

FAIRBROOKE P.U.D. MASTER PLAN
 APPROVED APRIL 26, 1982 BY THE
 PLANNING AND ZONING BOARD.

Annand J. Waite SECRETARY

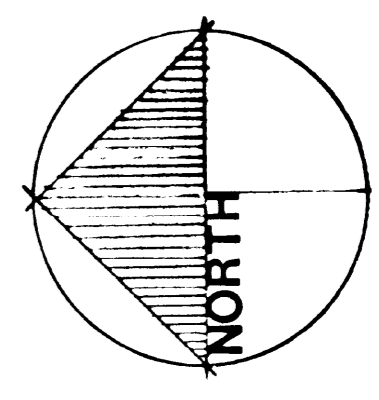
THE UNDERSIGNED, BEING THE LANDLORD OWNER OF THE PROPERTY DESCRIBED ON THIS SITEPLAN, DO HEREBY CERTIFY THAT HE ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

David F. Clark 6-24-82 SIGNED
J.P. R. [Signature] 6-24-82 DATED

- NOTES**
- NO BUILDING TO EXCEED 40'-0" IN HEIGHT.
 - MAINTENANCE OF PRIVATE DRIVES, PARKING LOTS, ISLANDS AND OPEN SPACES TO BE UNDERTAKEN BY HOMEOWNERS ASSOCIATION.
 - INDICATES DIVISION BETWEEN LAND USES (I.E., BETWEEN TOWNHOMES AND APARTMENTS).
 - "APARTMENTS" MEANS POSSIBLE CONDOMINIUM OWNERSHIP, STACKED UNITS UP TO 2-1/2 STORY.
 - NUMBERS IN BLACK INDICATE PROPOSED DEVELOPMENT PHASING.
6. CURB CUTS AT THE ARTERIAL STREETS ARE TO BE LIMITED TO OTHER NEIGHBORHOODS.

LAND USE ANALYSIS

TRACT	DESCRIPTION	ACREAGE	TOTAL UNITS	DENSITY (PER ACRE)
A	TOWNHOMES	21.8	163	7.5 UNITS
B	APARTMENTS	1.5	90	12.0 UNITS
C	DAYCARE CENTER	1.4	71	7.0 UNITS
D	TOWNHOMES/PATIO HOMES	10.2	114	6.0 UNITS
E	PATIO HOMES	12.4	93	7.5 UNITS
F	TOWNHOMES/PATIO HOMES	5.0	106	6.0 UNITS
G	CHURCH	13.3	110	6.0 UNITS
H	APARTMENTS	8.2	110	6.0 UNITS
I	DEFINITION AREA	1.8	10	6.0 UNITS
J	TOWNHOMES	1.8	10	6.0 UNITS
TOTALS		101.2	641	6.4 UNITS



Scale 1" = 100'

CONSULTING ENGINEER
 T. ARONSON AND ASSOC.
 FORT COLLINS, COLO.

FAIRBROOKE P.U.D. Master Plan (Sheet 1 of 2)

Project 21-310
 Date 2-5-82
 Revisions

ESTER M. KAPLAN
 PLANNING CONSULTANT
 FORT COLLINS, COLO.

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 903/879-4545

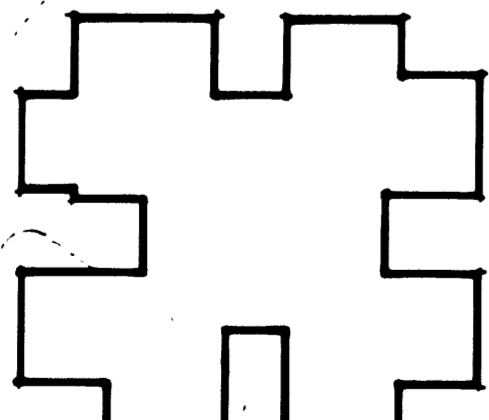
Gefroh Associates Inc.
 Architects / Planners

Sheet Title
MASTER PLAN

Sheet No.
1

EXISTING SINGLE-FAMILY HOMES

BAUDER ELEMENTARY SCHOOL



TRACT G
church use
5.0 acres
30000 sf floor area

5

LIMIT OF POND PER BASIN STUDY

DEEDED CITY TRACT
4 acres

5

TRACT F
townhomes/patio homes
(mix intended)
12.4 acres
7.5 units/acre
93 units

4

TRACT H
apartments
13.3 acres
8.0 units/acre
106 units

RL

TRACT I
detention area
8.2 acres

6

RL

7

EXISTING SINGLE-FAMILY HOMES

HAMPSHIRE ROAD (collector)
SUFFOLK ST.

