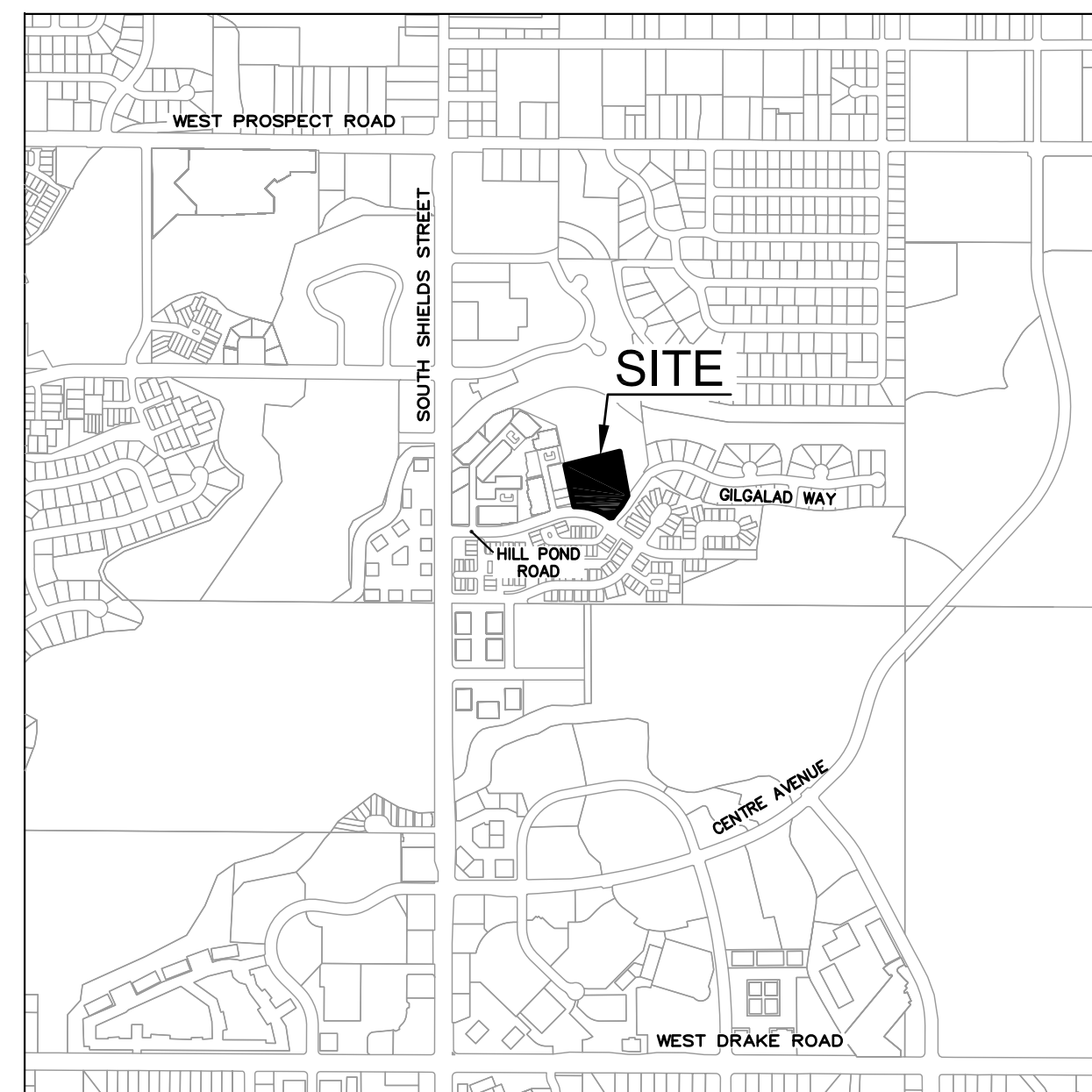


PROPERTY DESCRIPTION
 A tract of land located in the Northwest Quarter of Section 23, Township 7 North, Range 69 West of the 6th P.M., Larimer County, and a replat of a portion of Tract "H", Third Replat of Hill Pond on Spring Creek, First Filing, City of Fort Collins, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of Tract "H", Third Replat of Hill Pond on Spring Creek, First Filing; thence along the westerly line of said Tract "H", North 12° 20' 00" West, 243.78 feet; thence, North 75° 45' 17" East, 325.05 feet; thence, South 10° 02' 03" East, 259.67 feet to the northerly right-of-way line of Gilgalad Way; thence along said line the following 4 courses and distances: South 34° 27' 15" West, 47.72 feet; thence along a curve concave to the northwest having a central angle of 09° 59' 56" with a radius of 156.00 feet, an arc length of 27.22 feet and a chord of which bears South 39° 27' 15" West, 27.19 feet; thence, South 44° 27' 14" West, 80.84 feet; thence along a curve concave to the north having a central angle of 78° 19' 19" with a radius of 15 feet, an arc length of 20.50 feet and the chord of which bears South 83° 36' 55" West, 18.95 feet to the northerly right-of-way line of Hill Pond Road; thence along said line and along a curve concave to the southwest having a central angle of 31° 36' 36" with a radius of 362.08 feet, an arc length of 199.76 feet and the chord of which bears North 73° 01' 44" West, 197.24 feet to the Point of Beginning.



SITE NOTES:	
Property Lines, Easements and all Metes and Bounds information provided by: Intermill Land Surveying, Inc. Project # P-13-1461.	
Parcel Number: 91232-15-028	
Existing Zoning: M-M-N	
