

RL

EXISTING SINGLE FAMILY HOMES

PROSPECT ROAD (ARTERIAL)

BAUDER ELEMENTARY SCHOOL

TRACT D  
POURBE R-1 SCHOOL DIST.  
EXIST. HOUSE - 0.0 AC.  
SINGLE FAMILY HOMES  
5.2 AC.  
3.9 UNITS/AC.

TRACT A  
TOWNHOMES  
21.8 ACRES  
7.5 UNITS/ACRE  
163 UNITS

TRACT B  
(PRESENTLY DEVELOPED)  
SINGLE FAMILY - 29 UNITS  
MULTI-FAMILY (I) - 4 UNITS  
6.3 ACRES  
2.3 UNITS/AC.  
2.8 UNITS/AC.

TRACT C  
DUPLEX  
1.9 ACRES  
7 UNITS/ACRE  
19 UNITS

TRACT E (PRESENTLY DEVELOPED)  
SINGLE FAMILY HOMES  
18.9 ACRES  
11 UNITS  
3.8 UNITS/AC.

TRACT J  
TOWNHOMES  
1.8 ACRES  
6.0 UNITS/ACRE  
10 UNITS

TRACT F (PRESENTLY DEVELOPED)  
SINGLE FAMILY HOMES  
18.9 ACRES  
11 UNITS  
3.8 UNITS/AC.

TRACT G  
DUPLEX  
1.9 ACRES  
7 UNITS/ACRE  
19 UNITS

RLM

STADIUM HEIGHTS

TRACT H  
DUPLEX  
1.9 ACRES  
7 UNITS/ACRE  
19 UNITS

TRACT I (PRESENTLY DEVELOPED)  
SINGLE FAMILY HOMES  
18.9 ACRES  
11 UNITS  
3.8 UNITS/AC.

RL

TRACT K (PRESENTLY DEVELOPED)  
SINGLE FAMILY HOMES  
18.9 ACRES  
11 UNITS  
3.8 UNITS/AC.

RL

TRACT L  
TOWNHOMES  
1.8 ACRES  
6.0 UNITS/ACRE  
10 UNITS

TRACT M (PRESENTLY DEVELOPED)  
SINGLE FAMILY HOMES  
18.9 ACRES  
11 UNITS  
3.8 UNITS/AC.

TRACT	USE	UNITS	ACRES
Tract A	undev. lot	163 townhomes	21.8 ac
Tract B	Filling 4, 5, 6	27 SF 2 patio, 4 plex	6.3 ac
Tract C	Somerville	10 duplex units, 4 SF	2.6 ac
Tract D	Filling 7	21 SF, school	10.2 ac
Tract E	Filling 3	40 SF	18.9 ac
Tract F	Filling 3	40 SF	18.9 ac
Tract G	Filling 3	40 SF	18.9 ac
Tract H	undev. part	28 apartments	10.9 ac
Tract I	undev. lot	detention	5.0 ac
Tract J	undev. lot	10 townhomes	2.4 ac
TOTAL		433 units	98.4 ac

Gross ODP Density: 433 units, 98.4 acres = 4.4 units/acre  
 Gross ODP Residential uses: 433 units, 80.8 acres, 5.4 units per acre  
 (Excludes church, existing farmhouse, school site, regional detention facility)

LEGAL DESCRIPTION

A part of Tract "M", Fairbrooke S.I.D., situated in the North 1/2 of Section 21, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, which considering the North line of the said North 1/2 as bearing S 88° 46' 03" E and with all bearings contained herein relative thereto to be contained within the boundaries S 01° 13' 57" W 50.00 feet and the line N 88° 46' 03" W 57.70 feet from the North 1/2 corner of said section 21 and run thence S 01° 13' 57" W 79.29 feet; thence S 40° 56' 16" E 79.22 feet; thence S 65° 25' 05" E 199.32 feet; thence S 01° 13' 57" W 343.73 feet; thence S 60° 13' 57" W 138.51 feet to a point on the Northeastly line of Cedarwood Drive; thence along the said Northeastly line along the arc of a 427.00 foot radius curve to the right, a distance of 136.71 feet; thence along the arc of which bears N 39° 35' 44" W 16.21 feet; thence along the arc of which bears N 01° 13' 56" E 80.00 feet and again along the arc of a 20.00 foot radius curve to the right, a distance of 31.42 feet, the long chord of which bears N 46° 13' 56" E 28.28 feet to a point on the South line of Prospect Road; thence S 88° 46' 03" E 344.52 feet to the point of beginning.

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

- NOTES:
1. NO BUILDING TO EXCEED 40'-0" IN HEIGHT.
  2. MAINTENANCE OF PRIVATE DRIVES, PARKING LOTS, ISLANDS AND OPEN SPACES TO BE UNDERTAKEN BY HOMEOWNERS ASSOCIATION.
  3. "APARTMENTS" MEANS POSSIBLE CONDOMINIUM OWNERSHIP, STACKED UNITS UP TO 2 1/2 STORIES.
  4. CURB CUTS ONTO THE ARTERIAL STREET ARE TO BE LIMITED TO STREET INTERSECTIONS.
  5. STORM RUN-OFF FROM THE FAIRBROOKE P.U.D., AS WELL AS ALL CONTRIBUTING URBAN BASINS, WILL BE DETAINED BY THE REGIONAL DETENTION FACILITY LOCATED AT THE CORNER OF WEST PROSPECT STREET AND TAFT HILL ROAD. THE DETENTION FACILITY WAS DESIGNED AS PART OF A MASTER DRAINAGE STUDY AS PREPARED BY RESOURCE CONSULTANTS, INC. FOR THE CITY OF FORT COLLINS. ALL DRAINAGE STRUCTURES, INCLUDING THE CITY OF FORT COLLINS, WILL FOLLOW THE DRAINAGE CRITERIA MANUAL OF THE CITY OF FORT COLLINS.

NOTICE:

Owner is developing a part of Tract "M" into 20 units and is updating this overall development plan at the request of the planning department for housekeeping reasons. Owner has no ownership of Tracts "B" and "E", which are presently developed and shown as such hereon.

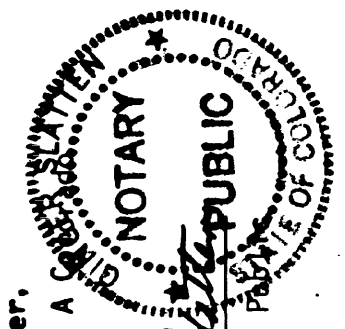
OWNERS SIGNATURE  
 The undersigned, being the lawful owners of A Part of Tract "M" as described on this Amended Master Plan, do hereby certify that they accept the conditions and restrictions set forth on said Master Plan.

Linder Real Estate and Development Co., A Colorado Corporation  
 Signed Mark A. Linder Date 3-4-94  
 Mark A. Linder, President

STATE OF COLORADO  
 COUNTY OF LARIMER

The foregoing instrument was acknowledged before me this 4th day of March 1994, by Mark A. Linder, President, Linder Real Estate and Development Co., A Corporation.

Witness my hand and official seal.  
 My commission expires: 2/7/96



ATTORNEY'S CERTIFICATE  
 This is to certify that on the 4th day of March A.D. 1994, I examined the title to the property hereon described and established that the owners and proprietors of record of said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

PLANNING AND ZONING CERTIFICATION  
 Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 2nd day of August 1993.



By: Randall V. Pulli  
 Secretary, Planning and Zoning Board

