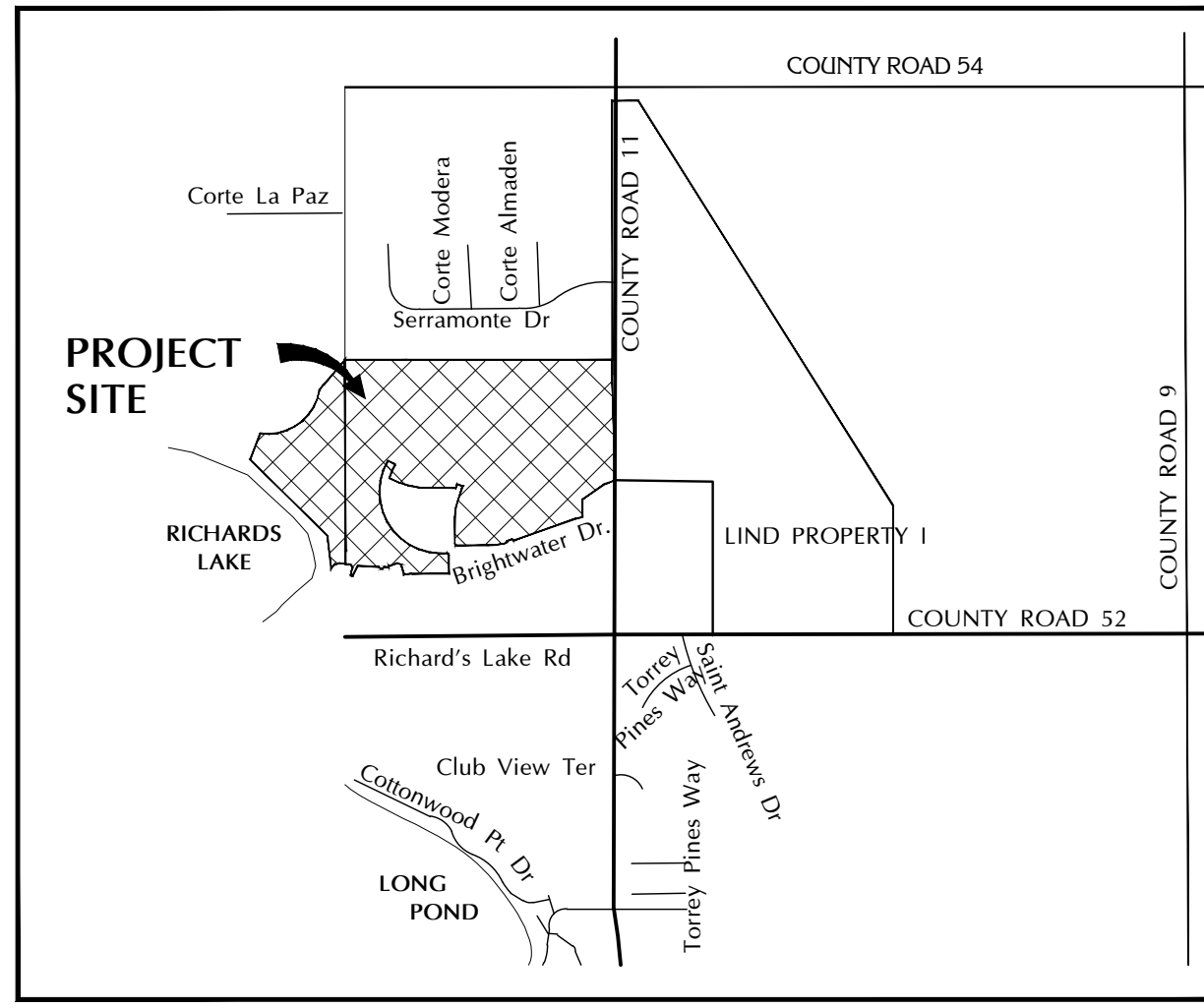


VICINITY MAP
 SCALE 1"=2000' APPROXIMATE



PROJECT SITE

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 68 WEST, OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
 BASIS OF BEARINGS: THE EAST LINE OF THE SE 1/4 OF SECTION 30 BEING MONUMENTED AT THE EAST 1/4 CORNER BY A 2" ALUMINUM CAP STAMPED "PLS 4502 1994" AND AT THE SE CORNER BY A 2" ALUMINUM CAP STAMPED "S30.S29.S32.S31, PLS 4502 1994" WITH A BEARING BETWEEN ASSUMED TO BEAR 500°28'06"W;
 COMMENCING AT THE EAST 1/4 OF SAID SECTION 30, THENCE S00°28'06"W, 150.00 FEET ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 30; THENCE N89°46'47"W, 42.00 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL RECORDED AT BOOK 1762 PAGE 221 ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL RECORDED AT RECEPTION NO. 2001020795 OF THE RECORDS OF THE CLERK AND RECORDERS OFFICE OF LARIMER COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING;
 THENCE S00°28'06"W, 975.37 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH COUNTY ROAD 11;
 THENCE S81°23'53"W, 6.08 FEET TO THE NORTHEAST CORNER OF TRACT A RICHARDS LAKE PUD FILING ONE RECORDED AT RECEPTION NO. 2001023344; THENCE S81°23'53"W, 213.30 FEET ALONG THE NORTH LINE OF SAID TRACT A; THENCE S56°03'41"W, 250.78 FEET ALONG THE NORTH LINE OF SAID TRACT A; THENCE S00°21'52"W, 163.25 FEET ALONG THE WEST LINE OF SAID TRACT A TO THE NORTH RIGHT-OF-WAY OF BRIGHTWATER DRIVE; THENCE SOUTHWESTERLY, 70.12 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND ALONG THE NORTH RIGHT-OF-WAY OF BRIGHTWATER DRIVE; SAID ARC HAVING A RADIUS OF 648.39 FEET, A CENTRAL ANGLE OF 89°14'45", AND BEING SUBTENDED BY A CHORD THAT BEARS S74°02'45"W, 70.08 FEET; THENCE S70°06'45"W, 592.75 FEET ALONG THE NORTH RIGHT-OF-WAY OF BRIGHTWATER DRIVE TO A POINT OF CURVE; THENCE NORTHWESTERLY, 23.56 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND ALONG THE EAST RIGHT-OF-WAY OF FLEET DRIVE; SAID ARC HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°58'37", AND BEING SUBTENDED BY A CHORD THAT BEARS N64°03'13"W, 21.21 FEET; THENCE S70°06'45"W, 57.00 FEET TO THE WEST RIGHT-OF-WAY FLEET DRIVE; THENCE SOUTHWESTERLY, 23.01 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND ALONG THE NORTH RIGHT-OF-WAY OF BRIGHTWATER DRIVE; SAID ARC HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°52'31", AND BEING SUBTENDED BY A CHORD THAT BEARS S31°13'14"W, 20.82 FEET; THENCE SOUTHWESTERLY, 158.43 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND ALONG THE NORTH RIGHT-OF-WAY OF BRIGHTWATER DRIVE; SAID ARC HAVING A RADIUS OF 602.17 FEET, A CENTRAL ANGLE OF 19°10'12" AND BEING SUBTENDED BY A CHORD THAT BEARS S82°47'11"W, 158.97 FEET; THENCE N89°37'57"W, 293.62 FEET ALONG THE NORTH RIGHT-OF-WAY OF BRIGHTWATER DRIVE TO A POINT OF CURVE; THENCE NORTHWESTERLY, 23.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND ALONG THE EAST RIGHT-OF-WAY OF PARKSIDE DRIVE; SAID ARC HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°55'43" AND BEING SUBTENDED BY A CHORD THAT BEARS N44°03'35"W, 21.20 FEET; THENCE N00°15'39"E, 239.15 FEET ALONG THE EAST RIGHT-OF-WAY OF PARKSIDE DRIVE TO A POINT OF CURVE; THENCE NORTHEASTERLY, 155.50 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE EAST RIGHT-OF-WAY OF PARKSIDE DRIVE; SAID ARC HAVING A RADIUS OF 471.55 FEET, A CENTRAL ANGLE OF 18°53'37", AND BEING SUBTENDED BY A CHORD THAT BEARS N09°45'33"E, 154.79 FEET; THENCE N19°12'21"E, 145.13 FEET ALONG THE EAST RIGHT-OF-WAY OF PARKSIDE DRIVE TO A POINT OF CURVE; THENCE N70°47'03"W, 57.00 FEET TO THE WEST RIGHT-OF-WAY OF PARKSIDE DRIVE; THENCE S19°12'39"W, 39.38 FEET ALONG THE WEST RIGHT-OF-WAY OF PARKSIDE DRIVE TO THE NORTHEAST CORNER OF TRACT J RICHARDS LAKE PUD FILING ONE; THENCE N63°10'07"W, 76.75 FEET ALONG THE NORTH LINE OF SAID TRACT J; THENCE N89°38'07"W, 245.10 FEET ALONG THE NORTH LINE OF SAID TRACT J TO A POINT OF CURVE; THENCE NORTHEASTERLY, 301.93 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND ALONG THE NORTH LINE OF SAID TRACT J TO THE EAST RIGHT-OF-WAY OF BRIGHTWATER DRIVE; SAID ARC HAVING A RADIUS OF 890.65 FEET, A CENTRAL ANGLE OF 19°25'24", AND BEING SUBTENDED BY A CHORD THAT BEARS N79°04'28"W, 300.49 FEET; THENCE NORTHEASTERLY, 136.76 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE EAST RIGHT-OF-WAY OF BRIGHTWATER DRIVE; SAID ARC HAVING A RADIUS OF 492.62 FEET, A CENTRAL ANGLE OF 15°54'24", AND BEING SUBTENDED BY A CHORD THAT BEARS N22°39'54"E, 136.32 FEET; THENCE N59°21'36"W, 76.00 FEET TO THE WEST RIGHT-OF-WAY OF BRIGHTWATER DRIVE; THENCE SOUTHWESTERLY, 1192.28 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE WEST RIGHT-OF-WAY OF BRIGHTWATER DRIVE; SAID ARC HAVING A RADIUS OF 688.05 FEET, A CENTRAL ANGLE OF 120°15'30", AND BEING SUBTENDED BY A CHORD THAT BEARS S29°29'51"E, 985.17 FEET; THENCE S89°38'07"E, 99.05 FEET ALONG THE SOUTH RIGHT-OF-WAY OF BRIGHTWATER DRIVE TO A POINT OF CURVE; THENCE SOUTHWESTERLY, 23.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF RICHARD'S LAKE PUD FILING ONE TO A POINT OF CURVE; THENCE SOUTHWESTERLY, 751.61 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND ALONG THE NORTHWESTERLY LINE OF RICHARD'S LAKE PUD FILING ONE; THENCE N21°12'53"E, 258.85 FEET ALONG SAID NORTHWESTERLY LINE TO A POINT OF CURVE; THENCE SOUTHWESTERLY, 12.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND ALONG THE NORTHWESTERLY LINE OF RICHARD'S LAKE PUD FILING ONE; THENCE SOUTHWESTERLY, 1000.00 FEET TO THE NORTHWESTERLY LINE OF RICHARD'S LAKE PUD FILING ONE; THENCE SOUTHWESTERLY, 20.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH; SAID ARC HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 2°25'14", AND BEING SUBTENDED BY A CHORD THAT BEARS N74°16'21"W, 20.01 FEET; THENCE N19°43'07"E, 76.21 FEET; THENCE S89°47'47"E, 2445.05 FEET ALONG A LINE PARALLEL TO AND 15.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 AND ALONG THE NORTH LINE OF THAT PARCEL RECORDED AT RECEPTION NO. 2001020795, THENCE ALONG THE NORTHERLY LINE OF THAT PARCEL RECORDED AT RECEPTION NO. 2001020795 AND THE SOUTHERLY LINE OF THAT PARCEL RECORDED AT RECEPTION NO. 1762 PAGE 221 THE FOLLOWING TWO (2) COURSES: 1) S00°28'06"W, 135.00 FEET; 2) S89°46'47"E, 158.00 FEET TO THE TRUE POINT OF BEGINNING.
 AREA= 4,724,402 SQUARE FEET, 108,457 ACRES MORE OR LESS.

