



Project Information Summary

Project Name:

Last Update:

Project Number:

General Location:

Project Description:

Existing Zoning:

Acreage of Site:

Existing Use:

Application Type:

Use Type

Use by Right (R)

Limited Use (L)

Adaptable Use (A)

***Public Review Required:**

None

Conditional Use (C)

Variance

Neighborhood Meeting

Planning Commission Hearing

City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Contact Information:

Applicant

Name:

Phone:

Email:

Attachment (s):

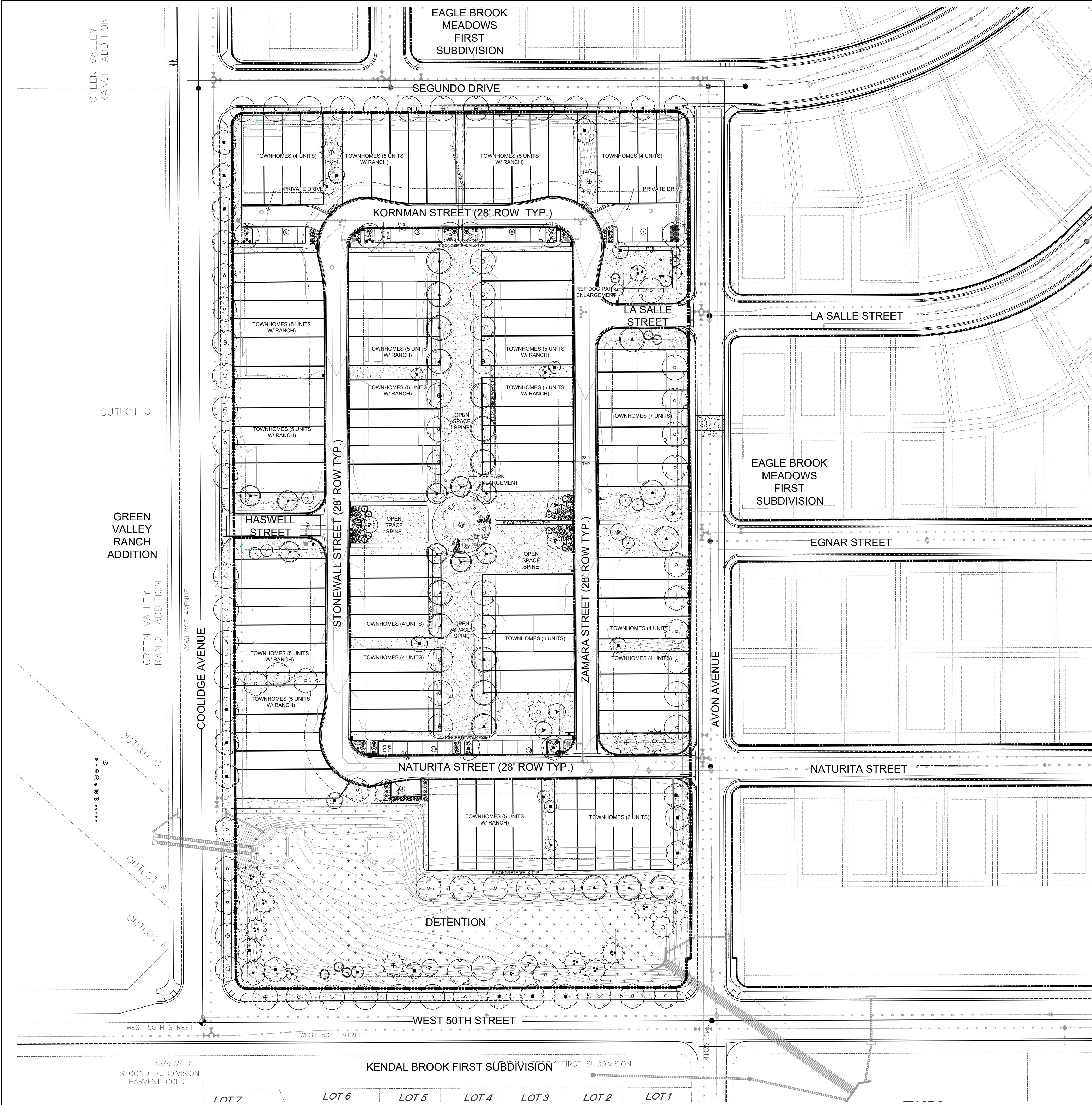
City Planner

Name:

