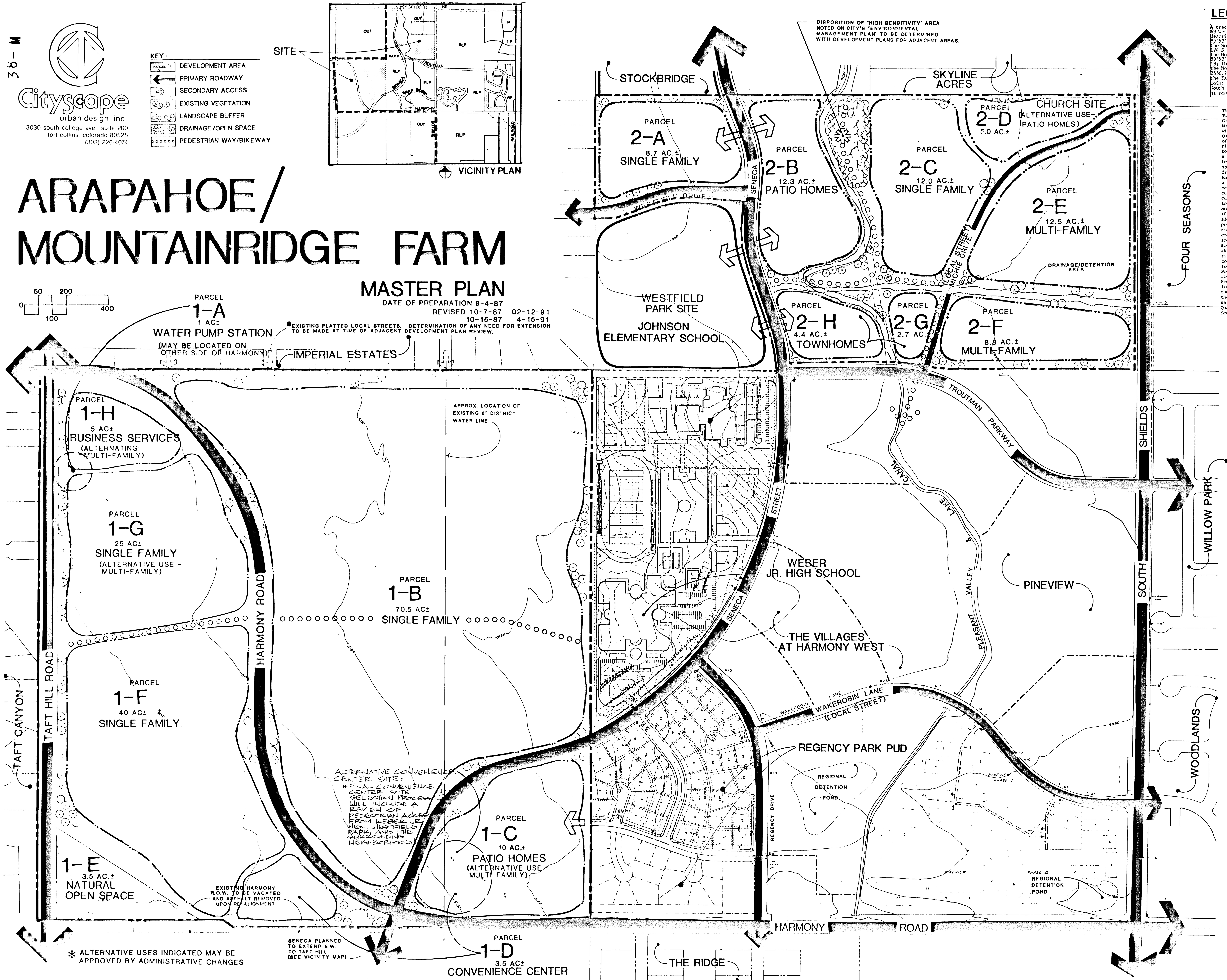
38-M

Cityscape
urban design, inc.
3030 south college ave., suite 200
fort collins, colorado 80525
(303) 226-4074