Parcel Size: Gross Area = 2.178 Acres (94,912 s.f.) (No Dedicated Easements existing within the property so Net Area = Gross Area = 2.178 Acres)	
DWELLING UNITS	
Type A - 6 (2 Story, 3 Bed Room, 2,392 s.f.) Type B - 10 (2 Story, 3 Bed Room, 2,045 s.f.) Type C - 2 (2 Story, 3 Bed Room, 2,032 s.f.) Total 18	
Maximum Building Height = 29'-0"	
18 Units/2.18 Acres = 8.26 Dwelling Units per Acre	
FLOOR AREA RATIO	
Total Floor Area = 39,366 s.f.	
Site Area = 94,912 s.f.	
Floor Area Ratio = 42%	
LOT COVERAGE	
Site Area = 94,912 s.f.	
Building coverage = 31,300 s.f. / 94,912 s.f. = 33%	
Driveway/Parking = 21,236 s.f. / 94,912 s.f. = 22%	
Private Patios = 3,880 s.f. / 94,912 s.f. = 4%	
Open space = 32,496 s.f. / 94,912 s.f. = 34%	
100%	
PARKING (no parking outside of designated spaces)	
Car: Each Dwelling Unit has a 2-Car Garage. (2 spaces required for a 3 bedroom dwelling unit) Additional Guest Spaces: 10 (including 1 HC space) Typical Guest Space Dimensions: 9'-0" W x 19'-0" L HC Space Dimensions: 9'-0" W x 19'-0" L with adjacent striped area at 9'-0" W x 19'-0" L.	
Bicycle: 1 Central Fixed Rack = 4 bicycle spaces.	
PARKING/DRIVEWAY LANDSCAPING:	
Gross Vehicle Use Area = 19,295 s.f.	
Landscaped Area = 2,731 s.f.	
Landscaping Coverage = 14%	
LANDSCAPE LEGEND	
diameter	
24"(C) ● Existing Tree to Remain	
18"(D) ○ Existing Tree to be Removed	
coniferous	
deciduous	
(See Landscape Drawings for detailed Mitigation Plan) aerial	
PAVEMENT LEGEND	
Paver #1: Vehicle use area (color #1)	
Concrete #1: Entry drive, Sidewalks, Parking, Patios	
Paver #2: Pedestrian walkway (color #2)	
Concrete #2: 12" wide apron around pavers	



SITE PLAN
 SCALE: 1" = 20'-0"
 NORTH

SITE PLAN

5336 highcastle court fort collins, colorado 80525 (970) 223-1512

Hill Pond Residences

910 Hill Pond Road
Fort Collins, Colorado

by	jhd
date	4.22.2015
revisions	
sheet	1 of 1