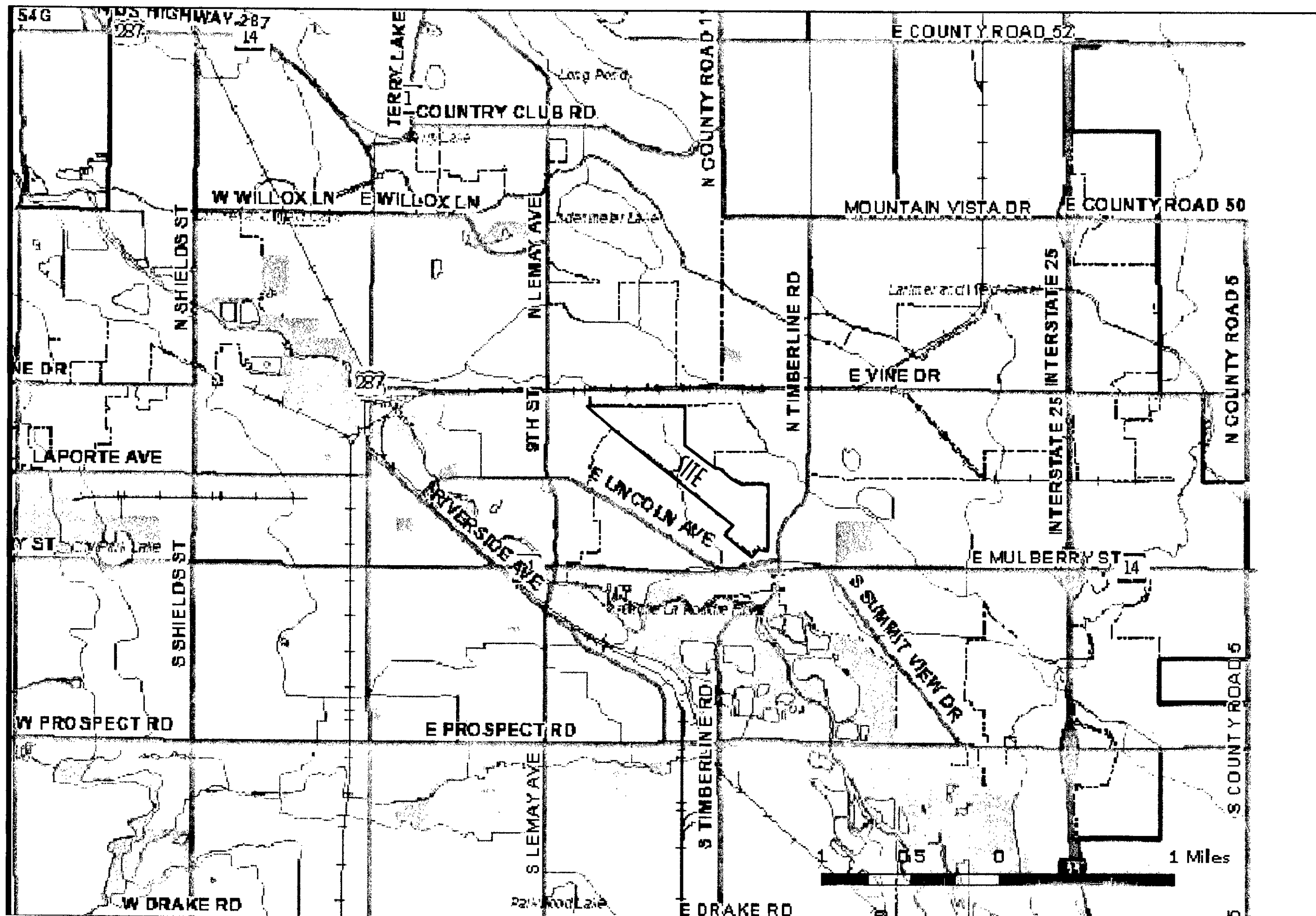


GENERAL NOTES

1. THIS O.D.P. IS INTENDED TO STAND ALONE AS AN APPROVAL OF THE DEVELOPMENT INTENSITIES LISTED, HOWEVER IT IS INTENDED THAT AT SOME POINT IN THE FUTURE, WE ANTICIPATE SEEKING AMENDMENTS TO THE MASTER STREET PLAN AND EAST MULBERRY CORRIDOR PLAN TO COORDINATE THE SURROUNDING TRANSPORTATION NETWORK IN SUCH A WAY THAT WE ARE ABLE TO AMEND THIS O.D.P. TO INCREASE THE DENSITY FROM APPROXIMATELY 2 MILLION SQUARE FEET OF DEVELOPMENT, TO UPTO 5 MILLION SQUARE FEET OF DEVELOPMENT.
2. ANY CHANGE IN THE LOCATION OF ACCESS POINTS WITH PDP SUBMITTALS NEEDS TO COMPLY WITH THE CITY OF FORT COLLINS LAND USE CODE AND THE LARIMER COUNTY URBAN AREA STREET STANDARDS.
3. STREET IMPROVEMENTS WILL BE SUBJECT TO THE DESIGN STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR PROJECT DEVELOPMENT PLANS (PDPs).
4. THE "DRY CREEK CHANNEL" SHOWN ON THE DRAWINGS IS THE BEST REPRESENTATION OF THE CHANNEL AVAILABLE AT THE TIME OF PLANNING & ZONING BOARD HEARING. THIS ODP DOES NOT APPROVE THE EXACT LOCATION OF THE CHANNEL, BUT RATHER THE CHANNEL ALIGNMENT IS DETERMINED THROUGH A SEPERATE PROCESS. THE CITY OF FORT COLLINS STORMWATER UTILITY IS THE PROJECT LEAD ON THE CHANNEL DESIGN. AT SUCH TIME PDPs ARE REVIEWED, THEY WILL NEED TO BE CONSISTENT WITH THE FINAL "DRY CREEK CHANNEL."
5. AS SHOWN ON SHEET 3 OF 5, THE LAND USE PLAN, THE "RESIDENTIAL LAND USE AREA" IS IN THE LMN ZONE DISTRICT. THE REMAINDER OF THE SITE IS IN THE EMPLOYMENT ZONE DISTRICT.
6. FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY POUDE FIRE AUTHORITY STANDARDS.
7. THE ODP IS LOCATED WITHIN THE EAST MULBERRY CORRIDOR PLAN.
8. THE 50-FOOT WIDE HELECOPTER FLIGHT PATH SHOWN ON SHEET 3 OF 5 IS INTENDED TO HAVE RESTRICTED DEVELOPMENT ACTIVITY THAT WOULD ALLOW FOR THE PASSAGE OF HELECOPTERS ALONG SAID FLIGHT PATH WITHOUT ANY BUILDINGS OR TO THE EXTENT THE CITY ALLOWS, WITHOUT ANY TREES. OTHER LAND USE RESTRICTIONS WITHIN THIS HELECOPTER FLIGHT PATH ARE TO BE DETERMINED AT THE TIME OF P.D.P.

