



STATEMENT OF OWNERSHIP AND SUBDIVISION:
 (From survey dated 08/24/2012 sht 1 of 2)
 KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE FOLLOWING DESCRIBED LAND:
 LOT 1, STERLING HOUSE P.U.D., COUNTY OF LARIMER, STATE OF COLORADO, PER RECEPTION NO. 97040425
 TOGETHER WITH:
 LOT 1, WOVENHEARTS MEMORY CARE, COUNTY OF LARIMER, STATE OF COLORADO, PER RECEPTION NO. 98104028
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 10TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASE OF BEARING: THE EASTERLY LINE OF LOT 1, WOVENHEARTS MEMORY CARE, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 5 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP MARKED L5 25961 AND AT THE SOUTHEAST CORNER BY A 5.30 FEET WIRELESS CORNER NO. 5 REBAR WITH AN ALUMINUM CAP STAMPED L5 31038, IS ASSIGNED TO BEAR S00°00'00"W, WITH A DISTANCE OF 432.52 FEET BETWEEN SAID MONUMENTS.
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, WOVENHEARTS MEMORY CARE;
 THENCE ON THE EASTERLY LINE OF SAID LOT 1, S00°10'00"W A DISTANCE OF 437.52 FEET, TO A POINT OF CURVE;
 THENCE CONTINUING ON SAID EASTERLY LINE, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT ON THE SOUTHERLY LINE OF SAID LOT 1;
 THENCE ON SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF LOT 1, STERLING HOUSE P.U.D. THE FOLLOWING FIN (S) COURSES:
 1. N89°50'00"W A DISTANCE OF 537.48 FEET, TO A POINT OF NON-TANGENT CURVE;
 2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N24°24'24"E, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 07°00'10" AND AN ARC LENGTH OF 8.74 FEET, TO A POINT OF REVERSE CURVE;
 3. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 57°38'27" AND AN ARC LENGTH OF 44.26 FEET, TO A POINT OF REVERSE CURVE;
 4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 37°10'09" AND AN ARC LENGTH OF 20.76 FEET, TO A POINT TANGENT;
 5. N78°24'35"W A DISTANCE OF 11.21 FEET, TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, STERLING HOUSE P.U.D.;
 THENCE ON THE WESTERLY LINE OF SAID LOT 1, STERLING HOUSE P.U.D., N00°10'00"E A DISTANCE OF 423.06 FEET, TO A POINT OF CURVE;
 THENCE CONTINUING ON SAID WESTERLY LINE, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 04°22'10" AND AN ARC LENGTH OF 29.33 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 1, STERLING HOUSE P.U.D., BEING A POINT OF NON TANGENT;
 THENCE ON THE NORTHERLY LINE OF SAID LOT 1, STERLING HOUSE P.U.D. AND THE NORTHERLY LINE OF LOT 1, WOVENHEARTS MEMORY CARE, S89°50'00"E A DISTANCE OF 633.92 FEET, TO THE POINT OF BEGINNING.
 WHICH ABOVE DESCRIBED TRACT CONTAINS 290,891 SQUARE FEET OR 6.6779 ACRES, MORE OR LESS.
 FOR THEMSELVES AND THEIR SUCCESSORS IN INTEREST HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAN TO BE KNOWN AS "BROOKDALE SENIOR LIVING COMMUNITY", SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAN, THE RIGHTS AND OBLIGATIONS OF THIS PLAN SHALL RUN WITH THE LAND.

PROJECT DESCRIPTION

THE DEVELOPER CURRENTLY HAS TWO SITES WITH AN EXISTING BUILDING ON EACH SITE. THE WEST SITE HAS AN ASSIGNED LIVING COMMUNITY CALLED THE STERLING HOUSE OF FORT COLLINS. THE EAST SITE HAS A MEMORY CARE COMMUNITY CALLED THE CLARE BRIDGE OF FORT COLLINS. THE PROPOSED PROJECT IS TO REDEVELOP A SITE WITH THE EXISTING BUILDINGS AND ADD A THIRD COMMUNITY CALLED THE CLARE BRIDGE CROSSINGS OF FORT COLLINS. THIS NEW BUILDING IS A TRANSITIONAL COMMUNITY BETWEEN THE ASSIGNED LIVING AND MEMORY CARE COMMUNITIES.

