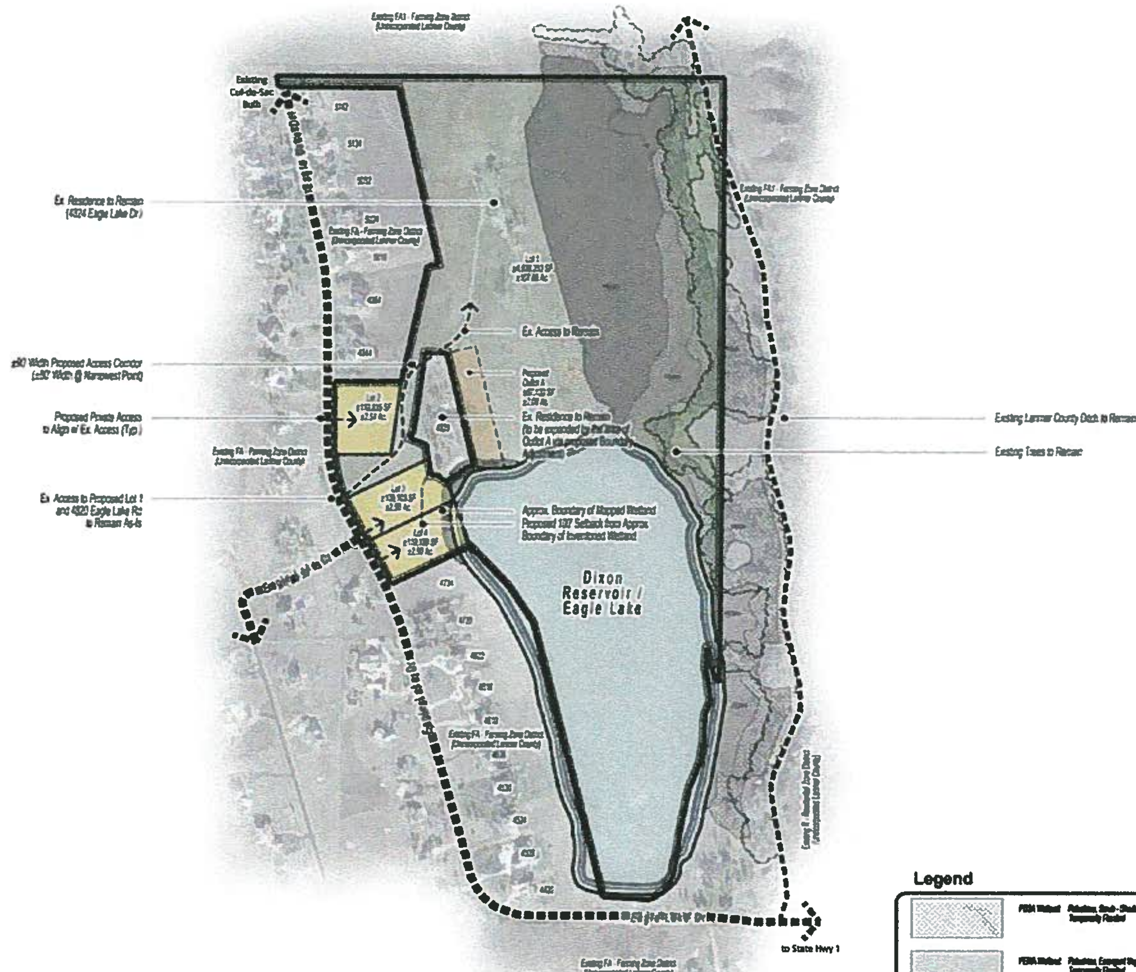
Tips Property

Proposed Conservation Development

4828 Eagle Lake Drive (Parcel No. 9814000002)
Portions of Sections 13, 14, and 23, Township 8 North,
Range 69 West of the 6th PM, Larimer County, Colorado

Prepared for:
Mr. Corey Tips
540 Gregory Road
Fort Collins, CO 80524

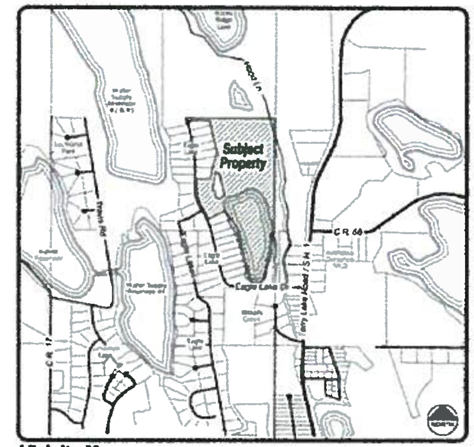


Sketch Plan

Legend

- PEM Wetland
- PEMA Wetland
- PEMF Wetland

0 150 300 600
SCALE: 1 inch = 300 feet
NORTH



Vicinity Map
Scale: 1" = 1,500'

Summary

Existing / Proposed Zoning	FA - Farming
Property Area	±115.42 Ac.
New SFD Lot Area (Lots 2 - 4)	±7.54 Ac.
Proposed ROW Dedication	None
Proposed SFD Units	3 DU Additional (4 DU total, including existing SFD home to remain)
Average Lot Size (Lots 2 - 4)	±2.51 Ac.
Proposed Building Setbacks	Per FA - Farming, subject to any additional restrictions that may be required based on further analysis (i.e., wetlands & wildlife)

Notes

1. Base information was generated from Larimer County aerial photography.
2. Aerial photography may not reflect current conditions surrounding or on the property.
3. The property is zoned FA - Farming, and appears to be used for grazing. The proposed zoning is to remain unchanged.
4. The topography has not been surveyed. As only one USGS contour goes through the site (5120), existing contours are not shown.
5. The land overall drains generally from north to south. The three lots proposed along Eagle Lake Drive generally drain from northeast to southwest to Eagle lake. Any stormwater management required would be the responsibility of individual homeowners.
6. The property is not listed as being within an inventoried 100-year flood zone.
7. The land below Dixon Reservoir (also identified as Eagle Lake) is presently owned by the applicant. Portions of lots along the west shoreline may extend to and below the apparent high water mark. The ownership status of the lake water is not proposed to change as a result of the subdivision.
8. The US Fish & Wildlife Service has inventoried several acres of emergent wetlands, primarily along the eastern half of the property (within proposed Lot 1, which is not proposed to be developed). A small emergent wetland, which was inventoried at about an acre total, will be within portions of two of the three new lots and Outlot A. Wetland mapping for Lots 3 and 4 will be required to determine the size of the wetland and any setbacks required from it. A 100' setback from the wetland is proposed on the Sketch Plan for purposes of discussion. The actual setback is to be determined.
9. Eagle Lake Drive will be used to access the proposed new lots. No right of way dedication is proposed with the subdivision.
10. The existing driveway used to access the existing residence, as well as the 4820 Eagle Lake Drive property is not proposed to be affected.
11. Lots 2 - 4 are to be accessed by individual driveways from Eagle Lake Drive. Where possible, these driveways should align with existing driveways on the west side of Eagle Lake Drive.
12. Water is available within the Eagle Lake Drive right of way (Eastern Larimer County Water). The capacity of the water system has not been evaluated.
13. Sanitary sewer lines are not near the property. Three additional individual septic systems will be proposed (proposed Lots 2 - 4).
14. No residential development is proposed within Outlot A.
15. Existing trees shown on the aerial photograph are predominantly Russian Olive and varieties of Cottonwood. Grasses and scrub are a mixture of native and naturalized rangeland species.
16. The property has not been evaluated for critical wildlife habitat, species of concern, migration corridors, or the presence of raptors' nests.
17. Several soil types are present within the Tips Property. The area proposed to be subdivided was identified as entirely Fort Collins Loam. While additional studies will be required with regard to locating septic fields, the soil appears suitable for the proposed use.

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