

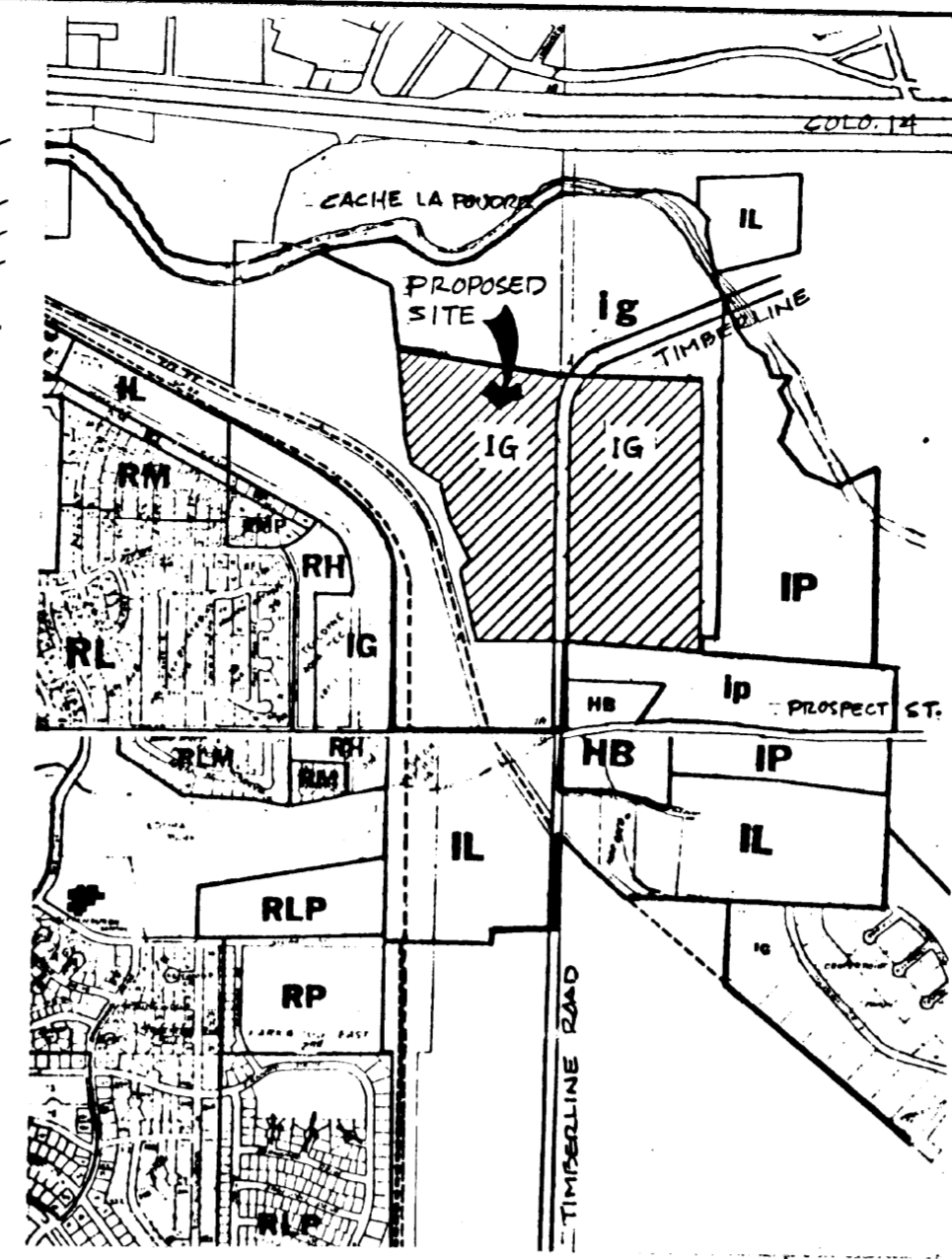
cache la poudre river  
city bike/trail

MASTER PLAN NOTE

The proposed land uses and densities shown on this plan are estimates of development potential. Approval of this master plan by the City does not constitute final approval of these land uses, design or densities. Rather, any future land uses must be approved according to the procedures, processes and criteria of the planned unit development regulations and other relevant City policies and standards.

WILLIAM & ASSOCIATES  
INVESTMENT CO/COLO MORTGAGE CO  
ZONE G

future extension



vicinity map

GENERAL STATEMENTS OF AGREEMENT

HEIGHT OF STRUCTURES  
HEIGHT LIMITS NOTED ON PLAN ARE FOR PRIMARY BUILDING STRUCTURES AND EXCLUDE ANY FLUES, CHIMNEYS, OR OTHER APPURTENANCES REQUIRED TO EFFECT COMPLIANCE WITH AIR QUALITY CONTROL AND/OR AIR EMISSION STANDARDS.

DEVELOPMENT PHASING  
DEVELOPMENT OF LOT #1, TRACT "A" PHASE III WILL COMMENCE NO LATER THAN 24 MONTHS AFTER CURRENT EXTRACTION OF MINERALS, PROCESSING AND RELATED ACTIVITIES ARE COMPLETED. TRACT "A" AND SUBSEQUENT TRACTS "B" THROUGH "F" ARE PROJECTED FOR PLANNING AND DEVELOPMENT AT 24 MONTH INTERVALS.

DESCRIPTION OF LAND

A tract of land located in the East 1/2 of Section 18 and West 1/2 of Section 17, T7N., R68W. of the Sixth P.M., Larimer County, Colorado being further described as follows:

Beginning at the southwest corner of the said Section 17, the said corner being the point of beginning for this description. Thence, along the south line of the southeast quarter of the said Section 18, S 89° 09' 00" W, 100.01 feet to a point 100 feet west of the east line of the of the Southeast 1/4 of the said Section 18 when measured at right angles; thence, parallel to the said east section line, N 00° 00' 00" W, 758.85 feet; thence, S 89° 03' 49" W, 133.94 feet; thence, S 89° 08' 06" W, 455.27 feet; thence, N 18° 14' 36" W, 645.01 feet; thence, N 19° 21' 06" E, 88.21 feet; thence, N 13° 47' 32" W, 249.42 feet; thence, N 03° 34' 42" W, 287.83 feet; thence, N 14° 34' 41" W, 137.00 feet; thence, N 57° 43' 38" W, 245.32 feet; thence, N 32° 46' 58" W, 143.59 feet; thence, N 06° 42' 45" W, 239.98 feet; thence, N 05° 09' 54" E, 299.23 feet; thence, N 01° 57' 11" W, 264.59 feet; thence, S 82° 25' 00" E, 30.84 feet; thence, S 82° 25' 00" E, 1249.40 feet to a point on the east line of the the said Section 18; thence, S 90° 00' 00" E, 1069.82 feet; thence, S 00° 00' 00" W, 2240.34 feet; thence, N 89° 29' 30" W, 1069.86 feet to the west line of the said Section 17; thence, S 00° 00' 00" E, 759.00 feet to the point of beginning.

LAND USE DATA (APPROXIMATE) ACRE SQUARE FT. %

GROSS OPEN SPACE	76.21A = 3,319,810.4	68.8%
PUBLIC R.O.W.	10.53A = 458,686.8	9.5%
GROSS BUILDING COVERAGE	17.24A = 751,000	15.5%
GROSS PARKING COVERAGE	6.89A = 300,000	6.2%
GROSS TOTAL AREA	110.87A = 4,829,497.2	100%

OPEN SPACE ALLOCATION

COMMON OPEN SPACE	59.33A = 2,584,517.6	78%
OPEN SPACE IN TRACTS	16.88A = 735,292.8	22%
TOTAL	76.21A = 3,319,810.4	100%

EXISTING ZONING: IG

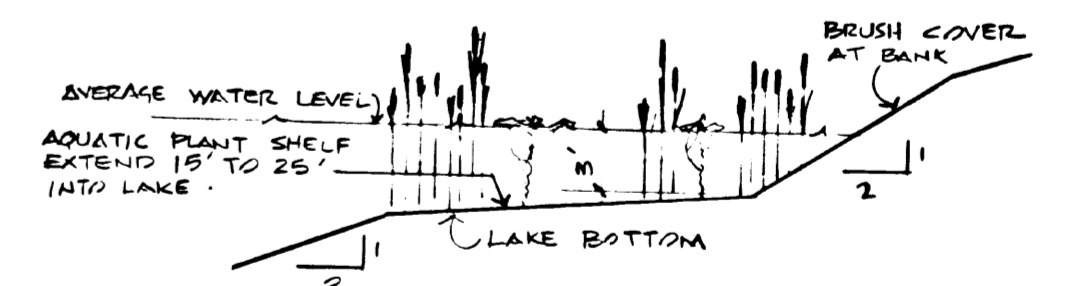
The above described tract of land contains 110.87 acres more or less and is subject to all easements and rights-of-way now of record or existing.

STORM DRAINAGE:

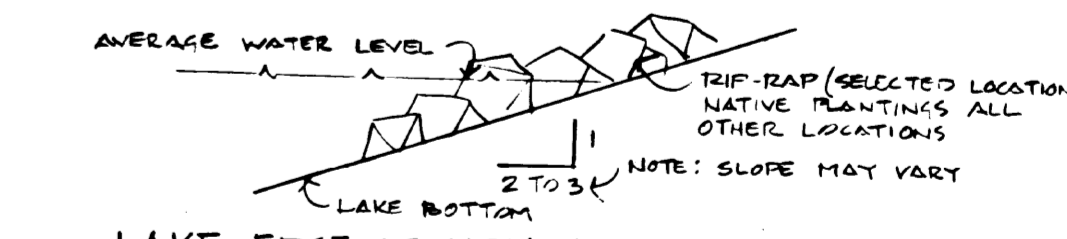
ON-SITE DRAINAGE & LOCAL STREETS DRAIN TO PONDS. OFF-SITE DRAINAGE FROM THE WEST TO FLOW TO THE POND SYSTEM AND TO SPRING CREEK AS PER DEVELOPMENT AGREEMENT. SYSTEMS TO BE CONSTRUCTED IN ACCORDANCE WITH DEVELOPMENT PHASING.

FLOOD PLAIN

SET NEW CONSTRUCTION FINISHED FLOOR ELEVATIONS AT 18 INCHES ABOVE 100 YEAR FLOOD LEVELS AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM) U.S. DEPT. OF W.U.D. JULY 1979 OR MORE CURRENT DATA AS ADOPTED BY THE CITY OF FORT COLLINS.



LAKE EDGE AT WILDLIFE HABITATS (TYP)



LAKE EDGE AT NON-HABITAT LOCATIONS

- RECOMMENDED PLANTINGS FOR HABITAT AREAS
- |                    |                         |
|--------------------|-------------------------|
| TREES              | SHRUBS                  |
| 1. COTTONWOOD      | 1. SCRUB OAK            |
| 2. RUSSIAN OLIVE   | 2. RAPTARBUSH           |
| 3. WILD CHERRY     | 3. COMMON BUCKTHORN     |
| 4. BLUE SPRUCE     | 4. COTONEASTER          |
| 5. PINYON PINE     | 5. ELDERBERRY           |
| 6. CRAB APPLE      | 6. ROCKY MOUNTAIN MAPLE |
| 7. GREEN ASH       | 7. HONEY SUCKLE         |
| 8. HACKBERRY       | 8. SUMAC                |
| 9. WESTERN CATALPA | 9. WILDROSE             |
- NOTE: OTHER PLANTINGS COMPATIBLE WITH INTENT SHALL BE CONSIDERED.

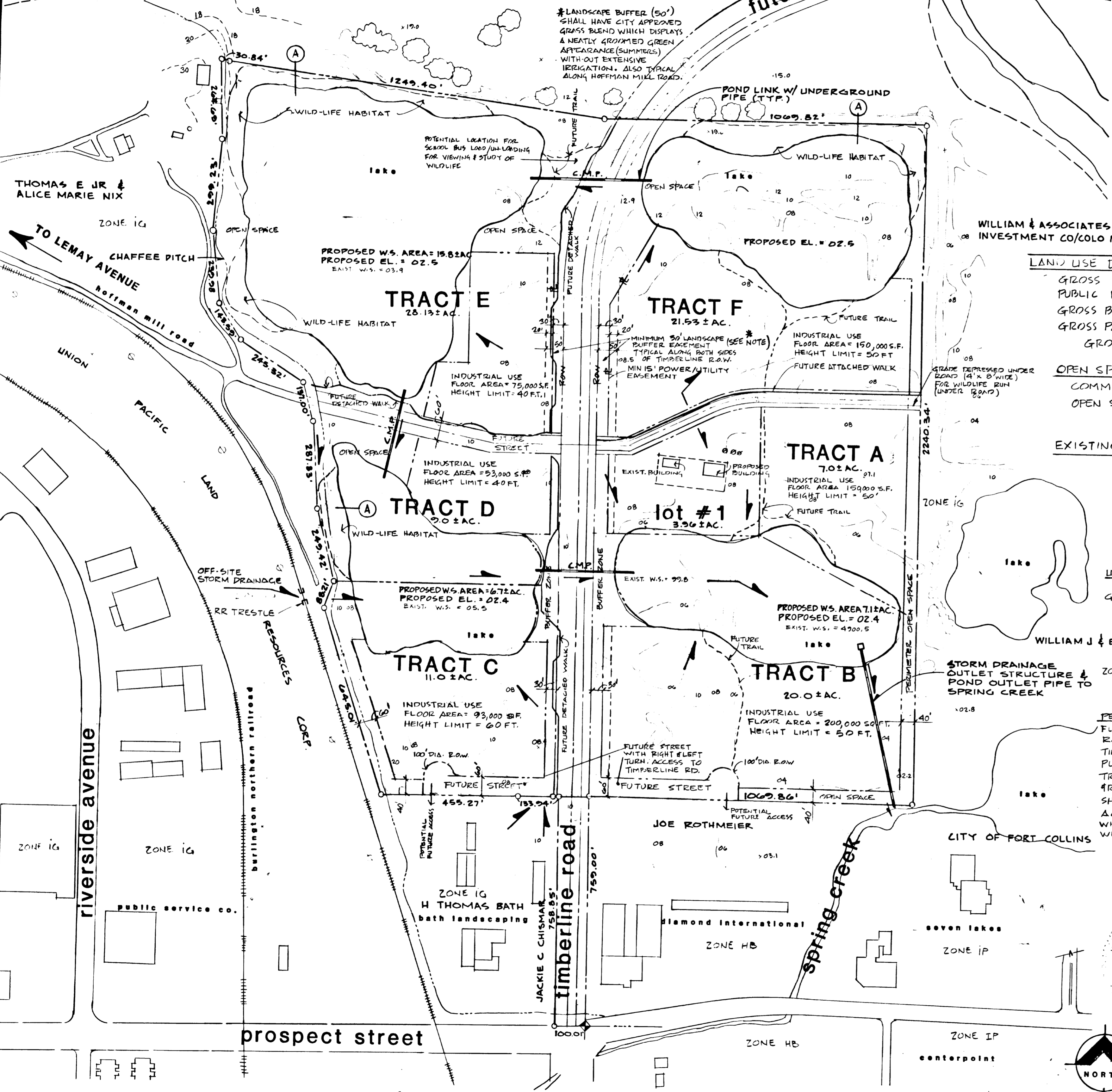
HABITAT ENHANCEMENT & PRESERVATION NOTES:  
1. IT IS INTENT OF MASTER PLAN TO DEFINE AND ASSURE WILDLIFE HABITATS (INCLUDING WATER-FOWL) ARE PRESERVED.  
2. NO PUBLIC OR PRIVATE ACCESS OR IMPROVEMENTS SHALL OCCUR CLOSER THAN 200 FEET TO ANY WILDLIFE HABITAT AREA.

