

M-70M

URBAN GROWTH AREA LIMITS TWO AND A HALF MILES NORTH

PROJECT NOTES CONTINUED

- 22 CITY ENGINEERING MAY REVIEW CLASSIFICATION OF FRONTAGE ROADS AT TIME OF PDP
- 23 PARCEL 1 AND PARCEL 2 ARE THE ONLY LOTS ALLOWED TO ACCESS FRONTAGE ROAD DIRECTLY BY PRIVATE DRIVE
- 24 SITE DRAINAGE AND DETENTION IS TO BE AS PER THE REQUIREMENTS OF THE CITY AT THE TIME OF ANY PDP SUBMISSION
- 25 THE NO-RISE REQUIREMENT OF THE FLOODPLAIN IS TO BE MET AS A PART OF ANY PDP. THE ENTIRE PROJECT IS WITHIN A FLOODPLAIN. A HYDROLOGIC ANALYSIS BY A PROFESSIONAL ENGINEER WILL BE REQUIRED FOR ALL CHANGES (FILLS CONSTRUCTION BUILDINGS, CULVERTS, CHANNEL, ETC.) TO THE EXISTING SITE
- 26 FRONTAGE ROAD WILL BE IMPROVED TO URBAN AREA STREET STANDARDS
- 27 WAREHOUSING IS AN ACCESSORY USE TO ANY SITE PRINCIPAL USE
- 28 NO ACCESS TO BE PERMITTED TO PROSPECT ROAD
- 29 THIS ODP AS WELL AS PDP'S AND FOP'S THAT FOLLOW ARE TO COMPLY TO THE REQUIREMENTS OF THE CURRENT L.U.C
- 30 ANY RESIDENTIAL STRUCTURES IN THE FLOODPLAIN MUST HAVE THE LOWEST FLOOR INCLUDING BASEMENT OR CRAWL SPACE ELEVATED 18" ABOVE THE 100-YEAR FLOOD LEVEL OR BE FLOODPROOFED 18" ABOVE THE 100-YEAR FLOOD LEVEL
- 31 ANY NON-RESIDENTIAL STRUCTURES IN THE FLOODPLAIN MUST EITHER HAVE THE LOWEST FLOOR INCLUDING BASEMENT OR CRAWL SPACE ELEVATED 18" ABOVE THE 100-YEAR FLOOD LEVEL OR BE FLOODPROOFED 18" ABOVE THE 100-YEAR FLOOD LEVEL
- 32 CRITICAL FACILITIES ARE NOT ALLOWED TO BE BUILT IN A 100-YEAR FLOODPLAIN TO REMOVE THE FUEL FILLING SITE FROM THE FLOODPLAIN ALL FURN VALVES, MANHOLES, ETC. SHOULD HAVE TO BE ELEVATED 18" ABOVE THE FLOOD ELEVATION
- 33 A FLOODPLAIN USE PERMIT IS REQUIRED FOR EACH STRUCTURE BUILT IN THE FLOODPLAIN. AN ELEVATION CERTIFICATE OR TESTIMONIAL CERTIFICATE WILL BE REQUIRED TO BE OBTAINED AT CERTIFICATE OF OCCUPANCY

EXISTING CITY LIMITS

URBAN GROWTH AREA LIMITS ONE HALF MILE EAST

MIXED USE LAND USE IN ADDITION TO THE VARIETY OF USES OUTLINED FOR THE PROPERTY, PARCELS 8 AND 1 MAY BE USED FOR MULTI-FAMILY RESIDENTIAL USES UP TO A DENSITY OF 20 DUELLING UNITS PER ACRE

