LDEN MEADOWS

APARTMENTS

TURNING MOVEMENTS
RIGHT IN
RIGHT OUT
LEFT IN
NO LEFT OUT
NO THROUGH TRAFFIC

FUTURE NEIGHBORHOOD CENTER

LIGHT & POWER SUB STATION

INDUSTRIAL PARK

FUTURE TRAFFIC SIGNAL (TYP.)

FUTURE TRAFFIC SIGNAL (TYP.)

HARMONY ROAD

LANDSCAPE BUFFER

LANDSCAPE BUFFER

HARMONY ROAD

LANDSCAPE BUFFER

AREA A
BUSINESS SERVICES/HOTEL CONFERENCE FACILITY
16.00 AC.
426,000 SQ.FT.
ZONED: PLANNED BUSINESS

AREA B
BUSINESS SERVICES
9.50 AC.
120,000 SQ. FT.

AREA C
INDUSTRIAL/BUSINESS PARK
30.53 AC.
500,000 SQ.FT.

AREA D
INDUSTRIAL/BUSINESS PARK
67.78 AC.
1,144,000 SQ.FT.

AREA E
BUSINESS SERVICES
25.33 AC.
280,000 SQ. FT.

* (HEALTH CARE FACILITIES, EXCLUDING FULL SERVICE, GENERAL & EMERGENCY CARE HOSPITALS, ALLOWED AS AN ALTERNATIVE LANDUSE)

RP

CHURCH

VACANT

POTENTIAL FUTURE CURB CUT (SUBJECT TO CITY REVIEW)

VACANT

BP

FUTURE TRAFFIC SIGNAL (TYP.)

COMMON GREEN BELT

AREA F
INDUSTRIAL/BUSINESS PARK
42.87 AC.
364,000 SQ.FT.

AREA G
SINGLE FAMILY, LOW DENSITY MULTI-FAMILY
26.50 AC.
110 UNITS
(CHURCHES ALLOWED AS AN ALTERNATIVE LAND USE) *

AREA H
MULTI-FAMILY
14.00 AC.
400 UNITS

AREA J
MULTI-FAMILY
19.62 AC.
380 UNITS

ZONED: PLANNED INDUSTRIAL

ZONED: PLANNED RESIDENTIAL

15' UTILITY EASEMENT ADJACENT TO RAILROAD R.O.W. TO BE INCLUDED ON FINAL PLATS.

POTENTIAL FUTURE CURB CUT (SUBJECT TO CITY REVIEW)

FUTURE TRAFFIC SIGNAL (TYP.)

AREA K
SINGLE FAMILY
39.49 AC.
107 UNITS

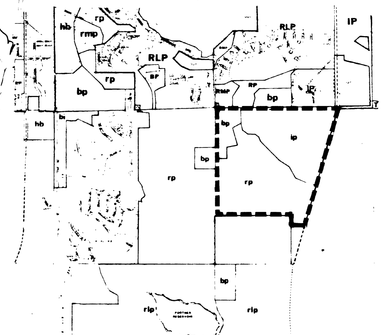
RETENTION/IRRIGATION LAKE

SOUTHRIDGE GREENS
FIRST FILING

RESIDENTIAL

DESCRIPTION OF OAK RIDGE MASTER PLAN

A part of Section 6, Township 6 North, Range 68 West, of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which Begins at a point on the west line of the Northwest 1/4 of said Section 6, which Bears S 00° 10'W 83.00 feet from the Northwest corner of said Section 6, and run thence S 89° 37' 23"E 28.00 feet; thence N 44° 16' 09"E 70.60 feet; thence S 89° 37' 23"E 253.50 feet; thence S 89° 54' 53"E 198.00 feet; thence S 89° 06' 08"E 110.00 feet; thence N 88° 27'W 215.00 feet; thence S 89° 53' 53"E 440.00 feet; thence S 89° 37' 23"E 1030.67 feet; thence S 00° 21' 37"E 303.99 feet; thence S 37° 23'W 243.50 feet; thence N 00° 21' 37"W 301.59 ft; thence S 89° 40' 53"E 656.70 feet; thence S 88° 41' 08"E 115.00 feet; thence along the arc of a 5655 foot radius curve to the right, the long chord of which Bears S 87° 10' 53"E 489.06 feet; thence along the westerly line of the Union Pacific Railroad on the arc of a 3619.6 foot radius curve to the right a distance of 267.15 feet, the long chord of which bears S 11° 18' 25"W 267.13 feet; thence S 14° 30' 38"W 691.35 feet; thence N 89° 53' 53"E 103.31 feet; thence S 14° 30' 38"W 2718.74 feet; thence S 89° 53' 50"W 352.33 feet; thence N 62° 21' 37"W 196.50 feet; thence S 89° 34' 19"W 2573.57 feet to the west line of the Southwest 1/4 of said Section 6; thence N 00° 03' 20"E 909.13 feet to the West 1/4 corner of said Section 6; thence N 00° 10'E 2563.02 feet to the point of beginning, containing 283.14 acres, more or less.



VICINITY MAP

The proposed land uses and densities shown this plan are estimates of development potential. Approval of this Master Plan by the City does not constitute final approval of these land uses, design, or densities. Rather, any future land uses must be approved according to the procedures, processes, and criteria of the planned unit development regulations and other relevant City policies and standards.

GENERAL NOTES

1. No direct driveway access will be allowed to Harmony Road except at existing access as indicated.
2. Cross vehicular and pedestrian access between properties, as appropriate, to be provided at time of development.
3. Non-Residential Land Use Categories indicated may include the following specific uses:
   - Office Park
     - Professional Office Space
     - Medical Offices
     - Restaurants
     - Similar Uses
   - Industrial Park
     - Light Industrial Uses including:
     - Product Assembly
     - Research and Development
     - Office / Administration
     - Office / Warehouse / Manufacturing "Flex" uses
     - Manufacturing of Electronics Products
     - Warehousing and Distribution
     - Support Retail and Food Services of a compatible nature with a Quality Industrial/Business Park
     - Similar Uses

       Uses specifically excluded are: Mining and Mineral Extraction, Petro-Chemical Refineries; Rubber Refineries; Meat Rendering or Packing, Processing, Primary Metal plants and directly related industries of a like nature.
   - Business Services
     - Retail Shops
     - Offices
     - Medical Clinics
     - Indoor Theaters
     - Health Clubs
     - Similar Uses
       - Health Care Facilities allowed as an alternative land use in areas A, E, or J. If proposed in A or J, Health Care Facilities as an "institutional" land use, will not be subject to the 25% limitation, but will be subject to the requirement that the Maximum floor area is restricted at 125,000 sq. ft.
4. Industrial truck traffic will be discouraged from using local residential streets through site design of individual phases, directional signage, and other traffic controls.

This is to certify that, as of the [illegible] day of [illegible], 1987, the undersigned parties are the owners of record of the real property described in the amended portions of the above site plan as construed in C.R.S. 31-23-11, and consent to the development of said property as shown according to said plan.

Everitt Enterprises Limited Partnership, No. 1, a Colorado limited partnership

By: Everitt Enterprises, Inc., the managing partner

Robert S. Everitt, Vice-President

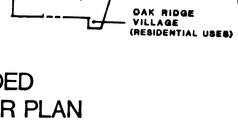
Address

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this [illegible] day of [illegible] A.D. 1987.

Secretary of the Planning and Zoning Board

OAK RIDGE MASTER PLAN
Land Use Summary
(Revised February 26, 1987)

Phase	Land Use	Gross Area	Employees or Dwelling Units	Max. Floor Area	F.A.R. or Density	per cent open space (common and private)	Max. Building Height	No. of Stories (max.)
A	Business Services	18.50 ac.	750.00 emp.	425,000	1.90	25.00 = 4.63 ac.	92	8
B	Business Services	9.50 ac.	400.00 emp.	120,000	3.45	25.00 = 2.38 ac.	40	3
C	Industrial/Business Park	30.53 ac.	550.00 emp.	500,000	2.66	25.00 = 7.63 ac.	40	3
D	Industrial/Business Park	57.78 ac.	1150.00 emp.	1,144,000	2.20	25.00 = 14.45 ac.	40	3
E	Business Services	25.33 ac.	650.00 emp.	280,000	3.94	25.00 = 6.33 ac.	40	3
F	Industrial/Business Park	42.87 ac.	800.00 emp.	354,000	5.28	25.00 = 10.72 ac.	40	3
	TOTAL BUSINESS/INDUSTRY	184.51 ac.	4300.00 emp.	2,823,000	2.85	25.00 = 46.13 ac.		
G	Single Family/Low Density Multi-Family	25.50 ac.	110.00 d.u.	300,000	4.31	20.00 = 5.10 ac.	36	2
H	Multi-Family	14.00 ac.	400.00 d.u.	400,000	28.57	25.00 = 3.50 ac.	40	3
J	Multi-Family	19.62 ac.	380.00 d.u.	175,000	19.37	25.00 = 4.91 ac.	40	3
K	Single Family	39.49 ac.	107.00 d.u.	150,000	2.71	20.00 = 7.90 ac.	36	2
	TOTAL RESIDENTIAL	98.61 ac.	997.00 d.u.	1,025,000	10.11	22.00 = 21.40 ac.		
	TOTAL SITE AREA	283.12 ac.				23.85 = 67.53 ac.		



Cityscape
urban design, inc.
building 21 old town square, suite 242
fort collins, colorado 80524
(303) 221-0731

AMENDED MASTER PLAN

OAK RIDGE PUD

	DATE OF PREPARATION 2-27-87		
	DATE	ITEM	BY
1	4-1	EASEMENT NOTICE	S.S.
2			
3			
4			
5			
6			

0 200 400

PROJECT NO. 4370
SHEET NO. 1 OF 2

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For additional information or an official copy, please contact Engineering Office: 281 North College Fort Collins, CO 80521 USA