ARAPAHOE/ MOUNTAINRIDGE FARM

MASTER PLAN

DATE OF PREPARATION 9-4-87
REVISED 10-7-87 02-12-91
10-15-87 4-15-91



LEGAL DESCRIPTION

A tract of land situate 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 N 89°53'21" W., and with all bearings contained herein relative thereto; Beginning at the South 1/4 corner of said Section 34; thence along the South line of said Southwest 1/4 S 89°53'21" W., 1710.34 feet; thence N 57°17'39" W., 55.36 feet more or less to the North right-of-way line of County Road 38; thence along said right-of-way line N 89°53'21" W., 794.13 feet more or less to the East right-of-way line of County Road 19; thence along said right-of-way line N 00°09'19" W., 2638.90 feet more or less to the North line of said Southwest 1/4; thence along said North line S 89°55'02" E., 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°01'51" E., 2660.26 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 Southwest 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 00°01'5" 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 00°01'5" West 741.56 feet to a point on the Southerly right of way of proposed Westfield 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 Northeasterly 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 Southeasterly 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 644.00 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 Southeasterly 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 line South 89°54'31" East 435.76 feet to the East line of the Southwest Quarter of the Northeast Quarter of said Section 34; thence along said East line North 00°00'09" 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	1.0 ac	units	0 du/ac	0 sq ft	
1-B	Single Family	70.5 ac	240 units	3.4 du/ac	0 sq ft	
1-C	Multi-Family	10.0 ac	100 units	10.0 du/ac	0 sq ft	
1-D	Convenience Retail	3.5 ac	units	0 du/ac	30,000 sq ft	5.1:1
1-E	Open Space	3.5 ac	units	0 du/ac	0 sq ft	
1-F	Single Family	40.0 ac	140 units	3.5 du/ac	0 sq ft	
1-G	Single Family	25.0 ac	90 units	3.6 du/ac	0 sq ft	
1-H	Business Services	5.0 ac	units	0 du/ac	50,000 sq ft	4.4:1
2-A	Single Family	8.7 ac	20 units	2.3 du/ac	20 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	units	0 du/ac	45,000 sq ft	4.8:1
2-E	Multi-Family	12.5 ac	150 units	12.0 du/ac	0 sq ft	
2-F	Multi-Family	8.3 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	
TOTALS		224.4 ac	996 units		125,020 sq ft	

Maximum Building Height: 40'
Typical Residential Open Space: 35%
Typical Nonresidential Open Space: 20%

GENERAL NOTES

1. Drainage improvements to be designed at the time of development are to be consistent with the adopted basin studies affecting the subject properties.
2. All public streets are to meet City standards, unless specific variances are granted prior to development. A minimal degree of super-elevation may be utilized in the design of Harmony Road, subject to City approval.
3. Common open space areas are to be maintained by an owners association, or other appropriate vehicle determined at the time of approval of adjacent development.
4. Parcel '1-E' is anticipated to remain in a natural state with dry land grasses covering the area.
5. Non-residential land use categories indicated may include the following specific uses:
   - Business Services
     - Uses as described under "Business Services Uses" (Point Chart 'E') of the current - March 1991 - Land Development Guidance System.
   - Convenience Center
     - Uses as described under "Neighborhood Convenience Shopping Center" (Point Chart 'J') of the current - March 1991 - Land Development Guidance system.
6. Residential uses are to be allowed as alternative land uses in all parcels.
7. Master Utility Plans for Area 1 or Area 2 are to be submitted for City review in conjunction with First Phase Development Plans for the affected area.
8. Harmony Road, in its new alignment, is expected to be constructed in phases as development occurs, according to traffic impact analysis. The developer is expected to bear the "local street" portion of the Harmony Road construction costs, and initial maintenance of landscaping in center medians. Street oversizing and/or other public monies will cover half the right-of-way acquisition, construction costs above the normal "local street" costs; including center landscaped medians, and a pedestrian underpass at the trail to Webber/Johnson schools.
9. A variance allowing Master Plan approval without submission of a preliminary development plan is requested with this document.
10. 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 further 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.

SIGNATURE BLOCK

This is to certify that, as of the 15 day of APRIL, 1991, the undersigned parties are sole owners of record of the real property described in the above site plan as construed in C.R.S. 31-23-11, and consent to the development of said property as shown according to said plan.

ARAPAHOE FARM INC [signature] President
Name

Address

MOUNTAIN RIDGE FARM INC [signature] President
Name

3555 STANFORD ROAD
Address
SUITE 100
FT. COLLINS, CO 80526

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 22nd day of APRIL A.D. 1991.

[signature]
Secretary of the Planning and Zoning Board

CITY OF FORT COLLINS SEAL COLORADO

This unofficial copy was downloaded on Jan-28-2021 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA