

LAND USE TABLE

PARCEL A:	48.1 ACRES
PERCENT SITE AREA:	51%
ESTIMATED FLOOR AREA:	PHASE ONE - 200,000-220,000 SF MEDICAL OFFICE AND AMBULATORY CARE CENTER FUTURE PHASES - (TO BE DETERMINED) ESTIMATED: 550,000-900,000 SF
DENSITY:	N/A
POTENTIAL LAND USES:	HOSPITALS, CLINICS, NURSING AND PERSONAL CARE FACILITIES, INDEPENDENT LIVING AND ASSISTED LIVING IN A CONGREGATE CARE ENVIRONMENT, RESEARCH AND DEVELOPMENT, MEDICAL AND PROFESSIONAL OFFICES, HEALTH CENTER, CONFERENCE CENTER, RECREATION CENTER, CHILD CARE CENTERS, PASSIVE AND ACTIVE USE OUTDOOR SPACE, AND OTHER USES OF A SIMILAR CHARACTER.
PARCEL B:	4.4 ACRES
PERCENT SITE AREA:	4.6%
ESTIMATED FLOOR AREA:	ESTIMATED 30,000-70,000 SF (50-100 ROOMS)
POTENTIAL LAND USES:	HOTELS/MOTELS, SIT-DOWN RESTAURANTS
PARCEL C:	8.9 ACRES
PERCENT SITE AREA:	9.3%
ESTIMATED FLOOR AREA:	ESTIMATED 25-45 DWELLING UNITS (33-45 DU/AC)
POTENTIAL LAND USES:	SINGLE-FAMILY AND MULTI-FAMILY HOUSING
PARCEL D:	2.1 ACRES
PERCENT SITE AREA:	2.2%
ESTIMATED FLOOR AREA:	15,000-25,000 SF
POTENTIAL LAND USES:	HEALTH CENTER, CLINIC, MEDICAL AND PROFESSIONAL OFFICES, RECREATION CENTER, COMMUNITY CENTER, SINGLE-FAMILY AND MULTI-FAMILY HOUSING
PARCEL E:	4.1 ACRES
PERCENT SITE AREA:	4.3%
ESTIMATED FLOOR AREA:	N/A
POTENTIAL LAND USES:	OPEN SPACE, RECREATION AND DETENTION
PARCEL F:	5.4 ACRES
PERCENT SITE AREA:	5.7%
ESTIMATED FLOOR AREA:	N/A
POTENTIAL LAND USES:	OPEN SPACE AND DETENTION
PARCEL G:	2.1 ACRES
PERCENT SITE AREA:	2.8%
ESTIMATED FLOOR AREA:	N/A
POTENTIAL LAND USES:	OPEN SPACE, HARMONY CORRIDOR LANDSCAPE BUFFER
PARCEL H:	4.6 ACRES
PERCENT SITE AREA:	4.8%
ESTIMATED FLOOR AREA:	N/A
POTENTIAL LAND USES:	OPEN SPACE, DETENTION, IRRIGATION PONDS, HARMONY CORRIDOR LANDSCAPE BUFFER
PARCEL I:	0.9 ACRES
PERCENT SITE AREA:	0.9%
ESTIMATED FLOOR AREA:	N/A
POTENTIAL LAND USES:	OPEN SPACE, DETENTION, HARMONY CORRIDOR LANDSCAPE BUFFER
PARCEL J:	3.2 ACRES
PERCENT SITE AREA:	3.4%
ESTIMATED FLOOR AREA:	N/A
POTENTIAL LAND USES:	OPEN SPACE, CAMPUS PEDESTRIAN AREA
PUBLIC ROAD ROW:	10.1 ACRES
PERCENT SITE AREA:	10.6%

OWNERSHIP CERTIFICATION

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.

OWNER:
POUDRE HEALTH SERVICES DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO (FORMERLY KNOWN AS POUDRE VALLEY HOSPITAL DISTRICT)

BY: Paul Rose DATE: 4/1/99
ITS: Executive Director

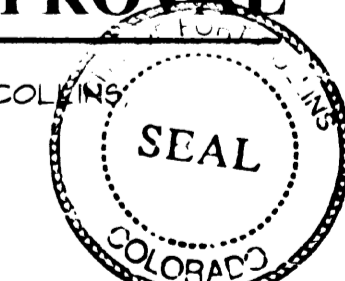
GROUND LESSEE:
POUDRE VALLEY HEALTH CARE INC. d/b/s POUDRE VALLEY HEALTH SYSTEM, INC.

BY: Timothy Suss DATE: 4/1/99
ITS: Chief Executive

PLANNING AND ZONING BOARD APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 21ST DAY OF January, A.D., 19 99.

