LAND USE BREAKDOWN

l UE **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** 50 UNITS COURTYARDS 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 82 UNITS SINGLE FAMILY ATTACHED 82 UNITS 48 UNITS **MULTI-FAMILY** 48 UNITS **TOTAL UNITS** 357 UNITS 384 UNITS 27 UNITS 4.09 DU/AC **GROSS DENSITY** 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% 5.90 AC 33.5% 43.84 AC 41.8% LOTS 37.94 AC 43.4% 1.07 AC 1.2% **BUILDINGS** 1.07 AC 1.0% 9.43 AC 53.4% 36.83 AC 35.0% **OPEN SPACE** 27.40 AC 31.4%

87.35 AC 100.0% 17.63 AC 100.0% 104.98 AC 100 %

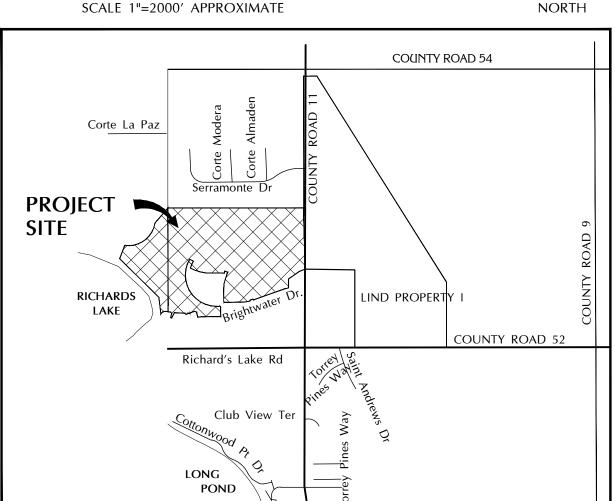
BUILDING SETBACKS

PER LOT TYPICALS ON SHEET 3

OTHER

MAXIMUM BUILDING HEIGHT

LMN & UE 3 STORIES **VICINITY MAP** SCALE 1"=2000' APPROXIMATE



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

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 COUNTY OF	ss.))		
SUBSCRIBED and sworn to by. WITNESS my hand and of		day of	20
		Notary Public	
DIRECTOR OF PLANNING APPROVED BY THE DIRECTOR	OF PLANNING O	F THE CITY OF FO	ORT COLLINS,
COLORADO, THIS	DAY OF		A.D. 20

DIRECTOR OF PLANNING

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 SE1/4 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 "\$30,\$29,\$32,\$31, PL\$ 4502 1994" WITH A BEARING BETWEEN ASSUMED TO BEAR \$00^28'06"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 SE1/4 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

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 RICHARD'S 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 A CENTRAL ANGLE OF 6^11'45". AND BEING SUBTENDED BY A CHORD THAT BEARS S74^02'45"W, 70.08 FEFT THENCE S70^56'45W, 592.75 FEFT 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 THAT BEARS N64^03'13"W. 21.21 FEET: THENCE S70^56'45"W. 57.00 FEET TO THE WEST RIGHT-OF-WAY FLEET DRIVE: THENCE SOUTHWESTERLY. 23.01 FEET ALONG THE ANGLE OF 87^52'31", AND BEING SUBTENDED BY A CHORD THAT BEARS \$31^13'14"W, 20.82 FEET; THENCE SOUTHWESTERLY, 159.43 FEET ALONG THE ARC OF A CURVE 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 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 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 N73^04'26"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 SOUTHEASTERLY. 1192.28 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE WEST RIGHT-OF-WAY LIVE OF BRIGHTWATER DRIVE, SAID ARC HAVING A RADIUS OF 568 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, 59.05 FEET ALONG THE SOUTH RIGHT-OF-WAY OF BRIGHTWATER DRIVE TO A POINT OF CURVE: THENCE SOUTHEASTERLY, 23.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRIGHTWATER DRIVE TO THE WEST RIGHT-OF-WAY OF PARKSIDE DRIVE, SAID ARC HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF DRIVE TO THE NORTH LINE OF LOT 27 RICHARD'S LAKE PLID FILING ONE: THENCE ALONG THE NORTHERLY LINES OF LOTS 22-27, 18-20 & 10-12 RICHARDS LAKE PLID RADIUS OF 53.50 FEET. A CENTRAL ANGLE OF 73^09'54". AND BEING SUBTENDED BY A CHORD THAT BEARS \$74^18'45"W. 63.77 FEET: 8) N52^38'35"W. 34.73 FEET: 9) HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 22/51/14", AND BEING SUBTENDED BY A CHORD THAT BEARS N74/16'24"W, 20.01 FEET; 12) N15/43'07"E, 76.21 FEET; 13) N33^53'52"W, 27.57 FEET; 14) N80^39'47"W, 106.21 FEET; 15) S72^55'24"W, 52.90 FEET; 16) S41^45'53"W, 43.57 FEET; THENCE ALONG THE WEST LINE OF SAID RICHARD'S LAKE PUD. FILING ONE ALSO BEING THE SOUTHEASTERLY LINE OF HEARTHEIRE PUD FILING ONE: THENCE N21/21/53"E, 258,85 FEET ALONG SAID RADIUS OF 479.99 FEET, A CENTRAL ANGLE OF 89^43'07", AND BEING SUBTENDED BY A CHORD THAT BEARS N53^43'25"E, 677.14 FEET; THENCE N40^36'53"E, 365.00 FEET ALONG THE WESTERLY LINE OF THAT PARCEL RECORDED AT RECEPTION NO. 2001020795 AND THE EASTERLY LINE OF HEARTHFIRE PUD FILING ONE TO THE SOUTHEAST CORNER OF SAID HEARTHFIRE PUD: THENCE S89/38'07"E. 15.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL RECORDED AT SAID BOOK 1762 PAGE 221; THENCE S89^47'47E, 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 BOOK 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.

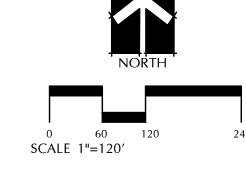
GENERAL NOTES:

- 1. SEE SUBDIVISION PLAT AND U.& D.ITY PLANS FOR DESIGN OF ALL EASEMENTS, LOT AREAS AND DIMENSIONS, AND DESIGN OF STREETS AND WALKS.
- 2. PUBLIC STREETS WILL MEET OR EXCEED CITY OF FORT COLLINS DESIGN CRITERIA
- 3. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN ADJACENT ROW, MEDIANS, AND TRAFFIC CIRCLES ARE TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- 4. SIGNS TO COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED.
- 5. WITH FINAL DEVELOPMENT PLANS, DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH, NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- 6. LIGHTING WITHIN THE PROJECT SHALL COMPLY WITH CITY OF FORT COLLINS LIGHT AND POWER UTILITY REQUIREMENTS AND SECTION 3.2.4 OF THE LAND USE CODE.
- 7. TO MEET THE REQUIREMENTS OF 3.5.2 (B) OF THE LAND USE CODE, A MINIMUM OF 3 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(B)(2) OF THE LAND USE CODE.
- 8. ALL SINGLE FAMILY DETACHED HOMES SHALL MEET THE GARAGE DOOR STANDARDS AS OUTLINED IN 3.5.2(E) OF THE LAND USE CODE WHERE FACING PUBLIC STREETS.
- 9. FOOTPRINTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, FINAL FOOTPRINTS MAY VARY.
- 10. 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.
- 11. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST 6 INCHES BY TILLING, DISKING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST 3 CUBIC YARDS OF SOIL AMENDMENT PER 1,000 SQUARE FEET OF LANDSCAPE AREA.
- 12. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGTH-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 MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- 13. THE DEVELOPER SHALL CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF DEVELOPMENT. ALL TREES NEED TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE. FAILURE TO OBTAIN APPROVAL BY THE CITY FORESTER FOR STREET TREES IN A PHASE SHALL RESULT IN A HOLD ON CERTIFICATE OF OCCUPANCY FOR FUTURE PHASES OF THE DEVELOPMENT.
- 14. CURBS ON FIRE LANES WILL BE PAINTED RED, OR POSTED "NO PARKING, FIRE LANE" EXCEPT AT DESIGNATED PARKING STALLS.
- 15. ALL LOTS WITH PRIVATE DRIVE REAR ACCESS SHALL NOT BE ALLOWED DRIVEWAY ACCESS FROM A PUBLIC STREET.
- 16. THIS PROJECT WILL BE CONSTRUCTED AS A MULTIPLE PHASE PROJECT