Phone:

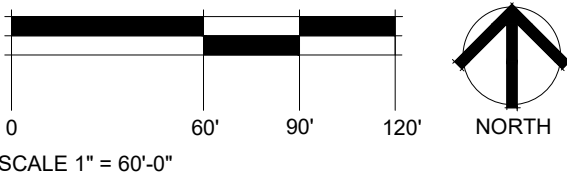
Email:

The above information was current at the time of initial project submittal and is subject to change



LEGEND:

PROPERTY BOUNDARY		
SYMBOL	DESCRIPTION	QTY
	CRUSHER FINES - GRAY	759 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND	124,480 sf
	NON-IRRIGATED NATIVE SEED FOOTHILLS SEED MIX - ARKANSAS VALLEY OR APPROVED OTHER	92,169 sf
	SHREDDED CEDAR MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4"-6" DEPTH SHREDDED CEDAR WOOD MULCH	6,861 sf



SEAL

PROJECT TITLE
**EAGLE BROOK
MEADOWS 2ND
SUBDIVISION**

LOVELAND, CO

PREPARED FOR
OWNER:
**Front Range
Investment
Holdings, LLC**

2365 CARILLON POINT
KIRKLAND, WA

REVISIONS	DATE

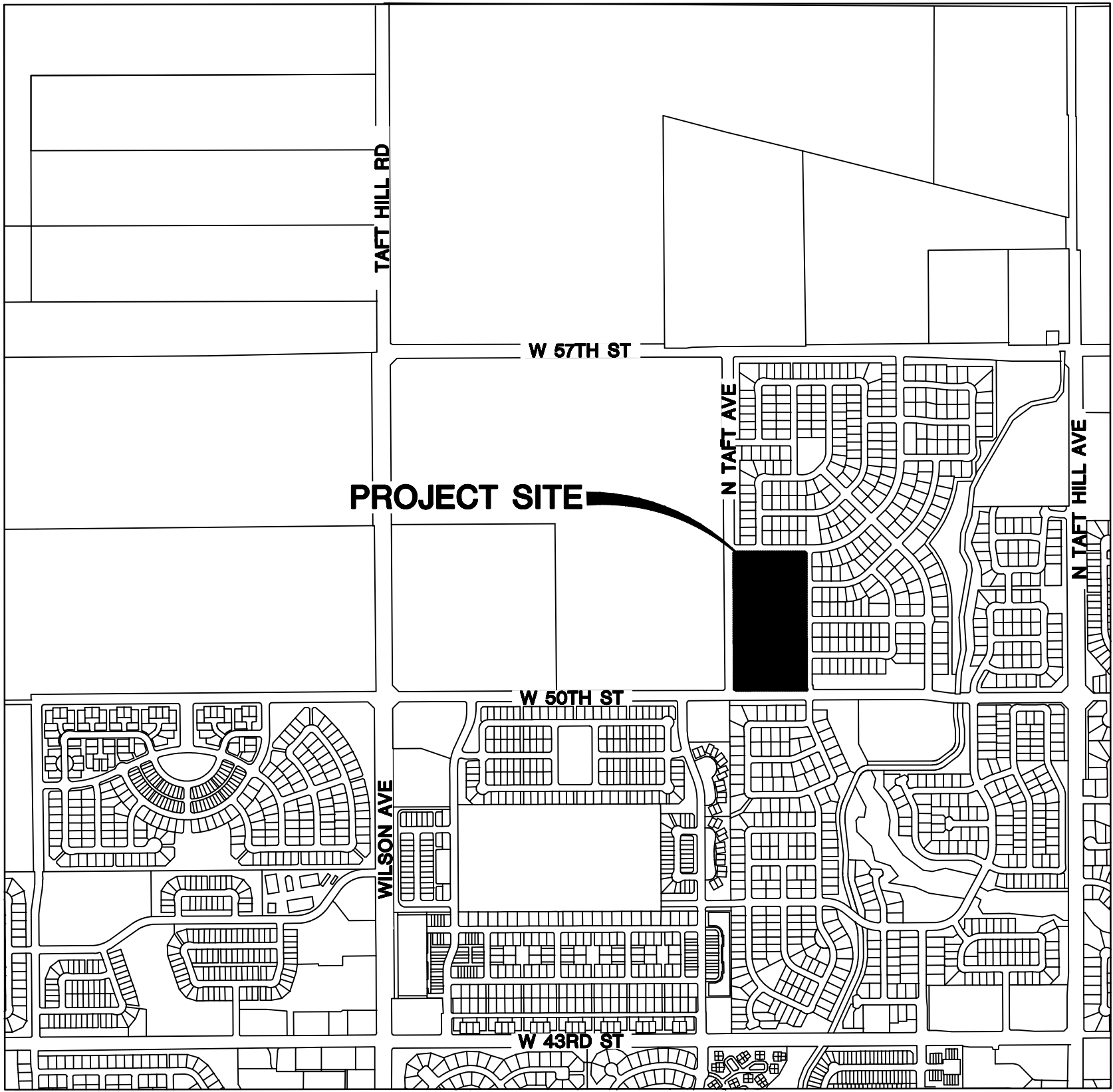
DATE
JULY 24, 2020

SHEET TITLE
Overall Landscape Plan

SHEET INFORMATION
Sheet Number: **3**
Of: 7

EAGLE BROOK MEADOWS SECOND SUBDIVISION

BEING A REPLAT OF OUTLOT A OF EAGLE BROOK MEADOWS FIRST SUBDIVISION; SITUATE IN THE
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH
PRINCIPAL MERIDIAN; CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.



VICINITY MAP
NOT TO SCALE

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

KNOW ALL PERSONS BY THESE PRESENTS THAT (THE UNDERSIGNED) , BEING ALL THE OWNERS AND LIENHOLDERS OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS, OR HIGHWAYS, WHICH PROPERTY IS LOCATED IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OUTLOT A OF EAGLE BROOK MEADOWS FIRST SUBDIVISION, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER ON NOVEMBER 28, 2006 UNDER THE RECEPTION NO. 20060089602, CONTAINING 13.14 (ACRES) MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY ON RECORD OR EXISTING AND DO HEREBY DESIGNATE AND DEDICATE: (1) ALL SUCH RIGHTS-OF WAY AND EASEMENTS, OTHER THAN UTILITY EASEMENTS AND PRIVATE EASEMENTS, TO AND FOR PUBLIC USE, EXCEPT WHERE INDICATED OTHERWISE ON THIS PLAT; AND (2) ALL SUCH UTILITY EASEMENTS TO AND FOR PUBLIC USE FOR THE INSTALLATION AND MAINTENANCE OF UTILITY, IRRIGATION AND DRAINAGE FACILITIES; AND DO HEREBY DESIGNATE THE SAME EAGLE BROOK MEADOWS SECOND SUBDIVISION TO THE CITY OF LOVELAND, COLORADO.

SIGNATURE (ON BEHALF OF OWNER) – BRIAN AINSWORTH,
HEAD OF REAL ESTATE ASSET MANAGEMENT

LIENHOLDER'S SIGNATURE(S)

STATE OF)
) SS
COUNTY OF)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
_____, 2____, BY _____

AS _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

BASIS OF BEARING STATEMENT

CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, AS BEARING S89°47'59"W AS SHOWN ON THE PLAT OF EAGLE BROOK MEADOWS FIRST SUBDIVISION, RECORDED NOVEMBER 28, 2006 AT RECEPTION NO. 20060089602 WITH ALL BEARINGS HEREIN RELATIVE THERETO AND BEING MONUMENTED AS SHOWN HEREON.

SURVEYOR CERTIFICATE:

I, CHAD ROBERT WASHBURN, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF EAGLE BROOK MEADOWS SECOND SUBDIVISION WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT AND THAT THE STATEMENTS CONTAINED HEREON WERE READ BY ME AND THE SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHAD R. WASHBURN
COLORADO PLS NO. 37963

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.

DEDICATION & ACKNOWLEDGEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT (THE UNDERSIGNED) , BEING ALL THE OWNERS AND LIENHOLDERS OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS, OR HIGHWAYS, WHICH PROPERTY IS LOCATED IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OUTLOT A & TRACT E OF EAGLE BROOK MEADOWS FIRT SUBDIVISION, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER ON NOVEMBER 28, 2006 UNDER RECEPTION NO. 20060089602 CONTAINING 13.14 ACRES MORE OR LESS,

AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY ON RECORD OR EXISTING AND DO HEREBY DESIGNATE AND DEDICATE: (1) ALL SUCH RIGHTS-OF WAY AND EASEMENTS, OTHER THAN UTILITY EASEMENTS AND PRIVATE EASEMENTS, TO AND FOR PUBLIC USE, EXCEPT WHERE INDICATED OTHERWISE ON THIS PLAT; AND (2) ALL SUCH UTILITY EASEMENTS TO AND FOR PUBLIC USE FOR THE INSTALLATION AND MAINTENANCE OF UTILITY, IRRIGATION AND DRAINAGE FACILITIES; AND DO HEREBY DESIGNATE THE SAME EAGLE BROOK OUTLOT A TO THE CITY OF LOVELAND, COLORADO.

SIGNATURE (ON BEHALF OF OWNER) – BRIAN AINSWORTH,
HEAD OF REAL ESTATE ASSET MANAGEMENT

STATE OF)
) SS
COUNTY OF)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
_____, 2____, BY _____

AS _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

LIENHOLDER'S SIGNATURE(S)

STATE OF)
) SS
COUNTY OF)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
_____, 2____, BY _____

AS _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE CITY OF LOVELAND PLANNING DEPARTMENT AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

ATTORNEY'S CERTIFICATION

I, _____, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND DEDICATED TO THE CITY OF LOVELAND, COLORADO, WITH SUCH LAND DESCRIBED IN SCHEDULE A TO TITLE COMMITMENT NO. NSC-928568-7, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE JULY 16, 2020, AND THAT BASED ON SUCH TITLE COMMITMENT UPDATED THROUGH THE DATE OF EXECUTION OF THIS PLAT AND MY ACTUAL KNOWLEDGE, ALL PERSONS EXECUTING THE DEDICATION OF THIS PLAT ARE THE OWNERS OR DULY AUTHORIZED SIGNATORIES OF SUCH LAND IN FEE SIMPLE, SUCH LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT ENCUMBRANCES SET FORTH IN SCHEDULE B – SECTION 2 OF SUCH TITLE COMMITMENT AS OF SUCH DATE OF EXECUTION, AND ANY SUCH ENCUMBRANCES DO NOT IMPAIR THE USE OF SUCH LAND DEDICATED TO THE CITY OF LOVELAND FOR THE PURPOSES SET FORTH ON THIS PLAT.
SO SWORN THIS _____ DAY OF _____, 2____

ATTORNEY AT LAW

DEVELOPMENT SERVICES CERTIFICATION

THIS PLAT IS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS _____ DAY OF _____, 2____, FOR FILING WITH THE CLERK AND RECORDER OF LARIMER COUNTY AND FOR CONVEYANCE TO THE CITY OF THE PUBLIC DEDICATIONS SHOWN HEREON, WHICH ARE ACCEPTED; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF LOVELAND, FOR THE FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE DIRECTOR OF DEVELOPMENT SERVICES.

DIRECTOR OF DEVELOPMENT SERVICES
WITNESS MY HAND AND SEAL OF THE CITY OF LOVELAND.
ATTEST:

CITY CLERK

NOTES:

