



Land Use Breakdown

DESCRIPTION	UNITS	GROSS AREA (in acres)	DENSITY (D.U./AC)
Single Family (large lot)	35 - 42	7.7 ±	4.5 - 5.5
Single Family (small lot)	42 - 50	7.6 ±	5.5 - 6.5
Condominiums (Area A)	80 - 100	6.7 ±	12 - 15
Condominiums (Area B)	117 - 140	7.8 ±	15 - 18
Townhomes Area A	19 - 27	2.7 ±	7 - 10
Townhomes Area B	16 - 23	2.3 ±	7 - 10
Townhomes Area C	13 - 19	1.9 ±	7 - 10
Office Park	N.A.	2.2 ±	N.A.
Recreation Area	N.A.	1.4 ±	N.A.
Roads (include 1/2 of Horsetooth and none of Lochwood)	N.A.	8.3 ±	N.A.
Total	322 - 401	48.6 ±	

NOTES

- Buildings will not exceed 40 feet in height.
- All open spaces will be privately owned and maintained by home owners associations and by the owners of the office tracts.
- Proposed curb cut locations are approximate and will be reviewed at the time of project submittal.

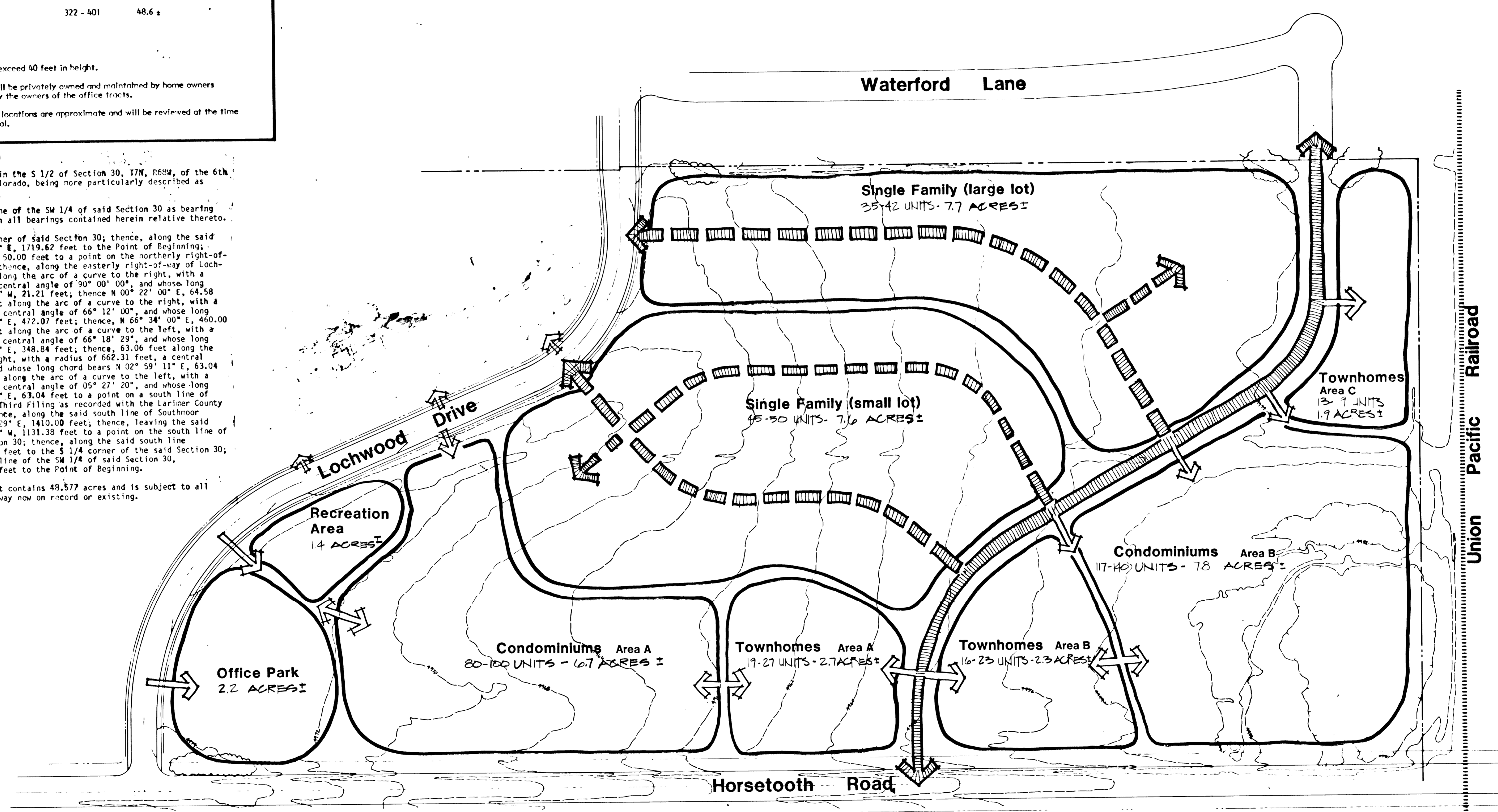
Property Description

A tract of land located in the S 1/2 of Section 30, T7N, R68W, of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:

Considering the south line of the SW 1/4 of said Section 30 as bearing S 89° 38' 00" E, and with all bearings contained herein relative thereto.

Commencing at the SW corner of said Section 30; thence, along the said south line, S 89° 38' 00" E, 1719.62 feet to the Point of Beginning; thence, N 00° 22' 00" E, 50.00 feet to a point on the northerly right-of-way of Horsetooth Road; thence, along the easterly right-of-way of Lochwood Drive, 23.56 feet along the arc of a curve to the right, with a radius of 15.00 feet, a central angle of 90° 00' 00", and whose long chord bears N 44° 38' 00" W, 21.21 feet; thence N 00° 22' 00" E, 64.58 feet; thence, 499.39 feet along the arc of a curve to the right, with a radius of 432.22 feet, a central angle of 66° 12' 00", and whose long chord bears N 33° 28' 00" E, 472.07 feet; thence, N 66° 34' 00" E, 460.00 feet; thence, 369.10 feet along the arc of a curve to the left, with a radius of 318.93 feet, a central angle of 66° 18' 29", and whose long chord bears N 33° 24' 46" E, 348.84 feet; thence, 