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



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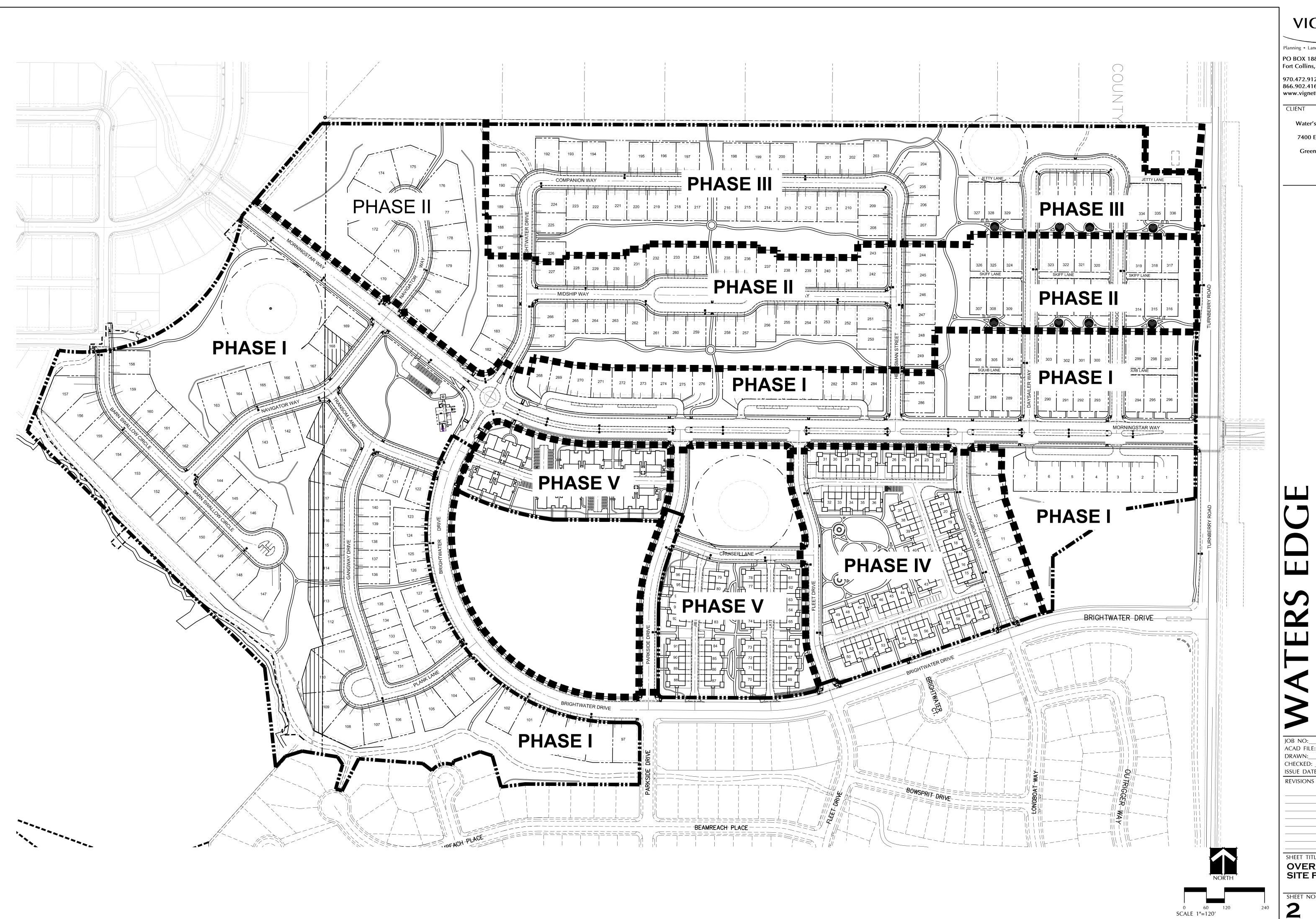
www.vignettestudios.com CLIENT

> Water's Edge Developmen 7400 East Crestline Circle Suite 230 Greenwood Village, Co.

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

SHEET TITLE:

COVER SHEET



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SHEET TITLE: OVERALL SITE PLAN

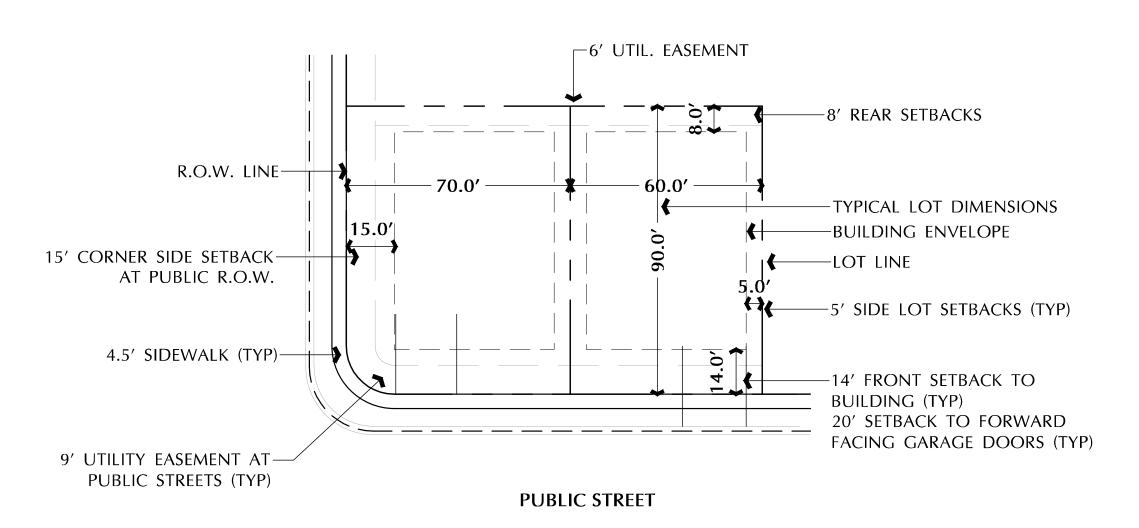
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May 22, 2015