1. TOTAL AREA IN SQUARE FEET OF EASEMENTS DEDICATED TO THE PUBLIC OR CITY BY THIS PLAT. TOTAL AREA IN SQUARE FEET 218,197 (EXCLUDING EASEMENTS DEDICATED EXCLUSIVELY TO OUTSIDE ENTITIES OR AGENCIES). TOTAL AREA IN SQUARE FEET OF EASEMENTS DEDICATED TO THE PUBLIC OR CITY THAT IS BEING VACATED BY THIS PLAT. TOTAL AREA IN SQUARE FEET 197,130.
2. ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR THE WATER SYSTEM, SANITARY SEWER SYSTEM, STORM SEWER SYSTEM, CURB AND GUTTER, SIDEWALKS, STREET IMPROVEMENTS, STREET SIGNS, TRAFFIC CONTROL SIGNS, GAS SERVICE, ELECTRIC SYSTEM, GRADING AND LANDSCAPING SHALL BE PAID FOR BY THE DEVELOPER.
3. UNLESS OTHERWISE APPROVED BY THE CITY, ALL UNSATISFIED CONDITIONS OF APPROVAL FOR THE ORIGINAL SUBDIVISION SHALL CONTINUE TO APPLY TO THIS PROPERTY. THIS PROJECT IS SUBJECT TO A DEVELOPMENT AGREEMENT WHICH HAS BEEN RECORDED IN THE REAL PROPERTY RECORDS OF LARIMER COUNTY.
4. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANT OR GUARANTY, EXPRESS OR IMPLIED. THIS PROJECT IS SUBJECT TO AN APPROVED GENERAL DEVELOPMENT PLAN ON FILE WITH THE CITY.
5. FOR ALL INFORMATION REGARDING TITLE EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST INC, CONSULTING ENGINEERS AND THE SURVEYOR OF RECORD RELAY UPON THE TITLE COMMITMENT NSC-928568-7 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE JULY 16, 2020. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC.
6. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON
7. PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
8. OUTLOTS A – L ARE HEREBY DEDICATED AS BLANKET DRAINAGE, ACCESS, AND UTILITY EASEMENTS. OPERATIONS AND MAINTENANCE OF THESE OUTLOTS WILL BE THE RESPONSIBILITY OF THE EAGLE BROOK MEADOWS METROPOLITAN DISTRICT.
9. MAINTENANCE AND UPKEEP OF STORMWATER DETENTION PONDS, STORM SEWER SYSTEMS, SWALES, AND PERMANENT STORMWATER QUALITY IMPROVEMENTS ARE REQUIRED BY THE CITY OF LOVELAND AND ARE A CONTINUING OBLIGATION OF THE EAGLE BROOK MEADOWS METROPOLITAN DISTRICT. THE EAGLE BROOK MEADOWS METROPOLITAN DISTRICT SHALL PROVIDE ONGOING MAINTENANCE TO THE PRIVATE STORMWATER IMPROVEMENTS AS NEEDED TO MAINTAIN COMPLIANCE WITH THE APPROVED CONSTRUCTIONS PLANS AND REPORTS.

ENGINEERING & SURVEYING:

TST, INC. CONSULTING ENGINEERS
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

OWNER:

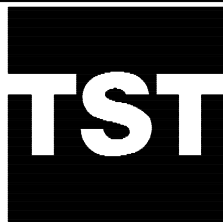
FRONT RANGE INVESTMENT HOLDINGS, LLC
23 CARILLON POINT
KIRKLAND, WA 98033
(425) 893 7882

REVISIONS	DESCRIPTION	DATE	BY

DRAWN	JAZ
CHECKED	JFS
DESIGNED	JAZ
FILENAME	0005_PLAT COVER

EAGLE BROOK MEADOWS SECOND SUBDIVISION

FINAL PLAT



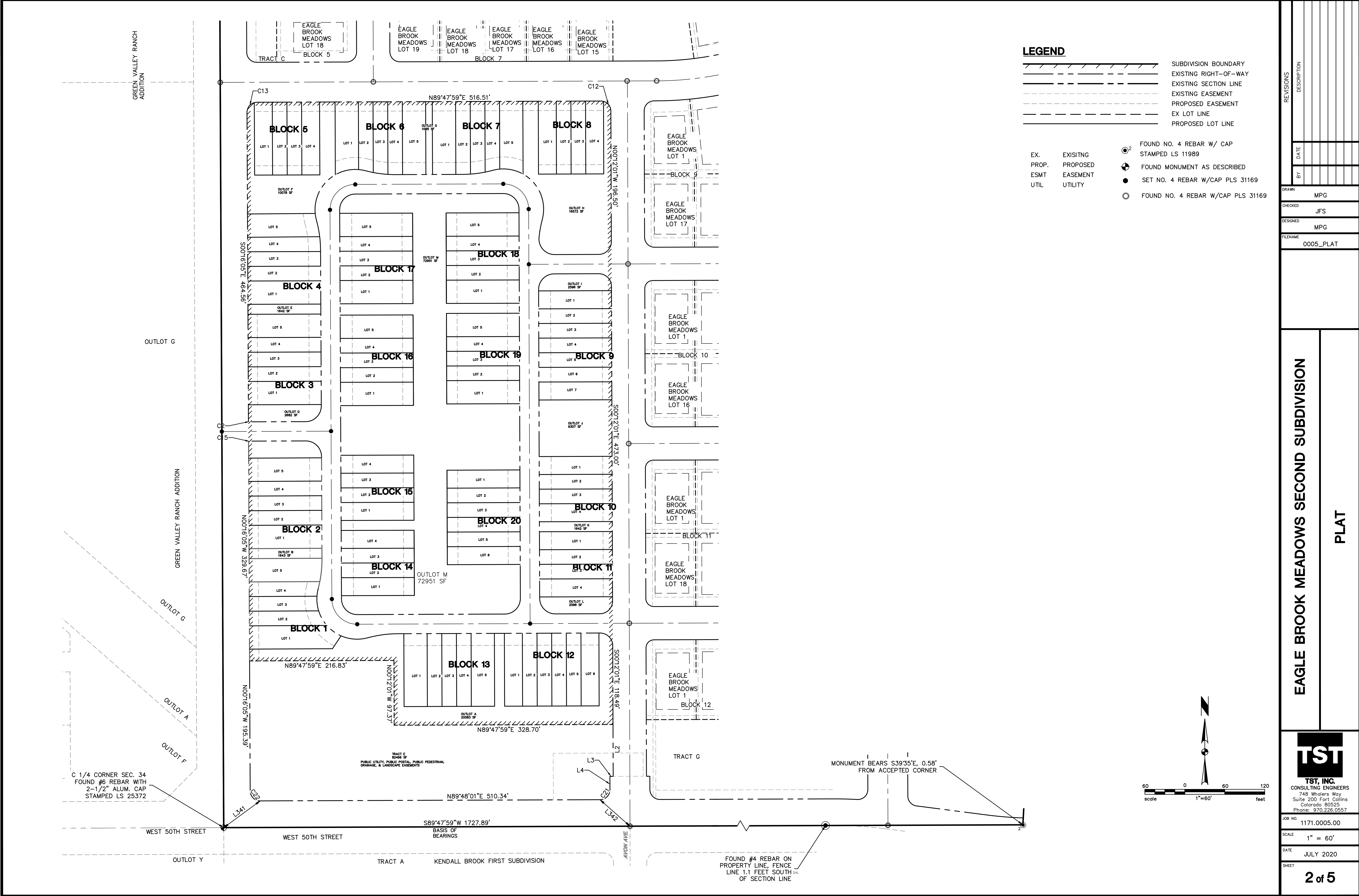
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1171.0005.00





SCALE N.T.S.

DATE JULY 2020

SHEET 1 of 5



LEGEND

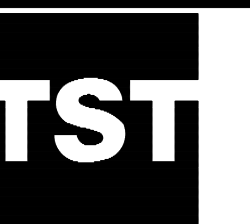
EX.	EXISTING		STAMPED LS 11989
PROP.	PROPOSED		FOUND MONUMENT AS DESCRIBED
ESMT	EASEMENT		SET NO. 4 REBAR W/CAP PLS 3116
UTIL	UTILITY		FOUND NO. 4 REBAR W/CAP PLS 31

[illegible]