Valte Blawhard
SECRETARY OF THE PLANNING AND ZONING BOARD



OVERALL DEVELOPMENT PLAN

POUDRE VALLEY HEALTH SYSTEM

HARMONY CAMPUS

bha design
bha design inc. • 4800 INNOVATION DR. FT. COLLINS, CO 80525 • TEL: 970-221-7577

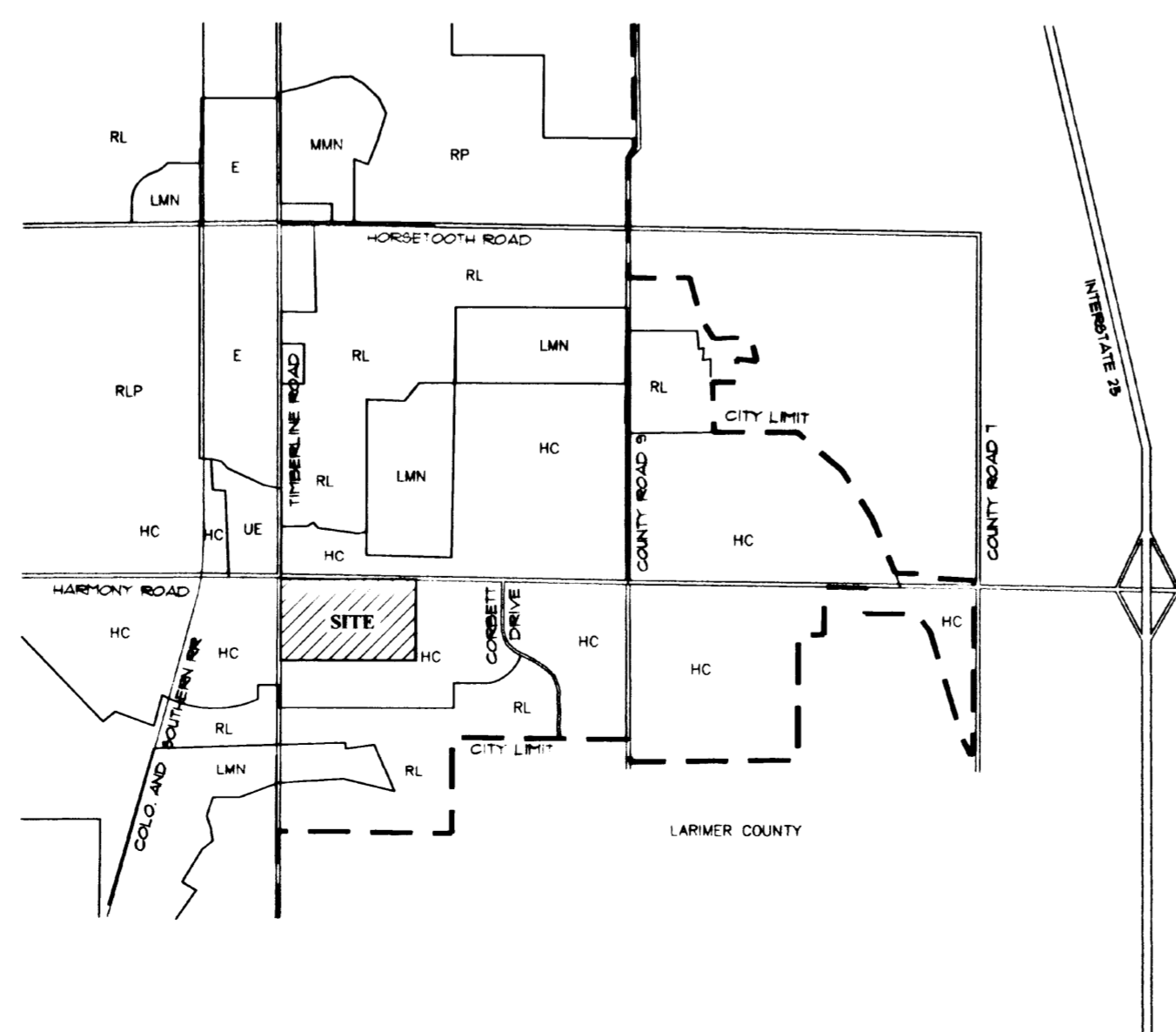
SHEET 1 OF 1
JULY 22, 1998
REVISED MARCH 30, 1999

GENERAL NOTES

PARCEL SIZE: 95 AC (GROSS)
EXISTING ZONING: HC - HARMONY CORRIDOR
MAXIMUM BLDG. HEIGHT: 6 STORIES - NON-RESIDENTIAL, 3 STORIES - RESIDENTIAL (UNLESS SPECIFIC MODIFICATION IS GRANTED BY THE PLANNING AND ZONING BOARD)

