

**SITE DATA**

DESCRIPTION	GROSS AREA	NO. UNITS	DU/AC
PHASE 1: SINGLE FAMILY RESIDENTIAL	22.55 AC	91	4.0
PHASE 2: SINGLE FAMILY RESIDENTIAL	19.59 AC	65	3.3
PHASE 3: SINGLE FAMILY RESIDENTIAL	12.50 AC	66	5.3
SUB TOTAL 54.64 AC 222 4.0			
PHASE 4: NEIGHBORHOOD COMMERCIAL	14.31 AC		
TOTAL 68.95 AC			

**CONSTRUCTION SCHEDULE**

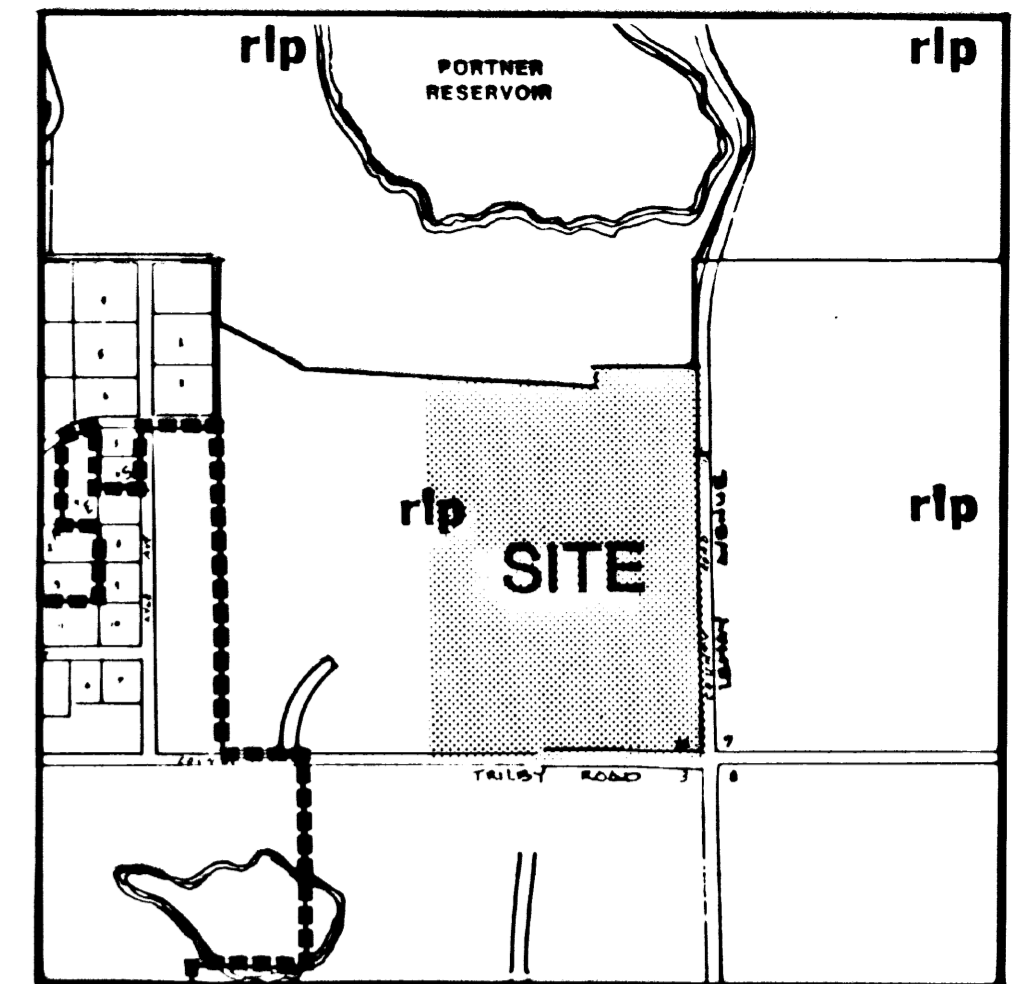
PHASE I	1986-1987
PHASE II	1987-1988
PHASE III	1988-1989
PHASE IV	1989-1995

**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 2128.43 FEET ALONG THE SAID EAST LINE; THENCE WEST 530.00 FEET; THENCE SOUTH 85.56 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 68.46 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)
- PRIOR TO DEVELOPMENT OF PHASE II AND III AND BEFORE ANY GRADING OR LANDSCAPING IS DONE, A SURVEY AND SOIL ANALYSIS, PERFORMED BY A PROFESSIONAL ENGINEERING LABORATORY, OF THE DUMP AND SEWAGE DISPOSAL AREA AT THE NORTHEAST CORNER OF THE SITE MUST BE COMPLETED AND REVIEWED BY THE CITY.
- ENERGY CONSERVATION REQUIREMENTS SHALL EXCEED MINIMUM CODE REQUIREMENTS.



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

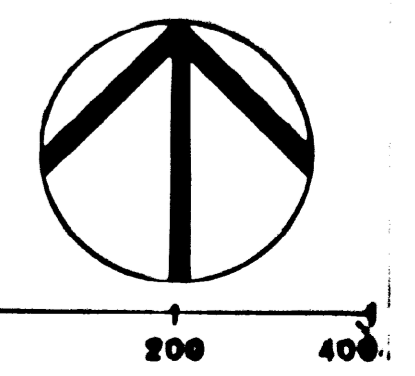
**OWNER'S SIGNATURE**

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.  
MSP Investment Co.  
By *M. S. Blum* (SIGNED) 11-11-86 DATE  
OWNER

OWNER \_\_\_\_\_ (SIGNED) \_\_\_\_\_ DATE

MASTER PLAN  
**BRITTANY  
KNOLLS  
PUD**

**ZVFK** DATE 9-29-86  
JOB NO. 02-6064  
DRAWN T.O.  
ARCHITECTS/PLANNERS CHECKED  
REVISED 10-29-86 LR  
11-10-86 LR  
eleven old town square  
suite 200  
fort collins, CO 80524  
492-4105



ADMINISTRATIVE CHANGE Deleting out parcel owned by S. Ft. Collins Suburban District. Approved 3-17-87 w/cond new master submitted. EE Kuckner, plnr