LEGAL DESCRIPTION
 A tract of land situated in the NW 1/4 of Section 22 Township 1 North Range 48 West of the Base Pt. 1 County of Larimer State of Colorado which considering the North line of said NW 1/4 as bearing N 89° 54' 00" E 146.03 feet from the North line of Section 22 and run thence N 89° 54' 00" W 311.65 feet thence S 00° 00' 00" W 300.00 feet to a point on the Southeastern right-of-way line of Interstate Highway No. 25 thence S 45° 41' 30" W 104.10 feet along said right-of-way line thence N 52° 25' 00" W 101.00 feet along said right-of-way line thence S 52° 25' 00" W 101.00 feet along said right-of-way line thence S 18° 21' 30" W 184.00 feet along said right-of-way line thence S 4° 30' 00" W 211.40 feet along said right-of-way line thence S 40° 00' 00" W 149.66 feet to a point on the Northern line of the Colorado Department of Transportation Frontage Road thence along said Northern line along the arc of a 147.24 foot radius curve to the right a distance of 103.81 feet the long chord of which bears N 72° 55' 41" E 102.83 feet thence N 84° 25' 10" E 151.00 feet along said right-of-way line thence N 40° 00' 00" E 120.81 feet along said right-of-way line thence N 86° 36' 28" E 142.46 feet along said right-of-way line thence along the arc of a 349.24 foot radius curve to the left a distance of 84.71 feet the long chord of which bears N 52° 38' 00" E 233.78 feet thence N 10° 40' 35" E 142.46 feet thence N 15° 14' 00" E 423.41 feet thence again along the arc of a 516.70 foot radius curve to the left a distance of 171.98 feet the long chord of which bears N 73° 30' 00" E 174.45 feet thence N 28° 25' 31" E to a point on the Southern line of Frontage Road thence along said Southern line of Frontage Road thence along said Southern line of Prospect Road right-of-way S 89° 54' 00" E 363.25 feet to the point of beginning

And
 Thence again commencing from the same North 1/4 corner of said Section 22 and run thence N 89° 54' 00" E 146.03 feet thence S 89° 54' 00" E 146.03 feet to the point of beginning and the Northeastern corner of the easement of the Sand Dike Ditch thence again S 89° 54' 00" E 210.4 feet to the centerline of said Sand Dike Ditch thence N 40° 00' 00" W 111.11 feet to a point on the Southeastern right-of-way line of the Colorado Department of Transportation Frontage Road thence along the arc of a 449.24 foot radius curve to the left a distance of 318.24 feet thence S 14° 44' 00" W 81.81 feet along said right-of-way line thence N 15° 14' 00" E 813.51 feet along said right-of-way line to the point of beginning