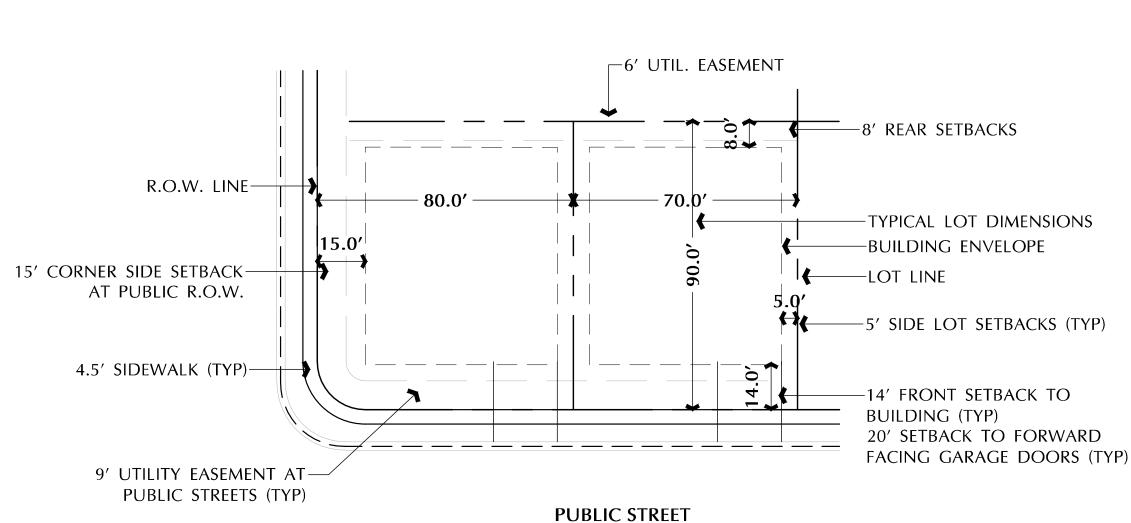
COURTYARD HOMES TYPICAL LOT DETAIL LOTS 287-336 SCALE 1"=30'

⊢6′ UTIL. EASEMENT -8' REAR SETBACKS R.O.W. LINE-TYPICAL LOT DIMENSIONS -BUILDING ENVELOPE 15' CORNER SIDE SETBACK -LOT LINE AT PUBLIC R.O.W. ——5' SIDE LOT SETBACKS (TYP) 4.5' SIDEWALK (TYP)— -14' FRONT SETBACK TO BUILDING (TYP) 20' SETBACK TO FORWARD FACING GARAGE DOORS (TYP) 9' UTILITY EASEMENT AT-PUBLIC STREETS (TYP) **PUBLIC STREET**

> **50' PATIO HOMES TYPICAL LOT DETAIL** LOTS 120-140 SCALE 1"=30'



60' PATIO HOMES TYPICAL LOT DETAIL LOTS 141, 182-190, 205-286 **SCALE 1"=30'**



70'PATIO HOMES TYPICAL LOT DETAIL LOTS 1-14, 191-204 SCALE 1"=30'

PUBLIC STREET ESTATE CUSTOM HOME TYPICAL LOT DETAIL LOTS 147-157 SCALE 1"=30'

-DRIVEWAY (TYP)

⊢6′ UTIL. EASEMENT

80.0

-20' REAR SETBACKS

TYPICAL LOT DIMENSIONS

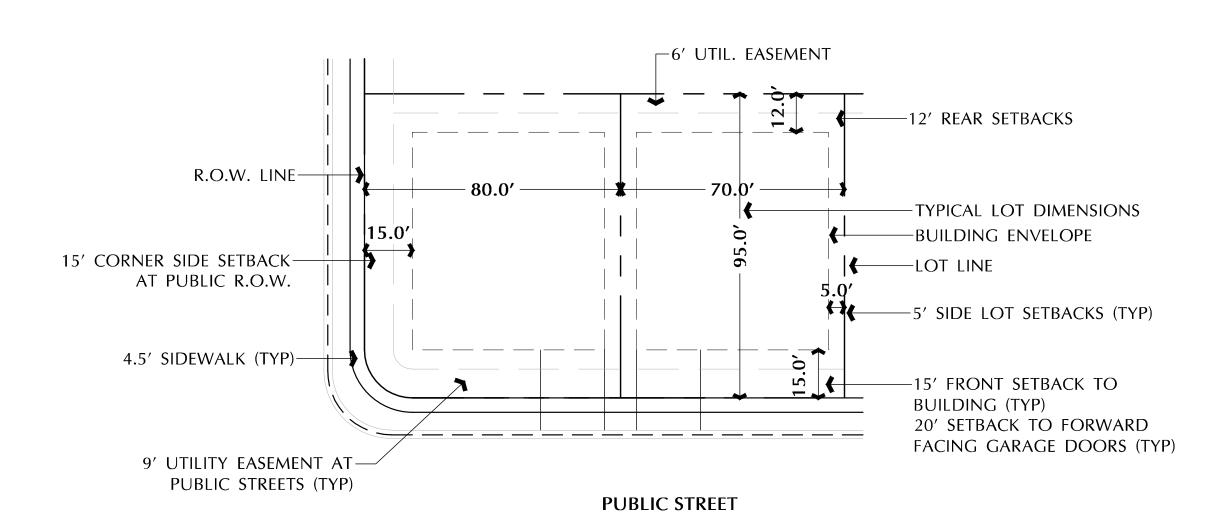
—5' SIDE LOT SETBACKS (TYP)

-20' FRONT SETBACK TO

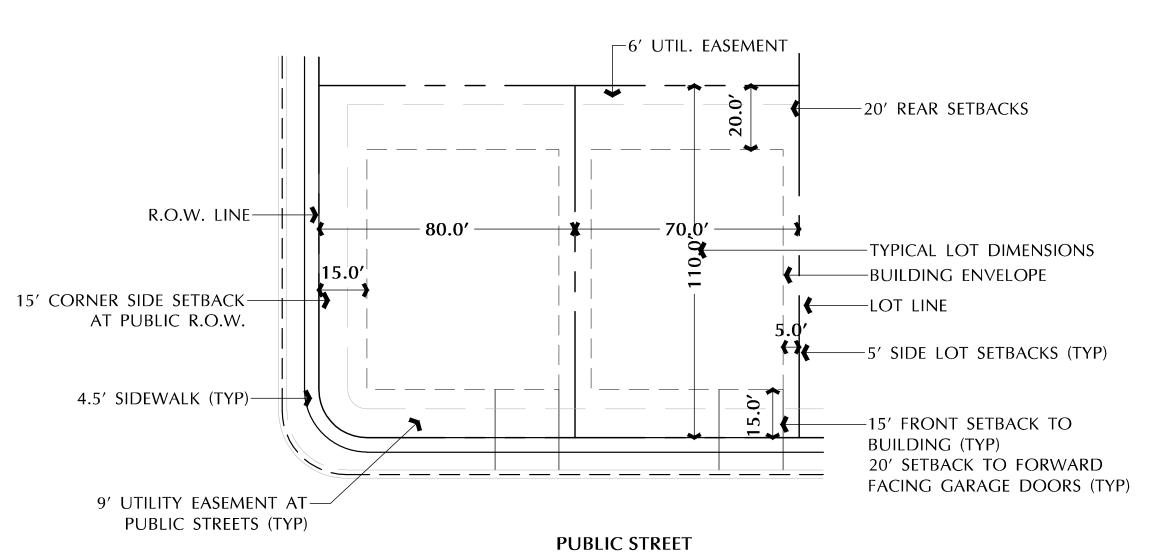
BUILDING (TYP)

-BUILDING ENVELOPE

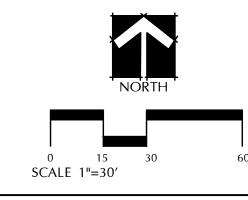
—LOT LINE



70' SINGLE FAMILY TYPICAL LOT DETAIL LOTS 97-119, 169-191 SCALE 1"=30'



70' ESTATE LOTS TYPICAL LOT DETAIL LOTS 142-146, 158-168 SCALE 1"=30"



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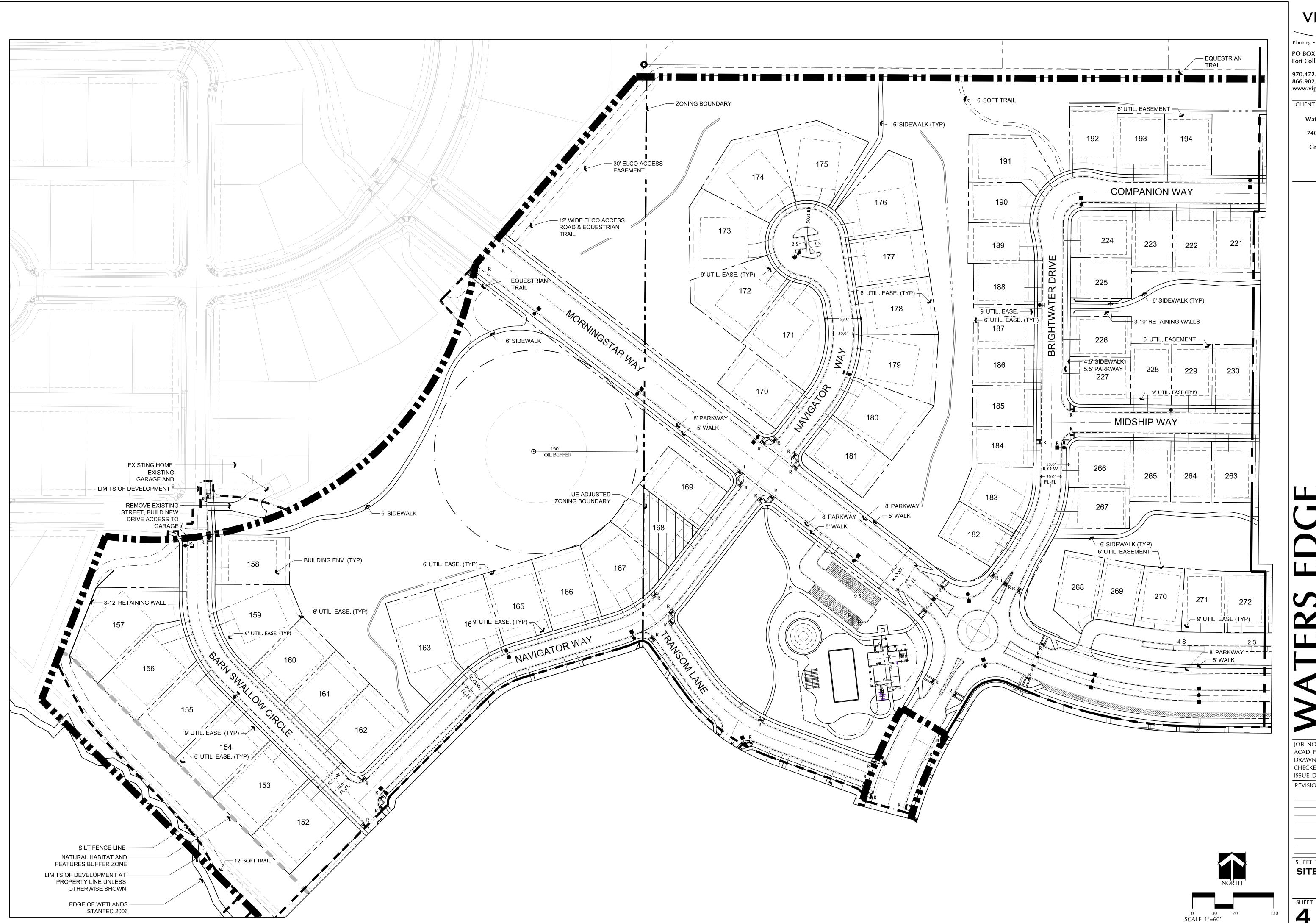
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13402 13401FDP2 TCH CHECKED: May 22, 2015 **ISSUE DATE:** REVISIONS DATE

FINAL FORT

SHEET TITLE: **LOT TYPICALS**



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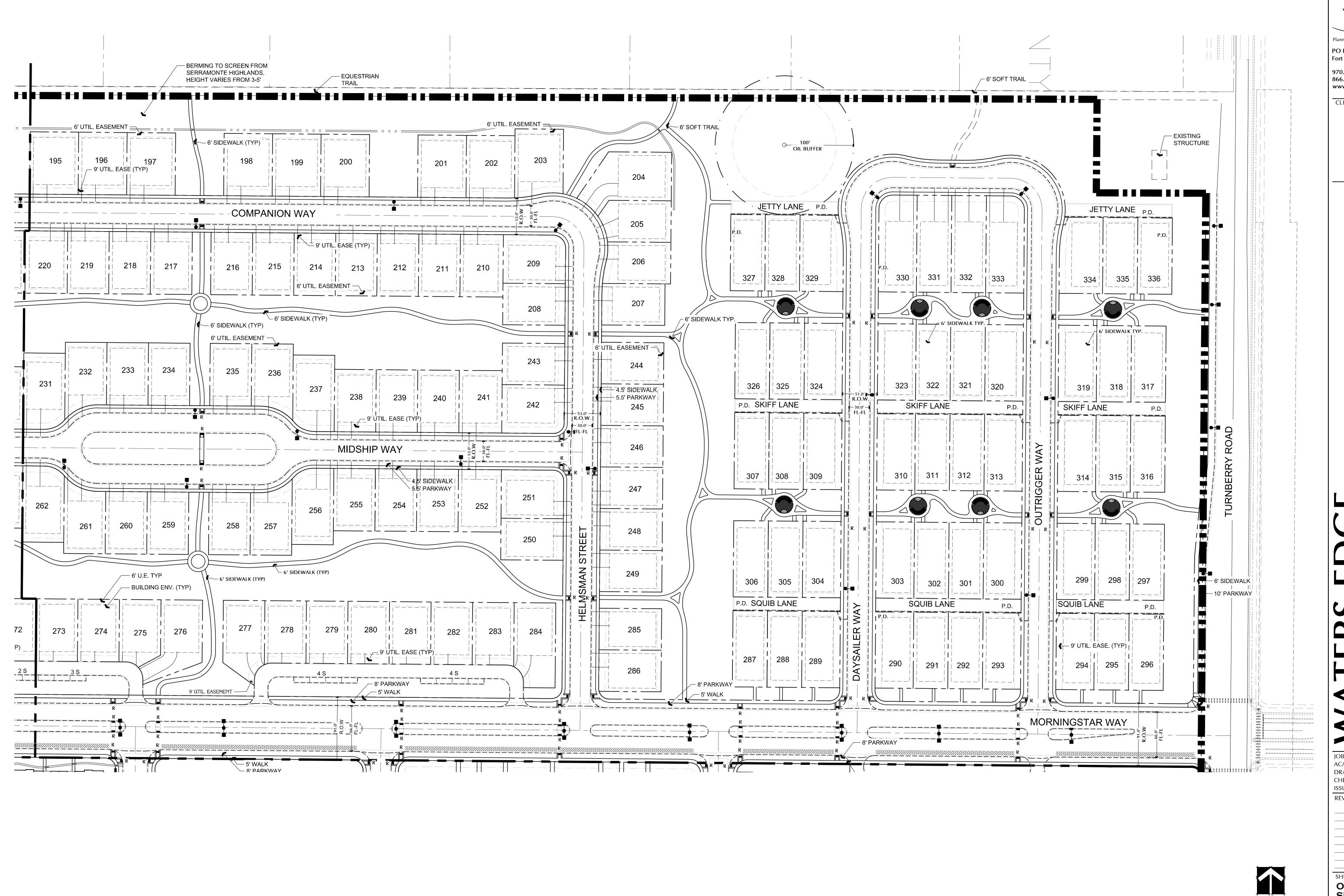
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13402 JOB NO:_ 13401FDP2 ACAD FILE: DRAWN:_ TCH TCH CHECKED: SEPT. 1, 2015 **ISSUE DATE: REVISIONS** DATE

SHEET TITLE: SITE PLAN



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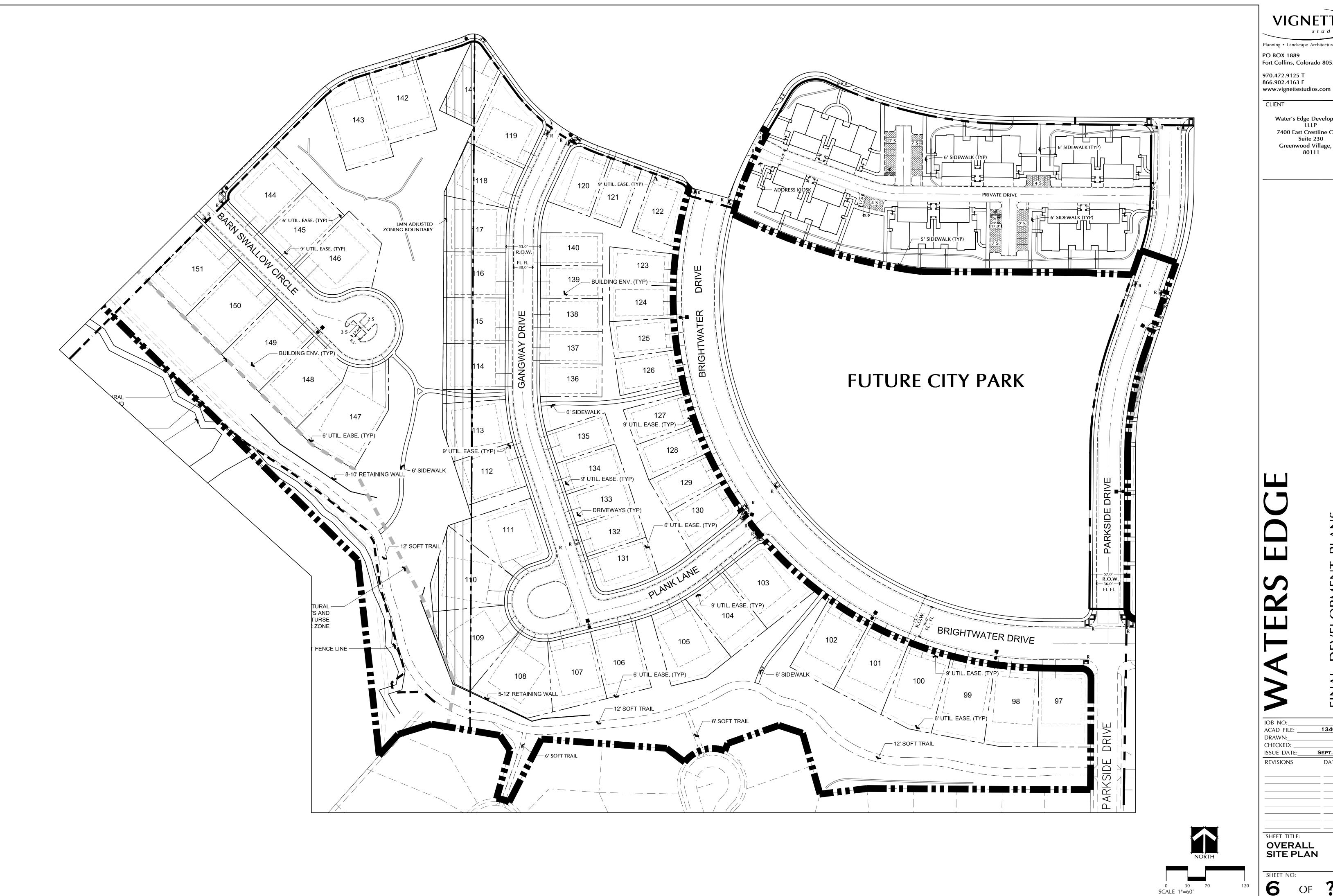
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13402 13401FDP2 DRAWN: TCH CHECKED: SEPT. 1, 2015 REVISIONS

SHEET TITLE: **OVERALL** SITE PLAN

SHEET NO:

SCALE 1"=60'



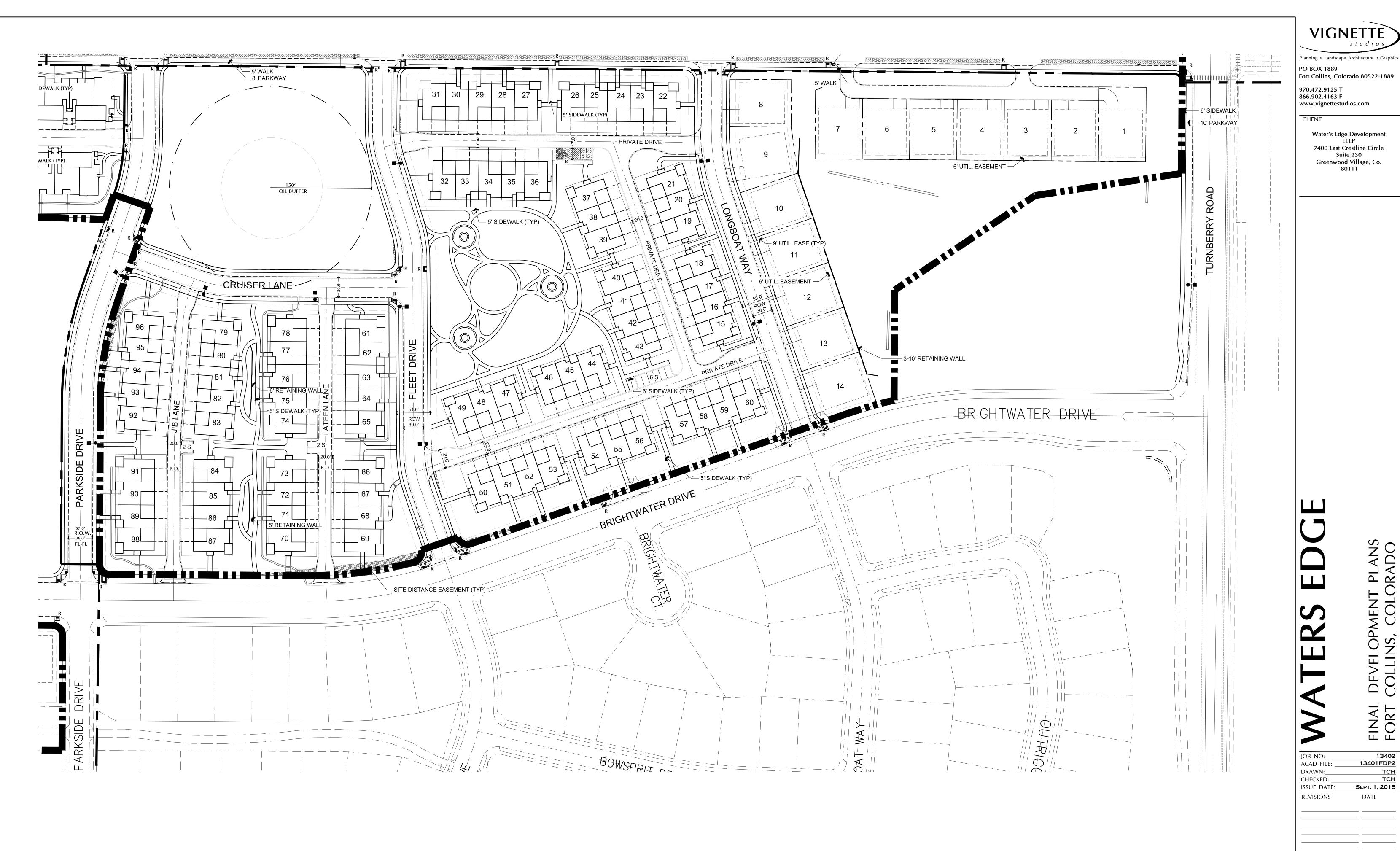


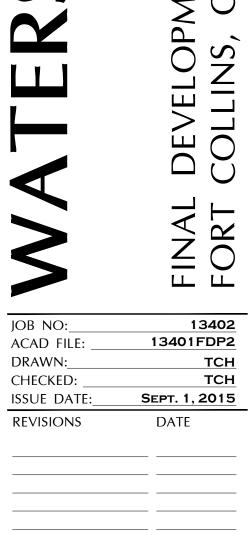
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SHEET TITLE: OVERALL SITE PLAN





TCH TCH

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Greenwood Village, Co.

0 30 70 SCALE 1"=60'

SHEET NO:

SHEET TITLE:

OVERALL SITE PLAN