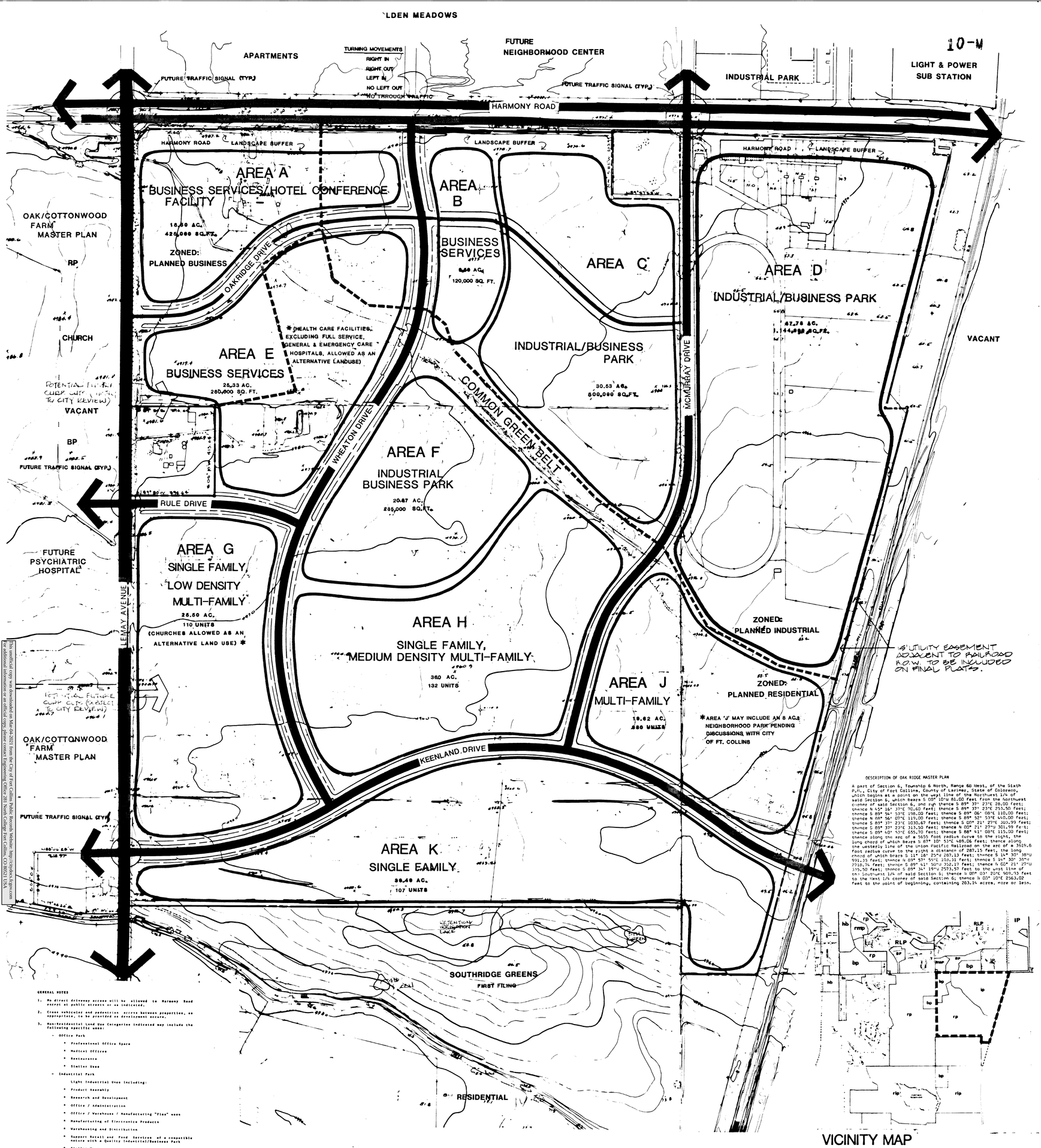

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For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

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 81.00 feet from the Northwest corner of said Section 6, and run thence S 89° 37' 23"E 28.00 feet; thence N 45° 16' 37"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 89° 56' 07"E 115.00 feet; thence S 89° 52' 53"E 640.00 feet; thence S 89° 37' 23"E 1030.69 feet; thence S 00° 22' 37"E 303.99 feet; thence S 89° 37' 23"E 313.50 feet; thence N 00° 22' 37"E 301.99 ft; thence S 89° 10' 53"E 655.70 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 89° 10' 53"E 489.06 feet; thence along the westerly line of the Union Pacific Railroad on the arc of a 3849.6 foot radius curve to the right a distance of 287.15 feet, the long chord of which bears S 11° 16' 37"W 287.13 feet; thence S 13° 30' 30"W 591.35 feet; thence N 89° 57' 55"E 135.21 feet; thence S 13° 30' 30"W 2710.76 feet; thence S 89° 41' 39"W 332.13 feet; thence N 00° 21' 37"W 335.50 feet; thence S 89° 34' 19"W 2575.57 feet; thence N 00° 15' 41"W to the Southwest 1/4 of said Section 6; thence N 00° 25'E 909.53 feet to the West 1/4 corner of said Section 6; thence N 00° 10'E 2562.02 feet to the point of beginning, containing 203.14 acres, more or less.

VICINITY MAP

GENERAL NOTES

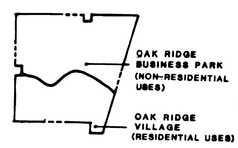
1. No direct driveway access will be allowed to Harmony Road except at existing stubs as indicated.
2. Cross vehicular and pedestrian access between properties, as appropriate, is to be provided at the time of development.
3. Non-residential Land Use Categories indicated may include the following specific 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 Non-service 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, Reduction, Rendering and 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 Area E, Area F, and Area G, Health Care Facilities shall not exceed three stories in height, and will not provide emergency ambulance services. Maximum floor area is estimated at 125,000 sq. ft.
4. Industrial truck traffic will be discouraged from using local residential streets through design of individual phases, directional signage, and other traffic controls.

OAK RIDGE MASTER PLAN
Land Use Summary
(Revised June 8, 1988)

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	20.87 ac.	550.00 emp.	285,000	3.30	25.00 =	5.22 ac.	40	3
	TOTAL BUSINESS/INDUSTRY	162.51 ac.	4050.00 emp.	2,754,000	2.57	25.00 =	40.63 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	Single Family/Medium Density Multi-Family	36.00 ac.	132.00 d.u.	240,000	3.67	25.00 =	9.00 ac.	36	2.5
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	120.61 ac.	729.00 d.u.	865,000	6.04	22.00 =	26.90 ac.		
	TOTAL SITE AREA	283.12 ac.				23.85 =	67.53 ac.		

The proposed land uses and densities shown this plan are estimates of development potential. Approval of this Master Plan by the City does not consctitute 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.



This is to certify that, as of the 15th day of June, 1988, the undersigned parties are sole owners of record of the real property described in the amended portions of the above site plan as construed in C.R.S. 31-23-215, 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
Robert S. Everitt, Vice-President

Address: 3000 S. College Ave, Ft. Collins, CO 80525

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 21st day of June, A.D. 1988.

Secretary of the Planning and Zoning Board

SEAL — CITY OF FORT COLLINS

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 6-8-88		
	DATE	ITEM	BY
1	6/8/88	GEN. REVISIONS	CM
2			
3			
4			
5			
6			

0 100 200 400

PROJECT NO. 4370
SHEET NO. 1 OF 2