UTILITY EASEMENTS:  
UTILITY EASEMENTS AS REQUIRED SHALL BE GRANTED AT TIME OF REQUEST.

PEDESTRIAN ACCESS:  
FUTURE WALKS: FUTURE WALKS & BICYCLE ROUTES SHALL BE IN OR ADJACENT TO TIMBERLINE RD. & HOFFMAN MILL RD. ROWS PUBLIC ACCESS TO LAKES SHALL BE BY TRAILS ORIGINATING FROM THESE WALKS & ROUTES. FUTURE SUBDIVIDED LOTS SHALL HAVE PRIVATE TRAILS WHICH ACCESS LAKES AT SPECIFIC LOCATIONS WHICH DO NOT ENDANGER DESIGNATED WILDLIFE HABITATS

ATTORNEY'S CERTIFICATE:  
THIS IS TO CERTIFY THAT ON THE 9 DAY OF April 1985 A.D., I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREON AND ESTABLISHED THE OWNERS AND PROPRIETORS OF THE SAID PROPERTY AS CONSTRAINED IN GRS 1973, 81-23-111 ARE AS SHOWN HERE-ON AS OF SAID DATE.  
ATTORNEY: *Walter J. ...*  
ADDRESS: *1522 So. ...*  
REGISTRATION NO: 1703

OWNER CERTIFICATION:  
THE UNDERSIGNED, BEING THE LAWFUL OWNER OF PROPERTY DESCRIBED ON THIS MASTER PLAN, HEREBY CERTIFIES ACCEPTANCE OF CONDITIONS AND LIMITATIONS SET FORTH HERE-ON THIS DOCUMENT.  
COPIAN CONCRETE PRODUCTS INC  
DATE 3/14/85  
APPROVAL: *[Signature]* DATE 11/4/85  
SECRETARY OF PLANNING AND ZONING BOARD.



MASTER PLAN — CACHE LA POUDE INDUSTRIAL PARK

CRM ARCHITECTS & PLANNERS  
109 CAMERON DRIVE  
FORT COLLINS, COLO.  
PHONE (903) 226-4836  
CHARLES R. MAYHUGH  
AIA

DRAWN *[Signature]*  
CHECKED *[Signature]*  
ISSUE 1-8-85 REVIEW  
REV. 3-21-85  
STAFF COMMENTS  
REV. 4-10-85  
COLL. DIV. WILDLIFE & NAT. RESOURCES

MASTER PLAN  
CACHE LA POUDE INDUSTRIAL PARK  
fort collins colorado

SHEET NO.

MP-1