

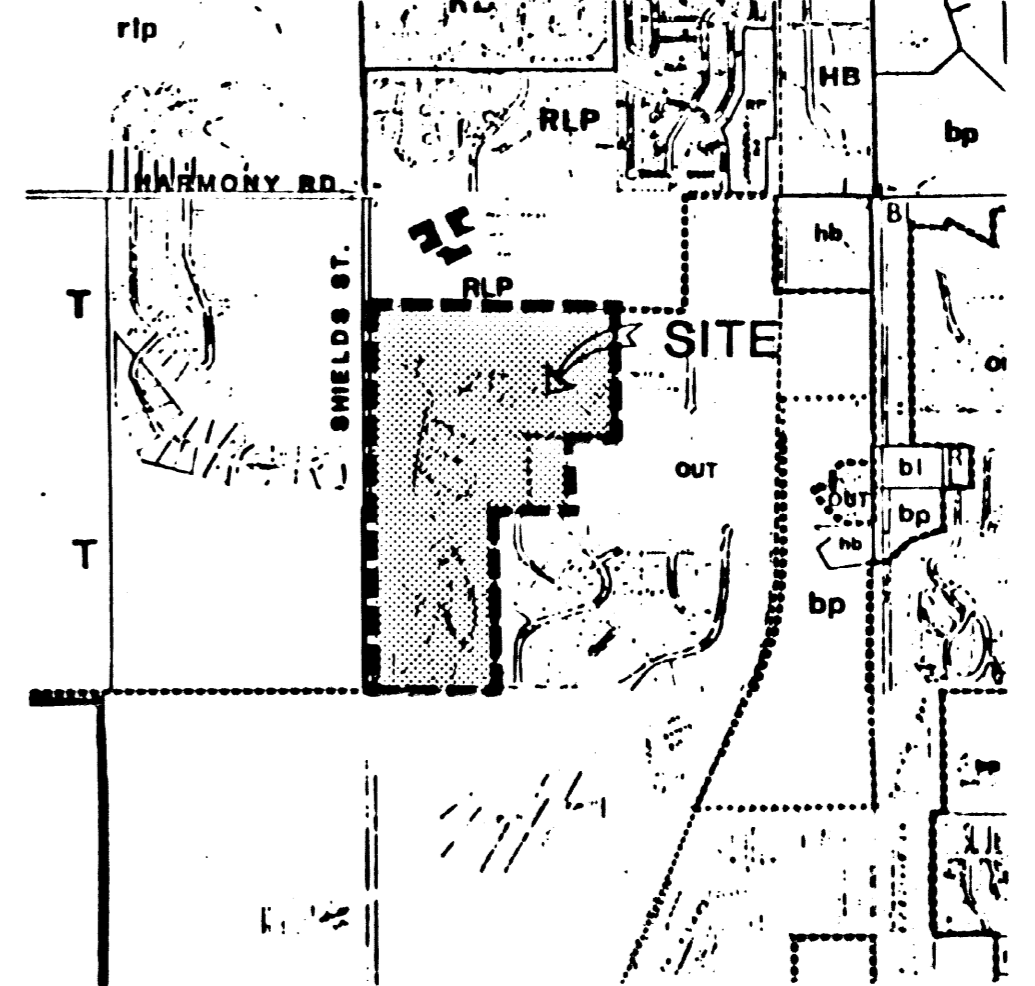
**GENERAL NOTES**

1. Except "Ashford Commons" Clarendon Hills is developed as "Uses by Right" through the City of Fort Collins subdivision ordinance.
2. Per the subdivision ordinance, this overall development plan shows the entire adjoining property owned by the developer, and designates land use, street layout, and natural drainage courses.
3. Existing zoning is RLP - Low Density Planned Residential.
4. No building shall exceed forty (40) feet in height except by special review.
5. Maintenance of commonly owned open spaces shall be the responsibility of a Homeowners Association.
6. Easement shall be provided for future extension of city bike route along Fossil Creek Drive.
7. Signage shall comply with sign code; unless a specific variance is granted.
8. A conservation / drainage easement will be created at approximately the 100-year flood plain along Fossil Creek and its branch.