DRAWN	MPG
CHECKED	JFS
DESIGNED	MPG
FILENAME	0005_PLAT

EAGLE BROOK MEADOWS SECOND SUBDIVISION

PLAT



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

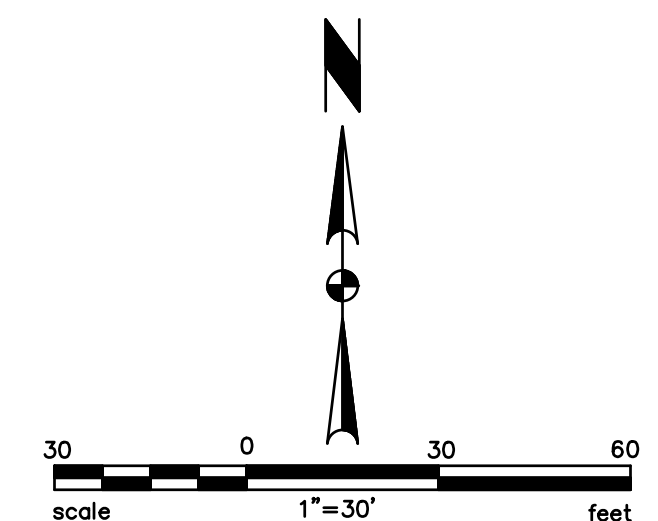
JOB NO. 1171.0005.00

SCALE 1" = 30'

