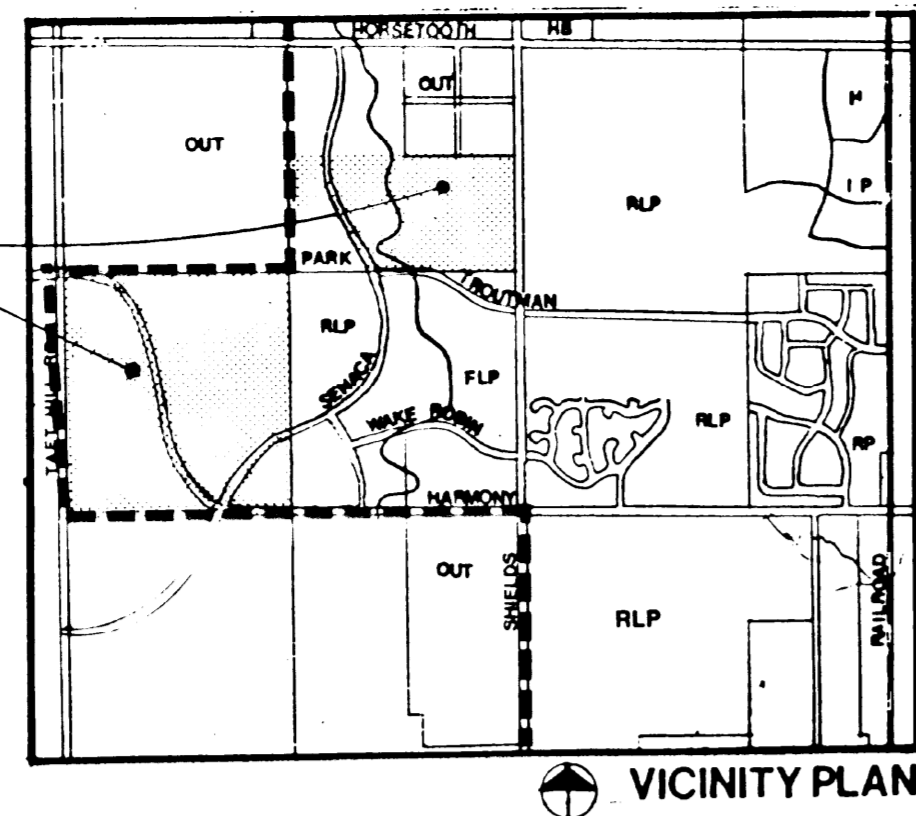




- KEY:**
- DEVELOPMENT AREA
  - PRIMARY ROADWAY
  - SECONDARY ACCESS
  - EXISTING VEGETATION
  - LANDSCAPE BUFFER
  - DRAINAGE/OPEN SPACE
  - PEDESTRIAN WAY/POTENTIAL BIKE PATH

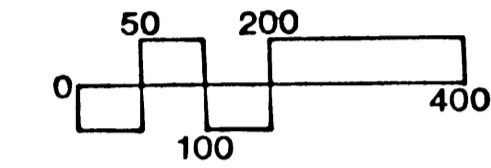


# ARAPAHOE/ MOUNTAINRIDGE FARM

## MASTER PLAN

DATE OF PREPARATION 9-4-87  
REVISED 10-7-87  
10-15-87

\*EXISTING PLATTED LOCAL STREETS. DETERMINATION OF ANY NEED FOR EXTENSION TO BE MADE AT TIME OF ADJACENT DEVELOPMENT PLAN REVIEW.



