

LEGAL DESCRIPTION

A parcel described as Parcel A comprised of 8.9 acres, located along the East side of Centre Avenue in the Southeast 1/4 of Section 23, Township 7 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado.

A parcel described as Parcel B comprised of 17.5 acres, located along the West side of Centre Avenue in the Southwest 1/4 of Section 23, Township 7 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado.

A parcel described as Parcel C comprised of 33.1 acres, located along the West side of Centre Avenue, principally the West 1/2 of Section 23, Township 7 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado.

A parcel described as Parcel D comprised of 9.4 acres, located along the West side of Centre Avenue in the Northeast 1/4 of Section 23, Township 7 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado.

A parcel described as Parcel E comprised of 42.9 acres, located along the East side of Centre Avenue in the Northeast 1/4 of Section 23, Township 7 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado.

A parcel described as Parcel F comprised of 4.9 acres, located along the West side of the Burlington Northern Railroad right-of-way in the Northeast 1/4 of Section 23, Township 7 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado.

LAND USE BREAKDOWN

PARCEL	ZONE DISTRICT	APPROXIMATE GROSS AREA
A	E	8.9 AC ±
B	E	17.5 AC ±
C	MMN	20.2 AC ±
D	E	9.4 AC ±
E	E	42.9 AC ±
F	E	4.9 AC ±
TOTAL		116.7 AC ±

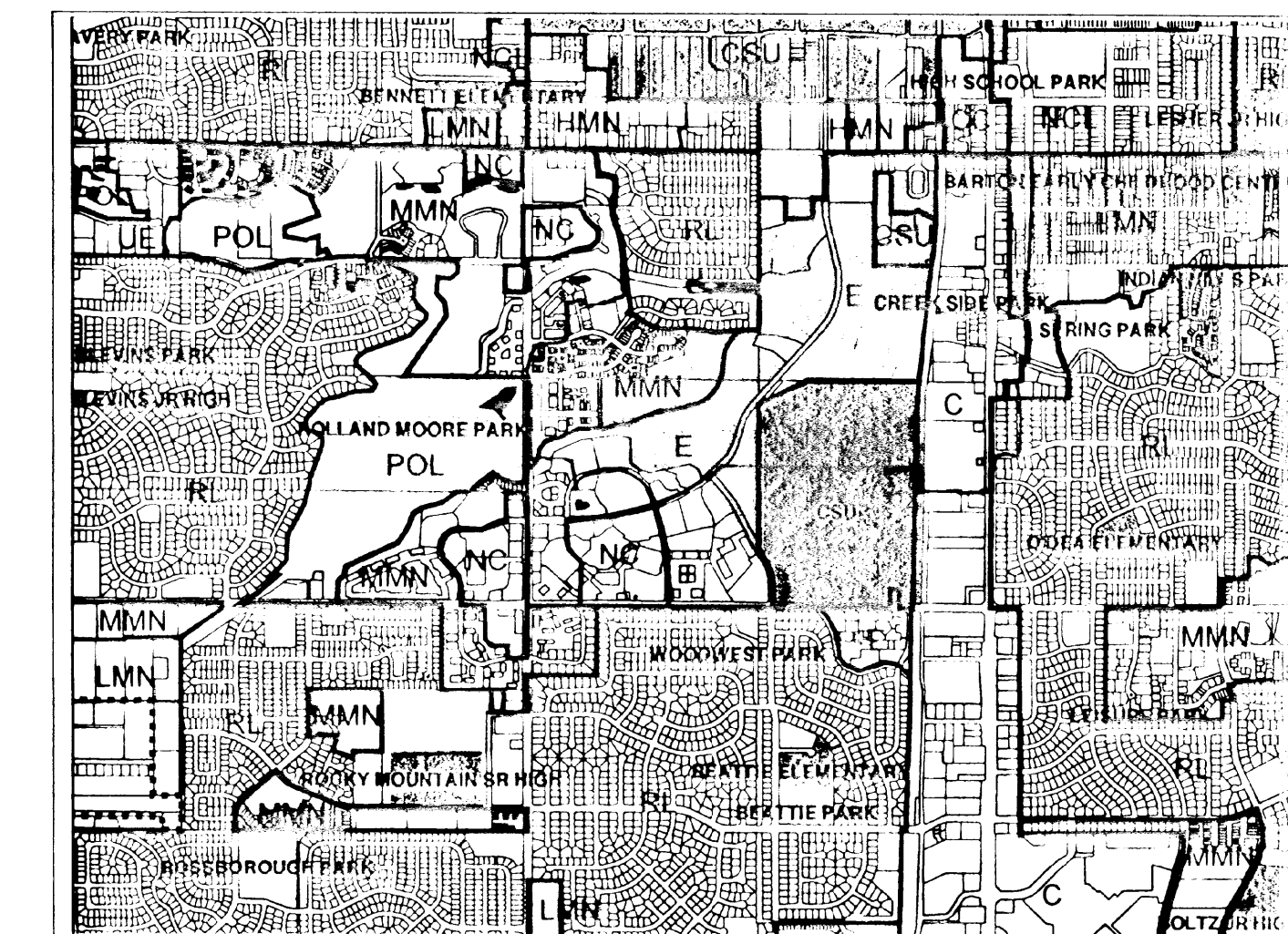
GENERAL NOTES

- PARCELS D AND E ARE IN THE SPRING CREEK FLOODWAY AS DEFINED BY BOTH THE CURRENT FEMA FLOODPLAIN AND THE CITY'S NEWLY DEVELOPED FLOODPLAIN MAPPING. CSURF RESERVES THE RIGHT TO DEVELOP THESE PARCELS IN THE FUTURE SHOULD MEASURES BY THE CITY OR OTHER PRIVATE DEVELOPMENT CHANGE THESE CONDITIONS OR THE CONSTRAINTS IMPOSED BY THIS DESIGNATION. CSURF RESERVES THE RIGHT TO DEVELOP THIS PARCEL IN THE FUTURE SHOULD MEASURES BY THE CITY OR OTHER PRIVATE DEVELOPMENT CHANGE THESE CONDITIONS OR THE CONSTRAINTS IMPOSED BY THIS DESIGNATION. WATER QUALITY DETENTION WOULD, HOWEVER, STILL BE REQUIRED.
- THE CITY'S NEWLY DEVELOPED FLOODPLAIN MAPPING INDICATES THAT A SIZEABLE PORTION OF PARCEL F IS NOW WITHIN THE 100-YEAR FLOODWAY. CSURF RESERVES THE RIGHT TO DEVELOP THIS PARCEL IN THE FUTURE SHOULD MEASURES BY THE CITY OR OTHER PRIVATE DEVELOPMENT CHANGE THESE CONDITIONS OR THE CONSTRAINTS IMPOSED BY THIS DESIGNATION. WATER QUALITY DETENTION WOULD, HOWEVER, STILL BE REQUIRED.
- PARCEL C AND SUCH PORTION OF THE FLOODPLAIN IS SUBJECT TO CHAPTER 10 OF THE CITY CODE, SPECIFICALLY 18 INCHES OF ELEVATION OF RESIDENTIAL STRUCTURES ABOVE THE 100-YEAR WATER SURFACE ELEVATION. ONSITE DETENTION IS NOT REQUIRED AS LONG AS THE DOWNSTREAM CONVEYANCE CAPACITY IS NOT EXCEEDED.
- SECTION 4.22 OF THE LAND USE CODE PROVIDES A LIST OF PERMITTED USES IN THE E, EMPLOYMENT ZONE DISTRICT. A PORTION OF THE ODP LIES WITHIN THE BOUNDARIES OF THE SPRING CREEK FLOODWAY AND FLOODPLAIN. AS LONG AS SUCH AREAS REMAIN IN THE FLOODWAY AND FLOODPLAIN, SOME OF THESE PERMITTED USES MAY BE CONSIDERED "CRITICAL FACILITIES" AND USES WITHIN SUCH AREAS ARE FURTHER SUBJECT TO THE RESTRICTIONS AS FOUND IN CHAPTER 10 OF THE CITY CODE.
- THE LAND USE BREAKDOWN FOR LAND IN THE E ZONE WITHIN THIS OVERALL DEVELOPMENT PLAN SHALL BE 75% PRIMARY AND 25% SECONDARY AS ESTABLISHED IN THE LAND USE CODE. HOWEVER, LAND USES PROPOSED WITHIN THE SPRING CREEK 100-YEAR FLOODPLAIN SHALL NOT BE CONSIDERED SECONDARY LAND USES. THE LAND USE BREAKDOWN SHALL BE AS FOLLOWS UNLESS A MODIFICATION IS REQUESTED:
 PRIMARY LAND USES (E ZONE) 75% OR APPROXIMATELY 72.4 ACRES
 SECONDARY LAND USES (E ZONE) 25% OR APPROXIMATELY 24.1 ACRES
 TOTAL LAND AREA (E ZONE) 100% OR APPROXIMATELY 96.5 ACRES
- ALLOWED LAND USES IN EACH PARCEL ARE PER THE E ZONE DISTRICT AND THE MMN ZONE DISTRICT AS APPLICABLE.
- MAXIMUM FLOOR AREA RATIO (BUILDING SQUARE FOOTAGE DIVIDED BY LAND AREA SQUARE FOOTAGE) FOR ALL PARCELS NOT TO EXCEED 37.