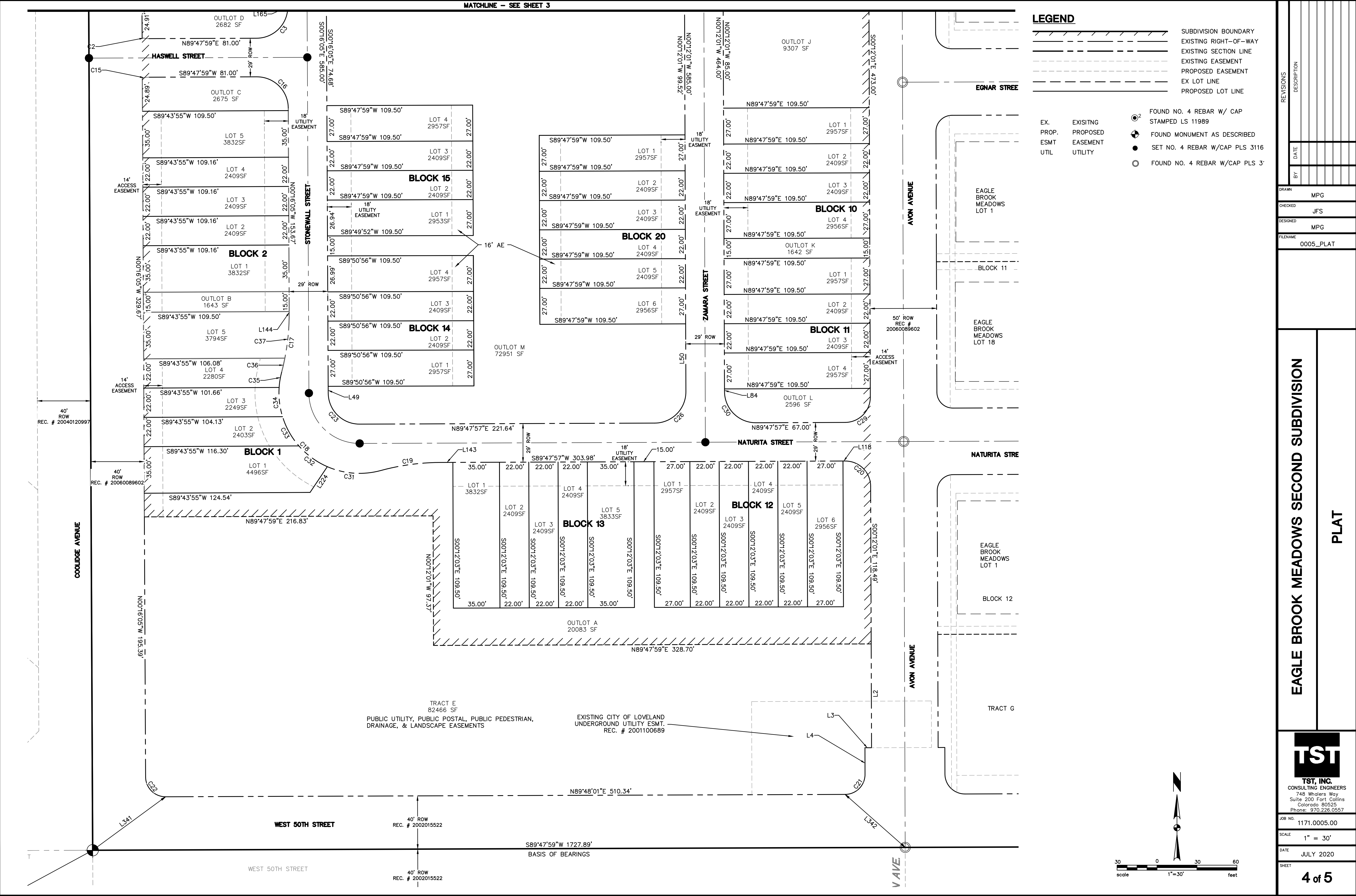
DATE JULY 2020

SHEET

3 of 5

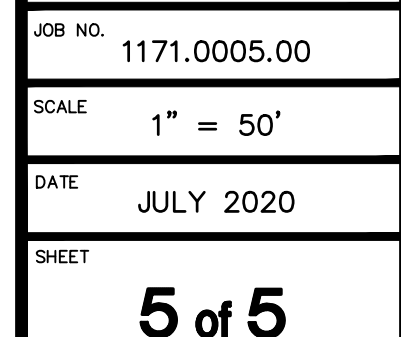


EAGLE BROOK MEADOWS SECOND SUBDIVISION



DRAWN	MPG
CHECKED	JFS
DESIGNED	MPG
FILENAME	0005_PLAT

PLAT



LINE TABLE		
LINE	LENGTH	DIRECTION
L344	34.39	S57°17'30"W
L346	29.05	S86°47'23"E
L347	101.01	N89°47'58"E
L348	30.15	N81°44'14"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C23	23.50'	36.89'	89°55'58"	S45°14'04"E	33.21'
C24	23.50'	36.94'	90°04'00"	S44°45'57"W	33.25'
C25	23.50'	36.91'	90°00'00"	N45°12'01"W	33.23'
C26	23.50'	36.91'	89°59'58"	N44°47'58"E	33.23'
C27	23.50'	36.91'	90°00'00"	S44°47'59"W	33.23'
C28	19.00'	29.85'	90°00'00"	N45°12'01"W	26.87'
C29	19.00'	29.84'	89°59'58"	N44°47'58"E	26.87'
C30	23.50'	36.91'	90°00'02"	S45°12'02"E	33.23'
C31	60.50'	40.95'	38°46'42"	N85°50'13"W	40.17'
C32	60.50'	26.65'	25°14'10"	N53°49'46"W	26.43'
C33	60.50'	25.33'	23°59'06"	N29°13'08"W	25.14'
C34	60.50'	22.26'	21°05'06"	N6°41'02"W	22.14'
C35	60.50'	11.51'	10°53'55"	N9°18'28"E	11.49'
C36	173.50'	10.96'	3°37'11"	N12°56'50"E	10.96'
C37	173.50'	33.73'	11°08'14"	N5°34'07"E	33.67'
C39	173.50'	25.15'	8°18'23"	S11°08'24"E	25.13'
C40	60.50'	10.47'	9°55'09"	S10°20'01"E	10.46'
C41	15.00'	4.07'	15°32'01"	N82°01'58"E	4.05'
C42	60.50'	36.37'	34°26'40"	N7°28'36"E	35.83'
C43	60.50'	10.69'	10°07'33"	S80°14'18"E	10.68'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C44	173.50'	11.79'	3°53'37"	S77°07'20"E	11.79'
C45	173.50'	22.20'	7°19'56"	S82°44'06"E	22.19'
C46	173.50'	11.50'	3°47'57"	S88°18'03"E	11.50'
C47	173.50'	11.79'	3°53'37"	N76°43'17"E	11.79'
C48	60.50'	10.69'	10°07'33"	N79°50'15"E	10.68'
C50	60.50'	36.37'	34°26'40"	S77°52'39"E	35.83'
C51	15.00'	4.00'	15°51'56"	S82°22'02"E	3.98'
C52	173.50'	45.50'	15°01'31"	N82°17'13"E	45.37'