VICINITY MAP



LEGAL DESCRIPTION:

PT TR A, DESC AS BEG AT N 1/4 COR 8-7-68, FTC, S 2996.11 FT, N 89 35' W 1244.5 FT, S 0 E 1199.15 FT TPOB, S 0 E 689.5 FT, N 59 30' W 270 FT, S 38 7' W 226.99 FT, N 51 53' W 999.19 FT, N 38 7' W 235 FT, N 51 53' W 1446.67 FT, N 10 32' W 41.21 FT, TH ALG ARC 300 FT RAD CUR, C/A 41 30', L/C N 31 17' W 212.57 FT, N 51 53' W 207.39 FT, N 75 7' 30" W 157.84 FT, S 81 38' W 6.83 FT, N 27 41' E 58.29 FT, N 9 55' W 106.59 FT, N 71 13' W 121.12 FT, N 10 55' W 124.39 FT, N 30 49' E 286.89 FT, S 55 26' E 1260.7 FT, S 51 56' 5" E 1963.15 FT TPOB, COMMUNITY AIR PARK (45.87 ACRES)  
 AND,  
 TR B, REPLAT OF PT OF FTC INDUSTRIAL PK 1ST & PT OF FTC COMMUNITY AIRPARK, FTC (10.3 ACRES)  
 AND,  
 TR IN SEC 8 & 7-7-68, FTC, BEG AT PT WH BEARS S 2996.11 FT, N 89 35' W 1244.5 FT FROM N 1/4 COR SEC 8, TH S 2199.15 FT, S 79 41' W 517.99 FT, N 29 13' 10" W 310.46 FT, N 84 19' W 285.45 FT, N 24 31' W 216.9 FT, N 69 29' 40" W 177.34 FT, S 77 9' 50" W 302.16 FT, N 52 4' W 205.53 FT, N 42 24' 30" W 486.04 FT, S 63 15' W 190.22 FT, N 31 7' W 514.65 FT, N 17 1' W 98.93 FT, N 26 3' E 174.67 FT, N 17 59' W 424.07 FT, N 12 41' E 89.25 FT, N 25 1' W 351.24 FT, N 27 41' E 128.50 FT, N 9 55' W 106.69 FT, N 71 13' W 121.18 FT, N 10 55' W 124.39 FT, N 30 49' E 286.89 FT, S 55 26' E 1260.7 FT, S 89 35' E 1545.63 FT TPOB; LESS COMMUNITY AIRPARK (19.0 ACRES)  
 AND,  
 TR IN W 1/2 8-7-68 & E 1/2 7-7-68, FTC, BEG AT N 1/4 COR SEC 8, S 0 E ALG N-S C/L 2996.12 FT, N 89 35' W 2078.17 FT TPOB, N 89 35' W 712.55 FT, N 55 26' W 1272 FT, N 71 9' W 354.2 FT, N 54 39' W 300 FT, N 35 21' E 491.89 FT, S 55 26' E 2495.89 FT TPOB (23.0 ACRES)  
 AND,  
 COM AT PT ON N-S C/L 8-7-68, FTC, SD PT BEING S 3083 FT FROM N 1/4 COR, TH N 44 58' W 123.7 FT, N 89 35' W 1990.75 FT, N 55 26' W 907 FT TPOB, N 55 26' W 1588.89 FT, S 35 21' W 491.89 FT, N 54 39' W 755.7 FT, N 0 36' W 966.5 FT, N 88 9' E 2192.6 FT, S 89 54' E 27.54 FT, S 1974.81 FT TPOB (NC26S00E); LESS TAX DIST 1108 PER RCPTN 96004142 (15.25 ACRES)  
 AND,  
 COM AT PT ON N-S C/L 8-7-68, FTC, SD PT BEING S 3083 FT FROM N 1/4 COR, TH N 44 58' W 123.7 FT, N 89 35' W 1990.75 FT, N 55 26' W 907 FT TPOB, N 55 26' W 1588.89 FT, S 35 21' W 491.89 FT, N 54 39' W 755.7 FT, N 0 36' W 966.5 FT, N 88 9' E 2192.6 FT, S 89 54' E 27.54 FT, S 1974.81 FT TPOB (NC26S00E); LESS TAX DIST 1108 PER RCPTN 96004142 (20.25 ACRES)  
 AND,  
 PORTION TR S DRY CREEK MINOR SUB NE 1/4 7-7-68 DESC AS: BEG AT PT ON N LN WH BEARS S 88 14' 46" W 130 FT FROM THE NE COR OF SD TR S; TH S 7 5' 32" E 452.95 FT; TH N 77 33' 13" E 75 FT TO PT ON BDY LN TR S; TH S 0 6' 7" W 56.93 FT; TH S 12 26' 47" E 772.27 FT; TH N 55 19' 53" W 562.87 FT; TH N 0 0' 36" E 510 FT; TH N 55 25' 36" W 400.19 FT; TH S 88 14' 57" W 422.85 FT; TH N 0 18' 6" W 171.84 FT; TH N 88 14' 46" E 920.85 FT TPOB (12.1 ACRES)  
 AND,  
 TR 'D', 2ND REPLAT OF FT COLLINS INDUSTRIAL PARK (2.83 ACRES)  
 AND,  
 TR 'A', REPLAT LOTS 11 THRU 17 FTC BUSINESS CEN 1ST (1.11 ACRES)  
 AND,  
 TRACT A, FT COLLINS BUSINESS CENTER 2ND (1.49 ACRES)

TOTAL = 151.2 ACRES

OWNER'S CERTIFICATION

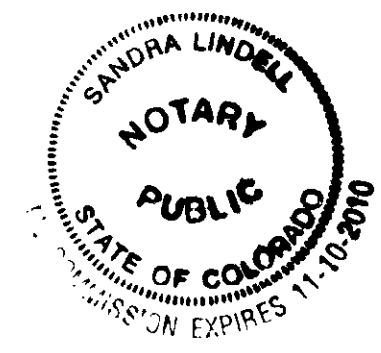
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN.

AIRPARK VILLAGE LLC  
BY: LLOYD GOFF

SIGNED: [Signature]  
TITLE Managing Member DATE 8-15-08

NOTARY PUBLIC  
STATE OF COLORADO, LARIMER COUNTY  
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF August 2008.

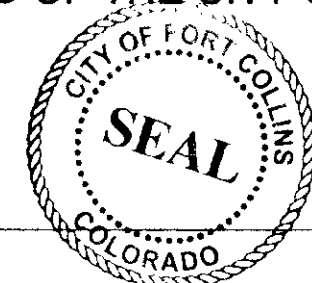
BY: [Signature]  
WITNESS MY HAND AND OFFICIAL SEAL [Signature]  
MY COMMISSION EXPIRES 11-10-2010



PLANNING & ZONING APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO THIS 17<sup>th</sup> DAY OF APRIL 2008.

[Signature]  
SECRETARY OF THE PLANNING & ZONING BOARD



ODP Page Index:

- 1 of 5: ODP Site Data Sheet
- 2 of 5: Existing Conditions
- 3 of 5: ODP Land Use Plan
- 4 of 5: Transportation Plan
- 5 of 5: Buffer Plan

AIRPARK VILLAGE O.D.P.

PARCEL	ACREAGE	PERCENTAGE
"TRADE SHOW" AREA	15.6 ACRES	10.3%
"BUSINESS PARK" AREA	78.0 ACRES	51.6%
"MIXED-USE" AREA	46.0 ACRES	30.4%
"RESIDENTIAL" AREA	11.6 ACRES	7.7%

ODP SITE DATA

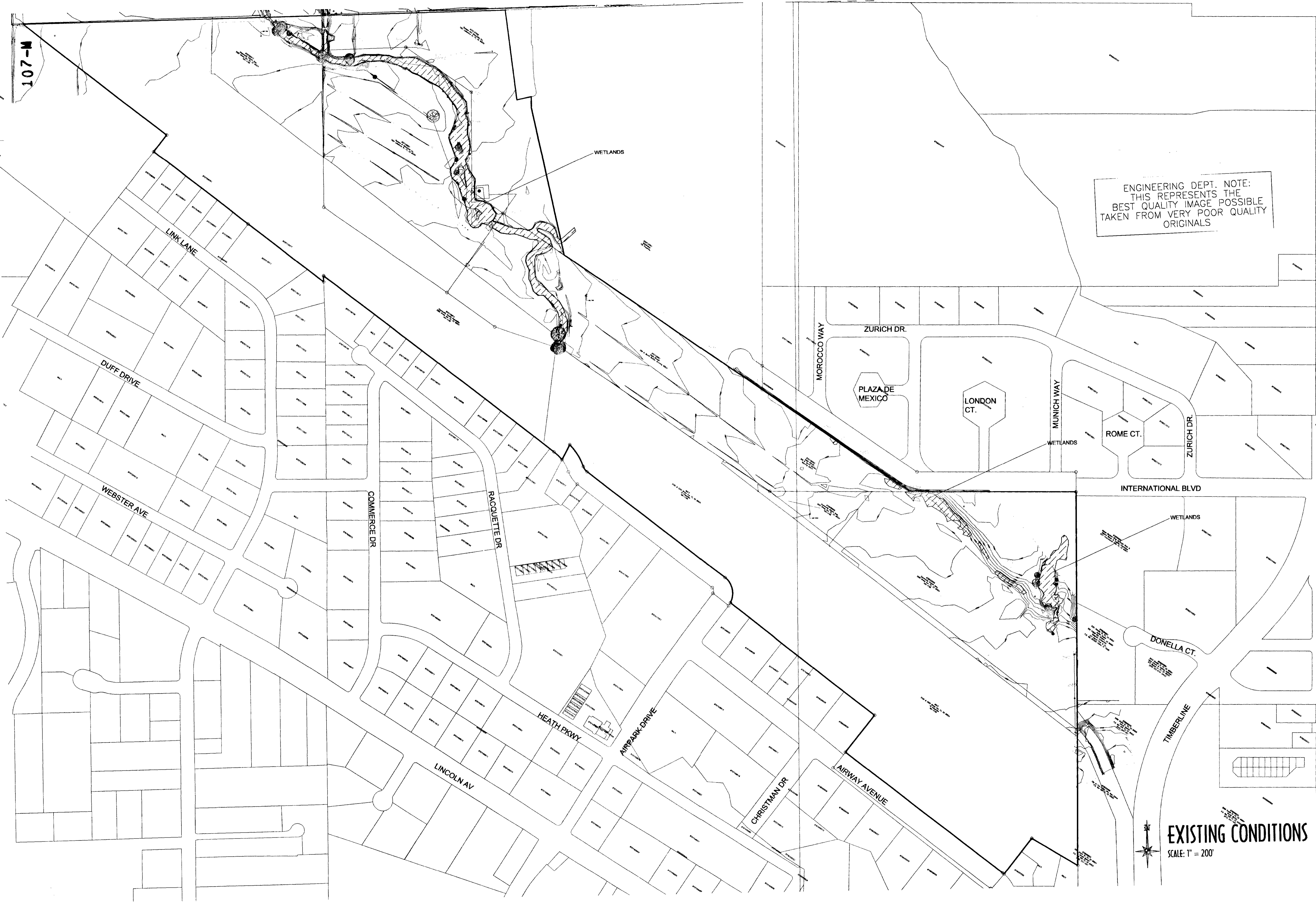
AIRPARK VILLAGE ODP

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Fort Collins, CO 80524  
970.218.7431  
1.888.416.7431  
Email: [katie@mta.com](mailto:katie@mta.com)  
http://www.mta.com

RETURNING: DATE: 3/20/2008

107 5

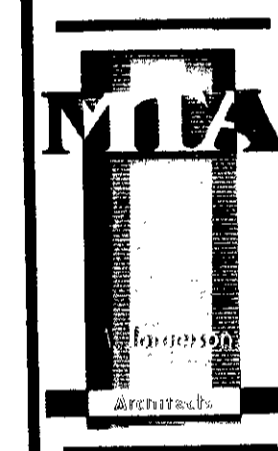
107-M



ENGINEERING DEPT. NOTE:  
 THIS REPRESENTS THE  
 BEST QUALITY IMAGE POSSIBLE  
 TAKEN FROM VERY POOR QUALITY  
 ORIGINALS

EXISTING CONDITIONS  
 SCALE: 1" = 200'

AIRPARK VILLAGE ODP



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 http://www.architect.com

20 F 5

107-M

"RESIDENTIAL"  
LAND USE AREA  
507,282 SQ. FT  
(11.6 ACRES)

"MIXED USE"  
LAND USE AREA  
2,004,250 SQ. FT  
(46.0 ACRES)

NOTE: NO CRITICAL FACILITIES SHALL BE CONSTRUCTED WITHIN THE 500-YEAR FLOODPLAIN. ALL PROPOSED STRUCTURES & DEV. ACTIVITIES WILL REQUIRE AN APPROVED FLOOD USE PERMIT PER CITY CODE CHAPTER 10.

**RESIDENTIAL LAND USE AREA**

a) Upto 86 Residential Dwelling Units (as allowed in the LMN zone)

**MIXED USE LAND USE AREA**

a) Upto 500 Mixed-Use Residential Dwelling Units (Upto 25 % of which may be physically located above Secondary Uses, the rest must be physically located above Primary Uses).  
b) Upto 150,000 Sq. Ft. of any Use listed in the lower left corner of this page (Upto 25% of which can be Secondary Uses).

**BUSINESS PARK LAND USE AREA**

a) Upto 750,000 Sq. Ft. of any Use listed in the lower left corner of this page (Upto 25% of which can be Secondary Uses).

**TRADE SHOW LAND USE AREA**

a) Upto 100 Room Hotel  
b) Conference Center with upto 1,500 attendees  
c) Trade Show Area with upto 500 attendees  
d) Upto 180,000 Sq. Ft. of any Primary Use listed in the lower left corner of this page (intent is R & D Center & Business Condos)

"BUSINESS PARK"  
LAND USE AREA  
3,428,654 SQ. FT  
(78.0 ACRES)

"TRADE SHOW"  
LAND USE AREA  
648,006 SQ. FT  
(15.6 ACRES)

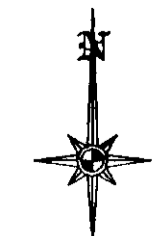
**PROPOSED POTENTIAL USES**

**POTENTIAL PRIMARY USES**

Offices, Financial Services, Clinics, Research Labs, Light Industrial Uses.

**POTENTIAL SECONDARY USES**

Clubs & Lodges, Standard or Fast Food Restaurants, Health & Membership Clubs, Lodging Establishments, Bed and Breakfast Establishments, Funeral Homes, Bars/Taverns, Workshops, Indoor Recreation Establishments, Personal & Business Services Shops, Artisan & Photo Studios & Galleries, Convenience Shopping Centers ( which can include: Retail Stores, Convenience Retail Stores with Fuel Sales, Liquor Sales, Beauty or Barber Shops, Dry Cleaning, Equipment Rental without Outdoor Storage, Pet Shops), Food Catering, Veterinary Facilities and Small Animal Clinics, Convention and Conference Centers, Print Shops, Workshop & Custom Small Industry Uses, Places of Worship or Assembly.



**LAND USE**  
SCALE: 1" = 200'

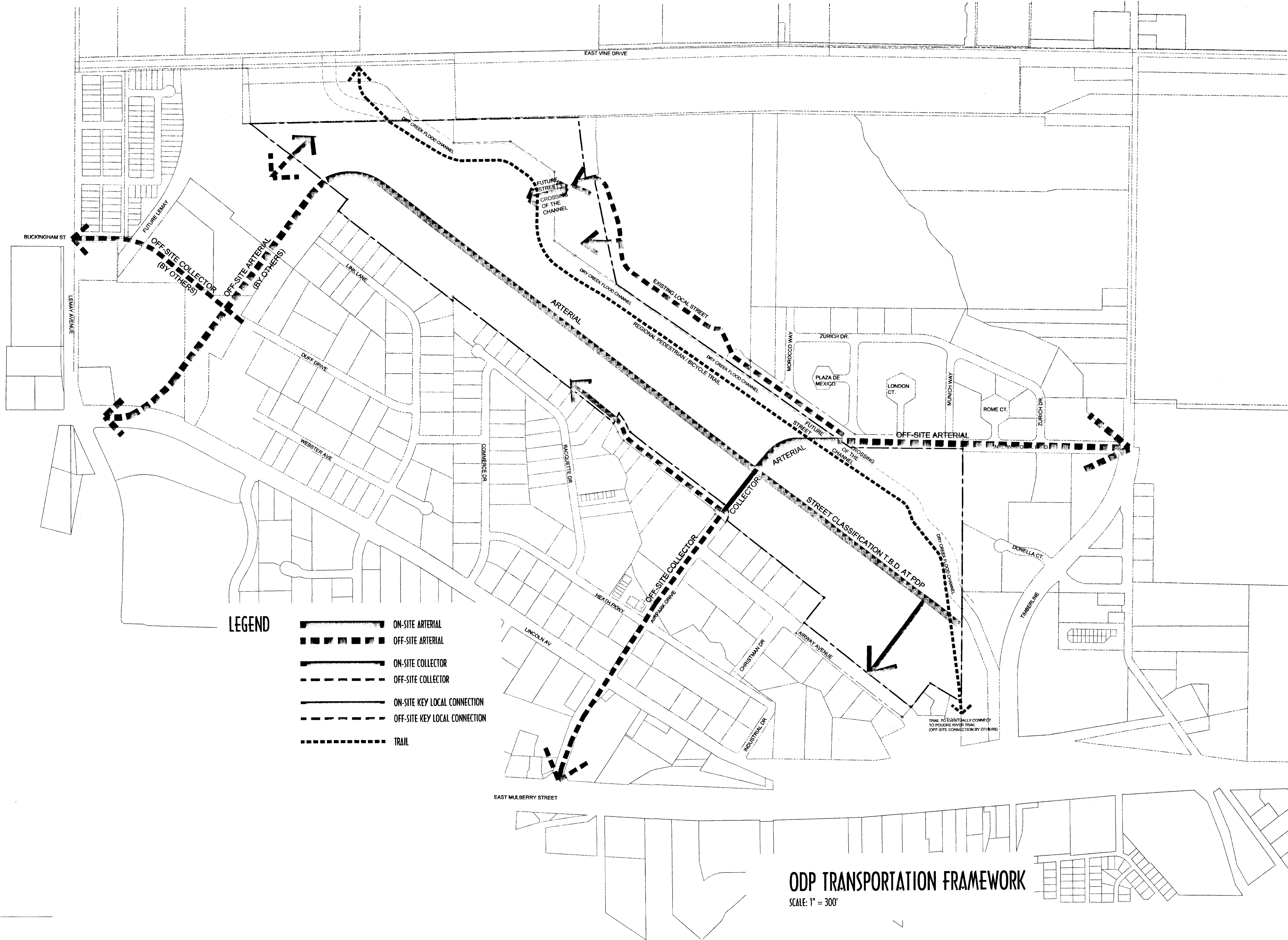


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<http://www.architect.com>

REVISION:

3 OF 5

DATE: 3/20/2008



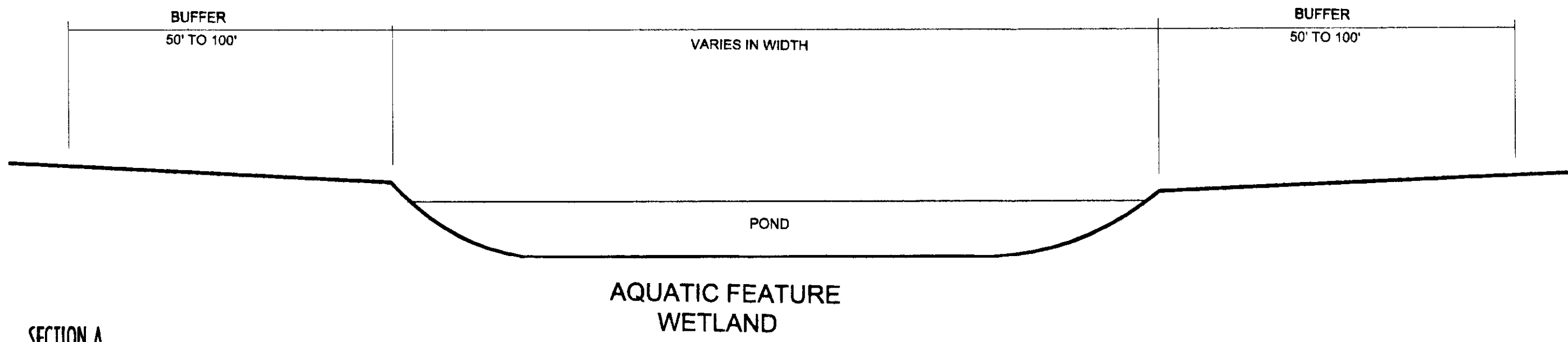
- LEGEND**
- ON-SITE ARTERIAL
  - OFF-SITE ARTERIAL
  - ON-SITE COLLECTOR
  - OFF-SITE COLLECTOR
  - ON-SITE KEY LOCAL CONNECTION
  - OFF-SITE KEY LOCAL CONNECTION
  - TRAIL

**ODP TRANSPORTATION FRAMEWORK**  
SCALE: 1" = 300'

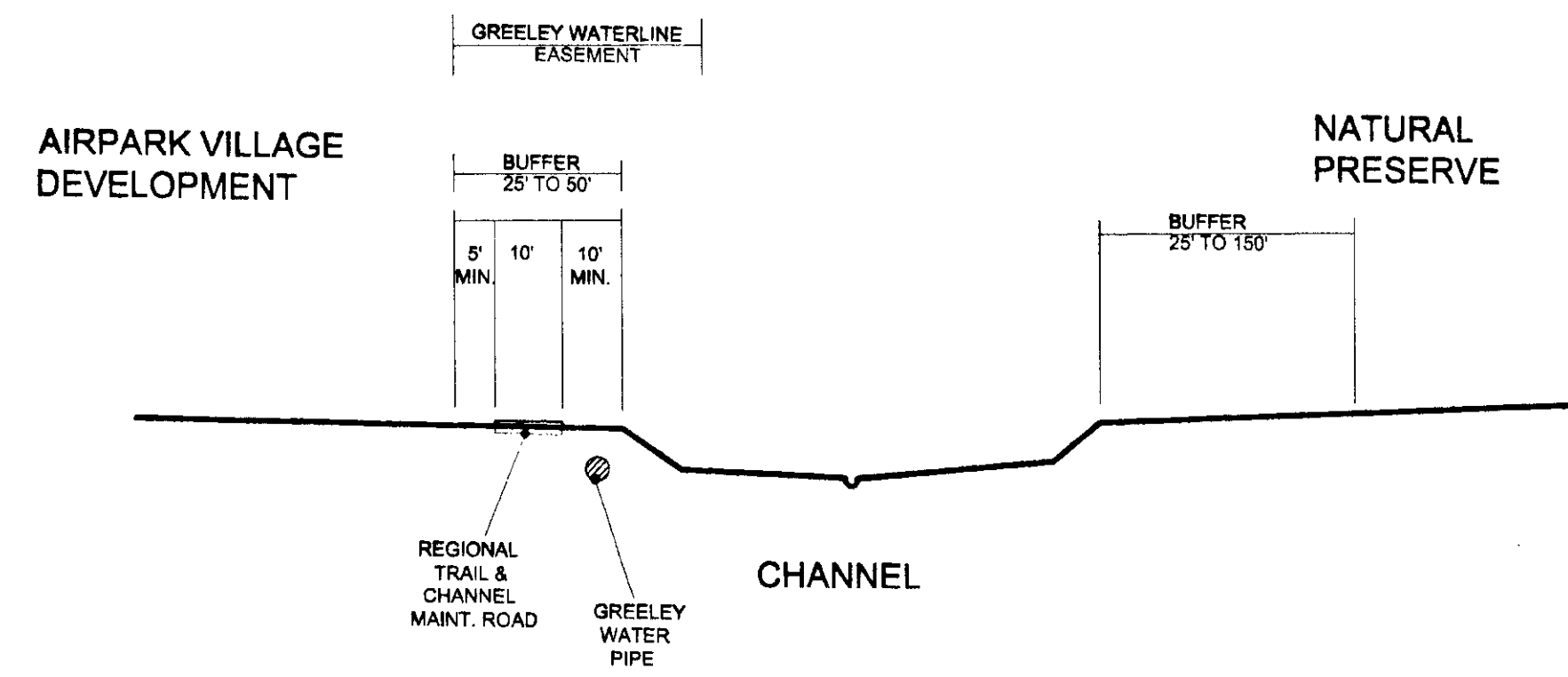


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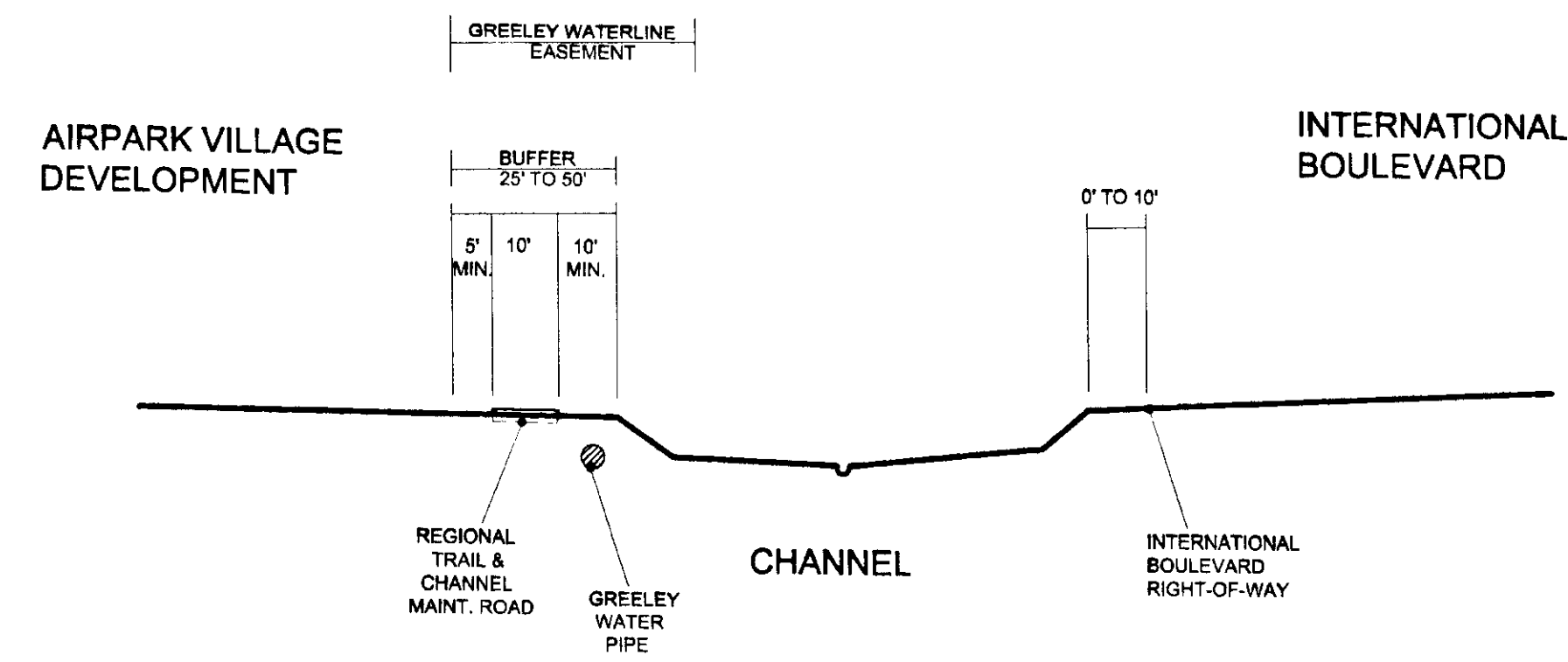
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For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA



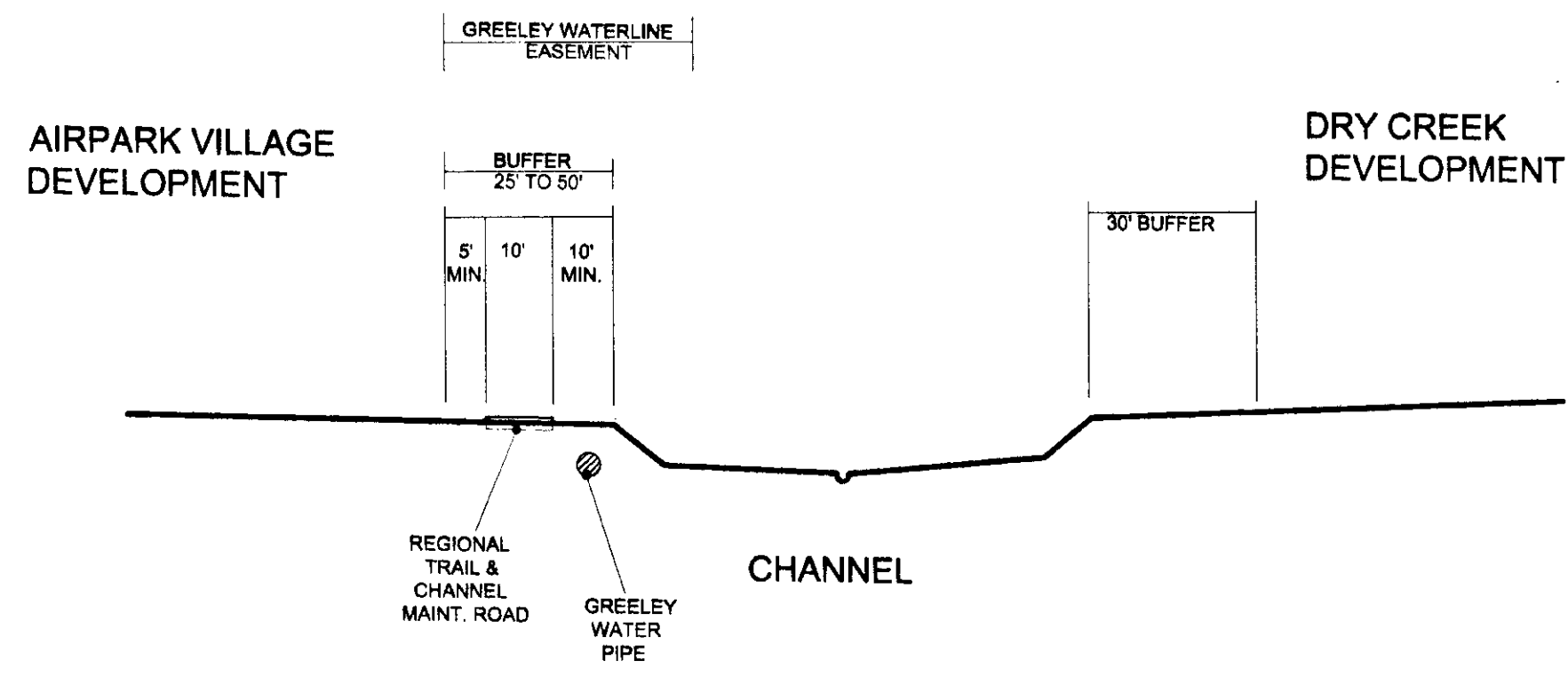
SECTION A  
NOT TO SCALE



SECTION B  
NOT TO SCALE



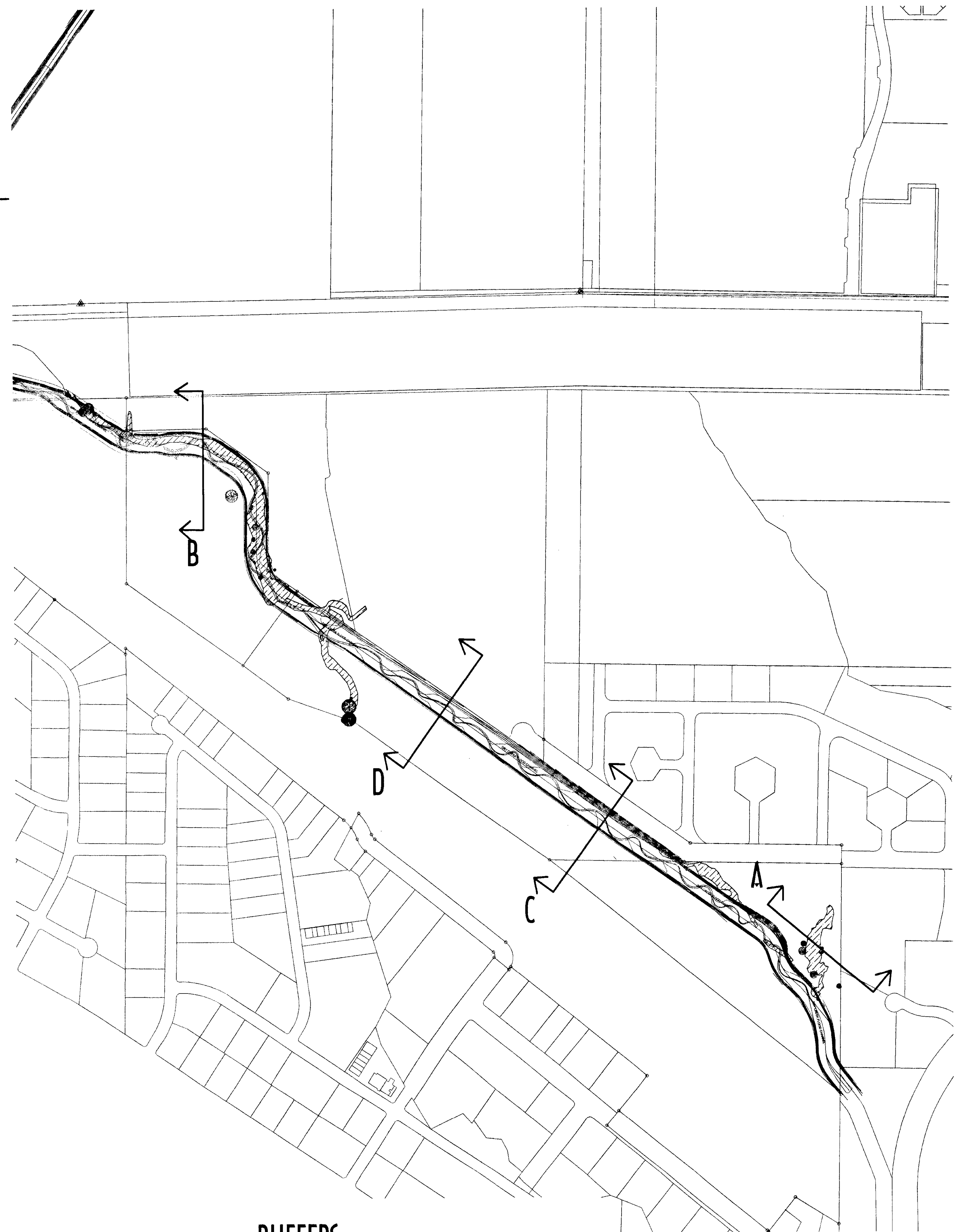
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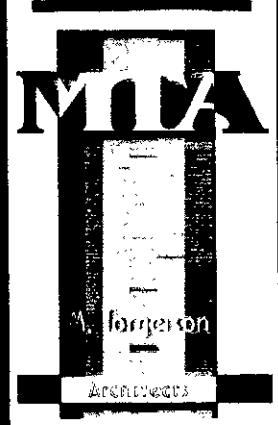
SECTION D  
NOT TO SCALE

**BUFFER NOTES**

1. BUFFERS FROM EXISTING TREES TO BE DETERMINED AT THE TIME OF PROJECT DEVELOPMENT PLAN (P.D.P.)
2. BUFFERS SHOWN ON SECTIONS ABOVE REPRESENT A RANGE OF POSSIBLE REQUIRED BUFFERS, TO BE DETERMINED AT THE TIME OF P.D.P.
3. IN THE EVENT THAT THE STORMWATER CHANNEL ENDS UP BECOMING A DRY CHANNEL SOUTHEAST OF THE DRY CREEK DIVERSION STRUCTURE, ONCE IT IS BUILT, THE MINIMUM BUFFER SHOWN ON THE CROSS SECTIONS ABOVE DOES NOT APPLY.



**BUFFERS**  
SCALE: 1" = 300'



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