PARCEL 1-A  
3 AC±  
WATER PUMP STATION  
(OR EXTENSION OF L-P)

PARCEL 1-G  
12 AC±  
BUSINESS SERVICES

PARCEL 1-F  
44 AC±  
MULTI-FAMILY  
(ALTERNATIVE USE - BUSINESS SERVICES)

1-E  
3.5 AC±  
OPEN SPACE

PARCEL 1-B  
83 AC±  
SINGLE FAMILY  
(ALTERNATIVE USE - YOUTH SPORTS CENTER)

PARCEL 1-C  
10 AC±  
PATIO HOMES

PARCEL 1-D  
3 AC±  
CONVENIENCE CENTER

PARCEL 2-A  
8.7 AC±  
SINGLE FAMILY

PARCEL 2-B  
12.3 AC±  
PATIO HOMES

PARCEL 2-C  
12.0 AC±  
SINGLE FAMILY

PARCEL 2-E  
12.5 AC±  
MULTI-FAMILY

PARCEL 2-H  
4.4 AC±  
TOWNHOMES

PARCEL 2-G  
2.7 AC±

PARCEL 2-F  
8.8 AC±  
MULTI-FAMILY

### LEGAL DESCRIPTION

A tract of land situated in the Southwest 1/4 of Section 34, Township 7 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the South line of said Southwest 1/4 as bearing S 89°52'21" W, 1710.34 feet; thence along the South line of said Southwest 1/4 S 89°52'21" W, 1710.34 feet; thence N 57°17'39" W, 55.36 feet more or less to the East right-of-way line of County Road 38; thence along said right-of-way line S 89°52'21" W, 794.13 feet more or less to the East right-of-way line of County Road 18; thence along said right-of-way line N 00°01'19" W, 2638.90 feet more or less to the North line of said Southwest 1/4; thence along said North line S 89°52'21" W, 2556.76 feet more or less to the Center 1/4 corner of said Section 34; thence along the East line of said Southwest 1/4 S 00°01'19" E, 2600.26 feet more or less to the point of beginning. SUBJECT TO A 30 FOOT WIDE COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH LINE OF SAID SW 1/4 AND ALL OTHER RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIONS AS NOW IN USE OR ON RECORD.

AND That portion of the Southwest Quarter of the Northeast Quarter of Section 34, Township 7 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, being more particularly described as follows: Considering the North-South centerline of said Section 34 as bearing North 09°01'51" West and with all bearings contained herein relative thereto; beginning at the Center Quarter Corner of said Section 34, thence along the North-South centerline of said Section 34 North 09°01'51" West 741.56 feet to a point on the Southerly right-of-way of proposed waterfield drive, said point being the true point of beginning, said point also being on a curve concave to the Northwest having a central angle of 18°13'15" a radius of 430.00 feet, the long chord of which bears North 80°52'18" East 136.17 feet; thence Northwesterly along the arc of said curve and along said proposed right-of-way 136.75 feet; thence tangent from said curve and continuing along said proposed right-of-way North 71°45'40" East 156.61 feet to the beginning of a tangent curve concave to the South having a central angle of 23°14'20" a radius of 570.00 feet, the long chord of which bears North 83°22'50" East 229.60 feet; thence Easterly along the arc of said curve and along said proposed right-of-way 231.19 feet; thence tangent from said curve and continuing along said proposed right-of-way South 85°00'00" East 201.00 feet to the beginning of a tangent curve concave to the Southwest having a central angle of 90°00'00" a radius of 15.00 feet, the long chord of which bears South 40°00'00" East 21.21 feet; thence Southwesterly along the arc of said curve and along said proposed right-of-way 23.56 feet to the westerly right-of-way of proposed Seneca Street; thence tangent from said curve and along said proposed right-of-way South 05°00'00" West 60.00 feet to the beginning of a tangent curve concave to the East having a central angle of 24°00'00" a radius of 64.00 feet, the long chord of which bears South 07°00'00" East 267.79 feet; thence Southerly along the arc of said curve and continuing along said proposed right-of-way 269.76 feet; thence tangent from said curve and continuing along said proposed right-of-way South 19°00'00" East 309.12 feet to the beginning of a tangent curve concave to the Southwest having a central angle of 19°05'29" a radius of 576.00 feet, the long chord of which bears South 09°27'16" East 191.04 feet; thence Southwesterly along the arc of said curve and continuing along said proposed right-of-way 191.93 feet to the South line of the Northeast Quarter of said Section 34; thence along said East line North 00°00'00" West 1328.72 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 34; thence along said North line North 89°48'45" West 1320.46 feet to the West line of the Southwest Quarter of the Northeast Quarter of said Section 34; thence along said West line South 00°01'05" East 589.38 feet to the True Point of Beginning.

AND The Southeast One-Quarter of the Northeast One-Quarter of Section 34, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, together with all buildings and improvements thereon, and forty-seven (47) units of water as allocated to said land by the Northern Colorado Water Conservancy District.

### LAND USE BREAKDOWN

PARCEL	LAND USE	GROSS AREA	DWELLING UNITS	DENSITY	FLOOR AREA	NON-RES. FLOOR AREA RATIO
1-A	Pump Station	3.0 ac		0 du/ac	0 sq ft	
1-B	Single Family	83.0 ac	290 units	3.5 du/ac	0 sq ft	
1-C	Patio Homes	10.0 ac	60 units	6.0 du/ac	0 sq ft	
1-D	Convenience Retail	3.0 ac		0 du/ac	25,000 sq ft	5.2:1
1-E	Open Space	3.5 ac		0 du/ac	0 sq ft	
1-F	Multi-Family	44.0 ac	528 units	12.0 du/ac	0 sq ft	
1-G	Business Services	12.0 ac		0 du/ac	100,000 sq ft	5.2:1
2-A	Single Family	8.7 ac	20 units	2.3 du/ac	0 sq ft	
2-B	Patio Homes	12.3 ac	72 units	5.9 du/ac	0 sq ft	
2-C	Single Family	12.0 ac	40 units	3.3 du/ac	0 sq ft	
2-D	Church	5.0 ac		0 du/ac	45,000 sq ft	4.0:1
2-E	Multi-Family	12.5 ac	150 units	12.0 du/ac	0 sq ft	
2-F	Multi-Family	8.8 ac	84 units	10.1 du/ac	0 sq ft	
2-G	Townhomes	2.7 ac	24 units	8.9 du/ac	0 sq ft	
2-H	Townhomes	4.4 ac	36 units	8.2 du/ac	0 sq ft	
<b>TOTALS</b>		<b>224.4 ac</b>	<b>1304 units</b>		<b>170,000 sq ft</b>	

Maximum Building Height: 40'  
Typical Residential Open Space: 35%  
Typical Nonresidential Open Space: 25%

### GENERAL NOTES

- Drainage improvements to be designed at the time of development are to be consistent with the adopted basin studies affecting the subject properties.
- All public projects are to meet City standards, unless specific variances are granted prior to development. A minimal degree of improvement may be utilized in the design of Harmony Road, subject to City approval.
- Common open space areas are to be established by an owners association, or other appropriate vehicle determined at the time of approval of adjacent development.
- Non-residential land use categories indicated may include the following specific uses:
  - Business Services
  - Retail Shop
  - Office
  - Indoor Theatre
  - Restaurants
  - Health Clubs
  - Hotels
  - Medical Clinics
  - Stellar Uses
  - Convenience Center
  - Convenience Retail Shop
  - Automobile Service Uses
  - Standard and Fast Food Restaurants
  - Supporting Office Space
  - Health Clubs
  - Stellar Uses
- Residential uses are to be allowed as alternative land uses in all parcels.
- Master Quality Plans for Area 1 or Area 2 are to be submitted for City review in conjunction with First Phase Development Plans for the affected areas.
- A variance allowing Master Plan approval without submission of preliminary development plan is requested with this document.
- The proposed land uses and densities shown on this plan are indicative of development potential. Approval of this Master Plan does not constitute final approval of these land uses, design or densities. Neither any further land use changes nor densities are to be approved without the approval of the Planning and Zoning Commission and the City Council, subject to the City's policies and standards.

### SIGNATURE BLOCK

This is to certify that, as of the \_\_\_\_\_ day of \_\_\_\_\_, 1987, the undersigned parcels are duly owners of record of the real property described in the above site plan as constructed in compliance with the City of Fort Collins Master Plan for the affected area.

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Address

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1987.

\_\_\_\_\_  
Secretary of the Planning and Zoning Board