

SITE DATA

DESCRIPTION	GROSS AREA	NU. UNITS	DU/AC
PHASE 1: SINGLE FAMILY RESIDENTIAL	22.55 AC	91	4.0
PHASE 2: SINGLE FAMILY RESIDENTIAL	11.46 AC	39	3.4
PHASE 3: SINGLE FAMILY RESIDENTIAL	11.62 AC	50	4.3
SUB TOTAL 45.63 AC 180 4.0			
PHASE 4: NEIGHBORHOOD COMMERCIAL	14.31 AC		
TOTAL 59.94 AC			

CONSTRUCTION SCHEDULE

PHASE I	1986-1987
PHASE II	1987-1988
PHASE III	1988-1989
PHASE IV	1989-1995

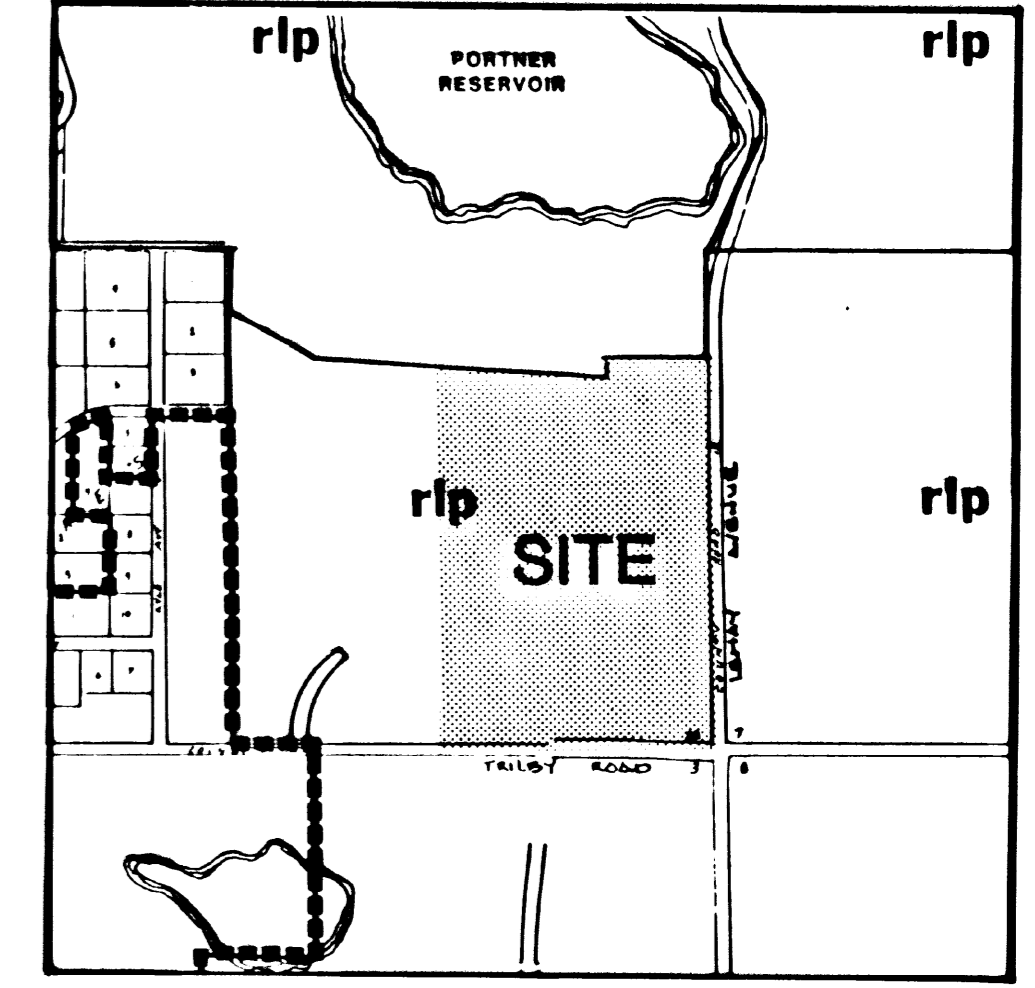
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN, FORT COLLINS, COLORADO, WHICH CONSIDERING THE EAST LINE OF THE SAID SOUTHEAST ONE QUARTER AS BEARING DUE NORTH AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND THENCE NORTH 1428.50 FEET ALONG THE SAID EAST LINE; THENCE WEST 530.00 FEET; THENCE SOUTH 614.37 FEET; THENCE N 87°34'09" W 258.00 FEET; THENCE N 87°33'54" W 656.25 FEET; THENCE SOUTH 2042.92 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST ONE QUARTER; THENCE S 88°27'40" E 1443.93 FEET ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 59.94 ACRES MORE OR LESS AND BEING SUBJECT TO A RIGHT-OF-WAY FOR COUNTY ROAD 34 OVER THE SOUTH 30.00 FEET THEREOF AND TO A RIGHT-OF-WAY FOR COUNTY ROAD 13 OVER THE EAST 30.00 FEET THEREOF.

NOTES

- ENTIRE SITE PRESENTLY ZONED RLP.
- STREETS AND UTILITY IMPROVEMENTS SHALL BE INSTALLED TO SERVE EACH PHASE, UNLESS OTHERWISE AGREED WITH THE CITY OF FORT COLLINS THROUGH THE PUBLIC REVIEW PROCESS.
- SPECIFIC LANDSCAPE BUFFERING TREATMENT FOR EACH PHASE WILL BE DETERMINED WITH THE INDIVIDUAL PHASE PLANS.
- MAXIMUM BUILDING HEIGHT FOR EACH PHASE WILL NOT EXCEED 40' UNLESS SPECIFICALLY APPROVED BY THE CITY OF FORT COLLINS.
- MINIMUM OPEN SPACES FOR RESIDENTIAL AREAS SHALL BE 30% MINIMUM OPEN SPACES FOR NON RESIDENTIAL AREAS SHALL BE 20%.
- APPROXIMATE GROSS RESIDENTIAL DENSITY FOR PHASE I, II, & III IS 4 DU/AC
- 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.
- MINIMUM LOT AREA 6,000 SF
MINIMUM LOT WIDTH 60 FT.
MINIMUM FRONT YARD 20 FT.
MINIMUM REAR YARD 15 FT.
MINIMUM SIDE YARD 5 FT.
MINIMUM SIDE YARD 15 FT. (STREET SIDE CORNER LOT)
- ENERGY CONSERVATION REQUIREMENTS SHALL EXCEED MINIMUM CODE REQUIREMENTS.

This site plan reflects a change to delete the S. Ft. Collins Sanitation District property from the master plan area that was approved administratively 3/30/87



VICINITY MAP

PLANNING & ZONING BOARD APPROVAL

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this _____ day of _____, A.D. 1983

Secretary of Planning and Zoning Board

OWNER'S SIGNATURE

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

OWNER _____ (SIGNED) _____ DATE _____

OWNER _____ (SIGNED) _____ DATE _____

MASTER PLAN
BRITTANY KNOLLS
PUD

ZVFK DATE 8-29-86
JOB NR 02-6064
DRAWN T.O.
ARCHITECTS/PLANNERS CHECKED
REVISED 10-29-86 LR
11-10-86 LR
2-23-87 LR
eleven old town square
suite 200
fort collins, co 80524
492-4105