Both parcels combined containing 23.808 acres more or less

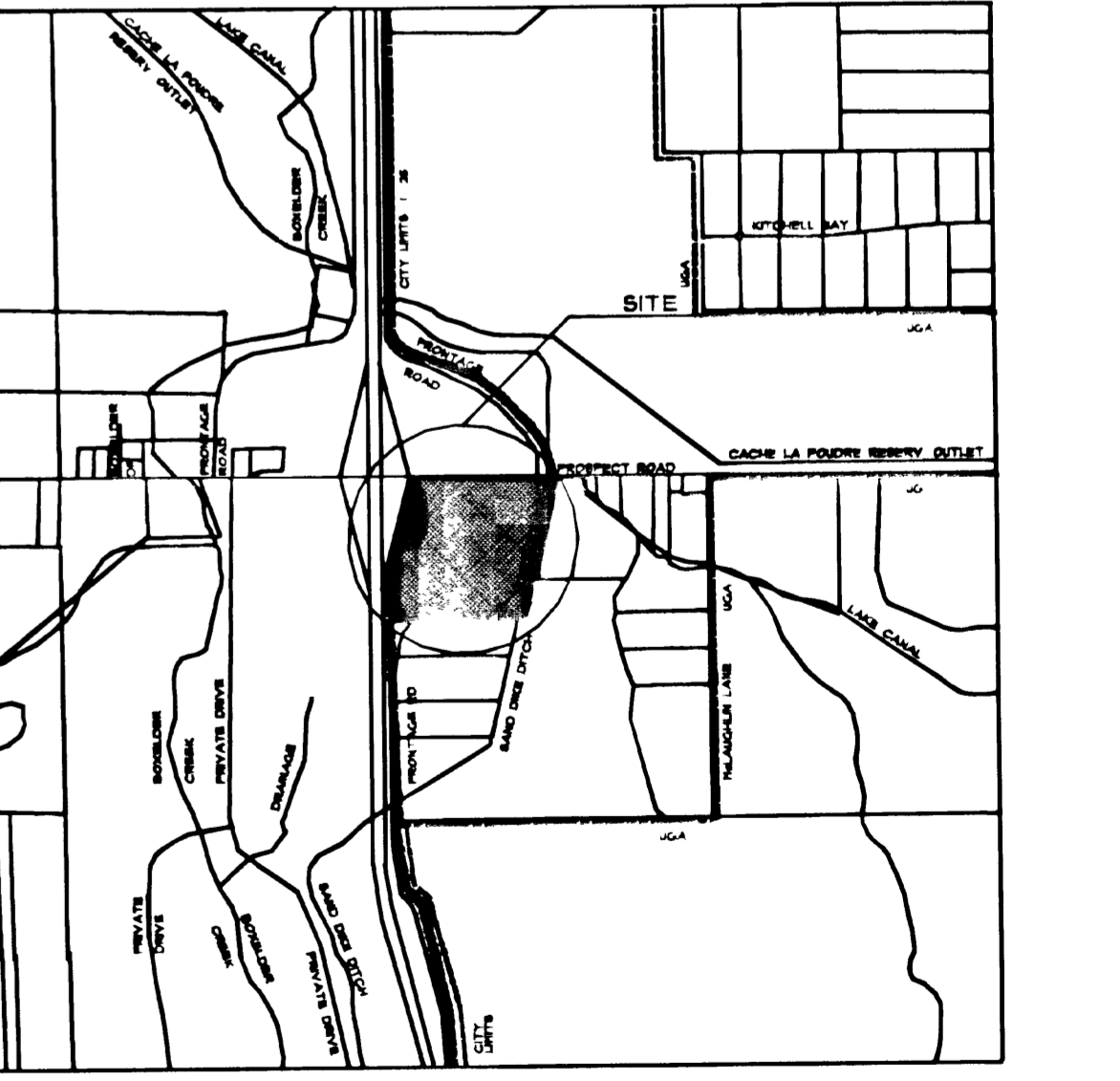
DIRECTOR OF PLANNING / BOARD SECRETARY
 COLORADO CITY OF FORT COLLINS
 THIS 2nd DAY OF December 2004

DIRECTOR OF PLANNING

OWNER'S CERTIFICATION
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT I AM THE LAWFUL OWNER OF THE REAL PROPERTY DESCRIBED ON THIS OVERALL DEVELOPMENT PLAN AND DO HEREBY CERTIFY THAT I ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN

11-19-2004
 (STATE OF CALIFORNIA) SS
 (COUNTY OF VENTURA)
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF NOVEMBER 2004
 WITNESS MY HAND AND OFFICIAL SEAL

408 ESTRIGA COURT SANTA PAULA, CA 93060
 ADDRESS
 MARCH 28, 2008
 BY COMMISSION EXPIRES

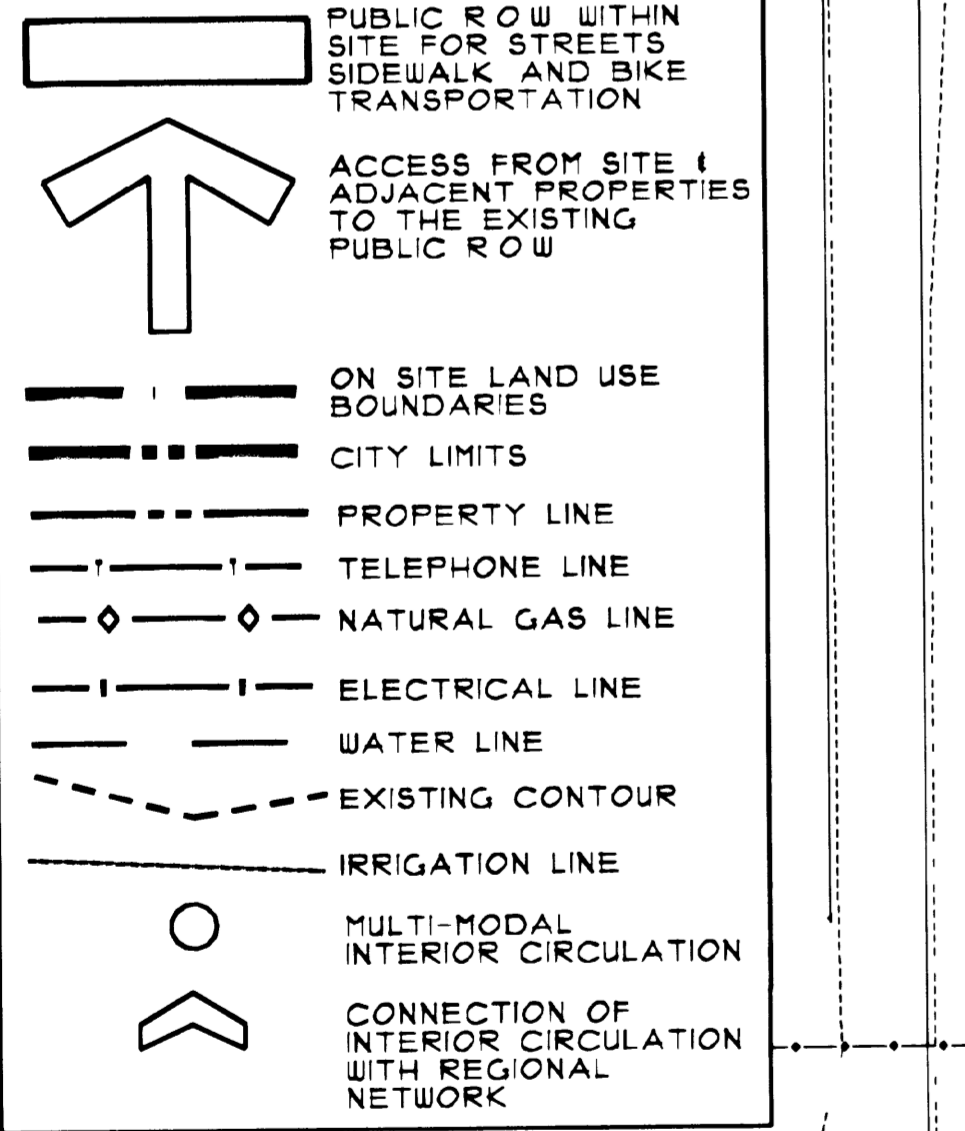


VICINITY MAP SCALE 1 IN = 1500 FT
 PARADIGM PROPERTIES
 OVERALL DEVELOPMENT PLAN SCALE 1 IN = 400 FT REVISED 10/1/03
 HATTMAN ASSOCIATES Architecture & Planning
 145 W Swallow Road
 Ft Collins Colorado
 970 223 7335 ••• Fax 970 223 0511

SPECIAL NOTES ADEQUATE PUBLIC FACILITIES

- 1 THE FOLLOWING INFRASTRUCTURAL FEATURES ARE FOUND TO BE DEFICIENT OR SUBSTANDARD TO THE CURRENT CITY URBAN DEVELOPMENT STANDARDS
- 2 THE FRONTAGE ROAD IS NOT CONSTRUCTED TO CURRENT STANDARDS
- 3 PROSPECT ROAD IS NOT CONSTRUCTED TO CURRENT STANDARDS
- 4 THE TRAFFIC FUNCTIONALITY OF THE NORTH BOUND EXIT RAMP IS NOT WITHIN THE TRAFFIC DEPARTMENT'S ACCEPTED STANDARDS
- 5 THE WATER SERVICE BELOW THE REQUIRED APPROVED NFD
- 6 THE SANITARY SYSTEM FOR THIS AREA DOES NOT SERVE THE SITE
- 7 THE BRIDGE OVER INTERSTATE IS NOT CONSTRUCTED TO ARTERIAL STANDARDS

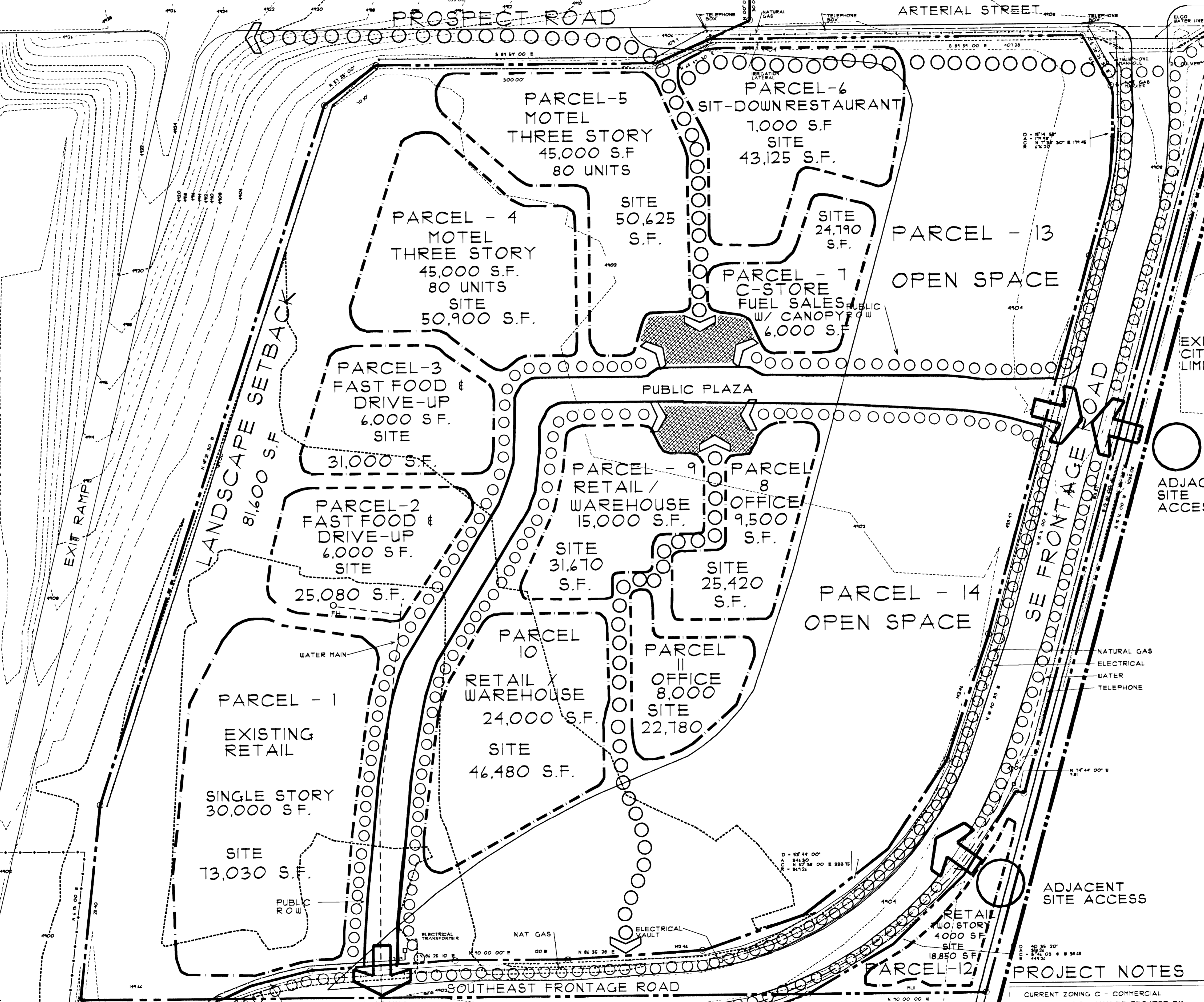
PLAN LEGEND



LAND USE

USE	No OF PARCELS	BUILDING	AREA	PERCENT
RETAIL PARCELS 1 1 2	2	34,000 SF	9,880 SF	8.84 %
FAST FOOD PARCELS 2 1 3	2	12,000 SF	54,080 SF	5.41 %
MOTEL PARCELS 4 1 5	2	90,000 SF	101,525 SF	9.79 %
C-STORE W/ FUELING PARCEL 1	1	6,000 SF	24,790 SF	2.39 %
RESTAURANT PARCEL 6	1	7,000 SF	43,125 SF	4.16 %
OFFICE PARCELS 8 1 1	2	11,500 SF	48,200 SF	4.45 %
RETAIL / WAREHOUSE PARCELS 9 1 10	2	39,000 SF	78,150 SF	7.54 %
LANDSCAPE SETBACK	1		81,600 SF	7.87 %
PUBLIC PLAZA	1		11,495 SF	1.11 %
OPENSOURCE /	2			
STORM DRAINAGE PARCELS 13 1 4			410,431 SF	39.59 %
NEW STREETS 1	1		89,400 SF	8.43 %
ROW DEDICATIONS				
TOTALS		205,500 SF	1,031,076 SF	100.0 %

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PROJECT NOTES CONTINUED

- 11 WATER SERVICE IMPROVEMENTS WILL BE AS PER ELCO WATER DISTRICT SPEC'S MIN 1500 GPM @ 20# RESIDUAL PRESSURE WILL BE PROVIDED
- 12 FIRE SPRINKLER BUILDINGS WILL HAVE FIRE SPRINKLER PROTECTION
- 13 ALL BUILDINGS WILL HAVE FIRE SEPARATION OR FIRE SPRINKLER PROTECTION
- 14 SPRINKLER SYSTEM AND WATER CONSUMPTION TO BE REVIEWED AT PDP AND PDP
- 15 A 30 FOOT WIDE FIRE LANE IS REQUIRED FOR 3 STORY BUILDINGS
- 16 HAZARDOUS MATERIAL REPORTS ARE REQUIRED AT PDP FOR SUCH MATERIALS
- 17 THE PROPERTY OWNER WILL WORK WITH C-DOOT (THE CITY) WITH RESPECT TO IMPROVEMENTS TO THE TRANSPORTATION SYSTEMS IN THE AREA
- 18 THIS SITE IS SUBJECT TO THE INTERCHANGE STYLE SECTION OF THE PROSPECT ROAD STREETSCAPE PROGRAM C-COMMERCIAL ZONING (THE HIGHWAY CORRIDOR SUB-AREA PLAN)
- 19 ALL INTERNAL STREETS WILL BE PUBLICLY DEDICATED
- 20 RIGHT OF WAY EASEMENTS MAY BE REQUIRED AT INTERNAL STREET AND FRONTAGE ROAD
- 21 NO DRIVEWAY ACCESS IS TO BE PROVIDED FROM ANY LOT TO PROSPECT ROAD

EXISTING CITY LIMITS

ADJACENT SITE ACCESS

PROJECT NOTES

- 1 CURRENT ZONING C - COMMERCIAL
- 2 ADDITIONAL ROW MAY BE REQUIRED BY C-DOOT FOR RECONSTRUCTION OF THE I-25 INTERSECTION
- 3 MAXIMUM HEIGHT OF STRUCTURES TO BE FORTY FEET
- 4 NO NATURAL FEATURES AREAS OR SIGNIFICANT VEGETATION EXIST ON SITE. THE EXISTING TURF COVER ARE GRASSES AND EARTH
- 5 NO TREES EXCEPT THOSE PLANTED WITH THE EXISTING CONTOURS ESTABLISHED FROM CITY
- 6 NO WETLANDS OR WILDLIFE CORRIDOR
- 7 EXIST ON SITE
- 8 THE PROPERTY OWNER OF THE LAND OF THE ODP IS PARADIGM PROPERTIES LLC
- 9 EXISTING CONTOURS ESTABLISHED FROM CITY CORRIDOR SUB-AREA PLAN NGVD 1928 8X402 ELEVATION 4887.68
- 10 UTILITY EASEMENTS OF A FEET WILL BE PROVIDED ALONG INTERIOR STREETS AND THE FRONTAGE ROAD IS 6'00' ALONG PROSPECT ROAD
- 11 UTILITY EASEMENTS SATISFACTORY TO THE CITY AND PRIVATE UTILITIES WILL BE PROVIDED