63.06 feet along the arc of a curve to the right, with a radius of 662.31 feet, a central angle of 05° 27' 20", and whose long chord bears N 02° 59' 11" E, 63.04 feet; thence, 63.06 feet along the arc of a curve to the left, with a radius of 662.31 feet, a central angle of 05° 27' 20", and whose long chord bears N 02° 59' 11" E, 63.04 feet to a point on a south line of Southmor Village East, Third Filing as recorded with the Larimer County Clerk and Recorder. Thence, along the said south line of Southmor Village East, S 00° 24' 43" E, 1410.00 feet; thence, leaving the said south line, S 00° 24' 43" E, 1131.38 feet to a point on the south line of the SE 1/4 of said Section 30; thence, along the said south line N 89° 38' 44" W, 1448.27 feet to the S 1/4 corner of the said Section 30; thence, along the south line of the SW 1/4 of said Section 30, thence, along the south line of the SW 1/4 of said Section 30, N 89° 38' 00" W, 820.50 feet to the Point of Beginning.

The above described tract contains 48.577 acres and is subject to all easements and rights-of-way now on record or existing.



Symbol Key

- Collector Street
- Local Street (Diagrammatic Only)
- Private Drive/Curb Cut

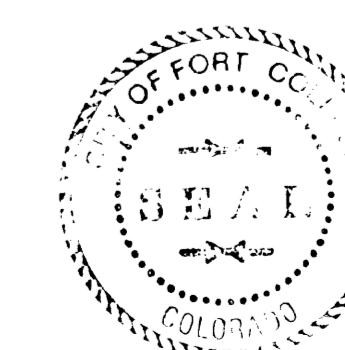
Approvals

The Owner approves of and accepts all conditions and restrictions as indicated on this plan.

BARTMAN Homes, Inc.
William R. Bartman 9-13-82
 Owner date

Approved this day January 26, 1981 by
 the Secretary of the Planning and Zoning Board of the City of
 Fort Collins.

for *Maurice G. R. Hill* 9-15-82
 Secretary of the Planning and Zoning Board



COLLINDALE MASTER PLAN
 Fort Collins, Colorado
 Bartran Homes, Developers

EDAW inc.
 Environmental Planning Urban Design Landscape Architecture
 240 East Mountain Ave Ft. Collins, CO 80524 (303) 484-6073

REVISIONS
 9-3-82

Conceptual Land Use Plan

SHEET TITLE
 SHEET
 DATE 7-19-82

This unofficial copy was downloaded on Apr-21-2021 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>
 For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA