

LAND USE BREAKDOWN

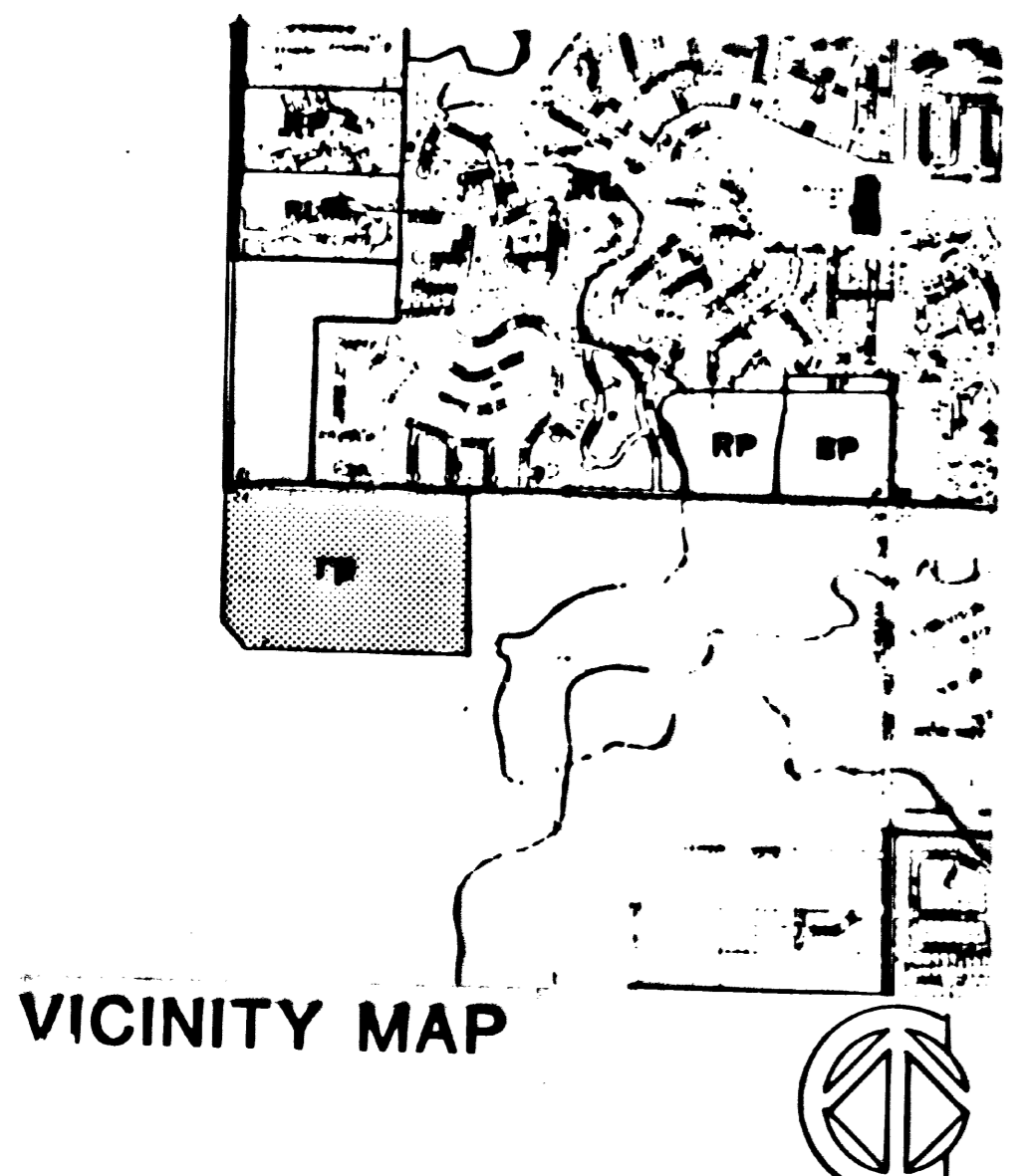
AREA	GROSS	38.71 AC.
	NET	46.46 AC.
DWELLING UNITS		
PATIO HOMES		98
TOWNHOMES		96
CONDOMINIUMS		314
TOTAL		508
DENSITY		
GROSS		8.6 D.U./AC.
NET		10.9 D.U./AC.
COVERAGE		
BUILDINGS	6.88 AC.	11.72%
STREET R.O.W.	12.25 AC.	20.87%
PARKING AND DRIVES	8.68 AC.	14.78%
OPEN SPACE		
ACTIVE	11.63 AC.	19.81%
RESIDUAL		
COMMON	11.02 AC.	18.77%
PRIVATE	8.25 AC.	14.05%
TOTAL FLOOR AREA		
PARKING		
REQUIRED	922	
PROVIDED		
GARAGES	292	
STANDARD	485	
COMPACT	153	
HANDICAPPED	69	
TOTAL	936	
* GARAGES AND DRIVES IN PATIO HOME AREAS WILL ALSO ACCOMMODATE HANDICAPPED, MOTORCYCLE, AND BICYCLE PARKING.		
MAXIMUM BUILDING HEIGHT	36'	

- GENERAL NOTES**
- For exact building envelope locations see Sheets P.A.S. and 30.
 - See Utility Plans for construction of all public streets, parking areas, and private drives.
 - Location of walls serving individual units to be determined upon application for building permits.
 - Fencing allowed up to 12' beyond multi-family buildings, but may not encroach into active open spaces if a net loss of active open space results.
 - Fencing shall be at least 20' off property line in multi-family areas except as noted or if building envelopes are less than 20' from property lines.
 - Fences may encroach into easements, but cross-fencing of easements or continued parallel fences 12' or less apart shall not be permitted. Replacement of fences encroaching into easements to be the responsibility of the property owner.
 - Monitoring of open space changes to be addressed by applicant at time of building permit.
 - Fencing in single family areas shall be allowed on lot lines as per usual building code requirements.
 - Driveway location guidelines for patio homes.
 - No units will have direct driveway access from arterial or collector streets.
 - No lots will have driveway access from more than one street.
 - Driveways for corner lots will be a minimum of 20' from the corner (5' minimum beyond the end of the curb return). Shared drives shall be allowed for adjacent lots.
 - All portions of exterior walls of the first story of any building are to be located with 150' of an access/roadway in which emergency fire equipment can be maneuvered.
 - Variations for 28' street areas and drives spacing along Parcelled Drive as approved in December 1981 are again requested as a part of this amendment.
 - See plot for bearings and dimensions of lot and tract boundaries.
 - Trail shown in Tract "B" to be constructed as part of City Trail System serving this area.
 - Handicapped and bike parking handled in garages in patio home and townhome areas.
 - Fences in multi-family areas to be within the 100' fire protection area or better as provided for elsewhere herein.
 - Refer to plot for additional easement information.
 - Landscape islands in cut-throats to have underground irrigation systems.
 - Automatic underground irrigation systems to be provided to other common open space areas unless otherwise noted.
 - Trash enclosures shall be a 8' minimum open wall or fence.
 - Fencements parallel to 20' streets on side without walk to be access and utility easements.
 - Fences on the rear lot line side of patio homes may extend up to one foot into the adjacent lot, 10' side yards of adjacent lots shall provide maintenance and utility access to rear lot line walls and eaves.
 - Identify structures will comply with the City sign code.
 - Security lighting in multi-family areas to be designated upon application for building permits.
 - Garages as indicated in townhome areas are building envelopes.
 - Traffic control signs to be provided as per Subdivision Agreement.
 - Heavy conservation resources utilized to include:
 - Installation of 810' cutting, 810' walls etc.
 - Rooftop solar access for all buildings
 - Fencing solar orientation and design of Patio Homes
 - Controlled landscaping location by species
 - Plant materials are placed to maintain topsoil on solar access.
 - Drought tolerant landscape program used wherever possible.
 - Refer to sheet 11 of 12 for Plant List and Landscape planning objectives.
 - Technical variance to the "urban contiguity" requirement is requested to facilitate the siting of improvements to Drake Road adjacent to the Brown Farm Tract. Subdivision 218 of Dixon Creek is contiguous to the developing portion of the Brown Farm.
 - Lot dimensions, easements, and other geometric shown on plot plans for building permit application to be taken from subdivision plat.
 - Tandem parking spaces provided in driveways in front of garages shall not encroach upon public walls. Garage doors of walk or, if there is no walk, 15' from street flow line.
 - Handicapped access ramps to be provided at all streets and drives.
 - "No parking" and other traffic control signs to be placed as per criteria of City Traffic Department.

SHEET INDEX

sheet no.	
1 of 12	Cover Sheet, General information
2 of 12	Site Plan: Patio Home Area 1, Townhome Area 1, Part of Townhome Area 2
3 of 12	Landscape Plan: Patio Home Area 1, Townhome Area 1, Part of Townhome Area 2
4 of 12	Site Plan: Patio Home Area 2
5 of 12	Landscape Plan: Patio Home Area 2
6 of 12	Site Plan: Patio Home Area 3, Townhome Area 3
7 of 12	Landscape Plan: Patio Home Area 3, Townhome Area 3
8 of 12	Site Plan: Condominium Area 1
9 of 12	Landscape Plan: Condominium Area 1
10 of 12	Site Plan: Condominium Area 2
11 of 12	Landscape Plan: Condominium Area 2
12 of 12	Preliminary Architectural Elevations

MASTER PLAN FOR REFERENCE ONLY: DO NOT SCALE



- LEGEND**
- G GARAGE
 - S STANDARD PARKING SPACE
 - C COMPACT PARKING SPACE
 - H HANDICAPPED PARKING SPACE
 - B BIKE PARKING
 - T TRASH ENCLOSURE
 - M MAILBOXES
 - L SECURITY LIGHTING
 - R HANDICAPPED ACCESS RAMP
 - N MOTORCYCLE PARKING

A LEGAL DESCRIPTION OF

A tract of land located in the North 1/2 of Section 28, T7N, R69W, of the 6th P.M., of Larimer County, Colorado, being more particularly described as follows:

Considering the North line of the Northwest 1/4 of said Section 28 as bearing N 88° 42' 00" E and with all bearings contained herein relative thereto:

Commencing at the Northwest corner of said Section 28 said point being the True Point of Beginning; thence, along the said North line, N 88° 42' 00" E, 1945.98 feet; thence, S 00° 00' 00" E, 1321.46 feet; thence, S 88° 53' 00" W, 1769.87 feet; thence, N 44° 51' 00" W, 270.27 feet to the West line of the Northwest 1/4 of said Section 28, thence along said line N 00° 45' 00" E, 1120.29 feet to the True Point of Beginning.

The above described tract contains 58.707 acres.

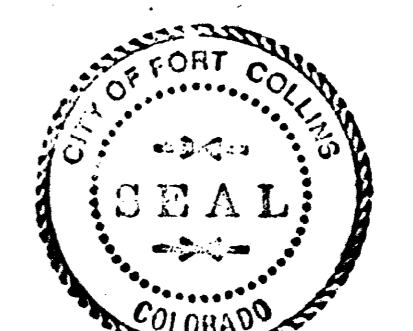
This is to certify that on the 19th day of January, 1984, I examined the title to the property as described herein and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

Ramsey D. Mycott
 Address 1102 Oak St.
Fort Collins, Co.
 Registration No. 392

ENGINEERING DEPT. NOTE:
 THIS REPRESENTS THE
 BEST QUALITY IMAGE POSSIBLE
 TAKEN FROM VERY POOR QUALITY
 ORIGINALS

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 23rd day of January, A.D., 1984

Muriel R. Pelt
 Secretary of Planning and Zoning Board



The undersigned, being the lawful owners of the property described on this site plan, do hereby certify that they accept the conditions and restrictions set forth on said site plan.

ACCEPTED BY:
Don R. Larson (signed)
 JENSEN ENT. INC.
Donald R. Lada (signed)
 COLORADO DEVELOPMENT CORP.
 ITS VICE PRESIDENT

AMENDMENT OF
DIXON CREEK

DATE OF PREPARATION	12/5/83	
DATE		
1	PLAN NOTES, DIALS	E.W.
2	STRAIGHTENING CERT.	E.W.
3		
4		
5		
6		

PUD

100 200

PROJECT NO. 30500
 SHEET NO. 1 OF 12