- THE POUDRE VALLEY HEALTH SYSTEM HARMONY CAMPUS OVERALL DEVELOPMENT PLAN WILL BE A MIXED USE DEVELOPMENT TO POTENTIALLY INCLUDE HOSPITAL, PROFESSIONAL OFFICES, MEDICAL CLINICS, NURSING HOMES, INDEPENDENT LIVING AND ASSOCIATED RELATED SUPPORT FACILITIES. THE LAND USES DEPICTED ON THIS PLAN ARE BASED UPON THE BEST ESTIMATE OF POUDRE VALLEY HEALTH SYSTEMS (PVHS) PROJECTED DEVELOPMENT AT THIS TIME. AS CHANGES OCCUR IN THE REQUIREMENTS OF PVHS IT MAY BE NECESSARY FROM TIME TO TIME TO MODIFY THE MASTER PLAN BASED ON NEW PHASING AND LAND USES. FOR FUTURE PARCELS, ESTIMATED GROSS DENSITIES/FLOOR AREAS SHOWN ON THIS PLAN MAY VARY UP TO 10% WITH APPROVAL BY THE CURRENT PLANNING DIRECTOR.
- LOCATION OF ACCESS POINTS ON TIMBERLINE ROAD AND HARMONY ROAD (SH 68) MAY CHANGE WITH SUBMITTAL/REVIEW OF THE PROJECT DEVELOPMENT PLAN(S).
- STREET IMPROVEMENTS WILL BE SUBJECT TO THE DESIGN STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR THE PROJECT DEVELOPMENT PLAN(S).
- FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY POUDRE FIRE AUTHORITY STANDARDS.
- ALL ACCESS POINTS ALONG HARMONY ROAD (COLORADO STATE HIGHWAY 68) MUST BE APPROVED BY THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT).
- DEPENDING OF FUTURE LAND USE PARCELS C AND D MAY BE RECONFIGURED TO BECOME A SINGLE LAND USE PARCEL. IF THIS MODIFICATION OCCURS, TIMBERWOOD DRIVE WILL BE RECONFIGURED TO ALIGN CONTINUOUSLY VIA A FOUR-WAY INTERSECTION WITH SNOW MESA DRIVE.

VICINITY MAP



LEGAL DESCRIPTION

DESCRIPTION:
A tract of land located in the Northwest Quarter of Section 5, Township 6 North, Range 68 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 Northwest Quarter as bearing South 00°09'20" East and with all bearings contained herein relative thereto:
Commencing at the Northwest corner of said Section 5; thence along said West line, South 00°09'20" East, 120.01 feet; thence, South 89°22'52" East, 120.07 feet to the POINT OF BEGINNING, said point being on the South right-of-way line of Harmony Road; thence along said right-of-way line, South 89°22'52" East, 2530.34 feet to a point on the east line of said Northwest Quarter; thence along said east line, South 00°46'37" East, 1578.50 feet; thence, South 89°50'40" West, 2617.31 feet to a point on the East right-of-way line of Timberline Road as described at Reception Number 94074982, on file at the Office of the Clerk and Recorder, Larimer County, Colorado; thence along said right-of-way line the following eight (8) courses and distances, North 00°09'20" West, 679.88 feet to a point on a non-tangent curve concave to the east having a central angle of 01°11'56", a radius of 11950.00 feet and the chord of which bears North 00°26'37" East, 250.04 feet; thence along the arc of said non-tangent curve 250.04 feet; to a curve concave to the southeast having a central angle of 89°34'52", a radius of 15.00 feet and the chord of which bears North 45°50'44" East, 21.14 feet; thence along the arc of said curve 23.45 feet to a non-tangent line; thence along said non-tangent line North 01°34'00" East, 68.01 feet to a point on a non-tangent curve concave to the northeast having a central angle of 90°53'20", a radius of 15.00 feet and the chord of which bears North 43°56'21" West, 21.38 feet; thence along the arc of said curve 23.79 feet to a curve concave to the east having a central angle of 00°33'58", a radius of 11950.00 feet and the chord of which bears North 01°47'47" East, 118.06 feet; thence along the arc of said curve 118.06 feet to a curve concave to the west having a central angle of 01°35'01", a radius of 15056.10 feet and the chord of which bears North 01°17'16" East, 416.15 feet; thence along the arc of said curve 416.16 feet; thence, North 45°29'48" East, 70.59 feet to the Point of Beginning.

The above described tract of land contains 95.322 acres more or less and is subject to all easements and rights-of-way now on record or existing.