- THE CSURF CENTRE FOR ADVANCED TECHNOLOGY OVERALL DEVELOPMENT PLAN IS PLANNED TO BE MIXED USE DEVELOPMENT, THAT MAY INCLUDE STUDENT HOUSING, OFFICES, PARKS, OPEN SPACE AND TRAILS. THE LAND USED DEPICTED ON THIS PLAN ARE BASED UPON THE BEST ESTIMATE OF THE DEVELOPMENT AT THIS TIME. AS CHANGES OCCUR IN THE REQUIREMENTS OF THE OVERALL DEVELOPMENT, IT MAY BE NECESSARY TO MODIFY THE OVERALL DEVELOPMENT PLAN.
- COMMON OPEN SPACE AREAS AND STREETSCAPES WILL BE MAINTAINED BY A HOMEOWNERS' ASSOCIATION UNLESS OTHERWISE AUTHORIZED BY THE CITY OF FORT COLLINS FOR MAINTENANCE. HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON THE SIDEWALKS AND ALL BICYCLE/PEDESTRIAN TRAILS. CITY WILL NOT TAKE ON MAINTENANCE OF STREETSCAPE OR SIDEWALK PER CITY CODE. THE DEVELOPER/OWNER WILL MAINTAIN ALL STREETSCAPES AND SIDEWALK.
- MASTER UTILITY PLANS ARE TO BE SUBMITTED FOR CITY REVIEW IN CONJUNCTION WITH PHASE I DEVELOPMENT PLANS.
- ALL PUBLIC STREETS WILL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS IF EFFECTIVE AT THE TIME OF APPLICATION FOR A PROJECT DEVELOPMENT PLAN.
- THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS ODP 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 CITY OF FORT COLLINS LAND USE CODE.
- FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY THE Poudre FIRE AUTHORITY STANDARDS TWELVE (12) DWELLING UNITS PER NET ACRE OF RESIDENTIAL LAND. LAND USE DENSITY REQUIREMENT 4.5.D.1.
- RESIDENTIAL DEVELOPMENT IN THE MMN ZONE DISTRICT SHALL HAVE AN OVERALL MINIMUM AVERAGE DENSITY OF ALL NEIGHBORHOOD CENTERS AND PARKS SHALL BE DEVELOPED AND MAINTAINED BY THE DEVELOPER OR THE HOMEOWNERS' ASSOCIATION.
- THE PROPOSED BOUNDARY CONNECTIONS ARE A MINIMUM FOR STREET ACCESS REQUIREMENTS. FURTHER CONNECTIONS TO COLLECTOR STREETS SHALL BE REVIEWED IN ACCORDANCE WITH THE LUC AT THE TIME OF PROJECT DEVELOPMENT PLAN SUBMITTAL TO DETERMINE IF DIRECT ACCESS THROUGH THE SITE IS BEING MET.
- ALL PARCELS MUST COMPLY WITH LUC ARTICLE 3, CITY CODE CHAPTER 10, FEDERAL REGULATIONS 44 CFR, AT THE TIME OF APPLICATION FOR A PROJECT DEVELOPMENT PLAN.
- PURSUANT TO THE LAND USE CODE, SECTION 3.6.3 (F) AND SECTION 3.2.2 (C) (6), THE TRANSPORTATION SYSTEM WILL PROVIDE MULTIPLE DIRECT CONNECTIONS FOR ALL MODES OF TRANSPORTATION FOR INTER AND INTRA-NEIGHBORHOOD CONNECTIONS, INCLUDING BUT NOT LIMITED TO PARKS, SCHOOLS, AND SHOPPING VIA STREETS OR ALTERNATIVE COMPLIANCE.
- DEVELOPMENT WITHIN THE AREA OF THE MMN ZONE DISTRICT SHALL BE CONSISTENT WITH THE BLOCK SIZE REQUIREMENTS OF SECTION 4.5 OF THE LAND USE CODE UNLESS A MODIFICATION OR VARIANCE IS GRANTED.

THE FOLLOWING NOTES APPLY TO THOSE ODP PARCELS WITHIN THE FLOODPLAIN OR FLOODWAY.

- ANY PARKING PROPOSED FOR AREAS IN THE FLOODWAY CAN ONLY BE FOR TEMPORARY PARKING RELATED TO AN EVENT IN THE IMMEDIATE AREA. EXAMPLE: PARKING FOR BALL GAMES.
- THERE SHALL NOT BE ANY OVERNIGHT PARKING OR PARKING FOR OFF-SITE LOCATIONS (I.E. CAMPUS).
- TEMPORARY OR PERMANENT STORAGE OF MATERIALS IS NOT ALLOWED IN THE FLOODWAY. THIS INCLUDES CONSTRUCTION MATERIALS, FLEET VEHICLES, STORAGE RELATED TO A BUSINESS, ETC.
- ANY ITEMS SUCH AS PICNIC TABLES, BLEACHERS, ETC. MUST BE ANCHORED SO AS NOT TO BE MOVED DURING A FLOOD.
- ANY CHANGE TO THE FEMA FLOODWAY WILL REQUIRE A CONDITIONAL LETTER OF MAP REVISION (COMR) AND A LETTER OF MAP REVISION (LOMR).
- ALL DEVELOPMENT WITHIN THE CITY OR FEMA DESIGNATED FLOODPLAIN OR FLOODWAY MUST COMPLY WITH ALL FLOODPLAIN REGULATIONS IN CHAPTER 10 OF CITY CODE.

VICINITY MAP



PLANNING & ZONING CERTIFICATE

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO
 ON THIS 20TH DAY OF FEBRUARY, 2003.

[Signature]
 Secretary of the Planning and Zoning Board

SEAL

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE 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.

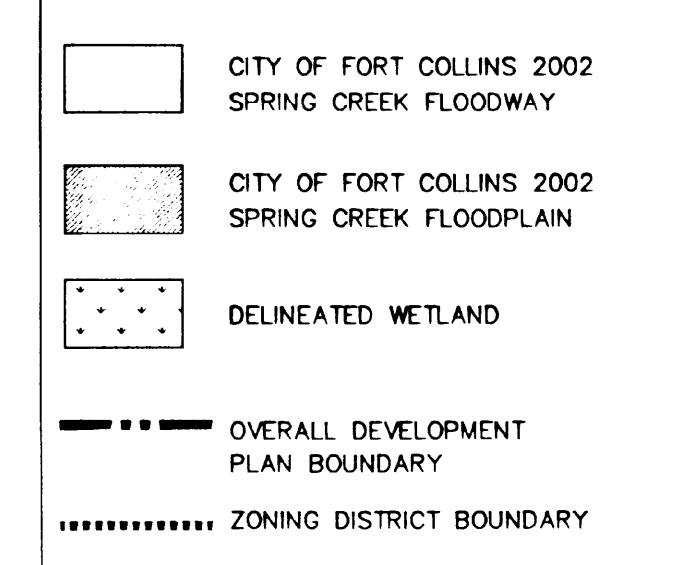
[Signature] 4-02-03
 Owner (signed) Date

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF April, A.D. 2003.

[Signature]
 KATHLEEN HEARY
 AS PRESIDENT/CEO
 MY COMMISSION EXPIRES 2/20/2005
 WITNESS MY HAND AND OFFICIAL SEAL
[Signature]

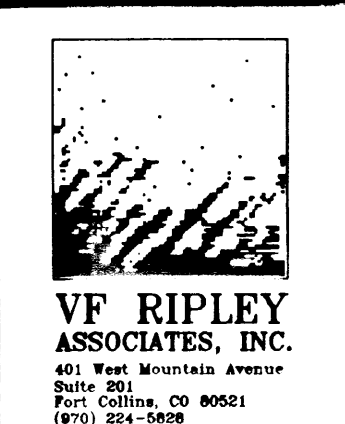
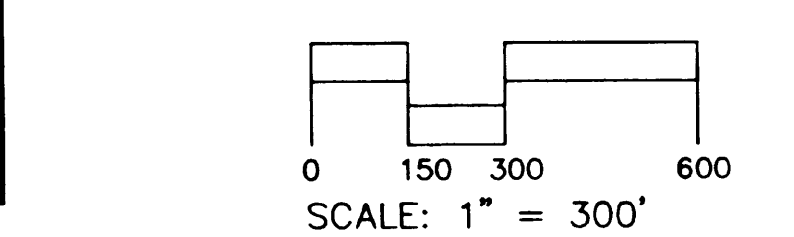
NOTARY PUBLIC
 JUDIE H. BIRDSALL
 STATE OF COLORADO
 401 West Mountain Avenue
 Suite 301
 Fort Collins, CO 80521
 (970) 224-5228

LEGEND



CSURF CENTRE FOR ADVANCED TECHNOLOGY OVERALL DEVELOPMENT PLAN

FORT COLLINS COLORADO



OVERALL DEVELOPMENT PLAN

DATE: 06/18/02
 JOB NO.: R00-041
 DRAWN: CM
 CHECKED: LR
 REVISED: 11/27/02
 02/10/03