**LEGAL DESCRIPTION**

This portion of the West Half of Section 2, Township 6 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:  
 Considering the West line of said Section 2 as bearing North 00°09'31" East and with all bearings contained herein relative thereto:  
 Beginning at the Southwest corner of said Section 2; thence along the West line of said Section 2 North 00°09'31" East 40.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said West line North 00°09'31" East 3964.26 feet; thence North 89°35'15" East 2642.29 feet; thence South 00°23'34" West 1311.20 feet; thence South 89°05'19" West 616.92 feet; thence South 00°29'40" West 762.31 feet; thence South 88°49'30" West 730.59 feet; thence South 01°32'50" West 167.68 feet; thence South 00°56'00" West 170.22 feet; thence North 82°28'00" East 38.68 feet; thence South 00°29'40" West 1520.98 feet; thence South 88°38'00" West 1308.65 feet to the TRUE POINT OF BEGINNING. Containing 171.362 Acres, more or less.

**VICINITY MAP**



**LAND USE BREAKDOWN**

| PARCEL          | LAND USE                | GROSS AREA      | DWELLING UNITS   | DENSITY         |
|-----------------|-------------------------|-----------------|------------------|-----------------|
| A               | CHURCH SITE             | 8.9 AC          |                  |                 |
| 1ST FILING      | SINGLE FAMILY (1A)      | 21.6 AC         | 39 UNITS         | 1.8 DU/A        |
|                 | SINGLE FAMILY (1B)      | 23.6 AC         | 18 UNITS         | .80 DU/A        |
|                 | OPEN SPACE              | 6.1 AC          |                  |                 |
| ASHFORD COMMONS | PATIO HOMES             | 2.9 AC          | 14 UNITS         | 4.8 DU/A        |
| 2ND FILING      | SINGLE FAMILY           | 19.7 AC         | 35 UNITS         | 1.7 DU/A        |
| 3RD FILING      | SINGLE FAMILY           | 30.6 AC         | 88 UNITS         | 2.9 DU/A        |
| 4TH FILING      | SINGLE FAMILY           | 20.9 AC         | 49 UNITS         | 2.3 DU/A        |
| 5TH FILING      | SINGLE FAMILY           | 13.3 AC         | 21 UNITS         | 1.6 DU/A        |
| 6TH FILING      | SINGLE FAMILY           | 9.1 AC          | 29 UNITS         | 3.2 DU/A        |
| THE ORCHARD     | SINGLE FAMILY           | 13.2 AC         | 29 UNITS         | 2.2 DU/A        |
|                 | FOSSIL CREEK DR. R.O.W. | 1.8 AC          |                  |                 |
| <b>TOTAL</b>    |                         | <b>171.7 AC</b> | <b>322 UNITS</b> | <b>1.9 DU/A</b> |

CLARENDON HILLS ASSOCIATES  
 309 W HARMONY ROAD  
 FORT COLLINS, COLORADO 80525  
 (303) 226-2266

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

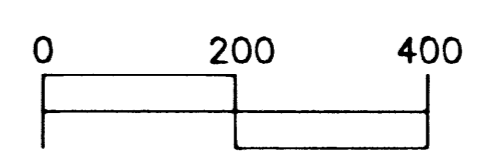
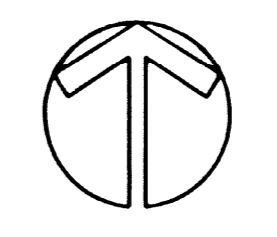
LAND DEVELOPMENT SERVICES  
 4824 S SHIELDS STREET  
 FORT COLLINS, CO 80526  
 (303) 225-9244

INTERMILL LAND SURVEYING, INC.  
 1301 N. CLEVELAND AVENUE  
 LOVELAND, COLORADO 80537  
 (303) 669-0516

**CLARENDON HILLS**

OVERALL SUBDIVISION  
 DEVELOPMENT PLAN  
 PER SEC. 29-642 (7)

ACAD FILE: 6444M2  
 PROJECT NO. 6444  
 SCALE: 1"=200'



DATE OF PREPARATION: 12-2-91

REVISIONS:

| DATE     | DESCRIPTION   | BY |
|----------|---------------|----|
| 12-30-91 | CITY COMMENTS | CS |
| 1-15-92  | CITY COMMENTS | CS |
|          |               |    |
|          |               |    |

SHEET NO. OF