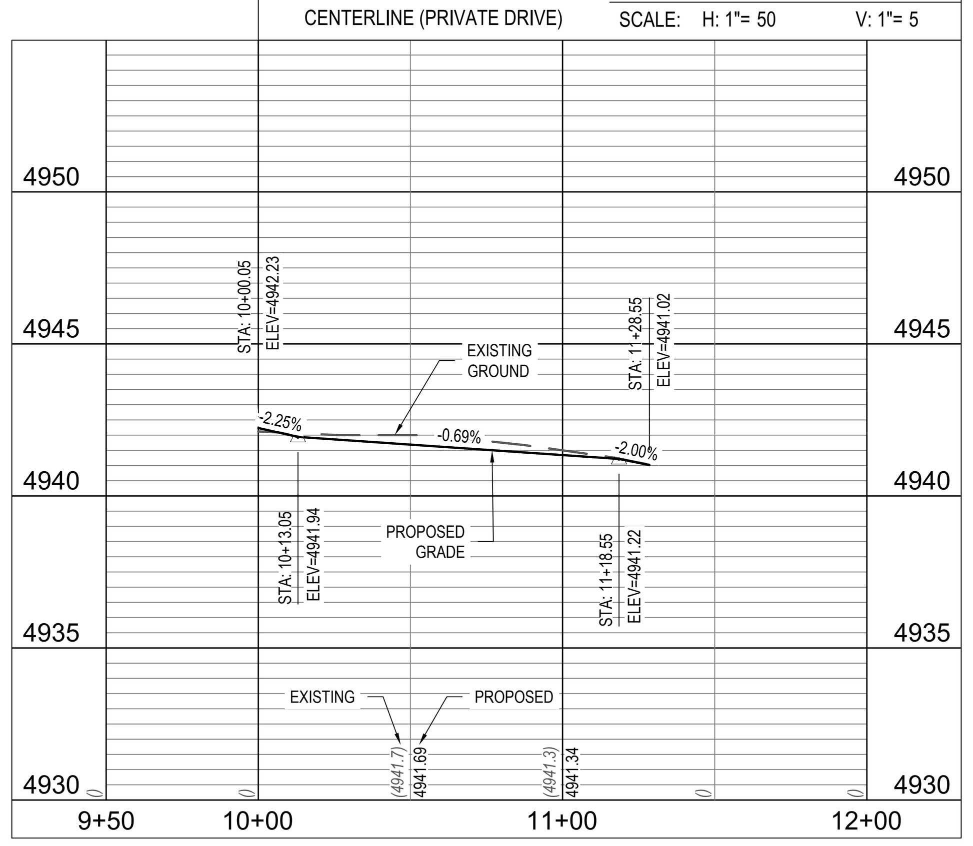
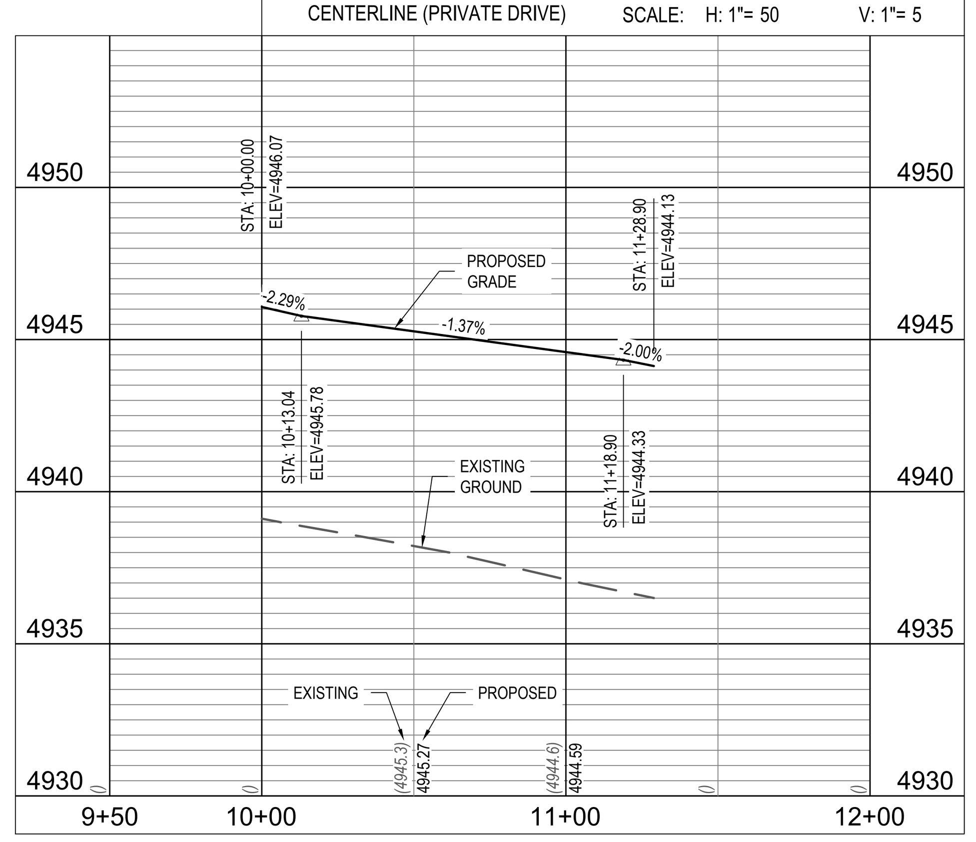
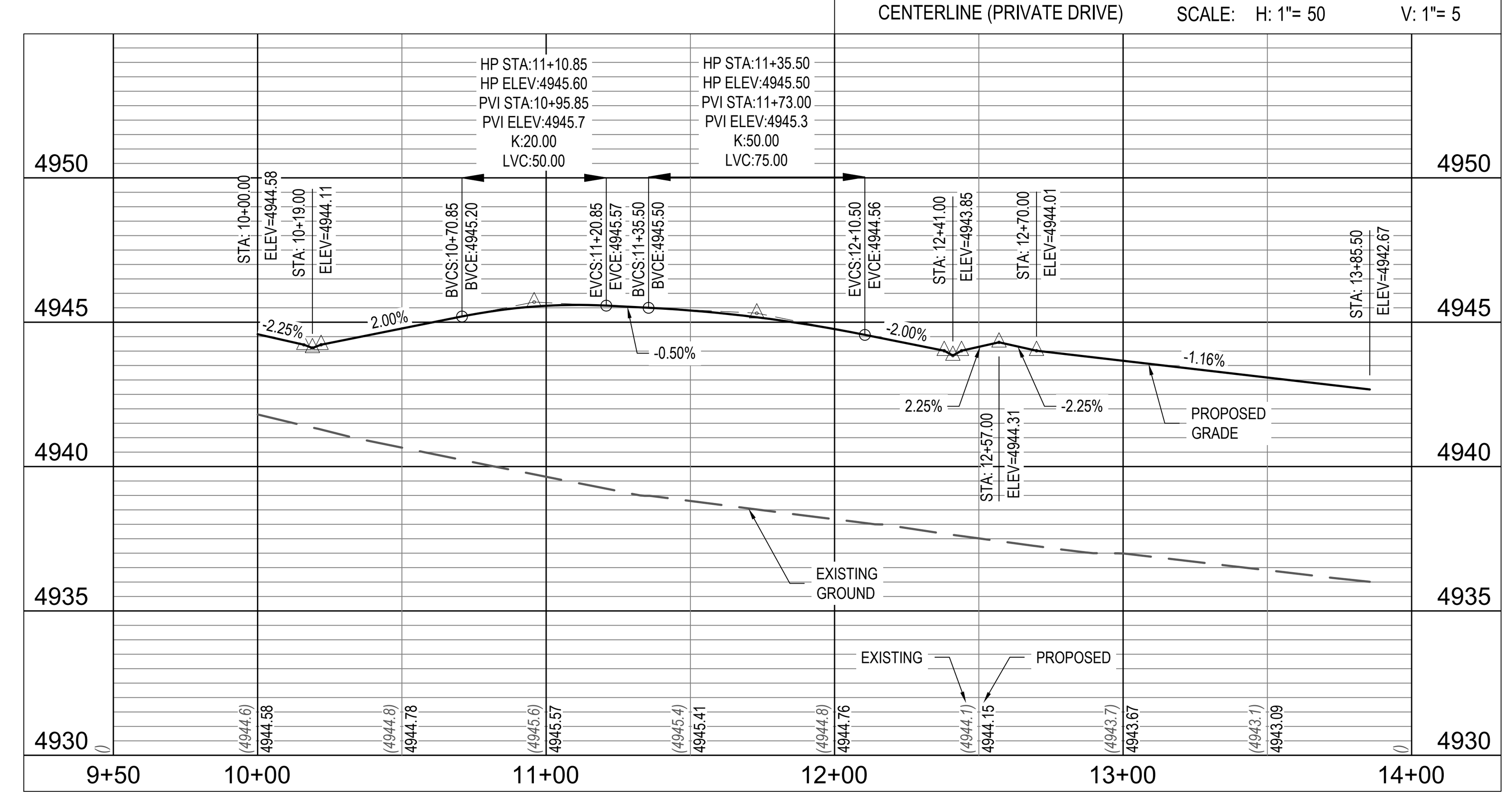
PRIVATE DRIVE E	STA: 10+00.00 to 11+28.55
CENTERLINE (PRIVATE DRIVE)	SCALE: H: 1"= 50 V: 1"= 5



PRIVATE DRIVE D	STA: 10+00.00 to 11+28.90
CENTERLINE (PRIVATE DRIVE)	SCALE: H: 1"= 50 V: 1"= 5



PRIVATE DRIVE C	STA: 10+00.00 to 13+85.50
CENTERLINE (PRIVATE DRIVE)	SCALE: H: 1"= 50 V: 1"= 5



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11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

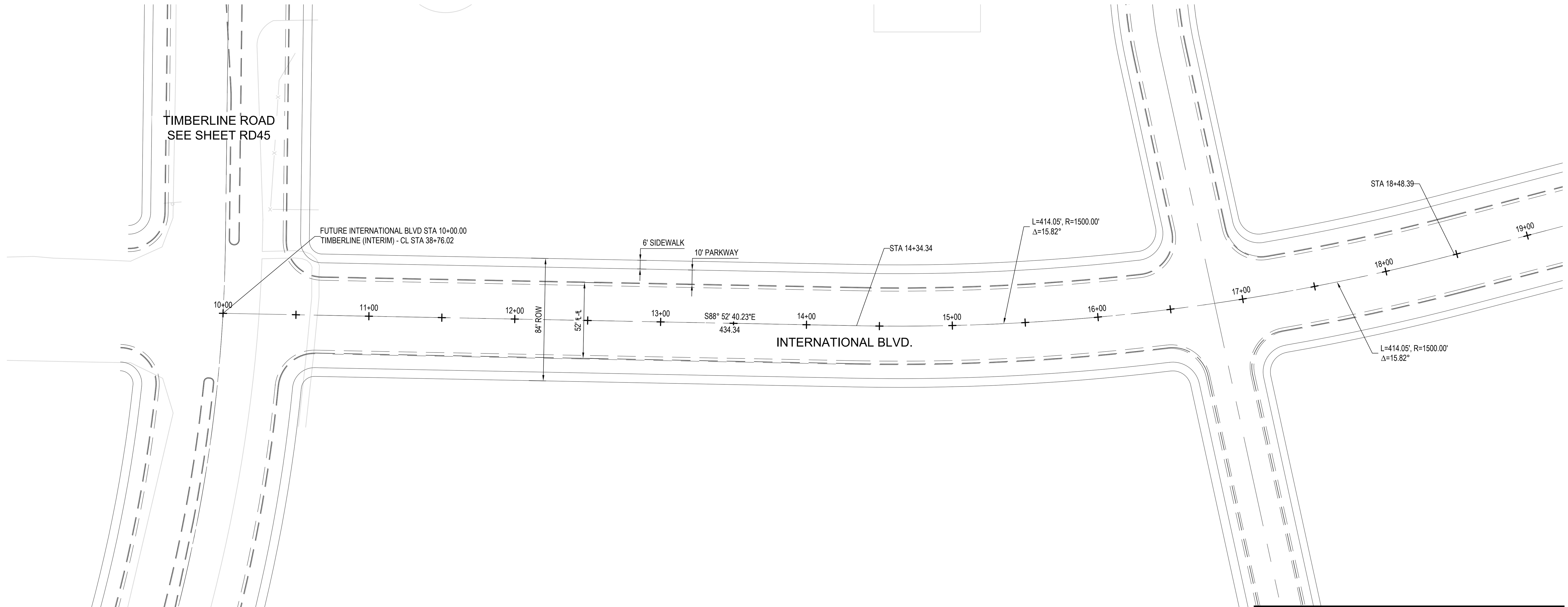
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

PRIVATE DRIVE C, D, & E
PLAN AND PROFILE

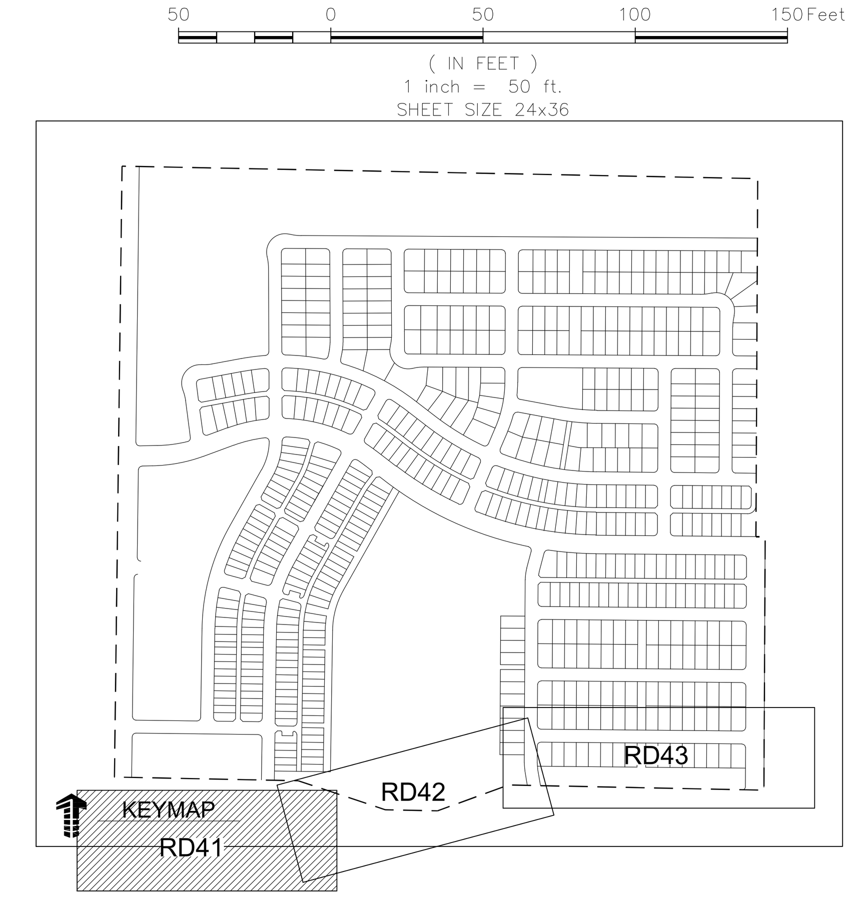
RD40

OF 80 SHEETS



FUTURE DESIGN NOT TO BE CONSTRUCTED WITH THIS PLAN SET.

ROTATION: 0°



LEGEND:

PROPOSED CURB & GUTTER	
PROPOSED CENTERLINE	
PROPOSED RIGHT-OF-WAY	
PROPOSED BOUNDARY	
PROPOSED LOT LINE	
EASEMENT LINE	
SAWCUT LINE	
PROPOSED STORM SEWER	
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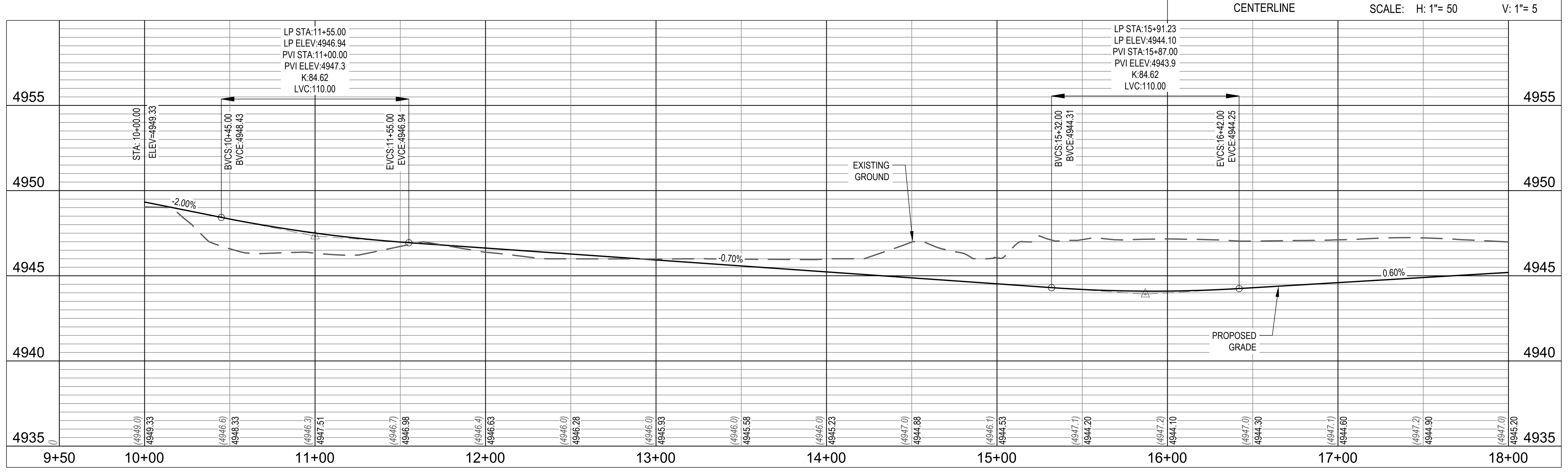
INTERNATIONAL BLVD. CENTERLINE — STA: 10+00.00 to 18+00.00 — SCALE: H: 1"= 50 V: 1"= 5



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NOT FOR CONSTRUCTION 11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

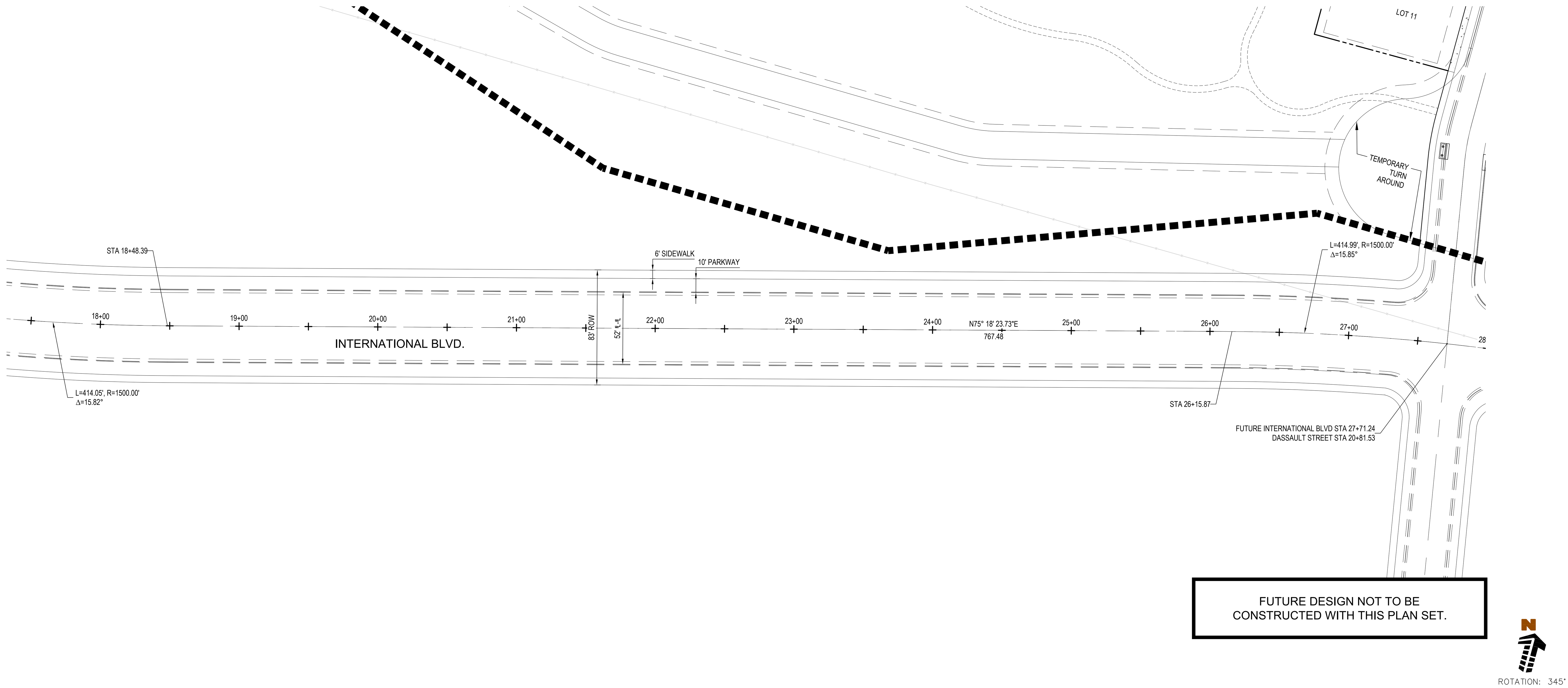
#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

INTERNATIONAL BOULEVARD PLAN AND PROFILE

RD41



50 0 50 100 150 Feet

(IN FEET)
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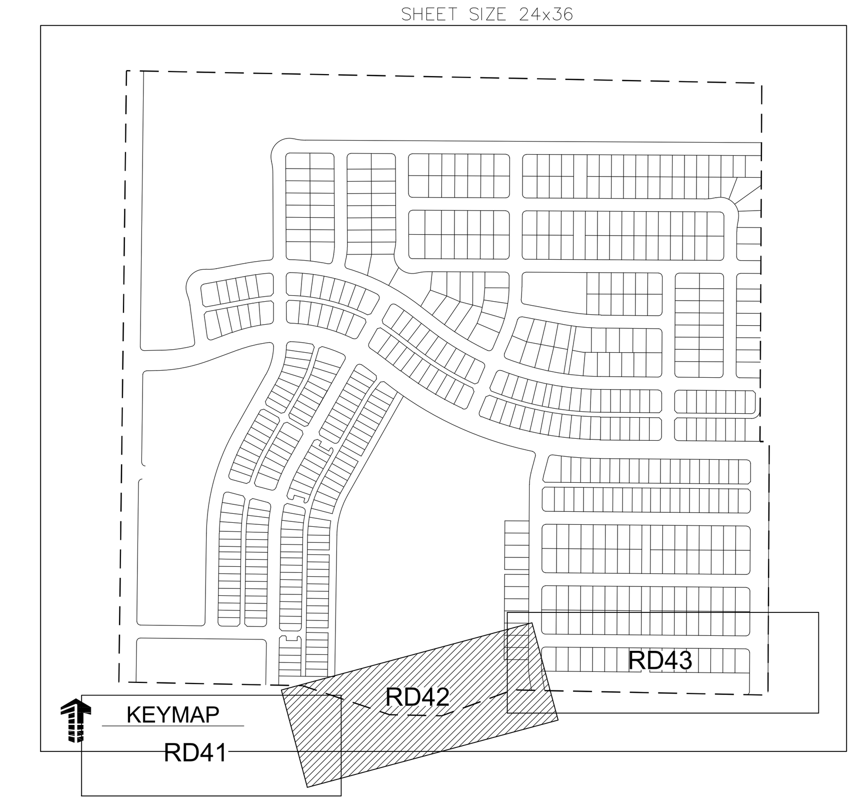
SHEET SIZE 24x36



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- PROPOSED RIGHT-OF-WAY
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- EXISTING SPOT ELEVATION — (33.45)

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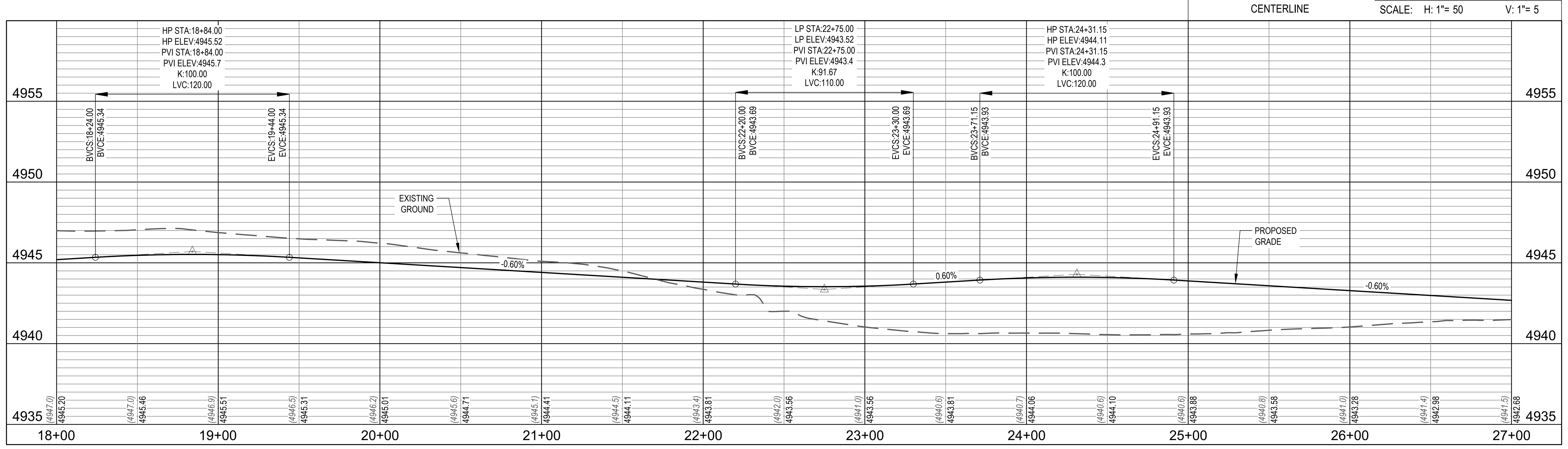
INTERNATIONAL BLVD. CENTERLINE	STA: 18+00.00 to 27+00.00	SCALE: H: 1"= 50 V: 1"= 5



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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970.674.1109

NOT FOR CONSTRUCTION 11/11/15

EAST RIDGE SECOND FILING SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

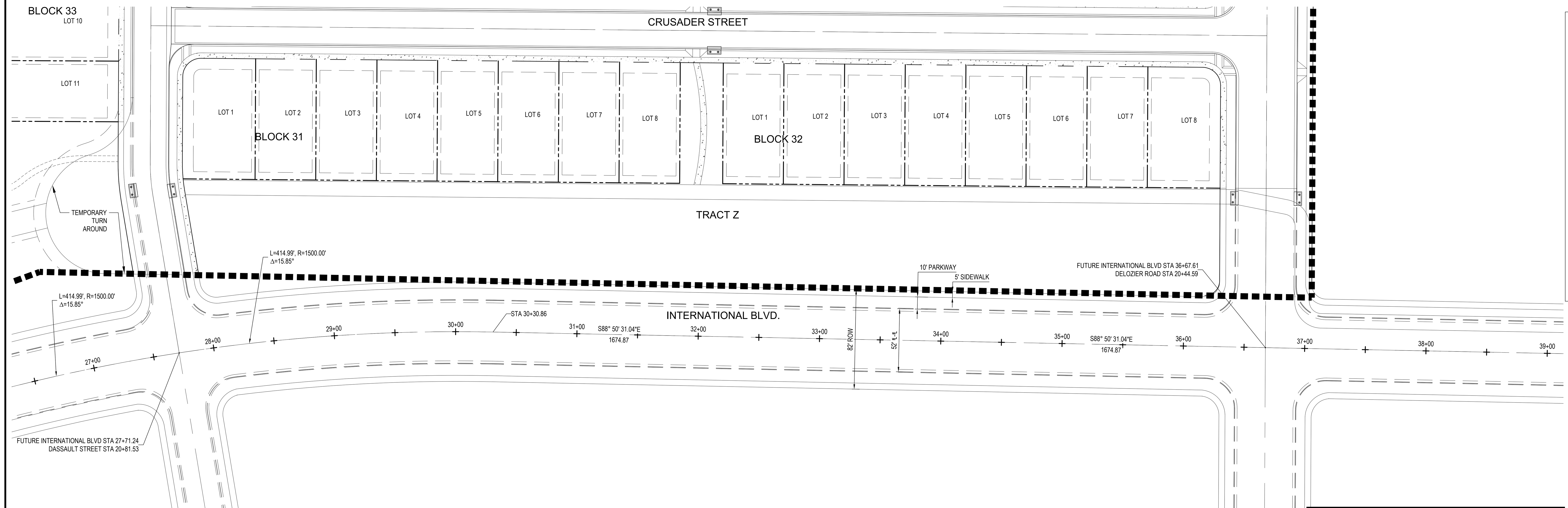
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

INTERNATIONAL BOULEVARD PLAN AND PROFILE

RD42

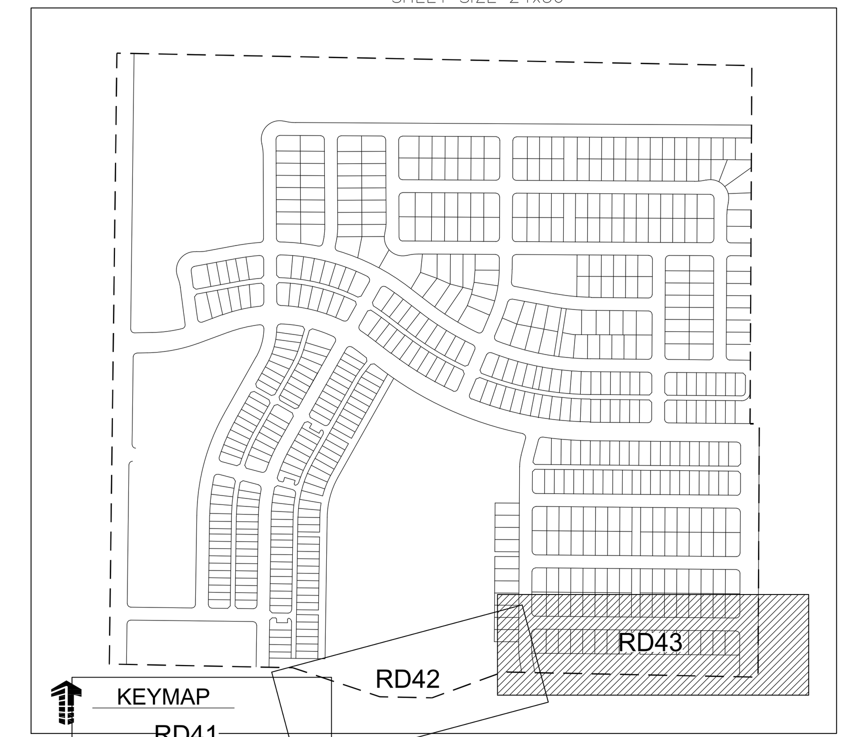
OF 80 SHEETS



FUTURE DESIGN NOT TO BE CONSTRUCTED WITH THIS PLAN SET.

N
ROTATION: 0°

50 0 50 100 150 Feet
(IN FEET)
1 inch = 50 ft.
SHEET SIZE 24x36



LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CROSSPAN (TYP.)
- PROPOSED SPOT ELEVATION 33.45
- EXISTING SPOT ELEVATION (33.45)

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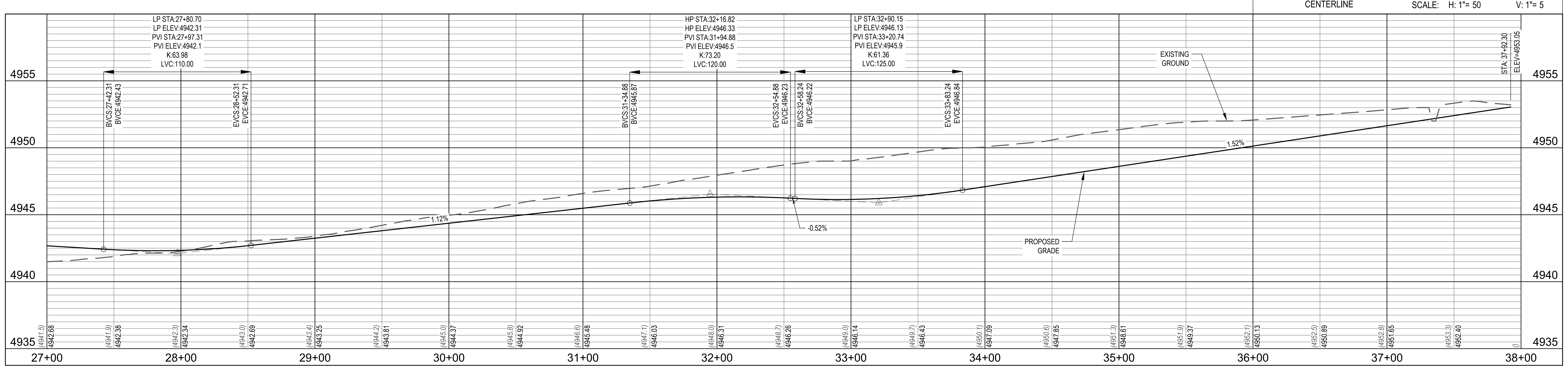
INTERNATIONAL BLVD. CENTERLINE	STA: 27+00.00 to 37+92.30
	SCALE: H: 1"= 50 V: 1"= 5



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EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
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FORT COLLINS, CO

#	Date	Issue / Description	Init.

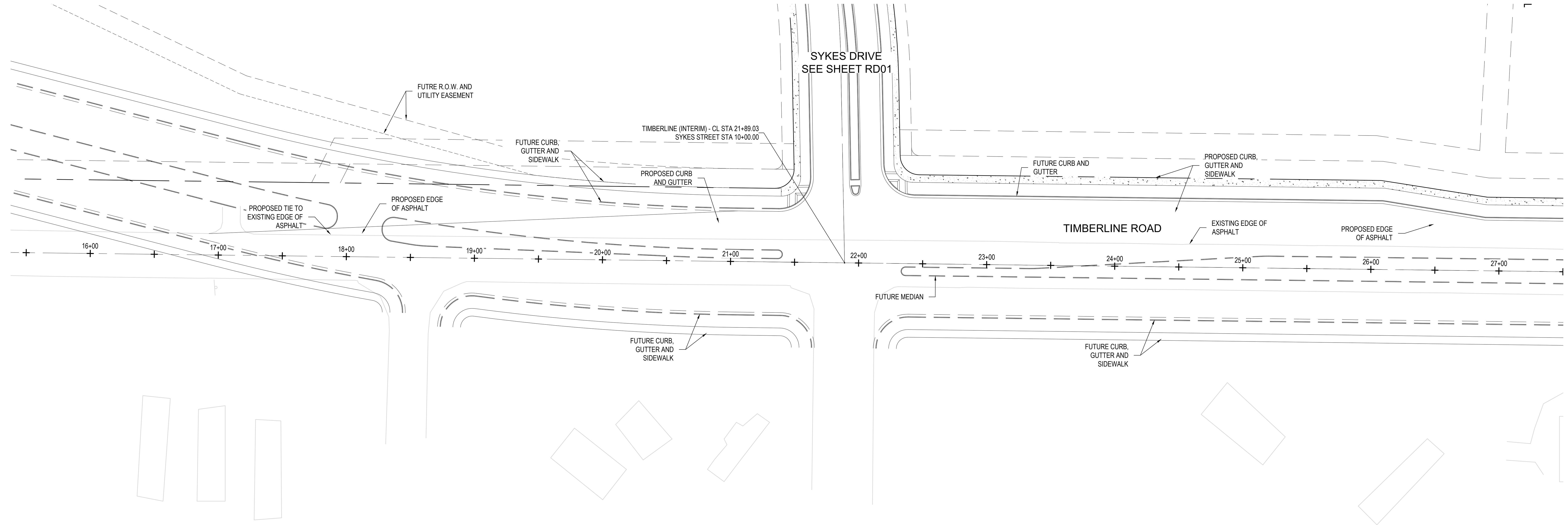
Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

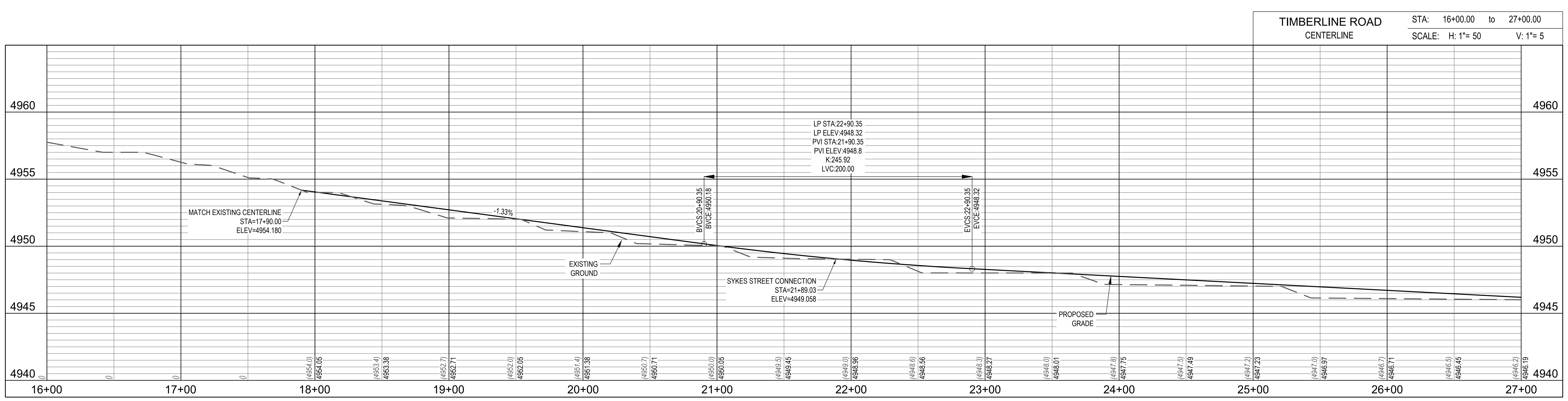
INTERNATIONAL BOULEVARD
PLAN AND PROFILE

RD43

OF 80 SHEETS



N
ROTATION: 90°



50 0 50 100 150 Feet
(IN FEET)
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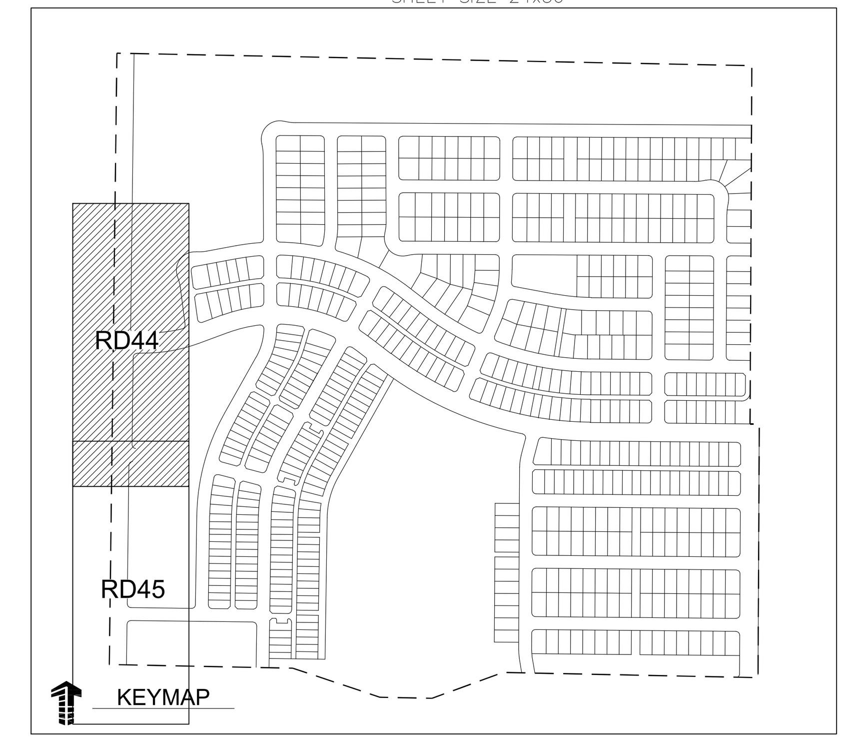
SHEET SIZE 24x36



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- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

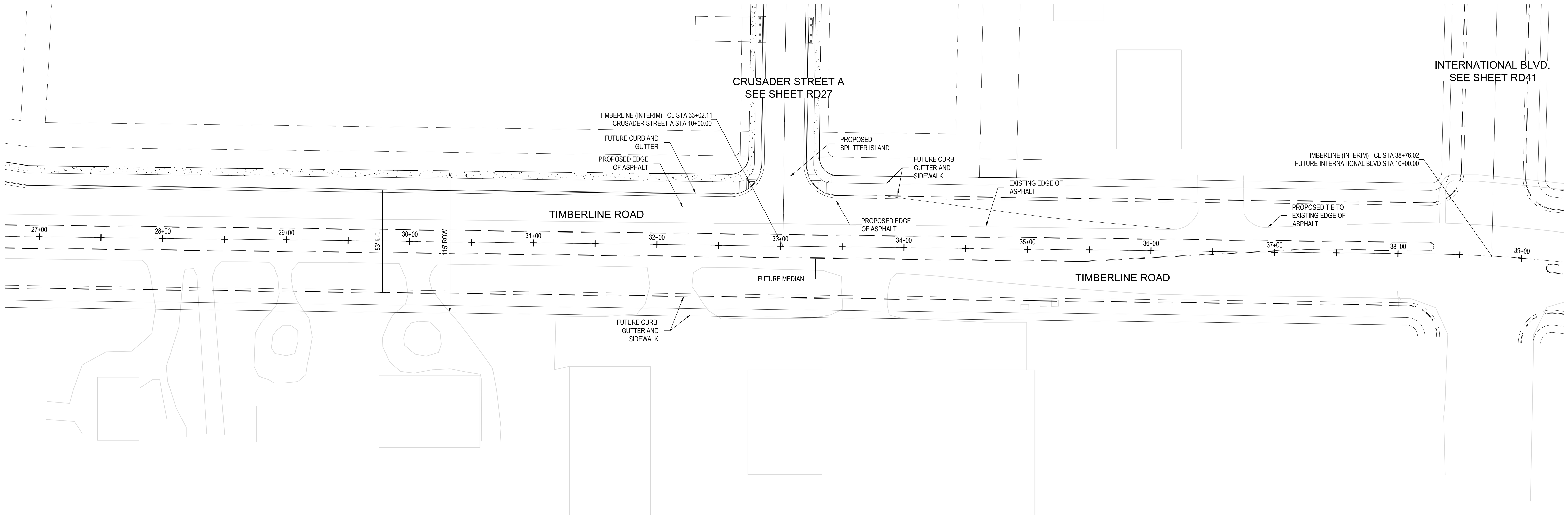
SHEET TITLE:

TIMBERLINE ROAD

PLAN AND PROFILE

RD44

OF 80 SHEETS



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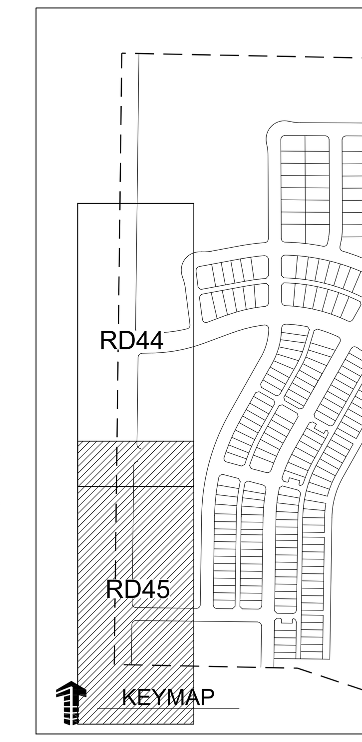

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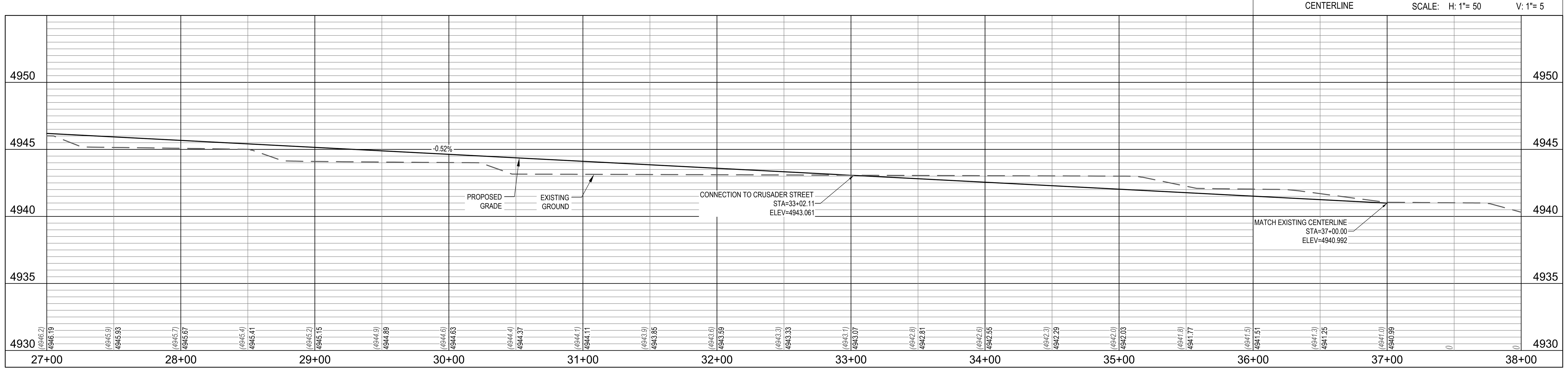

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11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:

TIMBERLINE ROAD
PLAN AND PROFILE

RD45
OF 80 SHEETS

LEGEND:

PROPOSED MAJOR CONTOUR — 4900
PROPOSED MINOR CONTOUR — 35
EXISTING MAJOR CONTOUR — 4900
EXISTING MINOR CONTOUR
EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED STORM INLET
PROPOSED RIGHT-OF-WAY
FUTURE RIGHT-OF-WAY
PROPOSED LOTLINE
FUTURE LOTLINE
EASEMENT LINE

DRAINAGE SYMBOLS:

BASIN ID — A
BASIN AREA (ACRES) — 1.00
MINOR RUNOFF COEFFICIENT — 0.23
MAJOR RUNOFF COEFFICIENT — 0.45
DESIGN POINT — C9
MAJOR BASIN BOUNDARY
SUB-BASIN BOUNDARY
OVERLAND FLOW DIRECTION
OVERLAND FLOW DIRECTION

NOTES:

1. GRASS SWALE (GS) - LID:
TRIBUTARY AREA: A-BASINS (INCLUDES FUT-A)
DESIGN FLOW: Q_2 ~ 26.5 CFS
LENGTH: 450 FT, CHANNEL SLOPE: 0.0025 FT/FT, CHANNEL SIDE SLOPES: 5:1, BOTTOM WIDTH: 30 FT
2. SAND FILTER (SF) - LID:
TRIBUTARY AREA: B-, E- AND F-BASINS (INCLUDES FUT-B)
DESIGN VOLUME: 0.72 AC-FT
3. EXTENDED DETENTION BASIN (EDB) - WQCV:
TRIBUTARY AREA: C- AND D-BASINS
DESIGN VOLUME: 0.60 AC-FT
4. EXTENDED DETENTION BASIN (EDB) - WQCV:
TRIBUTARY AREA: G- AND H-BASINS (INCLUDES FUT-G, FUT-H AND FUT-TL1 THROUGH FUT TL3)
DESIGN VOLUME: 1.05 AC-FT
5. SAND FILTER (SF) - LID:
TRIBUTARY AREA: I- AND J-BASINS (INCLUDES FUT-I BASINS AND FUT-TL4)
DESIGN VOLUME: 0.31 AC-FT
6. GRASS BUFFER (GB) - LID:
TRIBUTARY AREA: VARIES
LENGTH: 14 FT (MIN.)
7. PROPOSED IRRIGATION POND

WQ AND DETENTION SUMMARY

Stormwater Quality Strategy/Detention	Water Surface Elevation	Volume AC-FT	Release Rate CFS
1 - Grass Swale (GS)	N/A	N/A	N/A
2 - Sand Filter (SF)	4933.87	0.72	N/A
3 - Extended Detention Basin (EDB)	4931.10	0.60	40-Hour Drain Time
4 - Extended Detention Basin (EDB)	4932.41	1.05	40-Hour Drain Time
5 - Sand Filter (SF)	4930.31	0.31	N/A
6 - Grass Buffer	N/A	N/A	N/A
Detention Pond	4935.89	37.02	5

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150 0 150 300 450Feet
(IN FEET)
1 inch = 150 ft.
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FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
PROPOSED DRAINAGE

DR01
OF 80 SHEETS

DRAINAGE SUMMARY TABLE | DEVELOPED CONDITIONS

Tributary Sub-basin	Area (acres)	C_2	C_{100}	t_c | 2-Year (min)	t_c | 100-Year (min)	Q_2 (cfs)	Q_{100} (cfs)
A1	0.52	0.77	0.96	7.4	6.3	1.0	4.6
A2	0.83	0.68	0.85	9.2	6.7	1.3	6.4
A3	1.45	0.67	0.83	11.0	8.6	2.1	10.1
A4	2.11	0.66	0.83	12.4	10.0	2.9	13.7
A5	1.96	0.67	0.84	10.3	9.2	2.9	13.3
A6	2.20	0.62	0.77	11.9	9.5	2.9	13.7
A7	0.96	0.65	0.82	10.8	8.3	1.4	6.6
A8	2.18	0.58	0.72	14.1	12.6	2.4	11.2
A9	0.46	0.67	0.84	7.3	5.5	0.8	3.8
A10	1.31	0.68	0.85	8.0	6.1	2.2	10.4
A11	1.08	0.68	0.85	8.7	6.9	1.7	8.3
A12	0.76	0.59	0.74	8.0	6.3	1.1	5.2
A13	0.36	0.58	0.73	6.4	5.3	0.6	2.6
B1	0.61	0.77	0.96	9.7	8.5	1.1	4.9
B2	2.56	0.63	0.78	14.5	12.3	3.1	14.4
B3	2.73	0.63	0.79	14.5	12.4	3.3	15.4
B4	2.16	0.63	0.79	12.6	10.2	2.8	13.3
B5	1.35	0.68	0.85	8.5	6.8	2.2	10.5
B6	2.39	0.62	0.77	12.5	10.1	3.0	14.5
B7	1.06	0.57	0.71	10.1	8.0	1.4	6.5
B8	1.39	0.58	0.73	10.3	8.9	1.8	8.3
B9	1.34	0.64	0.80	10.4	7.9	1.9	9.2
B10	1.81	0.65	0.81	10.7	9.1	2.6	11.9
B11	0.99	0.66	0.82	9.2	7.4	1.5	7.2
B12	1.32	0.65	0.81	8.2	6.2	2.1	10.0
B13	1.43	0.53	0.66	12.6	11.7	1.6	7.0
B14	1.18	0.66	0.83	9.8	7.2	1.8	8.7
B15	0.99	0.68	0.85	8.4	6.5	1.6	7.8
B16	0.98	0.66	0.83	10.0	8.1	1.5	6.9
B17	0.82	0.61	0.76	9.1	7.3	1.2	5.5
B18	0.38	0.67	0.83	7.1	5.9	0.7	3.0
C1	1.39	0.66	0.83	10.8	8.4	2.0	9.7
C2	1.25	0.66	0.82	10.3	7.8	1.8	8.9
C3	1.53	0.67	0.83	11.1	9.4	2.2	10.3
C4	0.53	0.68	0.85	5.9	5.0	1.0	4.5
C5	1.04	0.69	0.86	6.8	5.0	1.9	8.9
C6	0.82	0.70	0.88	7.0	5.0	1.5	7.2
C7	0.77	0.70	0.88	5.3	5.0	1.5	6.7
C8	1.01	0.68	0.85	7.4	5.5	1.7	8.4
C9	1.50	0.65	0.82	7.6	6.3	2.4	11.4
C10	1.02	0.67	0.84	7.6	6.3	1.7	8.0
C11	1.41	0.62	0.78	10.3	7.9	2.0	9.5
C12	1.75	0.64	0.80	9.4	8.1	2.6	12.1
C13	1.42	0.62	0.78	10.6	8.3	1.9	9.4
C14	2.29	0.64	0.80	9.6	8.3	3.4	15.6
C15	1.21	0.65	0.82	8.9	7.0	1.9	8.9
C16	0.87	0.73	0.92	10.0	8.6	1.4	6.7
C17	0.21	0.78	0.97	7.6	5.0	0.4	2.1
C18	2.57	0.41	0.51	12.0	12.0	2.2	9.6
D1	0.95	0.69	0.86	9.2	6.6	1.5	7.5
D2	0.19	0.77	0.97	5.0	5.0	0.4	1.8
E1	1.09	0.66	0.82	10.1	7.6	1.6	7.8
E2	2.15	0.61	0.76	12.7	10.4	2.7	12.7
E3	0.24	0.77	0.96	5.0	5.0	0.5	2.3
F1	0.66	0.69	0.86	7.5	5.5	1.2	5.5
F2	1.77	0.67	0.84	8.6	6.6	2.9	13.8
F3	0.18	0.79	0.98	5.4	5.0	0.4	1.7
G1	0.53	0.78	0.97	8.7	7.5	1.0	4.6
G2	1.50	0.66	0.82	11.1	8.6	2.1	10.2
G3	1.19	0.69	0.87	7.2	5.3	2.1	10.1
G4	1.06	0.69	0.86	8.0	6.1	1.8	8.6
G5	1.69	0.71	0.89	8.3	6.4	2.9	13.9
G6	0.57	0.77	0.96	9.2	6.7	1.0	5.0
H1	0.46	0.79	0.99	7.2	6.0	0.9	4.2
H2	1.72	0.72	0.90	7.9	6.8	3.1	14.1
H3	1.41	0.75	0.94	6.3	5.0	2.8	13.2
H4	1.62	0.73	0.92	8.7	6.6	2.8	13.7
H5	1.20	0.72	0.90	8.6	6.6	2.1	9.9
H6	1.70	0.73	0.91	7.7	5.6	3.1	14.9
I1	1.13	0.73	0.92	8.1	6.0	2.0	9.8
I2	1.28	0.75	0.93	9.5	7.5	2.2	10.5
I3	0.91	0.74	0.92	10.0	8.0	1.5	7.2
I4	0.79	0.72	0.90	9.7	7.8	1.3	6.1
I5	1.57	0.73	0.91	8.1	6.0	2.8	13.6
J1	0.12	0.80	1.00	5.0	5.0	0.3	1.2
J2	0.28	0.68	0.86	6.3	5.0	0.5	2.4
Wetland	22.49	0.25	0.31	70.8	68.9	3.9	17.5
Fut-A	5.15	0.80	1.00	9.3	6.4	9.6	47.8
Fut-B	5.81	0.80	1.00	10.0	10.0	10.5	45.8
Fut-G1	8.08	0.85	1.00	10.0	10.0	15.5	63.6
Fut-G2	2.43	0.90	1.00	10.0	10.0	4.9	19.1
Fut-H	4.79	0.80	1.00	10.0	10.0	8.7	37.7
Fut-I1	3.92	0.80	1.00	10.0	10.0	7.1	30.8
Fut-I2	1.25	0.80	1.00	10.0	10.0	2.3	9.8
Fut-I3	1.15	0.80	1.00	10.0	10.0	2.1	9.1
Fut-TL1	2.62	0.90	1.00	10.0	10.0	5.3	20.6
Fut-TL2	1.10	0.90	1.00	10.0	10.0	2.2	8.7
Fut-TL3	0.83	0.90	1.00	10.0	10.0	1.7	6.5
Fut-TL4	1.42	0.90	1.00	10.0	10.0	2.9	11.2

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Galloway
Planning. Architecture. Engineering.
3760 E. 15th Street, Suite 202
Loveland, CO 80538
970.800.3300 O
www.gallowayUS.com

EAST RIDGE HOLDINGS
4801 Goodman Rd.
Timnath, CO 80547
970.674.1109

NOT FOR CONSTRUCTION
11/11/15

EAST RIDGE SECOND FILING
SOUTH TIMBERLINE ROAD
AND VINE DRIVE

FORT COLLINS, CO

#	Date	Issue / Description	Init.

Project No:	HFHLV0001.01
Drawn By:	NEW
Checked By:	JEP
Date:	11/11/2015

SHEET TITLE:
PROPOSED
DRAINAGE

DR02
OF 80 SHEETS

Alternative Compliance – Section 3.2.3(C) – Solar-Oriented Residential Lots
Replat of East Ridge Major Amendment
1/05/2016

This narrative requests that the decision maker approve an alternative compliance request for the solar-oriented residential lot requirement – which the percentage of lots meeting the requirement would be 58% - 7% less than the required 65%.

Please see the text of Section 3.2.3(C) below:

3.2.3(C) Solar-Oriented Residential Lots

At least sixty-five (65) percent of the lots less than fifteen thousand (15,000) square feet in area in single- and two-family residential developments must conform to the definition of a "solar-oriented lot" in order to preserve the potential for solar energy usage.

***Alternative Compliance**.* Upon request by an applicant, the decision maker may approve an alternative site layout that may be substituted in whole or in part for a plan meeting the standards of this Section.

(1) Procedure*. Alternative compliance plans shall be prepared and submitted in accordance with submittal requirements for plans as set forth in this Section. The plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than a plan which complies with the standards of this Section.*

(2) Review Criteria*. In approving an alternative plan, the decision maker shall find that the proposed alternative plan accomplishes the purposes of this Section equally or better than a plan which complies with the standards of this Section. In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative design enhances neighborhood continuity and connectivity, **fosters nonvehicular access**, and preserves existing natural or topographic conditions on the site.*

Justification for alternative compliance

The proposed plan is showing 331 solar oriented lots out of the 568 lots included in the plan – this equals 58% solar oriented lots, a 7% deficiency from the code requirement of 65%. The proposed plan accomplishes the purpose of this requirement equal to or better than a plan that complies with the standards of 3.2.3(C). The proposed plan accomplishes the purpose of this requirement in several ways:

- The proposed plan improves the walkability through well-connected open space tracts both in the north/south direction, but also from the east/west direction towards the open space/park area as compared to the previously approved 2009 plan, providing more effective connections from proposed lots as well as future development tracts.

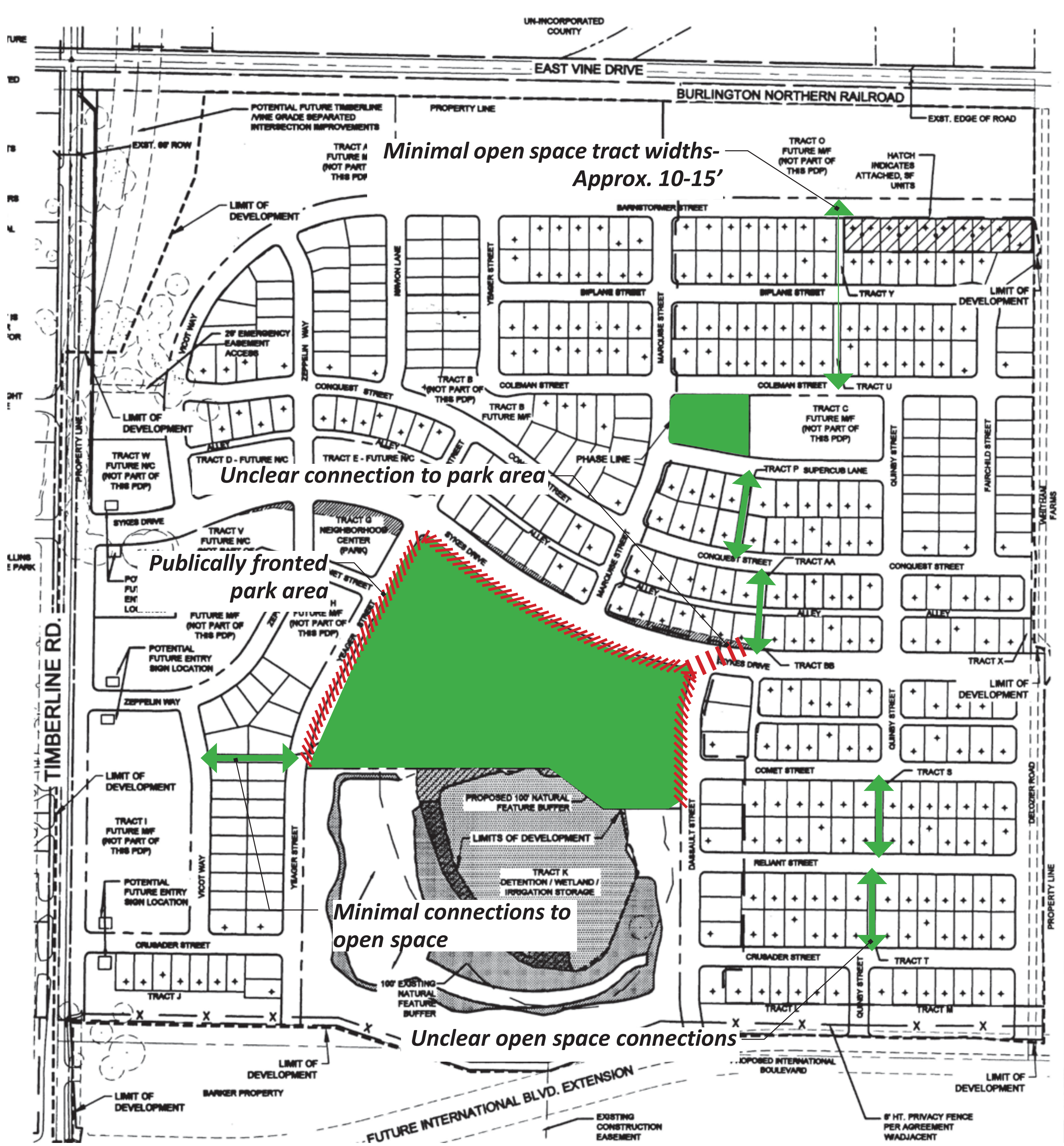
- The proposed lot orientation, in particular the single family attached lots adjacent to the park space, reinforces and fosters non-vehicular connectivity to open space through open space tracts that were not included in the previously approved plan from 2009.

- As requested by Fort Collins City Parks Planning during the preliminary development process the proposed plan reduces the publically fronted park area by 50% from the previously approved plan.

- The proposed plan provides more housing with direct access to open space than the previously approved plan. This is accomplished by fronting single family attached and detached lots around the open space/park area.

The proposed plan creates a neighborhood that enhances neighborhood continuity and connectivity through well connected open space tracts, fosters non-vehicular access through improved lot layout and orientation that improves connections to opens space and preserves existing or natural conditions on site by the extensive wetland and park area improvements.

For all the reasons cited above, the Applicant requests an alternative compliance of the standard in LUC Section 3.2.3(C) to allow a reduced number of solar oriented residential lots. The Applicant proposes that the alternative compliance is not detrimental to the public good, and promotes the purposes of the standard equal to or better than a plan that complies with the solar oriented residential lot requirement.



Previously approved plan - 2009

Proposed plan - 2015

Alternative Compliance – Section 3.2.3(C) – Solar-Oriented Residential Lots

Replat of East Ridge Major Amendment

1/05/2016

This narrative requests that the decision maker approve an alternative compliance request for the solar-oriented residential lot requirement – which the percentage of lots meeting the requirement would be 58% - 7% less than the required 65%.

Please see the text of Section 3.2.3(C) below:

3.2.3(C) Solar-Oriented Residential Lots

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> ***Alternative Compliance***. Upon request by an applicant, the decision maker may approve an alternative site layout that may be substituted in whole or in part for a plan meeting the standards of this Section.

> (1) Procedure*. Alternative compliance plans shall be prepared and submitted in accordance with submittal requirements for plans as set forth in this Section. The plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than a plan which complies with the standards of this Section.*

> *(2)* Review Criteria*. In approving an alternative plan, the decision maker shall find that the proposed alternative plan accomplishes the purposes of this Section equally or better than a plan which complies with the standards of this Section. In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative design enhances neighborhood continuity and connectivity,* ***<u>fosters nonvehicular access</u>****, and preserves existing natural or topographic conditions on the site.*

<u>Justification for alternative compliance</u>

The proposed plan is showing 331 solar oriented lots out of the 568 lots included in the plan – this equals 58% solar oriented lots, a 7% deficiency from the code requirement of 65%. The proposed plan accomplishes the purpose of this requirement equal to or better than a plan that complies with the standards of 3.2.3(C). The proposed plan accomplishes the purpose of this requirement in several ways:

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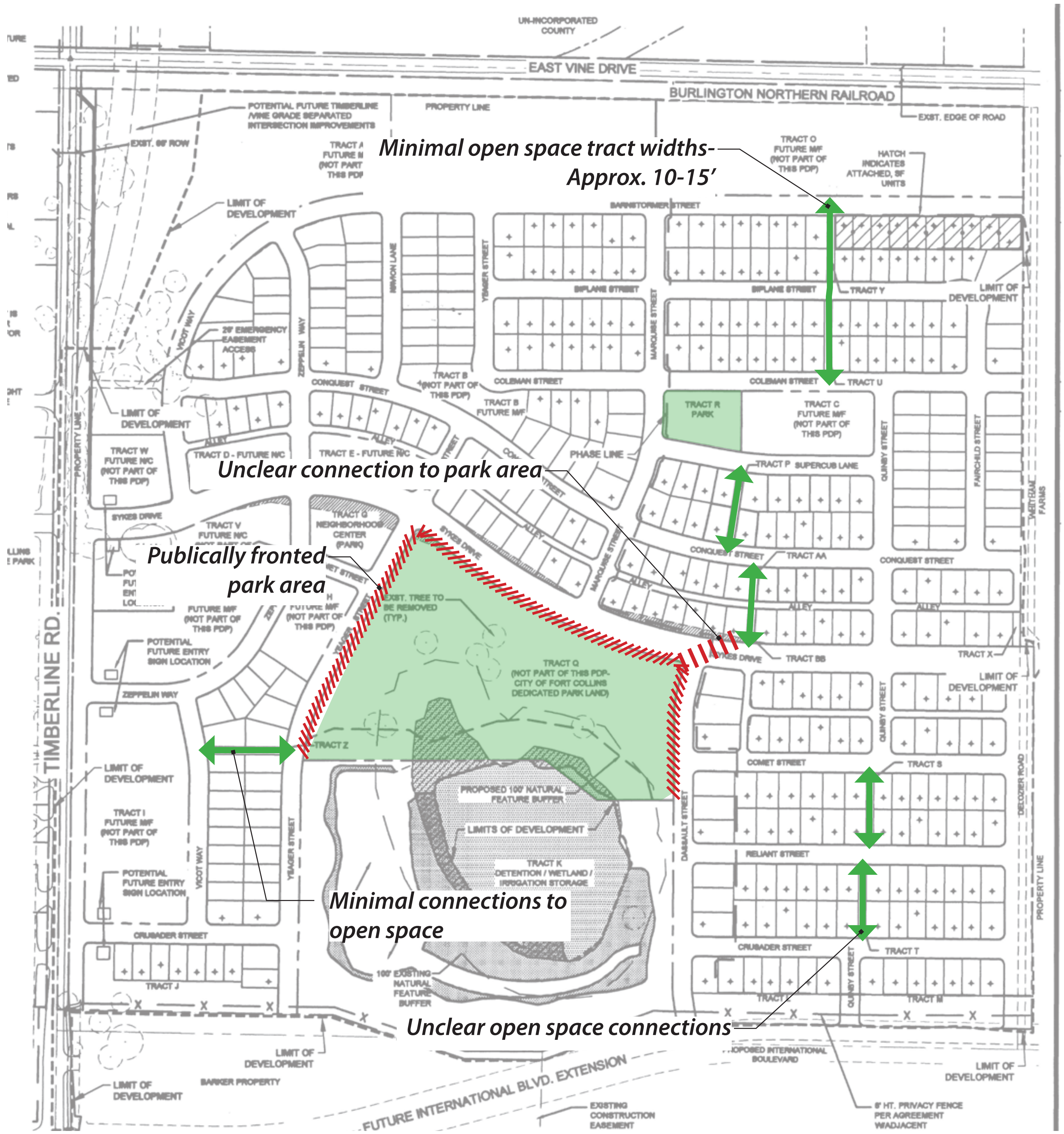


Previously approved plan - 2009

Replat of East Ridge Major Amendment

Alternative Compliance Request Diagram

Proposed plan - 2015

DELICH ASSOCIATES Traffic & Transportation Engineering
2272 Glen Haven Drive Loveland, Colorado 80538
Phone: (970) 669-2061 Fax: (970) 669-5034

MEMORANDUM

COLORADO REGISTERED PROFESSIONAL ENGINEER MATTHEW J. DELICH 15263
7/28/14

TO: Landon/Gary Hoover, Hartford Homes, LLC
City of Fort Collins

FROM: Matt Delich

DATE: July 28, 2015

SUBJECT: East Ridge Traffic Analyses Related to the Vine/Lemay Intersection (File: 1505ME04)

An amendment to the East Ridge Overall Development Plan (ODP) has been proposed. The East Ridge ODP, First Amendment" (ERODPFA) is provided in Appendix A. This memorandum provides analyses and documentation related to the ERODPFA, particularly as it relates to the Adequate Public Facilities (APF) at the Vine/Lemay intersection. The scope of this exercise was discussed with Martina Wilkinson, Fort Collins Traffic Operations.

The East Ridge development dates back to 2002. The "East Ridge Transportation Impact Study" (ERTIS) is dated February 2003. There have been five memoranda (7/2/03, 2/14/05, 3/7/06, 10/6/06, and 3/16/07) related to plan changes or capacity reservation analyses. The ERTIS reflected: 572 single family dwelling units, 398 townhome dwelling units, 10.0 KSF commercial, and 43.0 KSF mini-storage. The site plan and trip generation table from the ERTIS are provided in Appendix B. The ERTIS utilized **Trip Generation, 6th** Edition, ITE, which was the current reference in 2003. The residential trip generation calculation utilized the high end of the ranges in each parcel. The residential land use categories were single family and townhome. The residential trip generation is: 7790 daily trip ends, 606 morning peak hour trip ends, and 794 afternoon peak hour trip ends. The non-residential trip generation is: 520 daily trip ends, 40 morning peak hour trip ends, and 38 afternoon peak hour trip ends. The residential trip generation comprises almost 95 percent of the total East Ridge trip generation. The short range full development site generated peak hour traffic assignment is also provided in Appendix B. This graphic reflects that 25 percent of the site generation was assigned to go through the Vine/Lemay intersection. This is identical to the traffic used by the City of Fort Collins in developing the reserved capacity for the East Ridge development traffic analysis at this intersection as provided in Appendix C.

The plan and land use data (Appendix A) indicates that the ODP has changed. The land use data table shows ranges of density and ranges in the number of dwelling units under each residential category (single family detached, single family attached [Townhome], and multi-family [Apartment]). Each residential land use category has unique trip generation rates. The commercial/neighborhood center was considered to be Specialty Retail, which is consistent with that used in the ERTIS. The trip generation analyses for the ERODPFA utilized **Trip Generation, 9th Edition**, ITE, which is the most current reference. Table 1 shows the ERODPFA residential trip generation at the low end of the ranges. The calculated trip generation is: 4868 daily trip ends, 358 morning peak hour trip ends, and 469 afternoon peak hour trip ends. This is less than that shown in the ERTIS. Table 2 shows the ERODPFA residential generation at the high end of the ranges. The calculated trip generation is: 8192 daily trip ends, 617 morning peak hour trip ends, and 789 afternoon peak hour trip ends. This is also less than that shown in the ERTIS.

The reserved capacity traffic analysis (Appendix C) indicates that the traffic on the east leg of the Vine/Lemay intersection that was attributed to the East Ridge development is: Westbound – 122 in the morning peak hour/75 in the afternoon peak hour, and Eastbound – 40 in the morning peak hour/135 in the afternoon peak hour. Consistent with the ERTIS, the trip distribution through the Vine/Lemay intersection was 25 percent of the site generated traffic. Table 1 shows this value below the total trip generation, which is less than the reserved capacity allowed for the East Ridge development. Table 2 shows this value below the total trip generation, which is less than the reserved capacity allowed for the East Ridge development.

There are three land use alternatives in Parcel B in the ERODPFA (single family attached, multi-family, and storage). Table 1 and Table 2 reflect single family attached, which is the most likely land use in Parcel B. It was requested that an evaluation be conducted using the other alternative land uses. The following evaluation was conducted only for the high end of the land use ranges. Table 3 shows the EROSPFA trip generation with multi-family in Parcel B at 73 dwelling units. The calculated trip generation is: 8252 daily trip ends, 622 morning peak hour trip ends, and 806 afternoon peak hour trip ends. Table 4 shows the ERODPFA trip generation with storage in Parcel B at 140,000 square feet. The calculated trip generation is: 8116 daily trip ends, 604 morning peak hour trip ends, and 787 afternoon peak hour trip ends. Both Table 3 and Table 4 show that the value below the total trip generation is less than the reserved capacity allowed for the East Ridge development.

It is concluded that the East Ridge development, as shown in the ERODPFA, will not exceed the reserved capacity allowed for the East Ridge development. Do not hesitate to contact me if you have questions or desire additional information.

TABLE 1 EROPDFA Low End Residential Trip Generation													
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour				
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
210	Single-Family Detached	282 DU	9.52	2684	0.19	54	0.56	158	0.63	178	0.37	104
230	Single Family Attached	139 DU	5.81	808	0.07	10	0.37	51	0.35	49	0.17	24
220	Multi-Family	140 DU	6.65	932	0.10	14	0.41	57	0.40	56	0.22	31
826	Specialty Retail	10 KSF	44.32	444	0.76	8	0.60	6	1.19	12	1.52	15
Total Trip Generation				**4868**		**86**		**272**		**295**		**174**
25 Percent of the Trip Generation						**22**		**68**		**74**		**44**

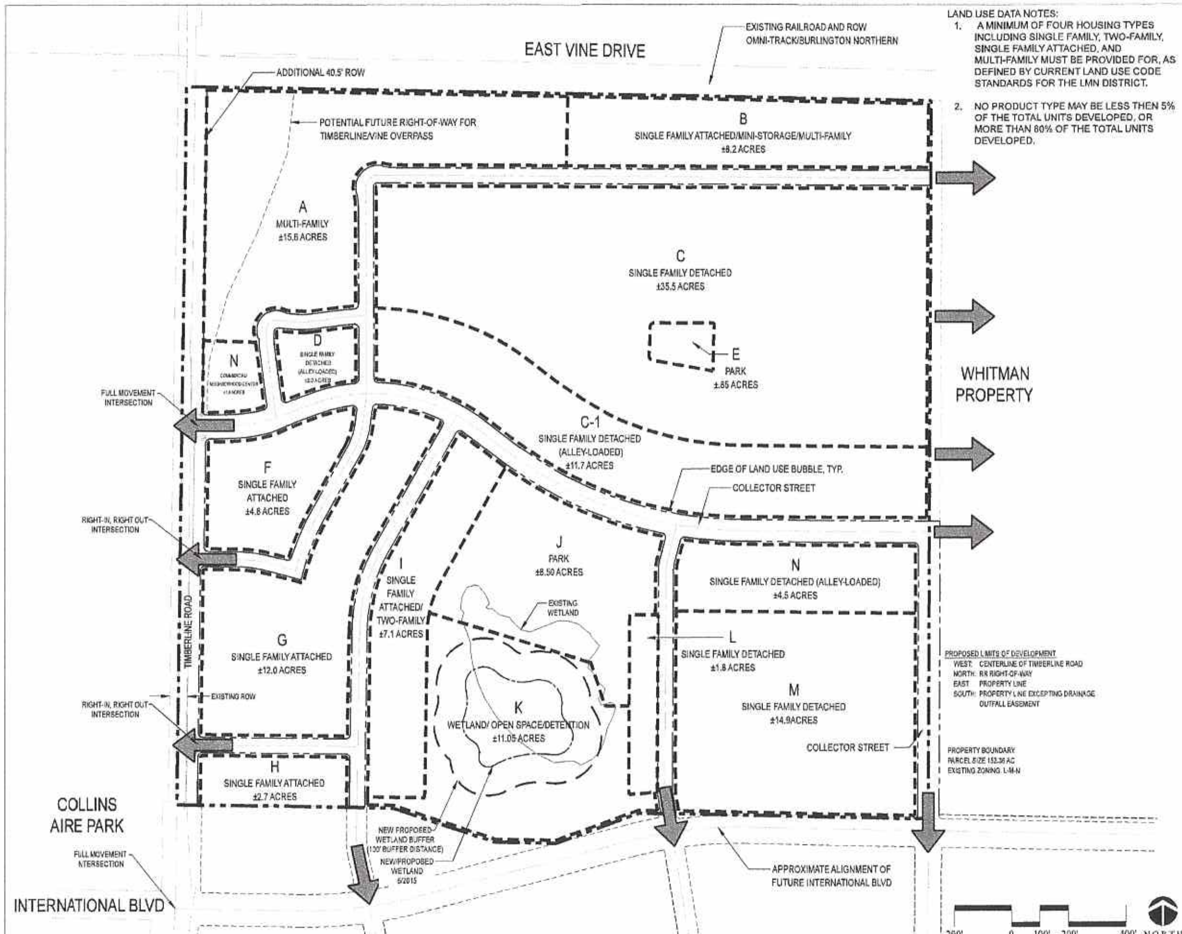
TABLE 2 EROPDFA High End Residential Trip Generation (Parcel B SF Attached)												
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
210	Single-Family Detached	500 DU	9.52	4760	0.19	95	0.56	280	0.63	315	0.37	185
230	Single Family Attached	300 DU	5.81	1744	0.07	21	0.37	111	0.35	105	0.17	51
220	Multi-Family	187 DU	6.65	1244	0.10	19	0.41	77	0.40	75	0.22	31
826	Specialty Retail	10 KSF	44.32	444	0.76	8	0.60	6	1.19	12	1.52	15
Total Trip Generation				**8192**		**143**		**474**		**507**		**282**
25 Percent of the Trip Generation						**36**		**119**		**127**		**71**

TABLE 3 EROPDFA High End Residential Trip Generation (Parcel B Multi-Family)												
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
210	Single-Family Detached	500 DU	9.52	4760	0.19	95	0.56	280	0.63	315	0.37	185
230	Single Family Attached	227 DU	5.81	1318	0.07	16	0.37	84	0.35	79	0.17	39
220	Multi-Family	260 DU	6.65	1730	0.10	26	0.41	107	0.40	104	0.22	57
826	Specialty Retail	10 KSF	44.32	444	0.76	8	0.60	6	1.19	12	1.52	15
Total Trip Generation				**8252**		**145**		**477**		**510**		**296**
25 Percent of the Trip Generation						**36**		**119**		**128**		**74**

TABLE 4 EROPDFA High End Residential Trip Generation (Parcel B Storage)												
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
210	Single-Family Detached	500 DU	9.52	4760	0.19	95	0.56	280	0.63	315	0.37	185
230	Single Family Attached	227 DU	5.81	1318	0.07	16	0.37	84	0.35	79	0.17	39
220	Multi-Family	187 DU	6.65	1244	0.10	19	0.41	77	0.40	75	0.22	31
151	Mini-Storage	140 KSF	2.50	350	0.08	11	0.06	8	0.13	18	0.13	18
826	Specialty Retail	10 KSF	44.32	444	0.76	8	0.60	6	1.19	12	1.52	15
Total Trip Generation				**8116**		**149**		**455**		**499**		**288**
25 Percent of the Trip Generation						**37**		**114**		**125**		**72**

APPENDIX A

LAND USE DATA NOTES:
1. A MINIMUM OF FOUR HOUSING TYPES INCLUDING SINGLE FAMILY, TWO-FAMILY, SINGLE FAMILY ATTACHED, AND MULTI-FAMILY MUST BE PROVIDED FOR, AS DEFINED BY CURRENT LAND USE CODE STANDARDS FOR THE LMN DISTRICT.
2. NO PRODUCT TYPE MAY BE LESS THEN 5% OF THE TOTAL UNITS DEVELOPED, OR MORE THAN 60% OF THE TOTAL UNITS DEVELOPED.



OVERALL DEVELOPMENT PLAN - LAND USE DATA				
PARCEL SIZE	152.3 TOTAL ACRES 148.2 GROSS 118.40 NET		GROSS DENSITY	DU/AC 3.8/4.64
EXISTING ZONING	LMN = LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT MINIMUM 4 DU/AC - MAXIMUM 12 DU/AC		NET DENSITY	DU/AC 4.7/5.8
PARCEL	ACRES	PROPOSED LAND USE	DENSITY	D.U.'S OR G.S.F.
A	15.6	MULTI-FAMILY	9-12 DU/AC	140-187
B	8.2	SINGLE FAMILY ATTACHED/MULTI-FAMILY	4-8.9 DU/AC	33-73
B	8.2	MINI-STORAGE	N/A	±140,000 SF
C	35.5	SINGLE FAMILY DETACHED	4-7.1 DU/AC	142-252
C-1	11.7	SINGLE FAMILY DETACHED (ALLEY-LOADED)	4-7.5 DU/AC	47-88
D	2.0	SINGLE FAMILY DETACHED	4-7.1 DU/AC	8-14
E	.85	PARK (1)	N/A	N/A
F	4.8	SINGLE FAMILY ATTACHED	4-6.25 DU/AC	19-30
G	12.0	SINGLE FAMILY ATTACHED	4-8.6 DU/AC	48-103
H	2.7	SINGLE FAMILY ATTACHED	4-6 DU/AC	11-16
I	7.1	SINGLE FAMILY ATTACHED	4-11 DU/AC	28-78
J	8.50	PARK (1)	N/A	N/A
K	11.05	WETLAND/OPEN SPACE/DETENTION (1)	N/A	N/A
L	1.8	SINGLE FAMILY DETACHED	4-7.1 DU/AC	7-13
M	14.9	SINGLE FAMILY DETACHED	4-5.9 DU/AC	60-88
N	4.5	SINGLE FAMILY DETACHED (ALLEY-LOADED)	4-7.1 DU/AC	18-45
O	1.4	COMMERCIAL/NEIGHBORHOOD CENTER	N/A	±10,000 SF
	4.2	ROW OF ARTERIAL STREETS (1)		
	5.50	ROW OF COLLECTOR STREETS		
		PROPOSED LAND USE TOTALS		
		SINGLE FAMILY DETACHED		252-500
		SINGLE FAMILY ATTACHED		139-300
		MULTI-FAMILY		140-187
		COMMERCIAL		±10,000 SF
		MINI-STORAGE		±140,000 SF
	152.38	TOTAL D.U.'S		561-887
		TOTAL G.S.F.		150,000 SF

NOTES: (1) REMOVED FROM NET ACREAGE CALCULATION

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, T7N, R68W, SAID POINT BEING MARKED BY A NO. 6 REBAR AND 2-1/2" ALUMINUM CAP STAMPED LS 26285; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO BEAR S00°17'10"W, (EAST QUARTER CORNER OF SAID SECTION 8 BEING MARKED BY A NO. 6 REBAR AND 2" ALUMINUM CAP STAMPED LS 7839), WITH ALL OTHER BEARINGS RELATIVE THERETO:
THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 8, S00°17'10"W, 80.01 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE S00°17'10"W, 2567.83 FEET (PREVIOUSLY DESCRIBED AS S00°17'05"W, 2567.51 FEET) TO THE EAST QUARTER CORNER OF SAID SECTION 8;
THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, N88°50'31"W, 2285.46 FEET (PREVIOUSLY DESCRIBED AS N88°50'34"W, 2285.48 FEET); THENCE N00°42'43"E, 56.00 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 56.00 FEET); THENCE N88°50'31"W, 344.01 (PREVIOUSLY DESCRIBED AS N88°50'34"W, 344.01 FEET) TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, N00°42'43"E, 2510.01 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 2510.04 FEET) TO A POINT 80.00 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 8; THENCE ALONG A LINE PARALLEL WITH AND 80 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S88°52'37"E, 2610.38 FEET (PREVIOUSLY DESCRIBED AS S88°52'13"E, 2610.28 FEET) TO THE POINT OF BEGINNING.

ALSO: COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S88°50'31"E, 934.40 FEET, (PREVIOUSLY DESCRIBED AS S88°50'34"E, 934.40 FEET) TO THE POINT OF BEGINNING;

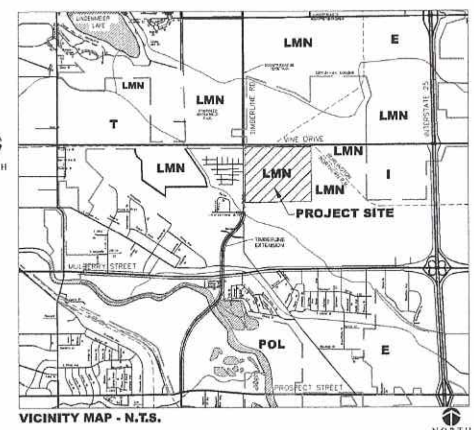
THENCE CONTINUING ALONG SAID SOUTH LINE S88°50'31"E, 538.83 FEET (PREVIOUSLY DESCRIBED AS S88°50'31"E, 538.83 FEET)
THENCE S70°00'03"W, 155.15 FEET (PREVIOUSLY DESCRIBED AS S70°00'00"W, 155.15 FEET);
THENCE N88°50'31"W, 214.07 FEET (PREVIOUSLY DESCRIBED AS N88°50'34"W, 214.07 FEET);
THENCE N71°33'57"W, 188.57 FEET (PREVIOUSLY DESCRIBED AS N71°34'00"W, 188.57) TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1:
COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S88°50'31"E, 344.08 FEET (PREVIOUSLY DESCRIBED AS S88°50'34"E, 344.06 FEET) TO THE POINT OF BEGINNING;
THENCE N00°42'50"E, 56.00 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 56.00 FEET);
THENCE S88°50'31"E, 410.71 FEET (PREVIOUSLY DESCRIBED AS S88°50'34"E, 410.71 FEET);
THENCE S71°33'57"E, 188.57 FEET (PREVIOUSLY DESCRIBED AS N71°34'00"W, 188.57) TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 8;
THENCE ALONG SAID SOUTH LINE N88°50'31"W, 590.34 FEET (PREVIOUSLY DESCRIBED AS N88°50'34"W, 590.34 FEET) TO THE POINT OF BEGINNING.

TRACT 2:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, N88°50'31"W, 1156.31 FEET (PREVIOUSLY DESCRIBED AS N88°50'34"W, 1156.31 FEET);
THENCE N70°00'03"E, 155.15 FEET (PREVIOUSLY DESCRIBED AS N70°00'00"E, 155.15 FEET);
THENCE S88°50'31"E, 1010.76 FEET (PREVIOUSLY DESCRIBED AS S88°50'34"E, 1010.76 FEET) TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;
THENCE ALONG SAID EAST LINE, S00°17'08"W, 56.01 FEET (PREVIOUSLY DESCRIBED AS S00°17'05"W, 56.01 FEET) TO THE POINT OF BEGINNING.

TOTAL AREA OF SAID DESCRIBED TRACT IS 152.38 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.



VICINITY MAP - N.T.S.

PROJECT NOTES

1. THE 8.50 ACRE (7 PROGRAMMABLE ACRE) PARK AND 11.05 ACRE WETLAND/OPEN SPACE/DETENTION AREA WILL BE DESIGNED AS A MULTI-FUNCTION AREA TO MEET ALL THE VARIOUS OBJECTIVES AND REQUIREMENTS OF SUCH FUNCTIONS. THE PRECISE DISTRIBUTION OF THE FUNCTIONS WILL BE DETERMINED THROUGH THE PROJECT DESIGN PROCESS. CITY OF FORT COLLINS PARKS DEPARTMENT WILL ACQUIRE THE 8.5 ACRE PARK FOR PROVISION OF A NEIGHBORHOOD PARK OWNED AND MAINTAINED BY THE CITY OF FORT COLLINS.

2. ADEQUATE PUBLIC FACILITIES (APF) AT THE INTERSECTION OF LEMAY AVENUE AND VINE DRIVE IS ADDRESSED IN THE EAST RIDGE TRANSPORTATION IMPACT STUDY (ERTIS) IS DATED FEBRUARY 2003. THERE HAVE BEEN FIVE MEMORANDA (7/2/03, 2/14/05, 3/7/06, 10/5/06, AND 3/15/07) RELATED TO PLAN CHANGES OR CAPACITY RESERVATION ANALYSES. THE ERTIS REFLECTED 572 SINGLE FAMILY DWELLING UNITS, 398 TOWNHOME DWELLING UNITS, 10.0 KSF COMMERCIAL, AND 43.0 KSF STORAGE. THE APPROVED PROJECTS IN THE ADEQUATE PUBLIC FACILITIES REVIEW BY TRAFFIC STAFF IN 2013, INCLUDED FULL DEVELOPMENT OF USES IN THE TRIP GENERATION TABLE IN THE EAST RIDGE TIS.

3. THE O.D.P. INCLUDES 500 SINGLE FAMILY DWELLING UNITS, 300 TOWNHOME DWELLING UNITS, 10.0 KSF COMMERCIAL, AND 140 KSF MINI-STORAGE REFLECTING A MAXIMUM ALLOWED BASED ON PREVIOUS APPROVAL, WITHOUT ADDITIONAL PUBLIC FACILITY IMPROVEMENTS. ADDITIONAL UNITS OR SF OF COMMERCIAL BEYOND THIS WOULD REQUIRE ADDITIONAL TRAFFIC ANALYSIS AND POTENTIAL PUBLIC FACILITY IMPROVEMENTS.

4. THE POTENTIAL FUTURE ROW ASSOCIATED WITH A GRADE-SEPARATED CROSSING OF TIMBERLINE RD OVER THE RR TRACKS AND VINE DR IS SHOWN ON THIS ODP. THE ROW ASSOCIATED WITH THE CROSSING WILL BE ACQUIRED BY THE CITY AT AN APPROPRIATE TIME.

5. A DUAL WATER SYSTEM MAY BE INSTALLED AT THE PROJECT IF FEASIBLE, BUT IS NOT REQUIRED.

6. HEIGHTS OF ANY RESIDENTIAL, COMMERCIAL, OR NEIGHBORHOOD CENTER USE NOT TO EXCEED 2½ STORIES.

7. THE EXACT LOCATION AND THE TYPE OF THE ACCESS POINTS ONTO TIMBERLINE ROAD WILL BE DETERMINED AT THE TIME OF THE PDP SUBMITTALS AND SHALL BE DETERMINED BASED ON THE ALIGNMENT AND/OR OFF-SET FROM OTHER ACCESS POINTS AND THE ULTIMATE DESIGN OF TIMBERLINE ROAD.

8. ANY CHANGE IN THE LOCATION OF ACCESS POINTS WITH THE PDP SUBMITTALS NEED TO COMPLY WITH THE CITY OF FORT COLLINS LAND USE CODE AND LARIMER COUNTY URBAN AREA STREET STANDARDS.

9. STREET STANDARDS WILL BE SUBJECT TO THE DESIGN STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR PROJECT DEVELOPMENT PLANS (PDPs)

10. COMMON OPEN SPACE AREAS AND STREETSCAPES WILL BE MAINTAINED BY THE OWNER/DEVELOPER OR A HOMEOWNER'S ASSOCIATION (HOA). THE DEVELOPER/OWNER OR HOA WILL MAINTAIN ALL STREETSCAPES, SIDEWALKS, AND BICYCLE TRAILS INCLUDING SNOW REMOVAL.

11. OFF-SITE IMPROVEMENTS MAY BE REQUIRED AT THE TIME OF PDP IN ORDER TO MEET LEVEL OF SERVICE FOR ALL MODES OF TRANSPORTATION.

12. SITE DISTANCE EASEMENTS MAY BE REQUIRED ALONG THE PUBLIC ROADWAYS AT THE TIME OF PDP REVIEW.

13. THIS OVERALL DEVELOPMENT PLAN SHOWS THE GENERAL LOCATION AND APPROXIMATE SIZE OF THE EXISTING WETLAND AND THE PROPOSED ROUGH ESTIMATE OF THE MITIGATION WETLAND AND THE 100' BUFFER ZONE AS REQUIRED BY LAND USE CODE SECTION 3.4.1 (E). DETAILED MAPPING OF THE EXISTING AND MITIGATION WETLAND, AND THE PLAN FOR STORMWATER TREATMENT IN THE BUFFER ZONE, WILL BE PROVIDED AT THE TIME OF INDIVIDUAL PDP SUBMITTALS. A WETLAND MITIGATION PLAN WILL BE DEVELOPED ACCORDINGLY, WITH THE UNDERSTANDING THAT THE BUFFER SHOWN ON THIS ODP MAY BE REDUCED OR ENLARGED BY THE DECISION MAKER DURING THE PDP PROCESS.

14. THIS ODP COMPLIES WITH LAND USE CODE REQUIREMENTS OF ARTICLES 2, 3, AND 4.

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS OVERALL DEVELOPMENT PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN.

EAST RIDGE OF FORT COLLINS LLC, A COLORADO LIMITED LIABILITY COMPANY, DARLENE M. SCHUSTER

SIGNED BY ____________________; ____________________
DATE: ____________________

NOTARY PUBLIC
STATE OF COLORADO, LARIMER COUNTY,
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY ____________________ OF ____________________ 2015,

BY

WITNESS MY HAND AND OFFICIAL SEAL ____________________

MY COMMISSION EXPIRES: ____________________

PLANNING & ZONING APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO.

THIS ____________________ DAY OF ____________________ 2015.