SIGHT DISTANCE EASEMENT NOTES

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.
 A) FENCES UP TO 42 INCHES IN HEIGHT MAY BE ALLOWED AS LONG AS THEY DO NOT OBSTRUCT THE LINE OF SIGHT FOR MOTORISTS
 B) 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 (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 THE LINE OF SIGHT FOR MOTORISTS SHALL BE REMOVED BY THE OWNER.

SIGNATURES

OWNER'S CERTIFICATION
 THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF 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 _____ DATE _____

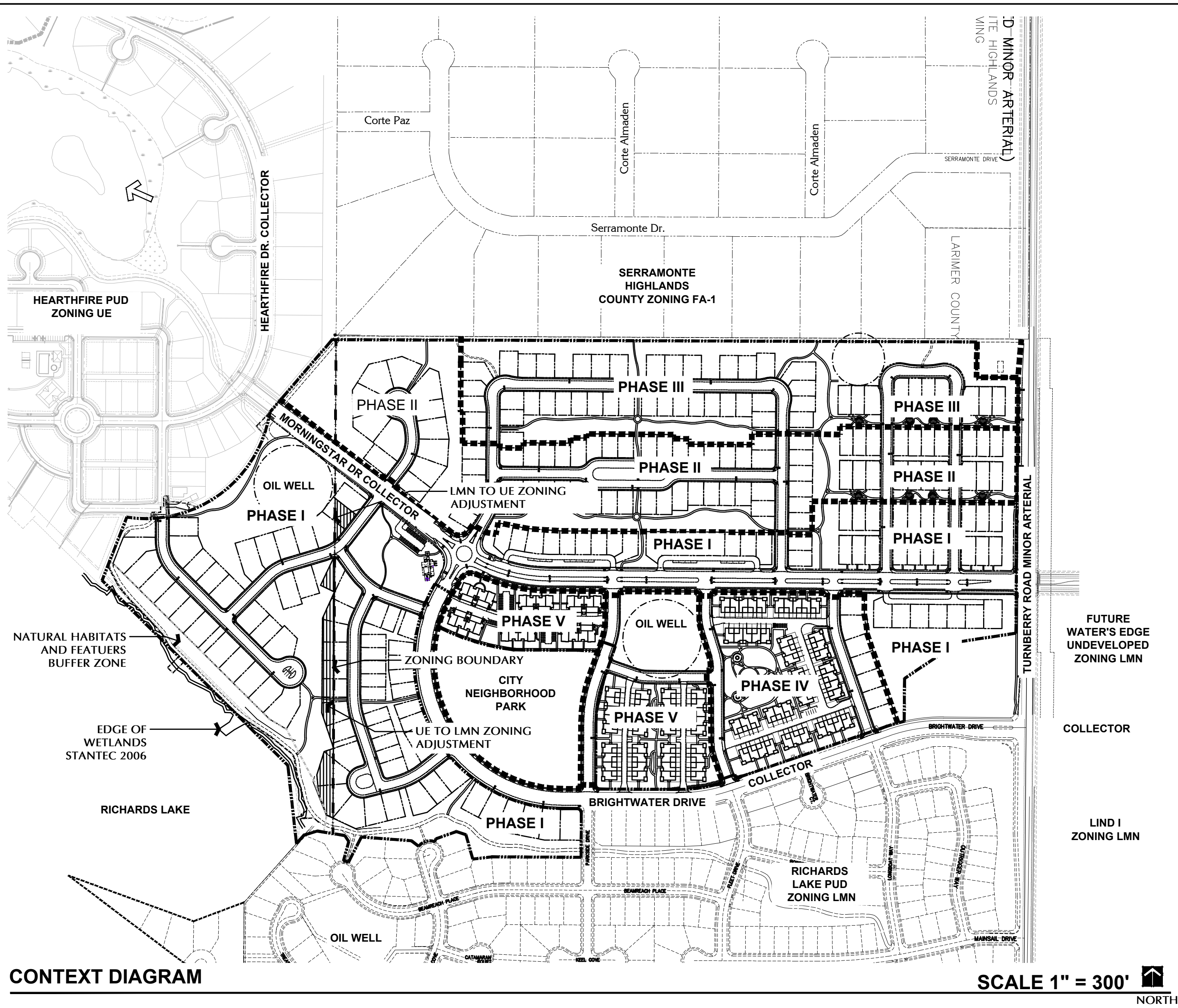
NOTARY CERTIFICATE
 STATE OF COLORADO ss.)
 COUNTY OF _____)
 SUBSCRIBED and sworn to before this _____ day of _____ 20____
 by: _____
 WITNESS my hand and official seal. My commission expires: _____

Notary Public _____
 DIRECTOR OF PLANNING
 APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS,
 COLORADO, THIS _____ DAY OF _____ A.D. 20____

DIRECTOR OF PLANNING _____

SHEET INDEX

- 1. COVER SHEET
- 2. OVERALL SITE PLAN
- 3. SITE PLAN 1
- 4. SITE PLAN 2
- 5. SITE PLAN 3
- 6. SITE PLAN 4
- 7. OVERALL LANDSCAPE PLAN
- 8. LANDSCAPE PLAN 1
- 9. LANDSCAPE PLAN 2
- 10. LANDSCAPE PLAN 3
- 11. LANDSCAPE PLAN 4
- 12. LANDSCAPE DETAILS
- 13. DETAILS
- 14. ELEVATIONS
- 15. ELEVATIONS
- 16. ELEVATIONS



