

LAND USE DATA NOTES:

1. A MINIMUM OF FOUR HOUSING TYPES INCLUDING SINGLE FAMILY, TWO-FAMILY, SINGLE FAMILY ATTACHED, AND MULTI-FAMILY MUST BE PROVIDED FOR, AS DEFINED BY CURRENT LAND USE CODE STANDARDS FOR THE LMN DISTRICT.
2. NO PRODUCT TYPE MAY BE LESS THEN 5% OF THE TOTAL UNITS DEVELOPED, OR MORE THAN 80% OF THE TOTAL UNITS DEVELOPED.

OVERALL DEVELOPMENT PLAN - LAND USE DATA

PARCEL SIZE	152.3 TOTAL ACRES: 148.5 GROSS, 116.40 NET	EXISTING ZONING	LMN = LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT MINIMUM 4 DU/AC; MAXIMUM 12 DU/AC	NET DENSITY:	DU/AC: 4.65-9.48
PARCEL	ACRES	PROPOSED LAND USE	DENSITY	D.U.'S OR G.S.F.	
A	15.6	MULTI-FAMILY/SINGLE FAMILY ATTACHED	4-12 DU/AC	62-137	
B	8.2	SINGLE FAMILY ATTACHED/MULTI-FAMILY	4-8.9 DU/AC	33-73	
C	35.5	SINGLE FAMILY DETACHED	4-7.1 DU/AC	142-252	
C-1	11.7	SINGLE FAMILY DETACHED (ALLEY-LOADED)	4-7.5 DU/AC	47-88	
D	2.0	SINGLE FAMILY DETACHED	4-7.1 DU/AC	8-14	
E	8.5	PARK (1)	N/A	N/A	
F	4.8	SINGLE FAMILY ATTACHED	4-6.25 DU/AC	19-30	
G	12.0	SINGLE FAMILY ATTACHED	4-8.6 DU/AC	48-103	
H	2.7	SINGLE FAMILY ATTACHED	4-6 DU/AC	11-16	
I	7.1	SINGLE FAMILY ATTACHED	4-11 DU/AC	28-78	
J	8.50	PARK (1)	N/A	N/A	
K	11.05	WETLAND/OPEN SPACE/DETENTION (1)	N/A	N/A	
L	1.8	SINGLE FAMILY DETACHED	4-7.1 DU/AC	7-13	
M	14.9	SINGLE FAMILY DETACHED	4-5.9 DU/AC	60-88	
N	4.5	SINGLE FAMILY DETACHED (ALLEY-LOADED)	4-7.1 DU/AC	18-45	
O	1.4	COMMERCIAL/NEIGHBORHOOD CENTER	N/A	±10,000 SF	
PROPOSED LAND USE TOTALS					
SINGLE FAMILY DETACHED					282-500
SINGLE FAMILY ATTACHED					139-300
MULTI-FAMILY					140-187
COMMERCIAL					±10,000 SF
MINI-STORAGE					±140,000 SF
TOTAL D.U.'S					961-987
TOTAL G.S.F.					150,000 SF

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, T7N, R68W, SAID POINT BEING MARKED BY A NO. 6 REBAR AND 2-1/2" ALUMINUM CAP STAMPED LS 28285; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO BEAR S00°17'10"W, (EAST QUARTER CORNER OF SAID SECTION 8 BEING MARKED BY A NO. 6 REBAR AND 2" ALUMINUM CAP STAMPED LS 7839), WITH ALL OTHER BEARINGS RELATIVE THERETO; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 8, S00°17'10"W, 80.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S00°17'10"W, 2567.83 FEET (PREVIOUSLY DESCRIBED AS S00°17'05"W, 2567.51 FEET) TO THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, N88°50'31"W, 2285.46 FEET (PREVIOUSLY DESCRIBED AS N88°50'34"W, 2285.48 FEET); THENCE N00°42'43"E, 56.00 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 56.00 FEET); THENCE N88°50'31"W, 344.01 FEET (PREVIOUSLY DESCRIBED AS N88°50'34"W, 344.01 FEET) TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, N00°42'43"E, 2510.01 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 2510.04 FEET) TO A POINT 80.00 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 8; THENCE ALONG A LINE PARALLEL WITH AND 80 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S88°52'37"E, 2610.38 FEET (PREVIOUSLY DESCRIBED AS S88°52'13"E, 2610.28 FEET) TO THE POINT OF BEGINNING.