SECRETARY OF THE PLANNING AND ZONING BOARD ____________________

East Ridge ODP
First Amendment

russell+mills studios
114 east oak st. fort collins, colorado 80524
p 970.484.8855 www.russellmillsstudios.com

REV.	COMMENT	DATE

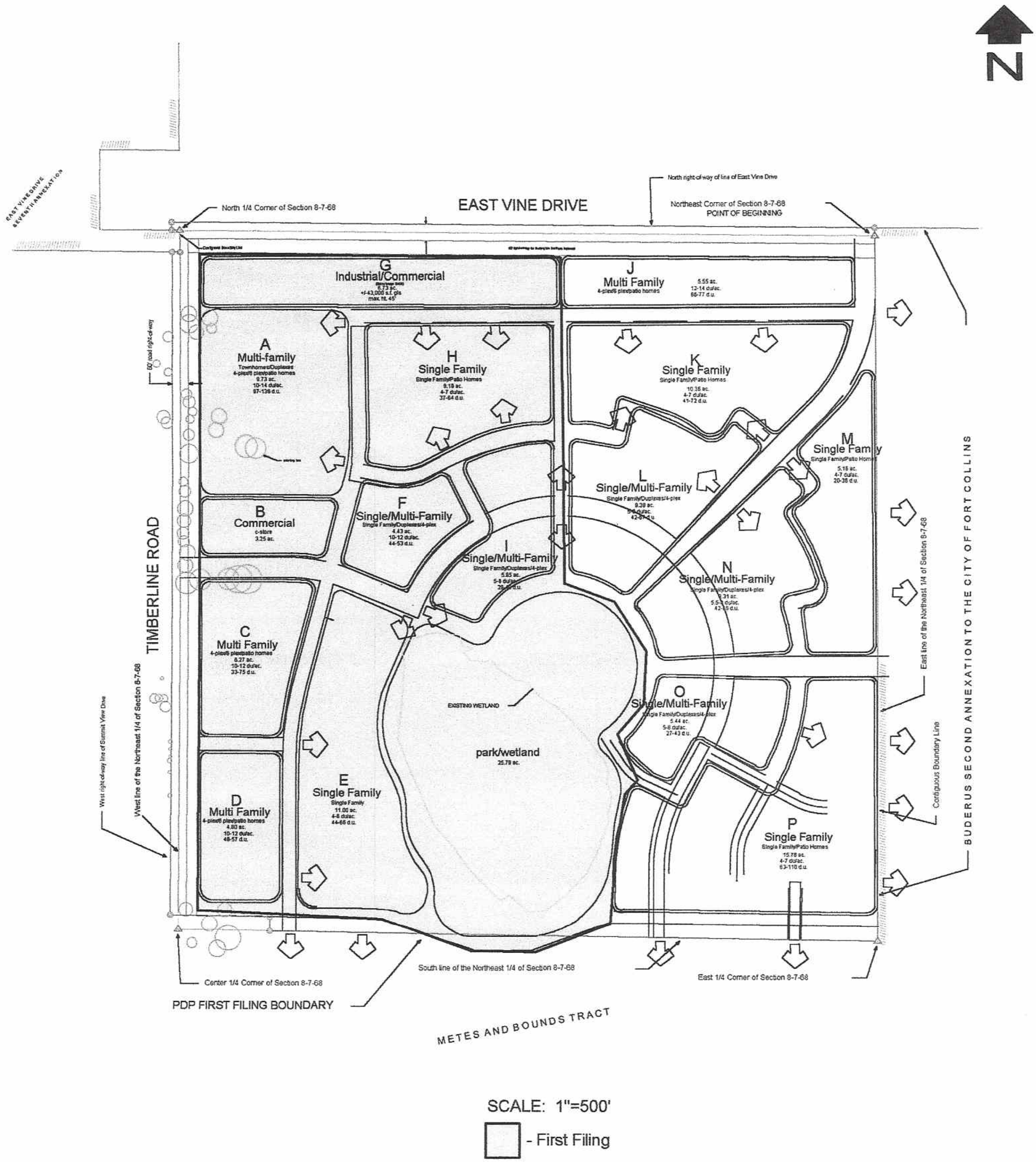
SEAL:

DATE: JULY 2015
JOB NO.:
DRAWN BY: JB
CHECKED BY: CR

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN

SHEET NO.:

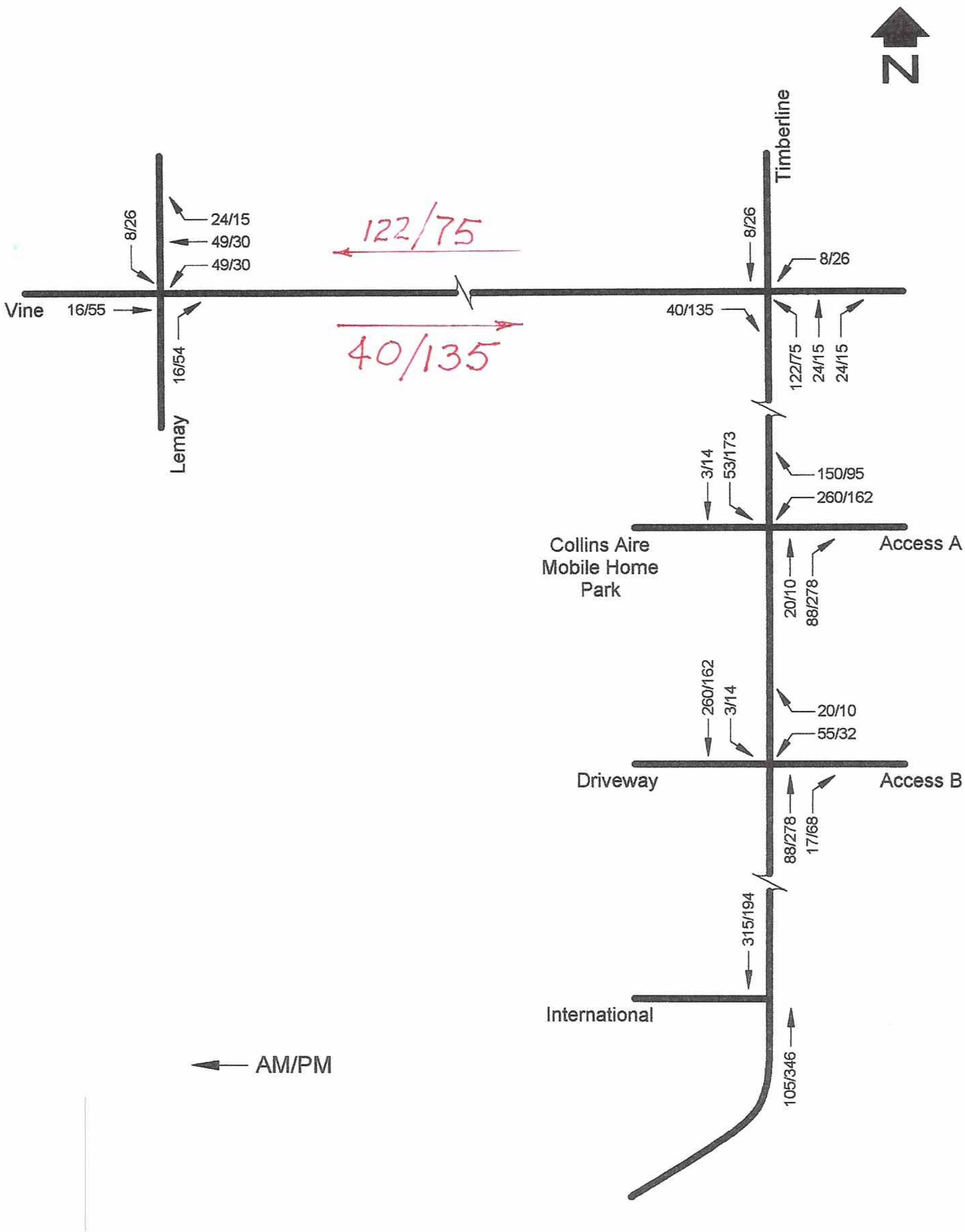
APPENDIX B



SITE PLAN

Figure 3

TABLE 2 Trip Generation													
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour				
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out	
First Filing													
Parcel A													
230	Townhome	136 D.U.	5.86	800	0.07	10	0.37	50	0.36	49	0.18	24	
Parcel B													
814	Retail	10.0 KSF	40.67	410	1.92	19	1.44	14	1.11	11	1.48	15	
Parcel C													
230	Townhome	75 D.U.	5.86	440	0.07	5	0.37	28	0.36	27	0.18	14	
Parcel D													
230	Townhome	57 D.U.	5.86	330	0.07	4	0.37	21	0.36	21	0.18	10	
Parcel E													
210	Single Family	66 D.U.	9.57	630	0.19	13	0.56	37	0.65	43	0.36	24	
Parcel F													
230	Townhome	53 D.U.	5.86	310	0.07	4	0.37	20	0.36	19	0.18	10	
Parcel G													
151	Storage	43.0 KSF	2.50	110	0.09	4	0.06	3	0.13	6	0.13	6	
Parcel H													
210	Single Family	64 D.U.	9.57	610	0.19	12	0.56	36	0.65	42	0.36	23	
Parcel I													
210	Single Family	48 D.U.	9.57	460	0.19	9	0.56	27	0.65	31	0.36	17	
Subtotal				4100		80		236		249		143	
Second Filing													
Parcel J													
230	Townhome	77 D.U.	5.86	450	0.07	5	0.37	28	0.36	28	0.18	14	
Parcel K													
210	Single Family	72 D.U.	9.57	690	0.19	14	0.56	40	0.65	47	0.36	26	
Parcel L													
210	Single Family	67 D.U.	9.57	640	0.19	13	0.56	38	0.65	44	0.36	24	
Parcel M													
210	Single Family	36 D.U.	9.57	340	0.19	7	0.56	20	0.65	23	0.36	13	
Parcel N													
210	Single Family	66 D.U.	9.57	630	0.19	13	0.56	37	0.65	43	0.36	24	
Parcel O													
210	Single Family	43 D.U.	9.57	410	0.19	8	0.56	24	0.65	28	0.36	15	
Parcel P													
210	Single Family	110 D.U.	9.57	1050	0.19	21	0.56	62	0.65	71	0.36	40	
Subtotal				4210		81		249		284		156	
Total				**8310**		**161**		**485**		**533**		**299**	



SHORT RANGE (2010) FULL DEVELOPMENT
SITE GENERATED PEAK HOUR TRAFFIC

Figure 11

APPENDIX C

Lemay and Vine APF
Affected Projects Listing

ACTIVE PROJECTS	Comments	Trips Revised
Aspen Heights	P&Z Approval, plans not signed, 3 yr period started)	X
Dry Creek Minor Sub	Active	X
East Ridge	All active except "C" Storage expired.	X
Hearthfire	Active-17 lots remain vacant or under construction.	X
Link-N-Greens (Woodward Gov)	Active	X
Maple Hill (Gillespie Farms)	Expired filings re-vested @ May 7, 2013 City Council Hearing.	X
Old Towne North	Active (6 lots lost vesting, roadway improv's not built-Oseander and Redwood)	X
Richards Lake	Active- 20 lots remain vacant or under construction.	X
Storybook	1st F active; 4 lots vacant. 2nd F, Ph 1 active; 49 lots vacant	X
Trail Head	Active	X
Water's Edge @ R.L.	Active	X

EXPIRED/BUILT-OUT/IRRELEVANT	
Brightwater Crossing	Built-out
Bull Run Apts.	Expired
Liberty Farms	Built-out
Lind Filing 1	Built-out
Lind Filing 2	Expired
New Belgium 4th	Built
Raptor Center	Built or expired
Rocky Mtn Innosphere	Built
Silo Self Storage	Expired
Solix Biofuels M.A.	(TIS?)
Stoddard ODP	No ODP approval - ignore
Story Book Filing 2, Ph 2	Expired
Sun Terrace Townhomes	expired
WalMart	Built-out
Waterfield	expired
Waterglen	Built/Expired
WaterGlen Mini-Storage	Active - Traffic study indicates 4 trips in the AM and 8 in the PM. Considering its location less than 1 trip per day is regularly expected at the Lemay and Vine intersection. Therefore it is not included in the APF review.

S:\Traffic\Development Review\APF\Lemay-Vine\Projects-Volumes spreadsheet_53013.xlsx

Lemay and Vine APF - REVISION 1 (09-13-2013)
Future trips from approved projects

Revised 6/24/2015

Projects	AM Peak												PM Peak											
	Eb			Wb			Nb			Sb			Eb			Wb			Nb			Sb		
	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R
Aspen Heights			13				4				1				7				14	2			1	
Dry Creek Minor Sub		2			4									5			3							
East Ridge Full		16		49	49	24			16	8				55		30	30	15			54	26		
Hearthfire											2									1			1	
Link-N-Greens (WoodGov)			4	9			2	5	5		9				7	11			7	12	12		11	
Maple Hill (Gillespie Farms)	2	4			12			5			15	7	8	14			8			18			10	4
Old Towne North	5	7	8		2		2					1	3	4	5		8		9					5
Richards Lake								1			3									3			2	
Storybook				1	1			2	1		1		1	1		1	1			1	1		2	
Trail Head		2		6	7				2					7		4	4				7			
Water's Edge @ R.L.								10			30									35			20	
Total Unbuilt Trips	7	31	25	65	75	24	8	23	24	8	61	8	12	86	19	46	54	15	30	72	74	26	47	9
Turning Counts (08/09/2012)	16	80	47	49	112	90	28	337	17	42	590	36	43	152	71	47	109	142	67	745	57	64	574	27
Turning Counts + Unbuilt Trips	**23**	**111**	**72**	**114**	**187**	**114**	**36**	**360**	**41**	**50**	**651**	**44**	**55**	**238**	**90**	**93**	**163**	**157**	**97**	**817**	**131**	**90**	**621**	**36**

Notes:

1. Table revised 9-13-2012 to remove the unapproved Retail trips from the Old Towne North project.

S:\Traffic\Development Review\APF\Lemay-Vine\Projects-Volumes spreadsheet_53013.xlsx