CONTEXT DIAGRAM

SCALE 1" = 300' NORTH

LAND USE BREAKDOWN

	LMN	UE	TOTAL
GROSS AREA	90.12 AC	18.33 AC	108.45 AC
LESS OIL WELLS	3.47 AC		3.47 AC
ADD ZONE ADJUST	0.70 AC		
DELETE ADJUST		0.70 AC	
ADJUSTED GROSS	87.35 AC	17.63 AC	104.98 AC
NET AREA DEDUCTIONS			
PEDESTRIAN CONNECTIONS	3.40 AC		3.40 AC
ACTIVE OPEN SPACE	1.46 AC		1.46 AC
COMMUNITY CENTER	1.80 AC		1.80 AC
NET SITE AREA	80.69 AC	17.63 AC	98.32 AC
DWELLING UNITS			
COURTYARDS	50 UNITS		50 UNITS
50' PATIO HOME LOTS	21 UNITS		21 UNITS
60' PATIO HOME LOTS	92 UNITS		92 UNITS
70' PATIO HOME LOTS	28 UNITS		28 UNITS
70' SINGLE FAMILY LOTS	36 UNITS		36 UNITS
70' ESTATE LOTS		16 UNITS	16 UNITS
ESTATE CUSTOM HOME LOTS		11 UNITS	11 UNITS
SINGLE FAMILY ATTACHED	82 UNITS		82 UNITS
MULTI-FAMILY	48 UNITS		48 UNITS
TOTAL UNITS	357 UNITS	27 UNITS	384 UNITS
GROSS DENSITY	4.09 DU/AC	1.53 DU/AC	4.99 DU/AC
NET DENSITY	4.42 DU/AC	1.53 DU/AC	4.99 DU/AC
SOLAR ORIENTATION	TBD	NA	
COVERAGE			
STREET ROW	17.81 AC 20.4%	2.30 AC 13.1%	20.11 AC 19.2%
PARKING & PRIVATE DRIVES	3.13 AC 3.6%		3.13 AC 3.0%
LOTS	37.94 AC 43.4%	5.90 AC 33.5%	43.84 AC 41.8%
BUILDINGS	1.07 AC 1.2%		1.07 AC 1.0%
OPEN SPACE	27.40 AC 31.4%	9.43 AC 53.4%	36.83 AC 35.0%
TOTAL	87.35 AC 100.0%	17.63 AC 100.0%	104.98 AC 100%

BUILDING SETBACKS

PER LOT TYPICALS ON SHEET 3

OTHER

ZONING LMN & UE
 MAXIMUM BUILDING HEIGHT 3 STORIES

WATERS EDGE

FINAL DEVELOPMENT PLANS
 FORT COLLINS, COLORADO

JOB NO: 13402
 ACAD FILE: 13401\FDP2
 DRAWN: TCH
 CHECKED: TCH
 ISSUE DATE: SEPT. 1, 2015

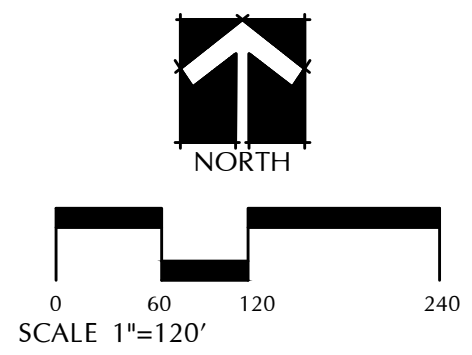
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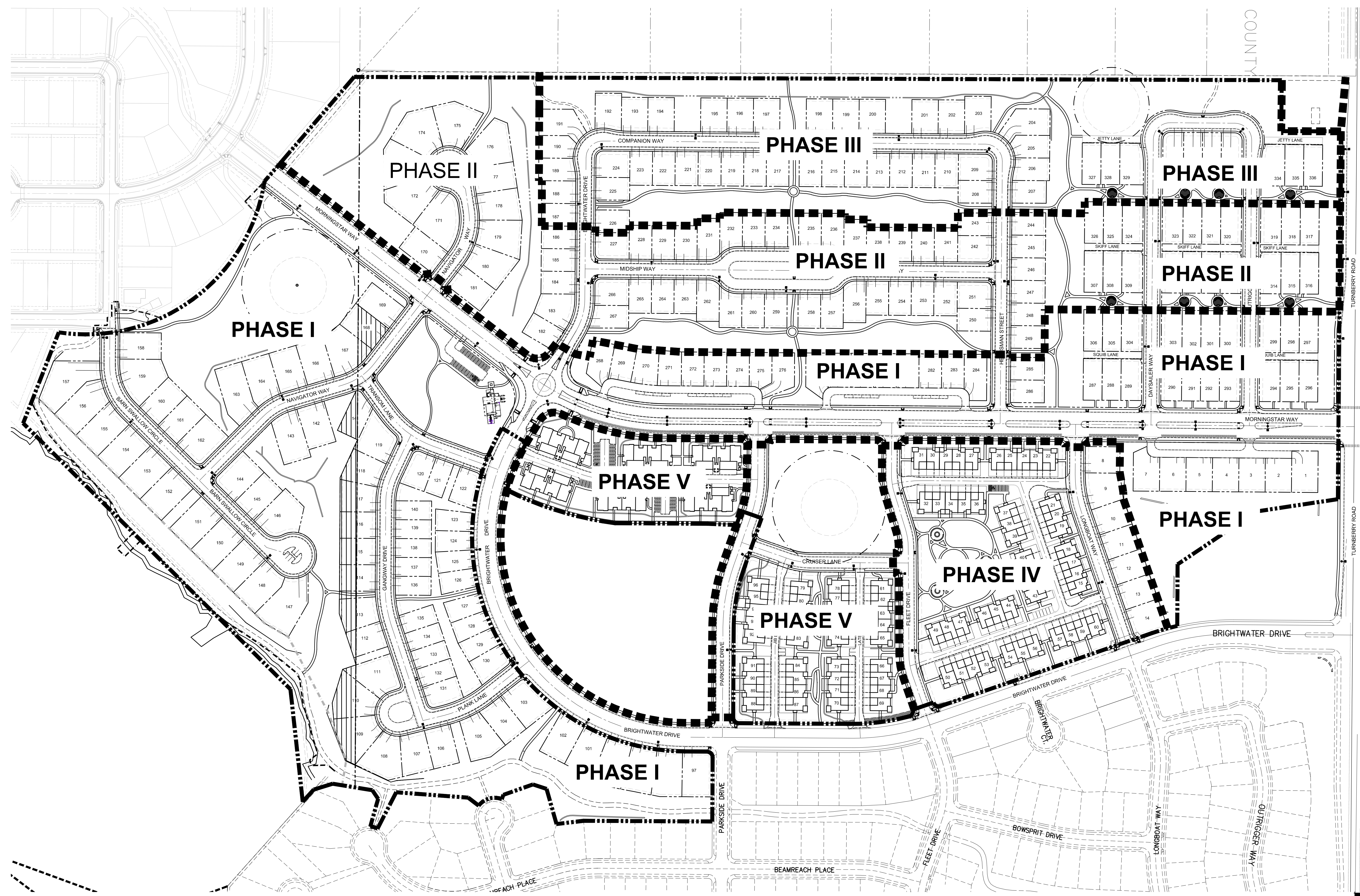
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 COVER SHEET

SHEET NO:

1 OF ?



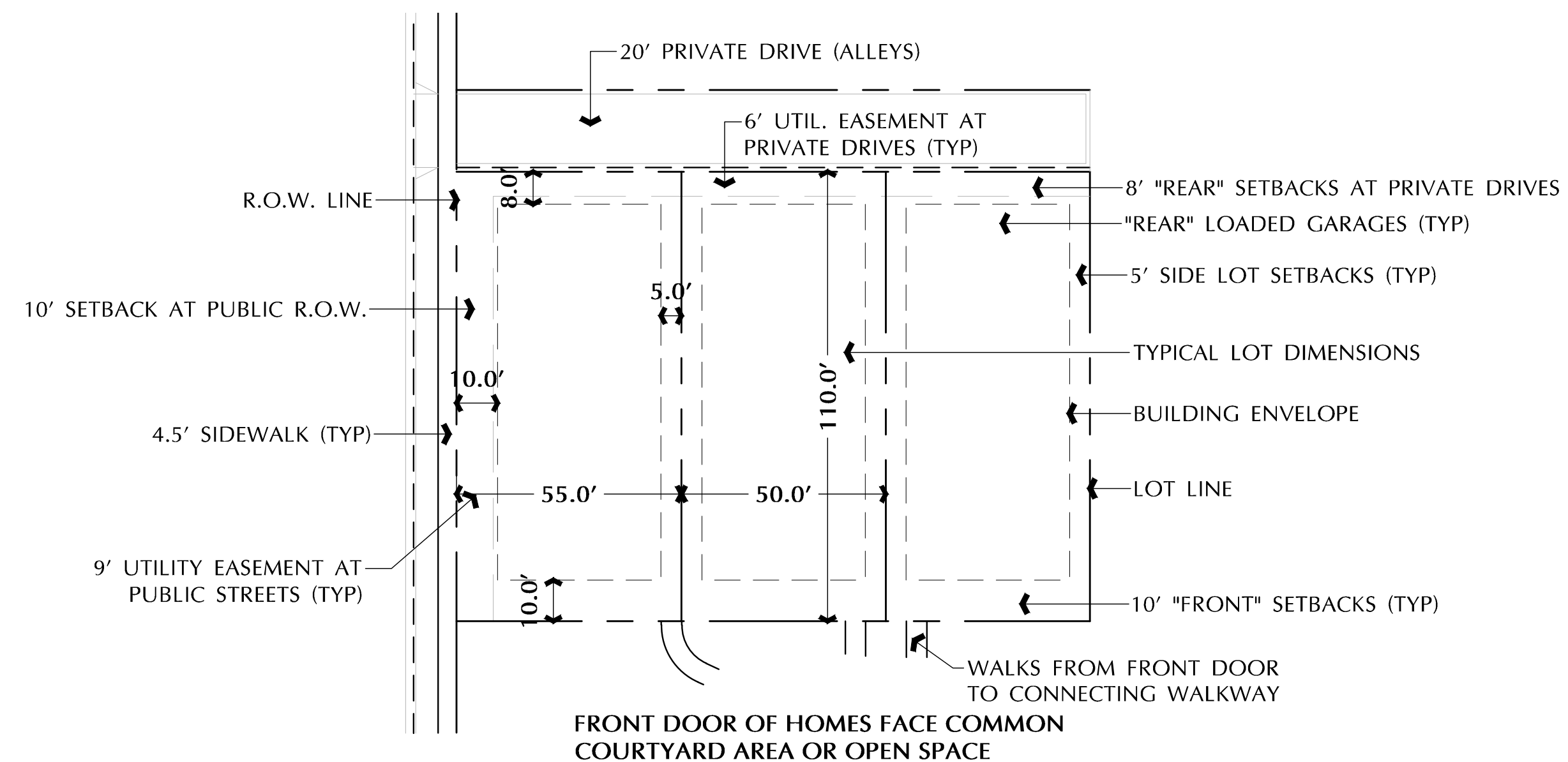


WATERS EDGE
 FINAL DEVELOPMENT PLANS
 FORT COLLINS, COLORADO

JOB NO:	13402
ACAD FILE:	13401FDP2
DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	MAY 22, 2015
REVISIONS	DATE

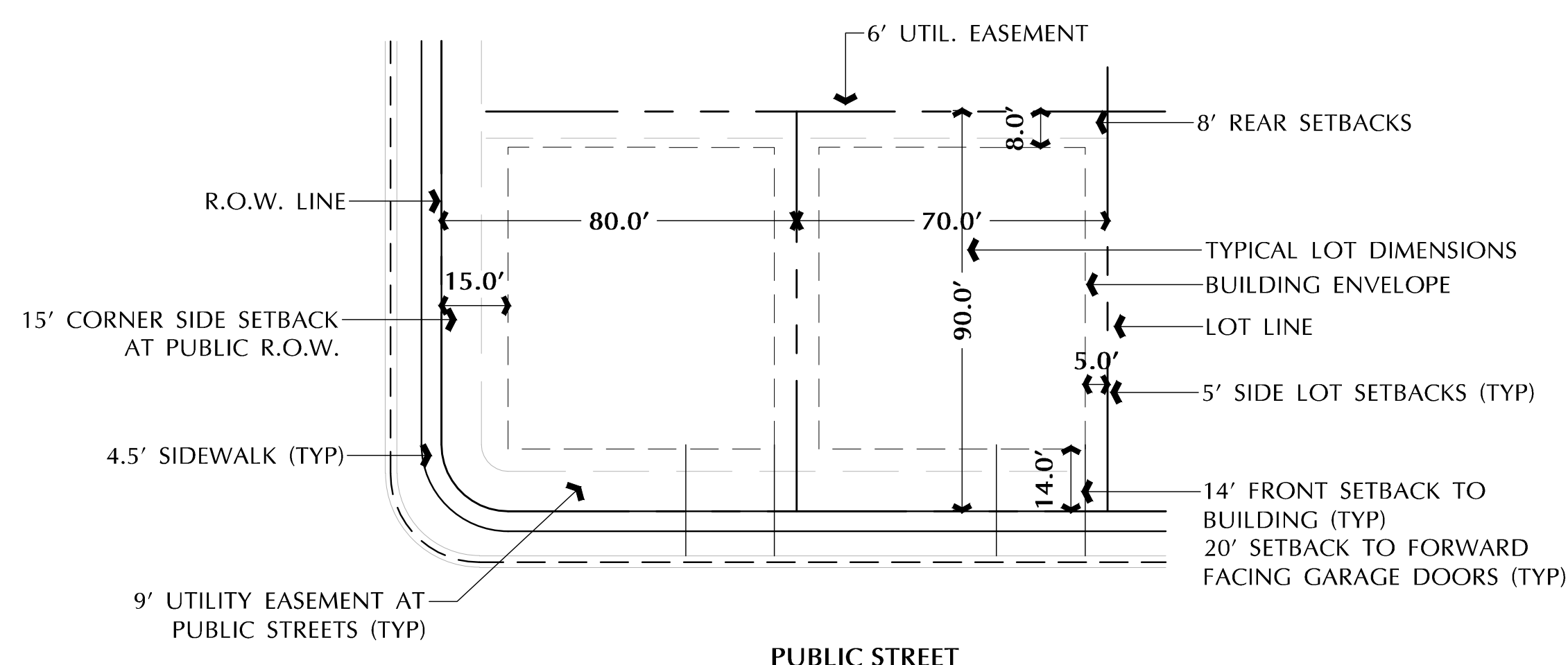
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OVERALL SITE PLAN

SHEET NO:
2 OF **?**



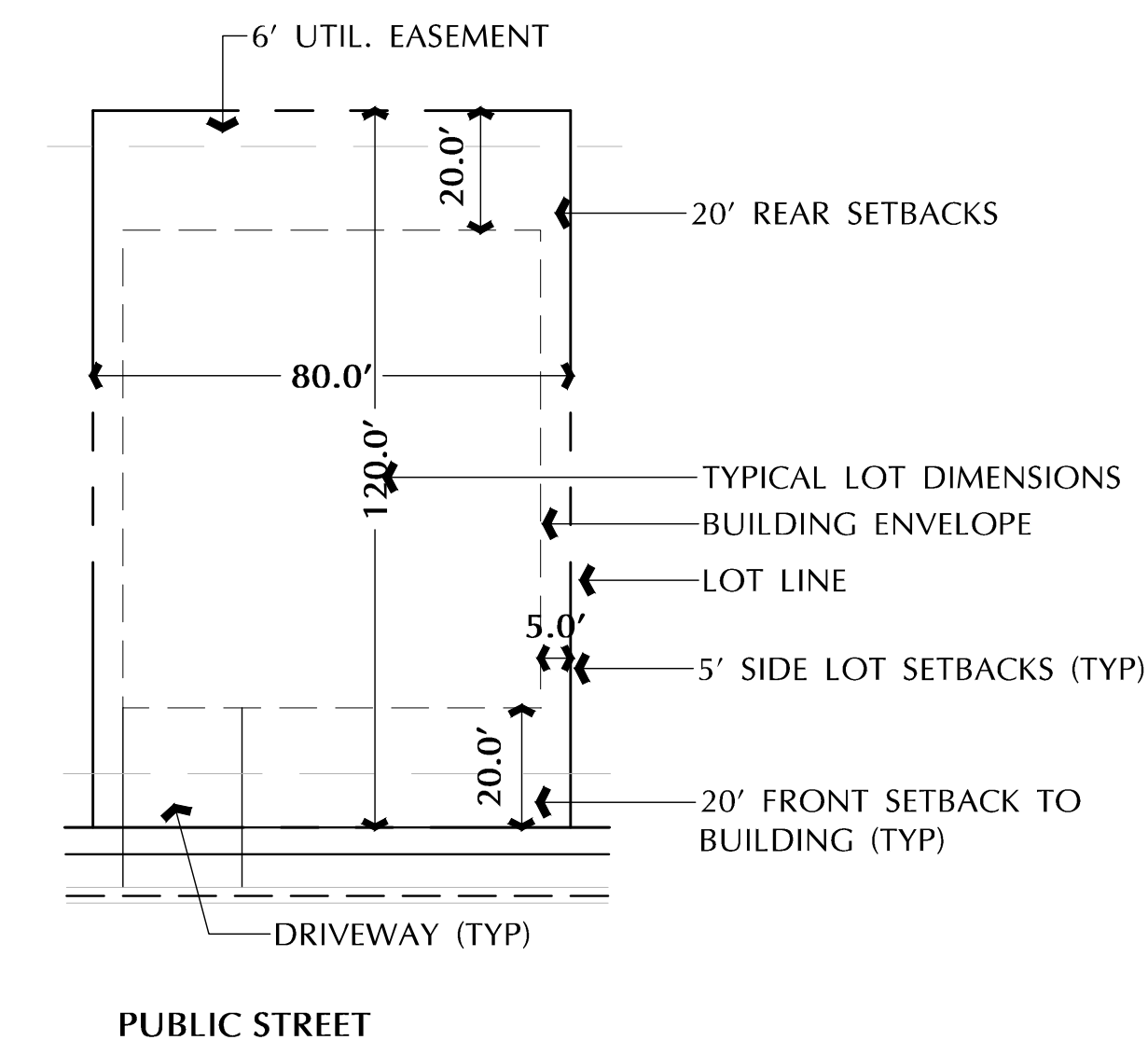
COURTYARD HOMES TYPICAL LOT DETAIL

LOTS 287-336
SCALE 1"=30'



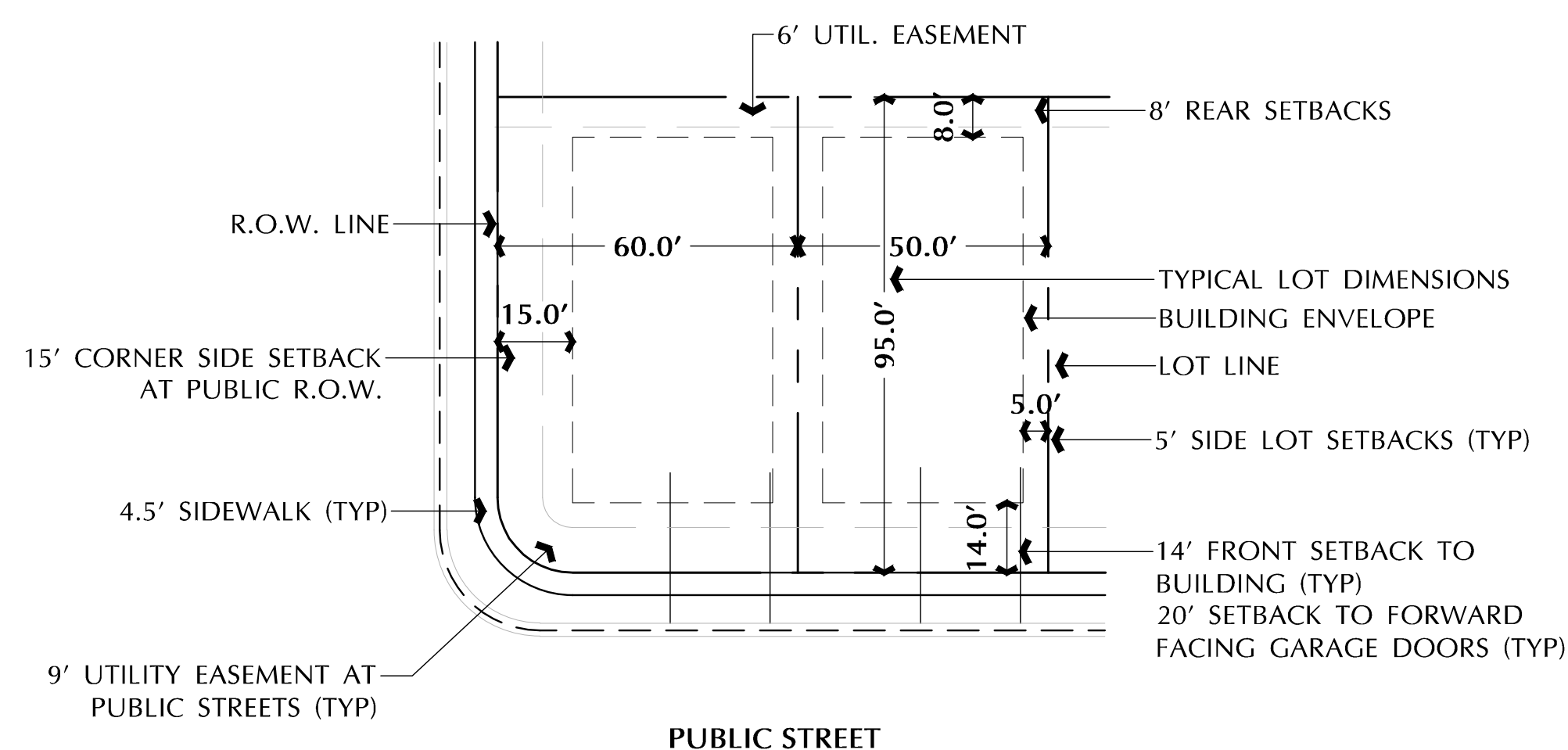
70' PATIO HOMES TYPICAL LOT DETAIL

LOTS 1-14, 191-204
SCALE 1"=30'



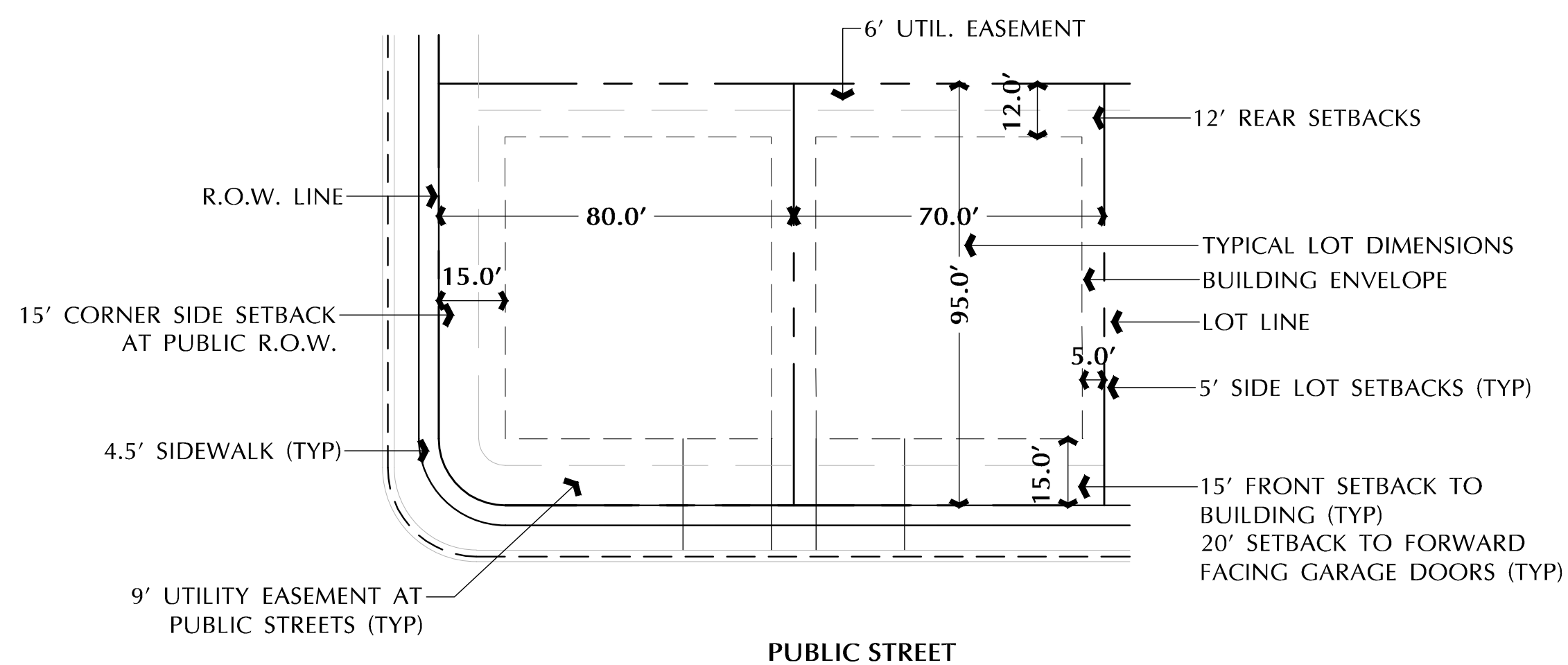
ESTATE CUSTOM HOME TYPICAL LOT DETAIL

LOTS 147-157
SCALE 1"=30'



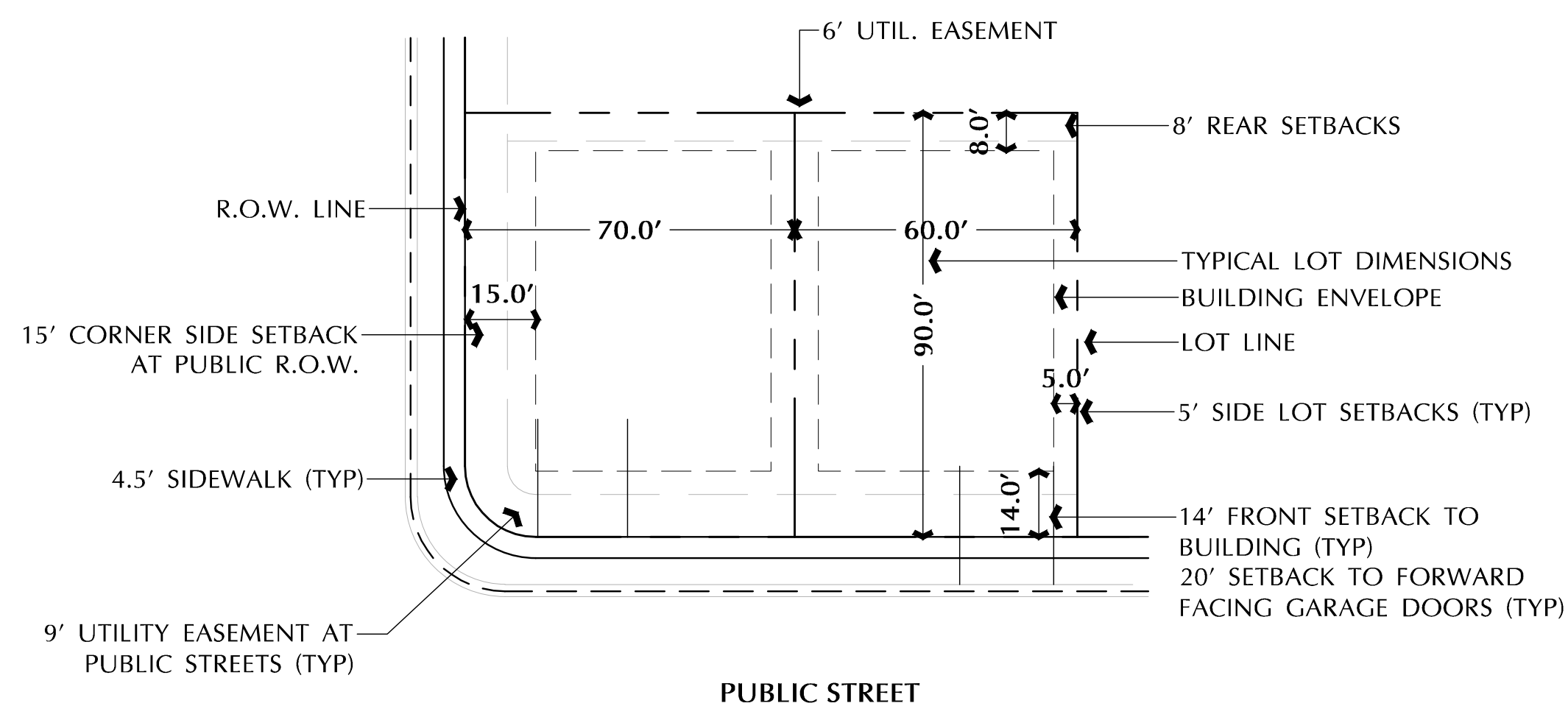
50' PATIO HOMES TYPICAL LOT DETAIL

LOTS 120-140
SCALE 1"=30'



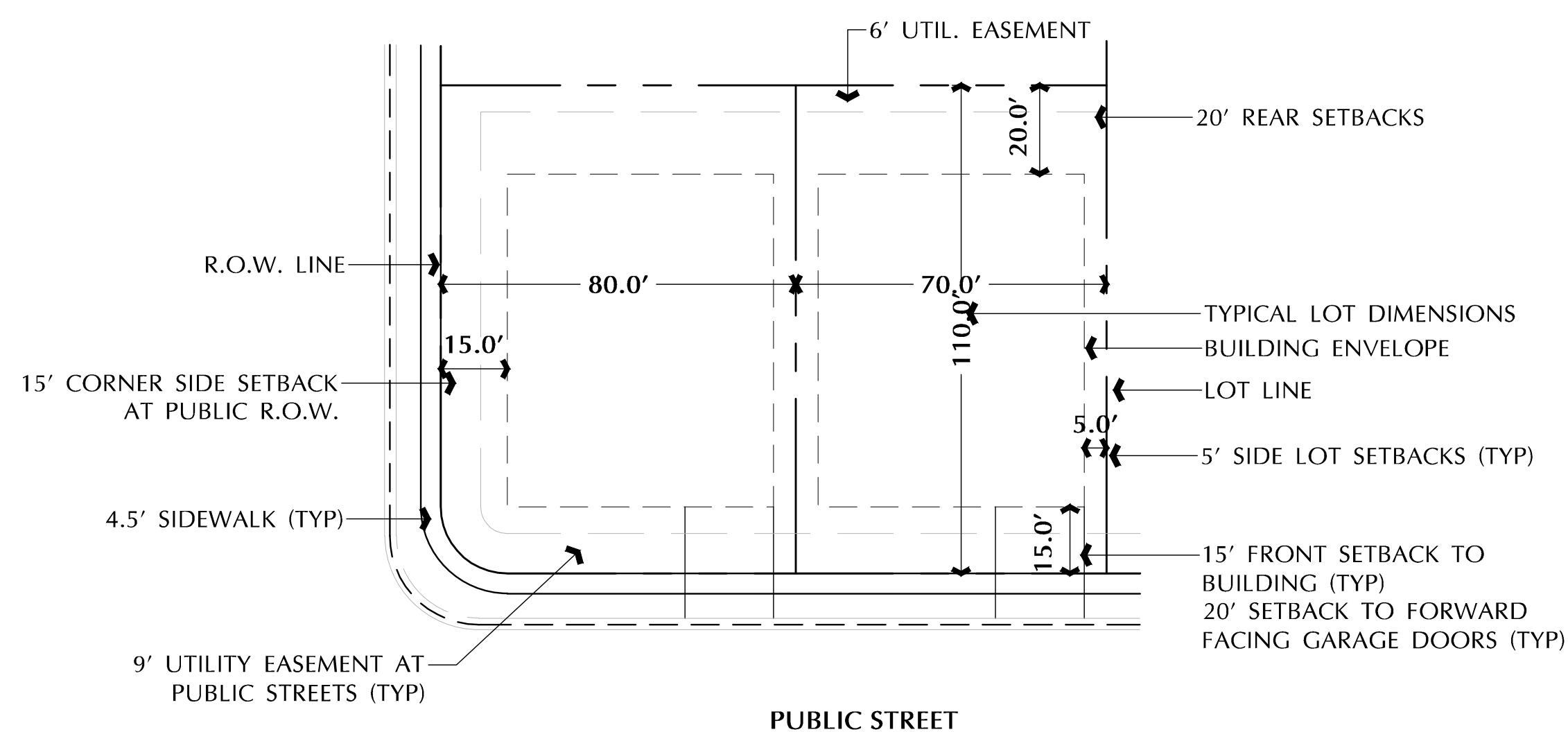
70' SINGLE FAMILY TYPICAL LOT DETAIL

LOTS 97-119, 169-191
SCALE 1"=30'



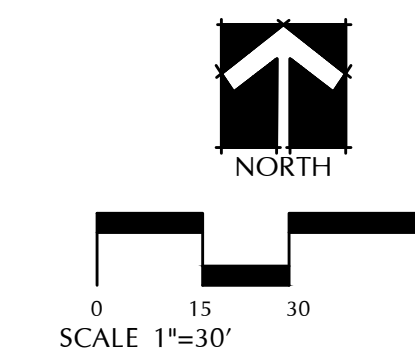
60' PATIO HOMES TYPICAL LOT DETAIL

LOTS 141, 182-190, 205-286
SCALE 1"=30'



70' ESTATE LOTS TYPICAL LOT DETAIL

LOTS 142-146, 158-168
SCALE 1"=30'



WATERS EDGE

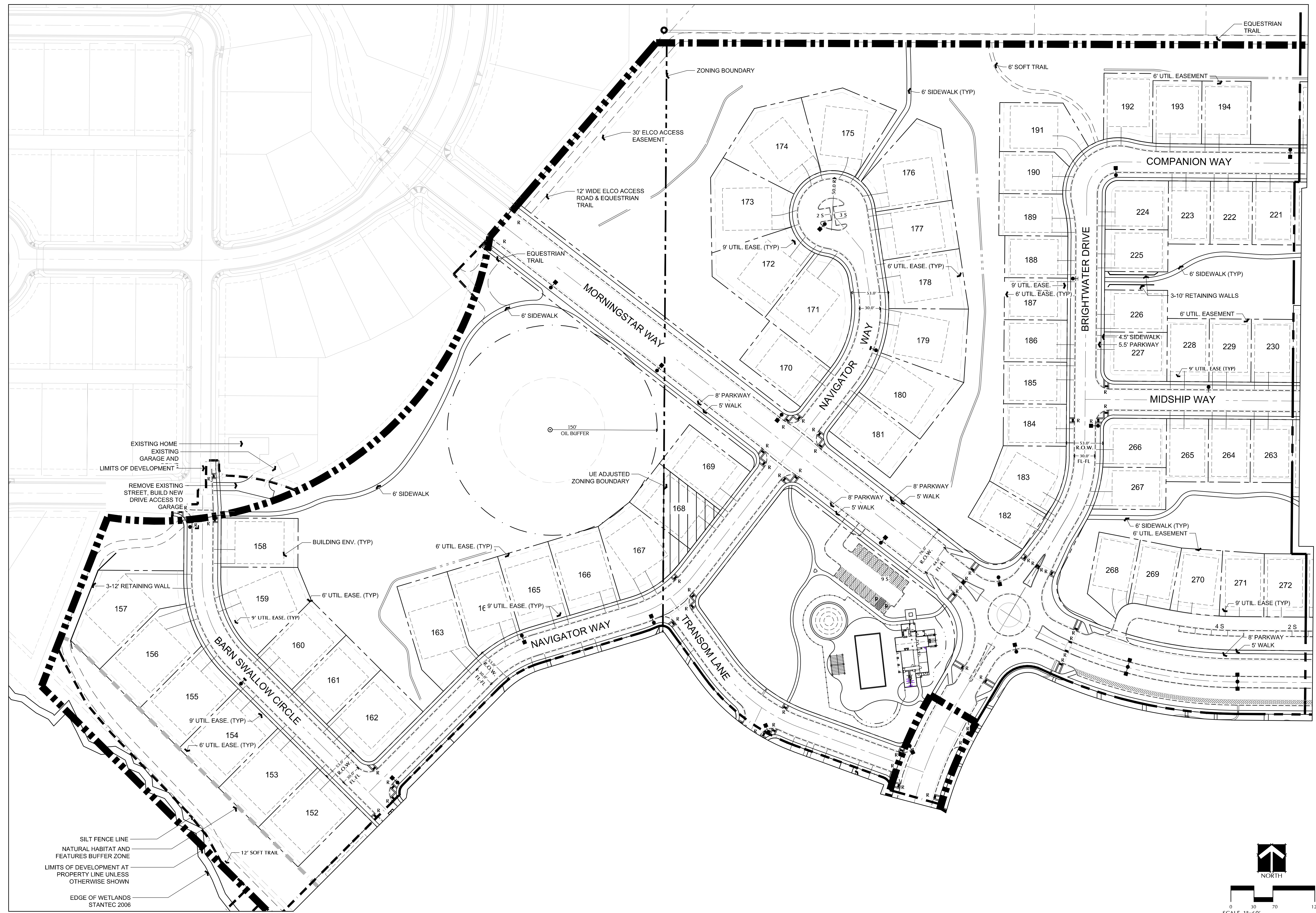
**FINAL DEVELOPMENT PLANS
FORT COLLINS, COLORADO**

JOB NO:	13402
ACAD FILE:	13401FDP2
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CHECKED:	TCH
ISSUE DATE:	MAY 22, 2015

REVISIONS	DATE

SHEET TITLE:
LOT TYPICALS

SHEET NO:
3 OF **?**



WATERS EDGE

FINAL DEVELOPMENT PLANS
 FORT COLLINS, COLORADO

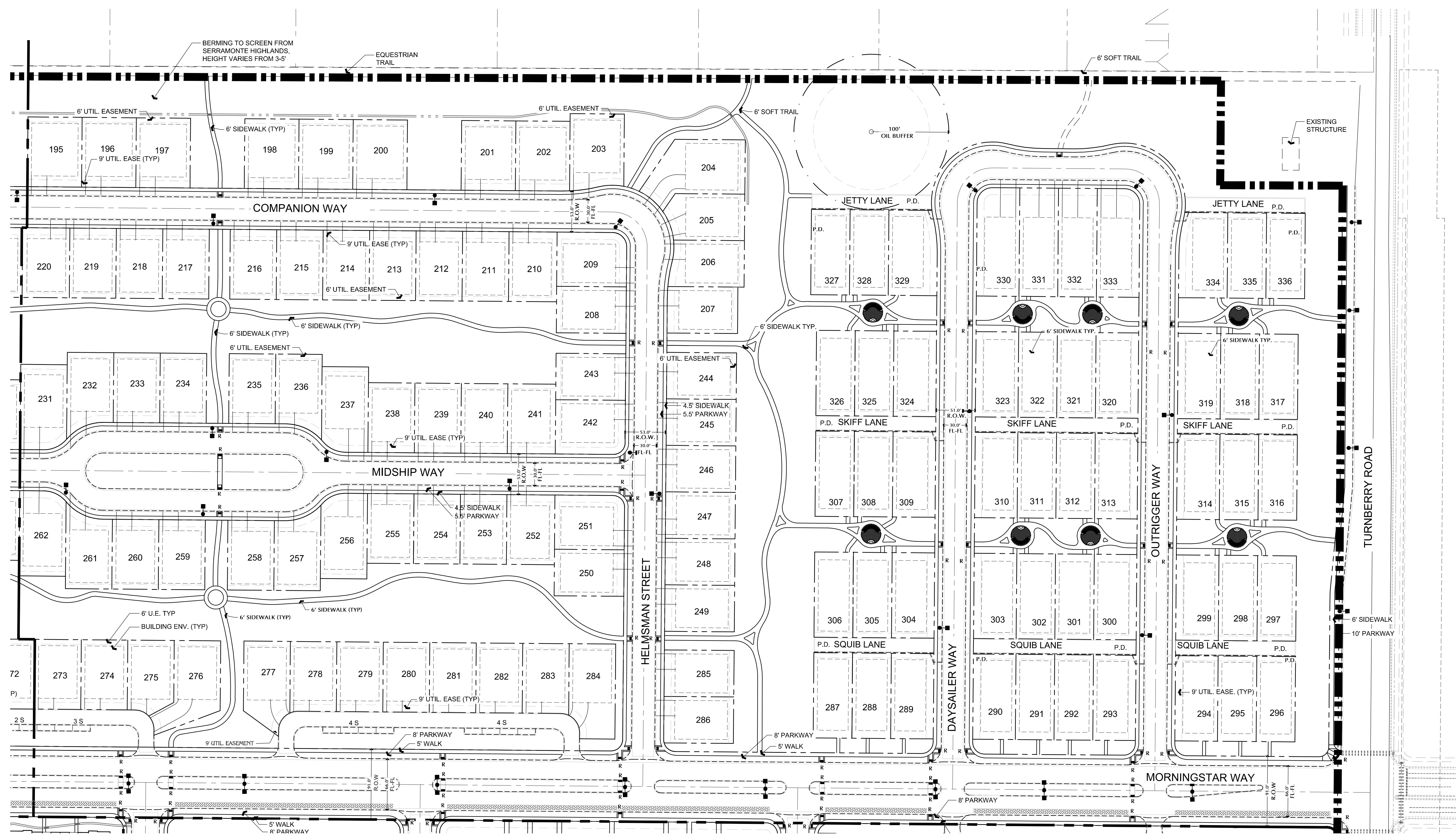
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ACAD FILE:	13401FDP2
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ISSUE DATE:	SEPT. 1, 2015
REVISIONS	DATE

SHEET TITLE:
SITE PLAN

SHEET NO:
4 OF **?**

EXISTING HOME
 EXISTING GARAGE AND
 LIMITS OF DEVELOPMENT
 REMOVE EXISTING STREET, BUILD NEW DRIVE ACCESS TO GARAGES

SILT FENCE LINE
 NATURAL HABITAT AND FEATURES BUFFER ZONE
 LIMITS OF DEVELOPMENT AT PROPERTY LINE UNLESS OTHERWISE SHOWN
 EDGE OF WETLANDS STANTEC 2006



