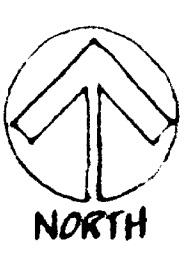


MASTER PLAN

Seven Lakes business park



owner: THE NEENAN COMPANY
309 COMMERCE DRIVE
FT. COLLINS, COLO.

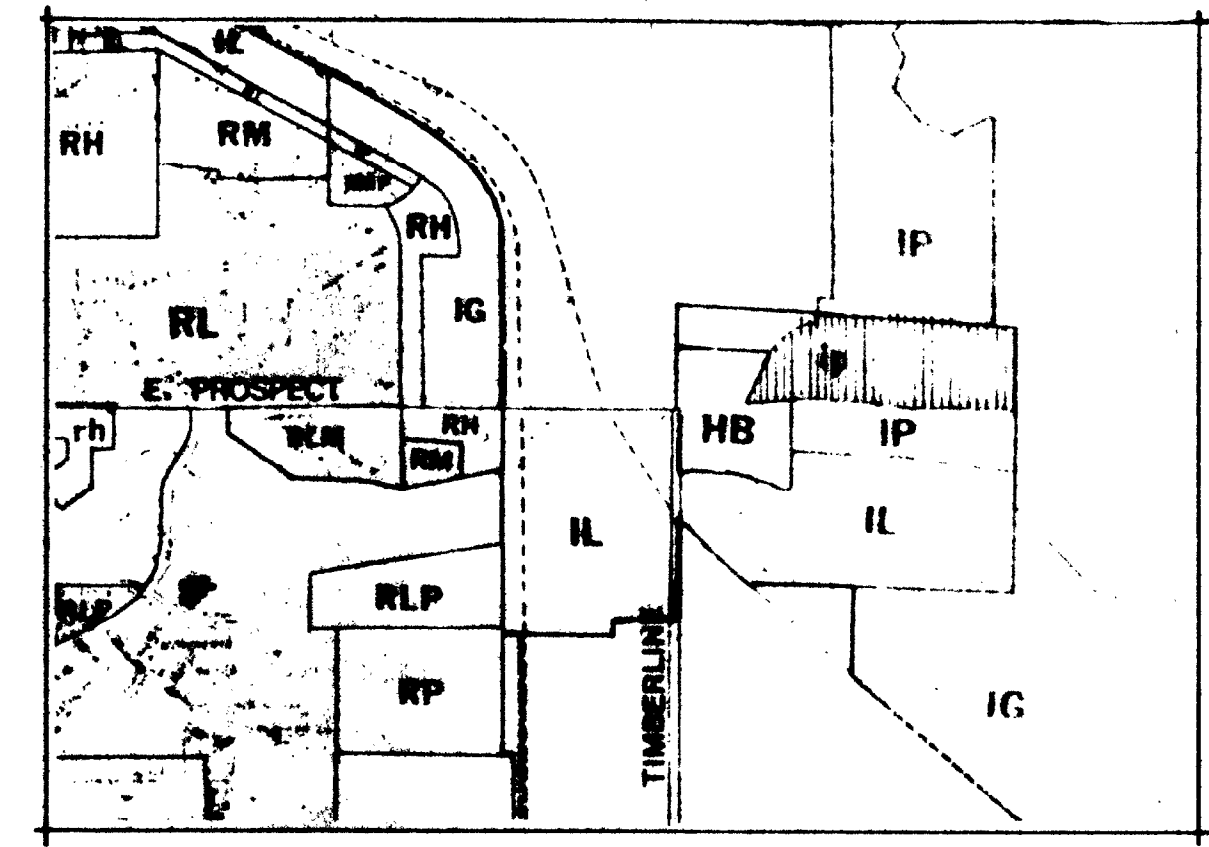
planners: GEFROH ASSOCIATES INC.
architects/planners
FT. COLLINS, COLO.

THE UNDERSIGNED, BEING THE LAWFUL OWNERS OF TRACT A DESCRIBED ON THIS SITE PLAN, DO HEREBY CERTIFY THAT THEY ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID MASTER PLAN.

SIGNED _____
DATED _____
SIGNED _____
DATED _____

APPROVED by the Planning and Zoning Board of the City of Fort Collins, Colorado on the _____ day of _____, 1982 A.D.

Secretary of Planning and Zoning Board



VICINITY MAP

LEGAL DESCRIPTION

A tract of land situated in the South 1/2 of the Southwest 1/4 of Section 17, Township 7 North, Range 68 West of the 5th P.M., East Collins, Colorado, which considering the West line of the said Southwest 1/4 as bearing North 00° 07' 07" East and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears North 00° 07' East 759.00 feet and again South 89° 18' East 1070.00 feet and again South 02° 35' 30" East 88.91 feet from the Southwest corner of said Section 17 and run thence South 84° 49' East 1570.00 feet to a point on the East line of the said Southwest 1/4; thence South 00° 02' 30" East 547.40 feet to the South 1/4 corner of said Section 17; thence along the approximate centerline of East Prospect Street, North 94° 18' West 304.42 feet and again North 88° 13' West 1128.45 feet; thence North 28° 24' East 436.45 feet; thence along the arc of a 310.00 foot radius curve to the right a distance of 309.10 feet, the long chord of which bears North 56° 57' 52" East 296.45 feet; thence North 02° 35' 30" West 19.56 feet to the point of beginning.

LAND USE ANALYSIS

tract	acres	building s.f.	parking
A	10.66	94,000	285 min.
B	6.84	50,000	500 min.
C	6.16	78,000	195 min.
TOTALS	23.66	252,000	680 min.

NOTES:

- 1. Building to exceed 40' in height.
- 2. Uses limited to office, manufacturing, warehouse or any mix thereof.
- 3. Maintenance of private drives, parking lots, islands and open spaces by common property owners maintenance association.
- 4. Tract A to be developed first most likely B will follow, then C.

CONCEPTUAL DRAINAGE PLAN

This site historically drains east and north to Spring Creek. No detention of on site runoff will be provided as per the variance request to the City of Ft. Collins. Also, refer to the conditional letter of map amendment application as submitted to F.E.M.A. and the City of Ft. Collins regarding the re-alignment of Spring Creek and its floodway. Finished floor elevations will be controlled by the Cache La Poudre River floodplain.

One Drive Park, Suite 23
333 West Drake Road
Fort Collins, Colorado 80526
303-223-7474

Steamboat Square
410 South Lincoln PO Box 5114
Steamboat Springs, Colorado 80469
303-879-4343

Gefroh Associates Inc.
Architects / Planners

Sheet Title
Seven Lakes
Master Plan

Sheet No

This unofficial copy was downloaded on Apr-21-2021 from the City of Fort Collins Public Records Website: <http://citydocs.gegov.com>
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA