



RESIDENTIAL SUMMARY

AREA	DENSITY RANGE		HIGH
	LOW	HIGH	
① 6.0 acres	24u/a = 144 u.	40u/a = 240 u	
② 12.0 acres	18 u/a = 216 u.	22 u/a = 264 u	
③ 18.0 acres	6 u/a = 108 u	10 u/a = 180 u	
④ 13.0 acres	12 u/a = 156 u	16 u/a = 208 u	
⑤ 5.0 acres	8 u/a = 40 u	12 u/a = 60 u	
⑥ 12.0 acres	4 u/a = 48 u	6 u/a = 72 u	
⑦ 19.0 acres	4 u/a = 76 u	6 u/a = 114 u	
85.0 acres			788 u

The undersigned, being the lawful owners of the property described on this site plan, do hereby certify that they accept the conditions and restrictions set forth on said site plan.

Sheld R. Dreyer signed _____ dated March 15, 1982

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 22nd day of March, A.D. 1982.

Kenneth P. Walker
Secretary of Planning and Zoning Board

Match Line for future Master Plan (West Site)

OAK RIDGE

FORT COLLINS, COLO.

MASTER PLAN (EAST SITE)

LAND USE SUMMARY

INDUSTRIAL	93 ACRES	33%
BUSINESS SERVICES	72 ACRES	25%
RESIDENTIAL	85 ACRES	30%
PARKS / GREENWAY	35 ACRES	12%
TOTALS	285 ACRES	100%

NOTES:

1. THE DEVELOPER WILL COORDINATE THE LOCATION AND EXTENT OF THE PUBLIC TRAIL SYSTEM WITH THE CITY OF FORT COLLINS, AND COORDINATE THE RETENTION OF THE USABLE MATURE TREES.
2. CURB CUTS FOR INGRESS AND EGRESS ALONG LEMAY AND COLLECTOR STREETS WILL BE DETERMINED BY FUTURE DEVELOPMENT WITH A MINIMUM SPACING OF APPROXIMATELY 200 FEET.

Revised 9 Mar. 82
5 Mar. 82

MASTER PLAN

JOB NO.: 81-43
DATE: 5 FEB. 82
DWN: WS CHK: WB

MP-1

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Architects/Planners P.O. Box 251 Fort Collins, CO 80522
(303) 484-0117

OAK RIDGE MASTER PLAN
OWNER: EVERITT DEVELOPMENT INC.