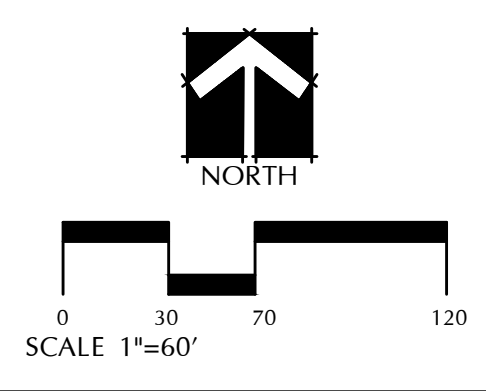
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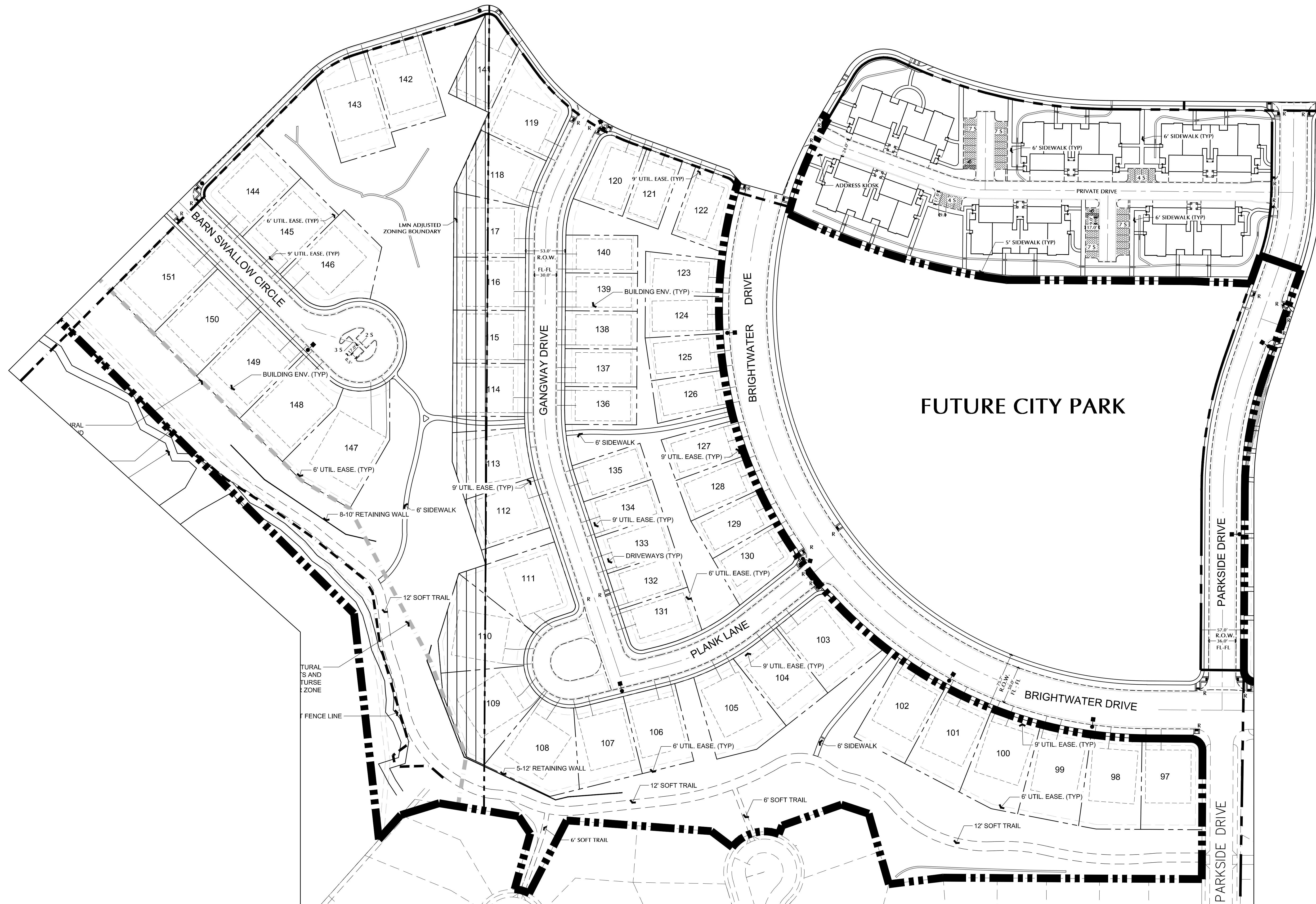
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**OVERALL
SITE PLAN**

SHEET NO:
5 OF **?**





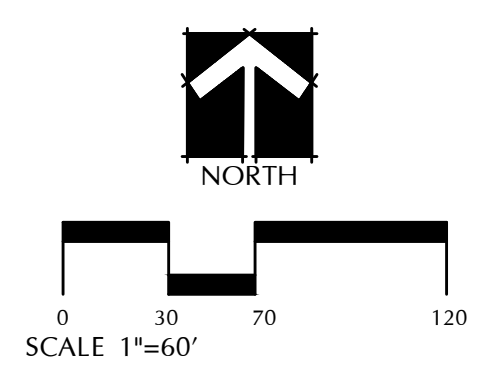
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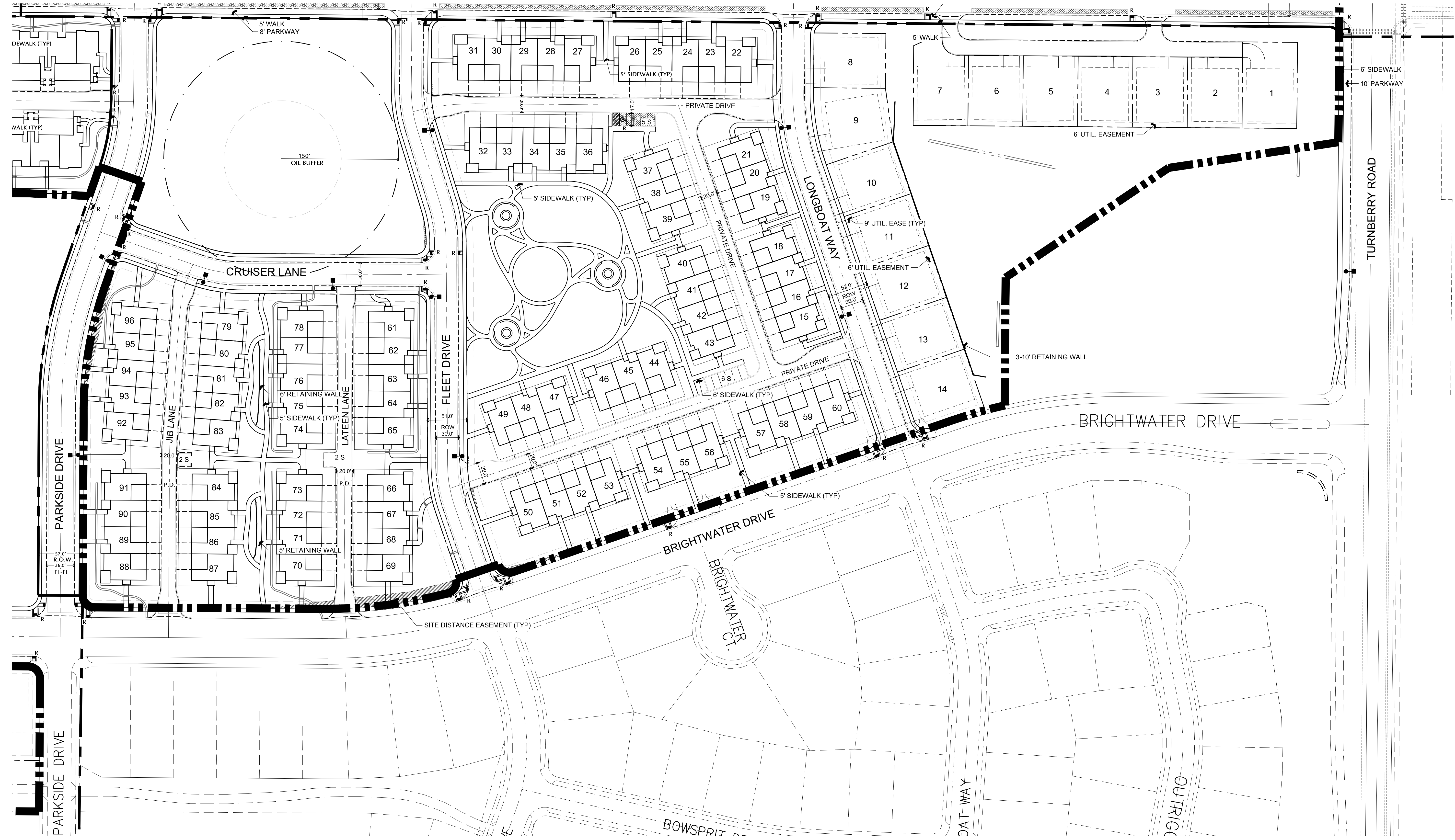
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SHEET TITLE:
**OVERALL
SITE PLAN**

SHEET NO:
6 OF **?**





WATERS EDGE

FINAL DEVELOPMENT PLANS
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SHEET TITLE:
**OVERALL
 SITE PLAN**

SHEET NO:
7 OF **?**