ALSO: COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S88°50'31"E, 934.40 FEET, (PREVIOUSLY DESCRIBED AS S88°50'34"E, 934.40 FEET) TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE S88°50'31"E, 538.83 FEET (PREVIOUSLY DESCRIBED AS S88°50'31"E, 538.83 FEET); THENCE S70°00'03"E, 155.15 FEET (PREVIOUSLY DESCRIBED AS S70°00'00"E, 155.15 FEET); THENCE N88°50'31"W, 214.07 FEET (PREVIOUSLY DESCRIBED AS N88°50'34"W, 214.07 FEET); THENCE N71°33'57"E, 188.57 FEET (PREVIOUSLY DESCRIBED AS N71°34'00"W, 188.57) TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1: COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S88°50'31"E, 344.06 FEET (PREVIOUSLY DESCRIBED AS S88°50'34"E, 344.06 FEET) TO THE POINT OF BEGINNING; THENCE N00°42'50"E, 56.00 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 56.00 FEET); THENCE S88°50'31"E, 410.71 FEET (PREVIOUSLY DESCRIBED AS S88°50'34"E, 410.71 FEET); THENCE S71°33'57"E, 188.57 FEET (PREVIOUSLY DESCRIBED AS N71°34'00"W, 188.57) TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 8; THENCE ALONG SAID SOUTH LINE N88°50'31"W, 590.34 FEET (PREVIOUSLY DESCRIBED AS N88°50'34"W, 590.34 FEET) TO THE POINT OF BEGINNING.

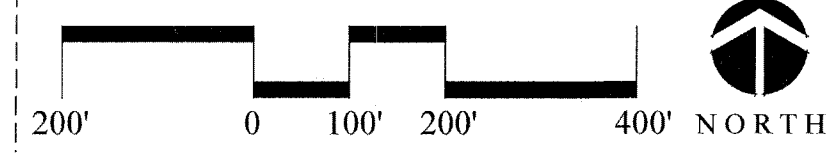
TRACT 2: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, N88°50'31"W, 1156.31 FEET (PREVIOUSLY DESCRIBED AS N88°50'34"W, 1156.31 FEET); THENCE N70°00'03"E, 155.15 FEET (PREVIOUSLY DESCRIBED AS N70°00'00"E, 155.15 FEET); THENCE S88°50'31"E, 1010.76 FEET (PREVIOUSLY DESCRIBED AS S88°50'34"E, 1010.76 FEET) TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG SAID EAST LINE, S00°17'08"W, 56.01 FEET (PREVIOUSLY DESCRIBED AS S00°17'05"W, 56.01 FEET) TO THE POINT OF BEGINNING.

TOTAL AREA OF SAID DESCRIBED TRACT IS 152.39 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

PROPOSED LIMITS OF DEVELOPMENT

WEST: CENTERLINE OF TIMBERLINE ROAD
 NORTH: RR RIGHT-OF-WAY
 EAST: PROPERTY LINE
 SOUTH: PROPERTY LINE EXCEPTING DRAINAGE OUTFALL EASEMENT

PROPERTY BOUNDARY
 PARCEL SIZE 152.36 AC
 EXISTING ZONING: L-M-N



PROJECT NOTES

1. THE 8.50 ACRE (7 PROGRAMMABLE ACRE) PARK AND 11.05 ACRE WETLAND/OPEN SPACE/DETENTION AREA WILL BE DESIGNED AS A MULTI-FUNCTION AREA TO MEET ALL THE VARIOUS OBJECTIVES AND REQUIREMENTS OF SUCH FUNCTIONS. THE PRECISE DISTRIBUTION OF THE FUNCTIONS WILL BE DETERMINED THROUGH THE PROJECT DESIGN PROCESS. CITY OF FORT COLLINS PARKS DEPARTMENT WILL ACQUIRE THE 8.5 ACRE PARK FOR PROVISION OF A NEIGHBORHOOD PARK OWNED AND MAINTAINED BY THE CITY OF FORT COLLINS.
2. ADEQUATE PUBLIC FACILITIES (APF) AT THE INTERSECTION OF LEMAY AVENUE AND VINE DRIVE IS ADDRESSED IN THE EAST RIDGE TRANSPORTATION IMPACT STUDY (ERTIS) DATED FEBRUARY 2003. THERE HAVE BEEN FIVE MEMORANDA (7/2/03, 2/14/05, 3/7/06, 10/6/06, AND 3/16/07) RELATED TO PLAN CHANGES OR CAPACITY RESERVATION ANALYSES. THE ERTIS REFLECTS: 572 SINGLE FAMILY DWELLING UNITS, 398 TOWNHOME DWELLING UNITS, 10.0 KSF COMMERCIAL, AND 43.0 KSF STORAGE. THE APPROVED PROJECTS IN THE ADEQUATE PUBLIC FACILITIES REVIEW BY TRAFFIC STAFF IN 2013, INCLUDED FULL DEVELOPMENT OF USES IN THE TRIP GENERATION TABLE IN THE EAST RIDGE TIS.
3. THE O.D.P. INCLUDES 500 SINGLE FAMILY DWELLING UNITS, 300 TOWNHOME DWELLING UNITS, 10.0 KSF COMMERCIAL, AND 140 KSF MINI-STORAGE REFLECTING A MAXIMUM ALLOWED BASED ON PRELIMINARY TRAFFIC ANALYSIS, WITHOUT ADDITIONAL PUBLIC FACILITY IMPROVEMENTS. ADDITIONAL UNITS OR SF OF COMMERCIAL BEYOND THIS WOULD REQUIRE ADDITIONAL TRAFFIC ANALYSIS AND POTENTIAL PUBLIC FACILITY IMPROVEMENTS.
4. THE POTENTIAL FUTURE ROW ASSOCIATED WITH A GRADE-SEPARATED CROSSING OF TIMBERLINE RD OVER THE RR TRACKS AND VINE DR. IS SHOWN ON THIS ODP. THE ROW ASSOCIATED WITH THE CROSSING WILL BE ACQUIRED BY THE CITY AT AN APPROPRIATE TIME.
5. A DUAL WATER SYSTEM MAY BE INSTALLED AT THE PROJECT IF FEASIBLE, BUT IS NOT REQUIRED.
6. HEIGHTS OF ANY RESIDENTIAL, COMMERCIAL, OR NEIGHBORHOOD CENTER USE NOT TO EXCEED 2½ STORIES.
7. THE EXACT LOCATION AND THE TYPE OF THE ACCESS POINTS ONTO TIMBERLINE ROAD WILL BE DETERMINED AT THE TIME OF THE PDP SUBMITTALS AND SHALL BE DETERMINED BASED ON THE ALIGNMENT AND/OR OFF-SET FROM OTHER ACCESS POINTS AND THE ULTIMATE DESIGN OF TIMBERLINE ROAD.
8. ANY CHANGE IN THE LOCATION OF ACCESS POINTS WITH THE PDP SUBMITTALS NEED TO COMPLY WITH THE CITY OF FORT COLLINS LAND USE CODE AND LARIMER COUNTY URBAN AREA STREET STANDARDS.

9. STREET STANDARDS WILL BE SUBJECT TO THE DESIGN STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR PROJECT DEVELOPMENT PLANS (PDPs)
10. COMMON OPEN SPACE AREAS AND STREETSCAPES WILL BE MAINTAINED BY THE OWNER/DEVELOPER OR A HOMEOWNER'S ASSOCIATION (HOA). THE DEVELOPER/OWNER OR HOA WILL MAINTAIN ALL STREETSCAPES, SIDEWALKS, AND BICYCLE TRAILS INCLUDING SNOW REMOVAL.
11. OFF-SITE IMPROVEMENTS MAY BE REQUIRED AT THE TIME OF PDP IN ORDER TO MEET LEVEL OF SERVICE FOR ALL MODES OF TRANSPORTATION.
12. SITE DISTANCE EASEMENTS MAY BE REQUIRED ALONG THE PUBLIC ROADWAYS AT THE TIME OF PDP REVIEW.
13. THIS OVERALL DEVELOPMENT PLAN SHOWS THE GENERAL LOCATION AND APPROXIMATE SIZE OF THE EXISTING WETLAND AND THE PROPOSED ROUGH ESTIMATE OF THE MITIGATION WETLAND AND THE 100' BUFFER ZONE AS REQUIRED BY LAND USE CODE SECTION 3.4.1 (C). DETAILED MAPPING OF THE EXISTING AND MITIGATION WETLAND, AND THE PLAN FOR STORMWATER TREATMENT IN THE BUFFER ZONE, WILL BE PROVIDED AT THE TIME OF INDIVIDUAL PDP SUBMITTALS. A WETLAND MITIGATION PLAN WILL BE DEVELOPED ACCORDINGLY, WITH THE UNDERSTANDING THAT THE BUFFER SHOWN ON THIS ODP MAY BE REDUCED OR ENLARGED BY THE DECISION MAKER DURING THE PDP PROCESS.
14. THIS ODP COMPLIES WITH LAND USE CODE REQUIREMENTS OF ARTICLES 2, 3, AND 4.