PROJECT DATA

PROPOSED SITE COVERAGE		AS ONE SITE	
EXTG ZONING: STERLING HOUSE PUD LOTS 1 & 2	GROSS IN ACRES	NET IN ACRES	PERCENTAGE/SQUARE FEET
6.6779±	6.2656±	290,891±	264,276±
COVERAGE BY TYPE		PERCENTAGE/SQUARE FEET	
BUILDING FOOTPRINTS	30 %	86,514 SF.	
DRIVEWAY & PARKING	17 %	39,688 SF.	
PUBLIC STREET ROW	0 %	0 SF.	
OPEN SPACE & LANDSCAPE	46 %	142,480 SF.	
ACTIVE RECREATIONAL USE	1 %	20,862 SF.	

PARKING CALCULATIONS

EXISTING PARKING		BY SPACES	
STANDARD	COMPACT	ACCESSIBLE	TOTAL
40	NONE	4	44

PARKING MAXIMUMS

BY SPACES	
STANDARD	COMPACT
42	22

INFORMATION FROM SECTION 322 OF THE FORT COLLINS LAND USE CODE:
 HEALTH FACILITIES: LONG TERM CARE FACILITIES REQUIRES 38 BEDS PLUS TWO EMPLOYEES ON PALON SHIP.
 REQUIRED HANDICAP PARKING: 3 PER 575 PARKING SPACES.
 COMPACT VEHICLE SPACES CAN BE UP TO 40% OF TOTAL PARKING IS 5% OF AUTO PARKING NOT LESS THAN ONE.
 28 BEDS x 33 = 42 SPACES
 44 EMPLOYEES x 5 = 22 SPACES
 TOTAL MAXIMUM 64 SPACES
 ALLOWABLE COMPACT 25 SPACES
PROPOSED PARKING
 STANDARD COMPACT ACCESSIBLE TOTAL
 54 4 5 (1 VAN) 63
 * 4 SPACES ARE EXISTING TO REMAIN
 * 4 SPACES ARE EXISTING TO REMAIN
REQUIRED AND PROPOSED BIKE PARKING
 REQUIRED PROVIDED
 63 x .05 = 3.15 (3 SPACES) 5 SPACES

PROJECT DATA

CLARE BRIDGE OF FORT COLLINS	
AREA TYPE	BY SQUARE FEET
EXISTING TOTAL	10,450
PROPOSED RENOVATION	37
PROPOSED NEW BUILDING	248
PROPOSED BUILDING TOTAL	20,395 SF.
MAX BUILDING HEIGHT	IN FEET AND INCHES
AT RIDGE OF SLOPED ROOF	26'-10"

PROPOSED CLARE BRIDGE UNIT SUMMARY

UNIT TYPE AND NAME	NUM. OF UNITS	NUM. OF BEDS	TOTAL BEDS PER TYPE
EXTG PRIVATE	28	1	28
EXISTING COMPANION	4	2	8
TOTALS	32	3	36

CLARE BRIDGE CROSSINGS OF FORT COLLINS

AREA TYPE		BY SQUARE FEET	
EXISTING TOTAL	PROPOSED RENOVATION	PROPOSED NEW BUILDING	TOTAL
N/A	N/A	19,850	19,850
PROPOSED BUILDING TOTAL	19,850 SF.		
MAX BUILDING HEIGHT	IN FEET AND INCHES		
AT RIDGE OF SLOPED ROOF	31'-10"		

PROPOSED CROSSINGS UNIT SUMMARY

UNIT TYPE AND NAME	NUM. OF UNITS	NUM. OF BEDS	TOTAL BEDS PER TYPE
NEW SUITE 'A'	10	1	10
NEW SUITE 'B'	10	1	10
NEW SUITE 'C'	4	1	4
TOTALS	24	3	24

STERLING HOUSE OF FORT COLLINS

AREA TYPE		BY SQUARE FEET	
EXISTING TOTAL	PROPOSED RENOVATION	PROPOSED NEW BUILDING	TOTAL
30,755	4,696	14,405	49,856
PROPOSED BUILDING TOTAL	49,856 SF.		
MAX BUILDING HEIGHT	IN FEET AND INCHES		
AT RIDGE OF SLOPED ROOF	30'-2"		

PROPOSED STERLING HOUSE UNIT SUMMARY

UNIT TYPE AND NAME	NUM. OF UNITS	NUM. OF BEDS	TOTAL BEDS PER TYPE
NEW SUITE 'A'	1	1	1
NEW SUITE 'B'	2	1	2
NEW SUITE 'C'	1	1	1
NEW SUITE 'D'	1	1	1
NEW SUITE 'E'	11	1	11
NEW SUITE 'F'	1	1	1
EXTG STUDIO	8	1	8
EXTG ONE BED	42	1	42
TOTALS	67	67	67

GRAND TOTAL FOR SITE

125 UNITS	29 BEDS
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PRELIMINARY PLAN

FOR ADDRESSING ONLY

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SITE DEVELOPMENT PLAN

1" = 30'-0"



SITE DEVELOPMENT KEY:

- 1 ASPHALT PAVING - SEE CIVIL FOR TYPE.
- 2 CONCRETE SIDEWALK, BROOM FINISH AND TOOLED CRACK CONTROL JOINTS MAX 5'-0" O.C. IN ANY DIRECTION - SEE CIVIL FOR DETAILS.
- 3 CONCRETE STOOP - FLUSH TRANSITION WITH FINISHED FLOOR - MAX SLOPE 2% (1/50) AWAY FROM BUILDING - SEE STRUCTURAL DRAWINGS.
- 4 WATER DETENTION BASIN - SEE CIVIL.
- 5 NEW GREASE INTERCEPTOR - SEE CIVIL & PLUMBING.
- 6 FIRE HYDRANT - SEE UTILITY PLAN.
- 7 ACCESSIBLE PARKING SIGN - SEE CIVIL.
- 8 TYP. ACCESSIBLE PARKING PAVEMENT SYMBOLS AND ACCESSIBLE AISLE STRIPING - SEE CIVIL FOR DETAILS.
- 9 FIRE DEPARTMENT & SERVICE TRUCK ACCESS TURNAROUND.
- 10 PAINT STRIPING - SEE CIVIL.
- 11 NEW CONCRETE CURB - SEE CIVIL.
- 12 EXISTING PAVING TO REMAIN - SEE CIVIL.
- 13 CONCRETE PADS FOR AC & CONDENSING UNITS - SEE MECHANICAL DRAWINGS & SPECIFICATIONS.
- 14 CONCRETE PAD FOR CONDENSING UNITS - SEE MECHANICAL DRAWINGS & SPECIFICATIONS.
- 15 NEW TRANSFORMER - 4" CONCRETE PAD W/ THICKENED EDGE PAD SUPPLIED BY ELECTRICAL COMPANY - SEE CIVIL & ELECTRICAL.
- 16 GAS METER - SEE PLUMBING.
- 17 NOT USED.
- 18 NOT USED.
- 19 NEW OR RELOCATED ELECTRICAL FIXTURE - SEE ELECTRICAL FOR TYPE & LOCATION.
- 20 DRAINAGE INLETS - SEE CIVIL DRAWINGS.
- 21 TRASH ENCLOSURE.
- 22 CONCRETE PAD.
- 23 ACCESSIBLE PARKING SIGN - SEE CIVIL.
- 24 FIRE DEPARTMENT CONNECTION.
- 25 FEATHER NEW PAVING INTO EXISTING.
- 26 CURB CUT TO BE UPDATED TO MEET FORT COLLINS STANDARD.
- 27 CONCRETE SERVICE RAMP - NOT TO EXCEED 1:20.
- 28 Poured concrete stairs.
- 29 BIKE RACK.

BENCHMARK:
 CITY OF FORT COLLINS (28-94) LOCATED ON THE WEST SIDE OF SOUTH LEMAY AT THE SOUTH END OF COLLINGWOOD PROPERTY (5655 SOUTH LEMAY) ON TOP OF THE NORTH WALL OF A CONCRETE STORM WATER CHASE NEAR A FIRE HYDRANT, ELEV. +496.43
 EXISTING STERLING HOUSE # ADDITION: 100'-0" x 498'
 NEW CLARE BRIDGE CROSSINGS: 38'-0" x 498'
 EXISTING CLARE BRIDGE ADDITION: 36'-6" x 498'-5"

DISCLAIMER NOTE:
 ALL INFORMATION SHOWN ON THIS PLAN IN REGARD TO EXISTING CONDITIONS ARE TAKEN FROM SURVEY DATED: 7/9/11
 BY: JR ENGINEERING
 1200 S. ALTON WAY, SUITE C100
 CENTENNIAL, CO 80112



PLANNING DESIGN CONSTRUCTION

PDC MIDWEST, INC.
 1130 JAMES DRIVE, SUITE 106
 HARTLAND, WISCONSIN 53029
 T. 262-367-7770 F. 262-367-7712
 WWW.PDCMIDWEST.COM

PROJECT
BROOKDALE SENIOR LIVING COMMUNITY

1002 Rule Drive
 Fort Collins, CO 80525

OWNER
 North Carolina REI, Inc.
 c/o Brookdale Senior Living, Inc.
 6737 West Washington St.
 Milwaukee, WI 53214



STATUS
LAND USE APPROVAL

PROJECT NO. 11040
DATE 12-21-12

DRAWN BY CSV
CHECKED EGJ

SHEET TITLE
SITE DEVELOPMENT PLAN

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MAJOR AMENDMENT
 Final Plan Review December 21, 2012