

OWNER:

Witness our hands and seals this 31 day of January, A.D., 2003.

CITY MANAGER

By *John Fischbach* Deputy CM  
JOHN FISCHBACH, Deputy City Manager, City of Fort Collins.

STATE OF COLORADO )  
                                          ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 31 day of January, A.D., 2003 by JOHN FISCHBACH, City Manager, City of Fort Collins. *Diane G. Jones* Deputy

Witness by hand and official seal.

My commission expires 8/11/2003

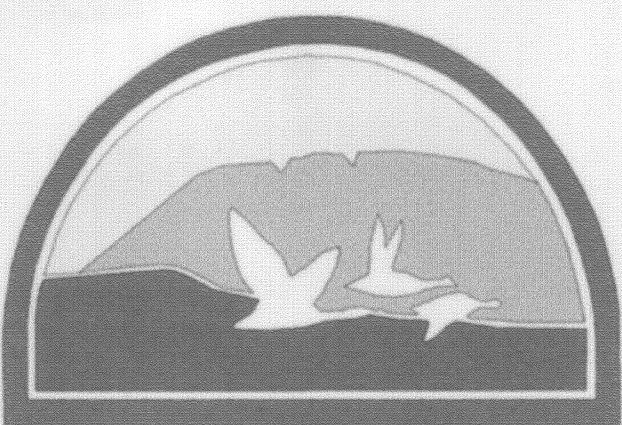


*Vicki A. Mesa*  
Notary Public

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO ON THIS 14th DAY OF March, 2003

*David Sloan* 3-7-03  
DIRECTOR OF PLANNING DATE



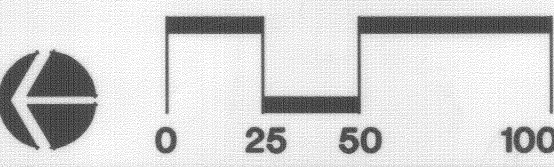
City of Fort Collins

Center for  
Advanced  
Technologies  
22nd  
Filing  
"Community  
Horticultural  
Center"

PDP, #53-85AV

REV.	COMMENT	DATE

SEAL:



DATE: JANUARY 10, 2003  
JOB NO.: 71082.20  
DRAWN BY: CR, DS, DT  
CHECKED BY: GAH

DRAWING TITLE:  
**SITE PLAN**  
SHEET NO.:  
**CS101**  
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- LEGEND**
- Existing Russian Olive (to be removed)
  - Existing Plains Cottonwood
  - Existing Siberian Elm
  - Existing Crack Willow
  - Scored Colored Concrete
  - Stockpiled and/or Masonville Buff Sandstone
  - First Phase Construction
  - Pedestrian Crossing Sign
  - Pedestrian Crosswalk
  - Yield to Pedestrian Stencils
  - Exposed Aggregate Colored Concrete

**GENERAL NOTES**

Through the Park Planning Department's trails program, the bike trail will be upgraded to a 10 foot wide concrete trail with a parallel soft running path, in conjunction with this project.

The main building/conservatory will be constructed outside of the floodplain.

All of the site furnishings placed in the floodplain of Spring Creek shall be fastened to the ground in a manner acceptable to the City of Fort Collins.

Initial peak demand for this facility will be 150 people - 100 vehicles. This will be accommodated by the 74 space parking lot on-site, and 30 spaces at the NRRRC, for overflow situations. The installation of the Great Lawn in a future phase of construction will create a potential for 350 people on-site. Parking for this number of visitors will be negotiated with the NRRRC and perhaps with a future office building on the south side of Rolland Moore Dr. If the parking spaces can not be secured, then the larger events would not be scheduled.

- Max. building hgt. on site 32'-4"
- Ratio of Floor area to lot size : 1:75
- Site includes 0.1 acres of combined commercial open space and 7.1 acres of recreational/natural open space
- Percentage and square footage of building coverage: 1.3%, 10504 sq. ft.
- Percentage and square footage of driveway and parking: 5.0%, 45640 sq. ft.
- Percentage and square footage of landscaped area: 78%, 618552 sq. ft.
- Percentage and square footage of "active recreational use": 5.6%, 45500 sq. ft.

**NOTE:**  
PHASE ONE CONSTRUCTION IS REPRESENTED IN BLACK.  
ALL FUTURE PHASED ITEMS APPEAR IN GREY. NO ORDER FOR FUTURE CONSTRUCTION HAS BEEN ESTABLISHED.  
START OF NEXT PHASE OF CONSTRUCTION NOT IDENTIFIED.