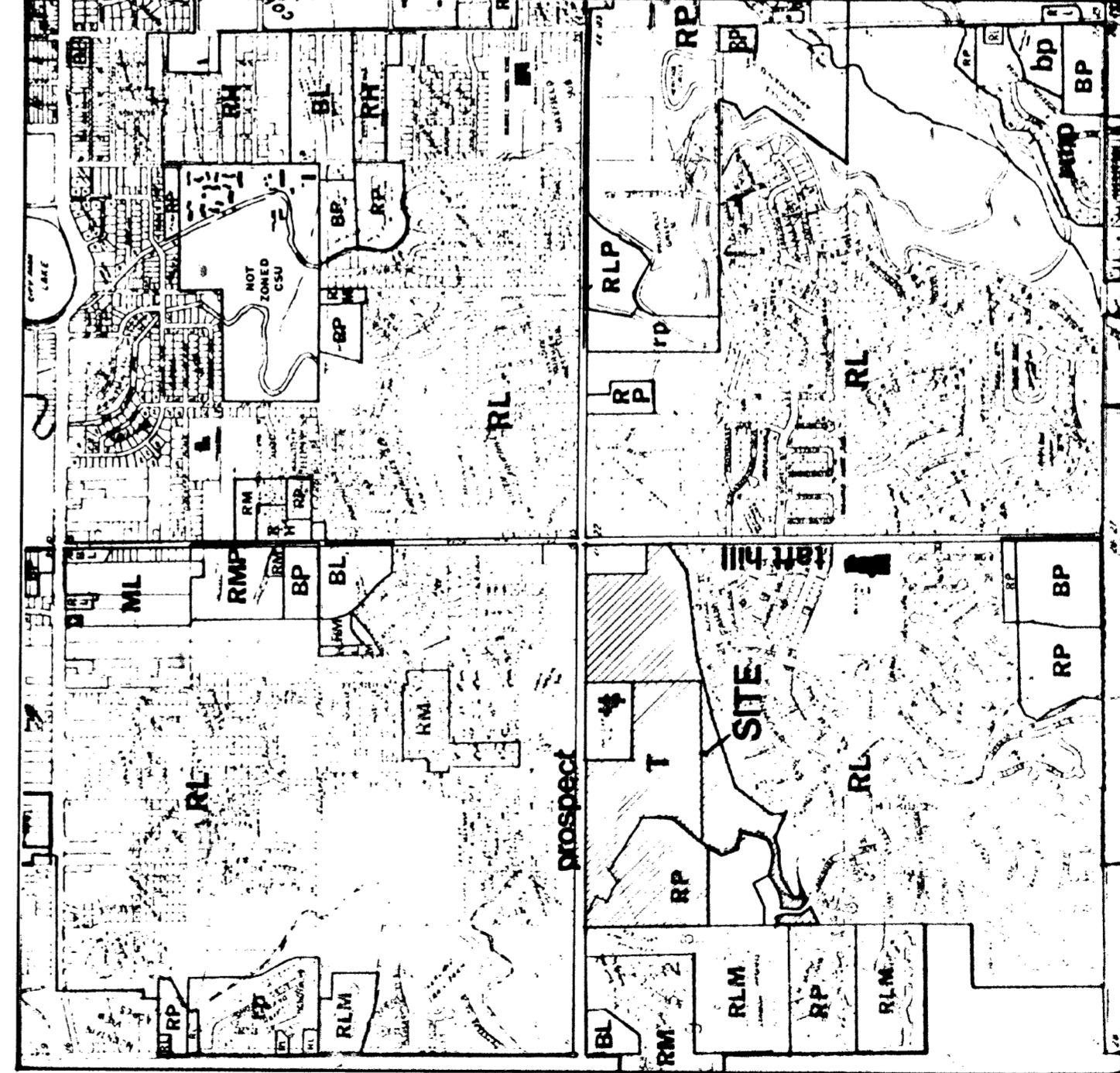
CORRIEDALE

LEGAL DESCRIPTION

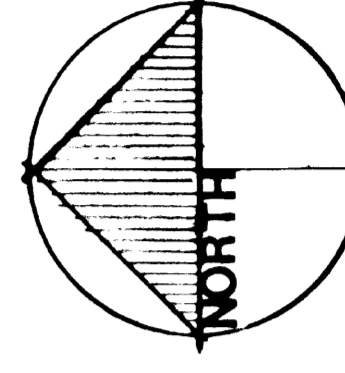
TWO TRACTS OF LAND LOCATED IN THE NORTH HALF OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE EAST LINE OF THE NORTH QUARTER OF THE SAID SECTION 21 AS BEARING S 00°09'00" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: COMMENCING AT THE NE CORNER OF THE SAID SECTION 21; THENCE, ALONG THE NORTH LINE OF SAID SECTION, N 88°46'03" W, 360.07 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG THE WESTERLY LINE AND LINE EXTENDED OF A TRACT OF LAND RECORDED IN BOOK 1707, PAGE 940 WITH THE LARIMER COUNTY CLERK AND RECORDER, S 00°09'00" W, 588.37 FEET; THENCE, ALONG A SOUTHERLY LINE OF THE SAID TRACT, S 88°46'34" E, 270.05 FEET; THENCE, CONTINUING ALONG THE SAID TRACT, S 00°09'00" W, 196.10 FEET; THENCE, S 55°35'00" W, 346.88 FEET; THENCE, S 84°12'00" W, 836.38 FEET; THENCE, S 76°48'00" W, 610.11 FEET; THENCE, S 72°54'00" W, 895.97 FEET; THENCE, S 35°13'00" W, 240.47 FEET; THENCE, S 54°47'00" E, 60.00 FEET; THENCE, S 35°13'00" W, 210.00 FEET; THENCE, S 00°00'00" W, 130.00 FEET; THENCE, N 61°23'53" W, 177.79 FEET; THENCE, S 54°00'00" W, 74.16 FEET; THENCE, S 81°00'00" W, 115.00 FEET; THENCE, N 76°30'00" W, 220.00 FEET; THENCE, S 79°00'00" E, 205.00 FEET; THENCE, S 38°00'00" E, 65.00 FEET; THENCE, S 79°00'00" E, 50.00 FEET; THENCE, N 80°00'00" E, 41.12 FEET; THENCE, S 63°45'54" W, 232.61 FEET TO A POINT ON THE EAST ROW LINE OF LANGSHIRE DRIVE; THENCE, ALONG THE SAID EAST ROW LINE, N 89°00'00" W, 2.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 58°07'10" AND A RADIUS OF 170.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, 172.44 FEET; THENCE, LEAVING SAID CURVE ON A TANGENT LINE, N 00°07'10" E, 46.70 FEET; THENCE, LEAVING SAID EAST ROW LINE, S 89°52'50" E, 143.30 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF THE PLEASANT VALLEY AND LAKE CANAL; THENCE, ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL, N 70°00'53" E, 237.78 FEET; AND AGAIN, S 78°10'07" E, 209.00 FEET; AND AGAIN, N 74°39'53" E, 140.00 FEET; AND AGAIN, N 26°13'53" E, 226.00 FEET; AND AGAIN, N 07°13'07" W, 72.00 FEET; AND AGAIN, N 58°51'07" W, 106.00 FEET; AND AGAIN, N 82°24'07" W, 106.00 FEET; AND AGAIN, N 00°27'07" W, 127.00 FEET; AND AGAIN, N 36°17'07" W, 98.00 FEET; AND AGAIN, N 30°48'53" E, 192.90 FEET; THENCE, LEAVING THE SAID CENTERLINE OF THE PLEASANT VALLEY AND LAKE CANAL, N 88°46'41" W, 803.50 FEET TO A POINT ON THE WEST LINE OF THE SE QUARTER OF THE NW QUARTER OF SAID SECTION 21; THENCE ALONG THE WEST SIXTEENTH LINE OF THE SAID SECTION, N 00°07'10" E, 1233.02 FEET TO THE NW CORNER OF THE NE QUARTER OF THE NW QUARTER OF THE SAID SECTION; THENCE, ALONG THE NORTH LINE OF THE NW QUARTER OF THE SAID SECTION, S 88°46'04" E, 1291.69 FEET TO THE NORTH QUARTER CORNER OF THE SAID SECTION; THENCE, ALONG THE NORTH LINE OF THE NE QUARTER OF THE SAID SECTION, S 88°46'03" E 398.48 FEET TO THE NW CORNER OF A TRACT OF LAND RECORDED IN BOOK 1282, PAGE 532 WITH THE LARIMER COUNTY CLERK AND RECORDER; THENCE, ALONG THE WEST SIDE OF THE SAID TRACT, S 01°33'57" W, 480.00 FEET; THENCE, ALONG THE SOUTH LINE OF THE SAID TRACT, S 88°46'03" E, 804.00 FEET; THENCE, ALONG THE EAST LINE OF THE SAID TRACT, N 01°13'57" E, 480.00 FEET TO A POINT ON THE NORTH LINE OF THE NE QUARTER OF THE SAID SECTION; THENCE, ALONG THE SAID NORTH LINE, S 88°46'03" E, 1079.95 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 100.227 ACRES, MORE OR LESS. AND, CONSIDERING THE WEST LINE OF THE EAST HALF OF THE NW QUARTER OF THE SAID SECTION 21 AS BEARING N 00°07'10" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: COMMENCING AT THE SW CORNER OF THE SE QUARTER OF THE NW QUARTER OF THE SAID SECTION 21; THENCE, ALONG SAID WEST LINE, N 00°07'10" E, 406.74 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N 00°07'10" E, 391.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 17°12'52" AND A RADIUS OF 230.00 FEET, SAID LINE BEING THE SOUTH ROW LINE OF SOMERVILLE DRIVE; THENCE, NORTHEASTERLY ALONG SAID CURVE, 66.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 79°24'58" AND A RADIUS OF 15.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, 20.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 27°07'54" AND A RADIUS OF 170.00 FEET, SAID LINE BEING THE WEST ROW LINE OF LANGSHIRE DRIVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, 82.48 FEET; THENCE, LEAVING SAID CURVE ON A TANGENT LINE, S 00°07'10" W, 46.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 49°51'09" AND A RADIUS OF 230.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, 200.12 FEET; THENCE, LEAVING SAID ROW LINE ON A NON-TANGENT LINE, S 63°45'54" W, 208.80 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 1.023 ACRES, MORE OR LESS. THIS LEGAL DESCRIPTION IS BASED ON AVAILABLE INFORMATION FROM THE CLERK AND RECORDERS OFFICE AND IN NO WAY REFLECTS AN ACTUAL FIELD SURVEY. ACTUAL ACRES MAY VARY ONCE A FIELD SURVEY IS PREPARED.

MASTER DRAINAGE AND DETENTION PLAN

STORM RUN-OFF FROM THE FAIRBROOKE P.U.D., AS WELL AS ALL CONTRIBUTING UPSTREAM BASINS, WILL BE DETAINED BY THE REGIONAL DETENTION FACILITY LOCATED AT THE CORNER OF WEST FRONT 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 IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE STORM DRAINAGE CRITERIA MANUAL OF THE CITY OF FORT COLLINS.



VICINITY SCALE 1"=1500'



Scale 1"=100'

FAIRBROOKE P.U.D. Master Plan (Sheet 2 of 2)

Sheet Title
MASTER PLAN

Sheet No.
2

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