OWNER'S CERTIFICATION

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

EAST RIDGE HOLDING LLC, A COLORADO LIMITED LIABILITY COMPANY, DARLENE H. SCHMIDT
 SIGNED BY *LAMAR HADZIGE*
 DATE: 12-1-15

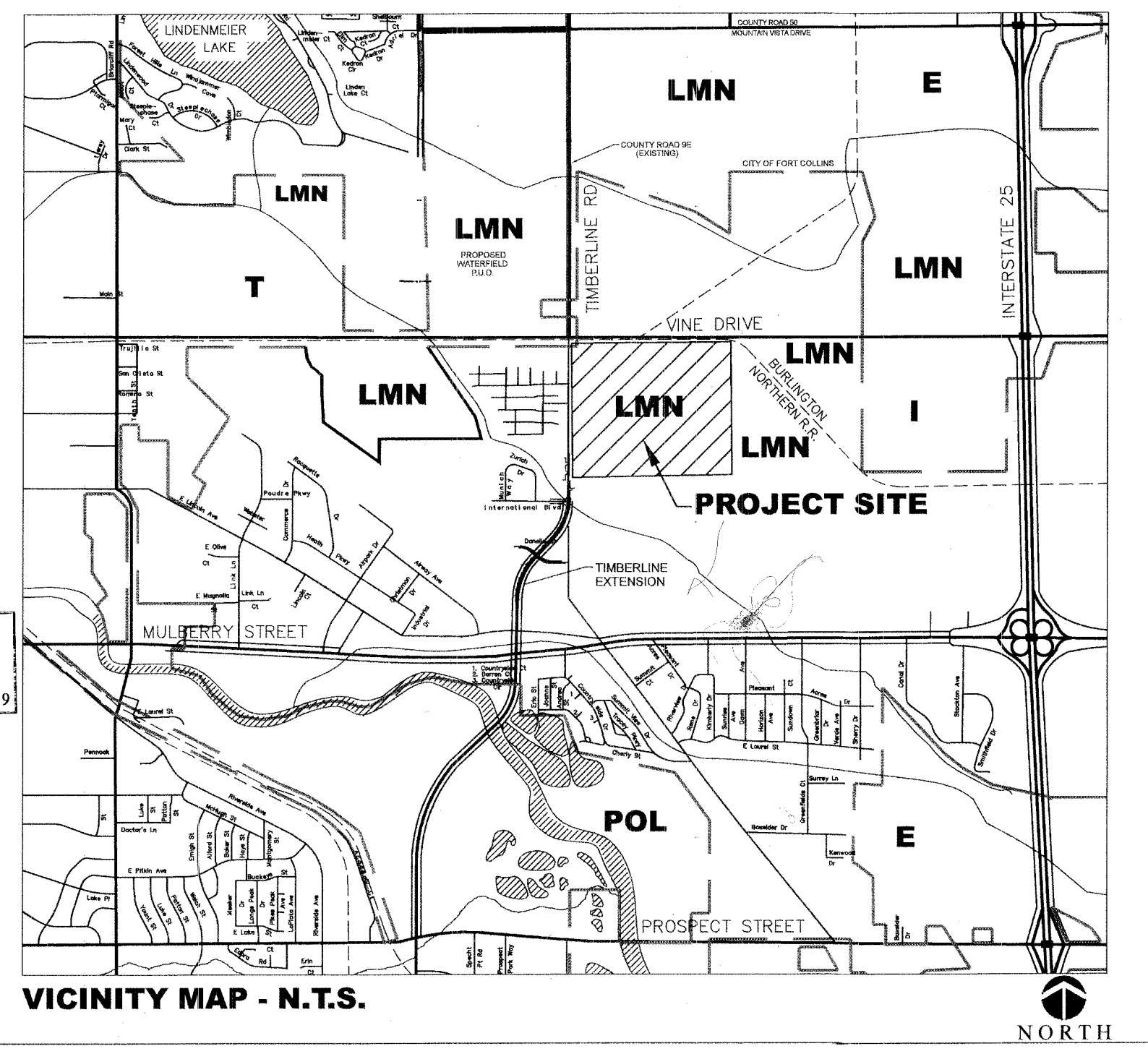
NOTARY PUBLIC
 ZACHARY THOMAS MILLER
 NOTARY PUBLIC
 STATE OF COLORADO
 (NOTARY ID 20154035691
 M20174M155100-230425 09/09/2019)

DAY 6 OF January
 BY *[Signature]*
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: 09/09/2019

PLANNING & ZONING APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO.
 THIS 19th DAY OF August 2015

SECRETARY OF THE PLANNING AND ZONING BOARD *[Signature]*



East Ridge ODP

Second Amendment



REV.	COMMENT	DATE

SEAL:

DATE: JULY 2015
 JOB NO.:
 DRAWN BY: JB
 CHECKED BY: CR

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN

SHEET NO.: