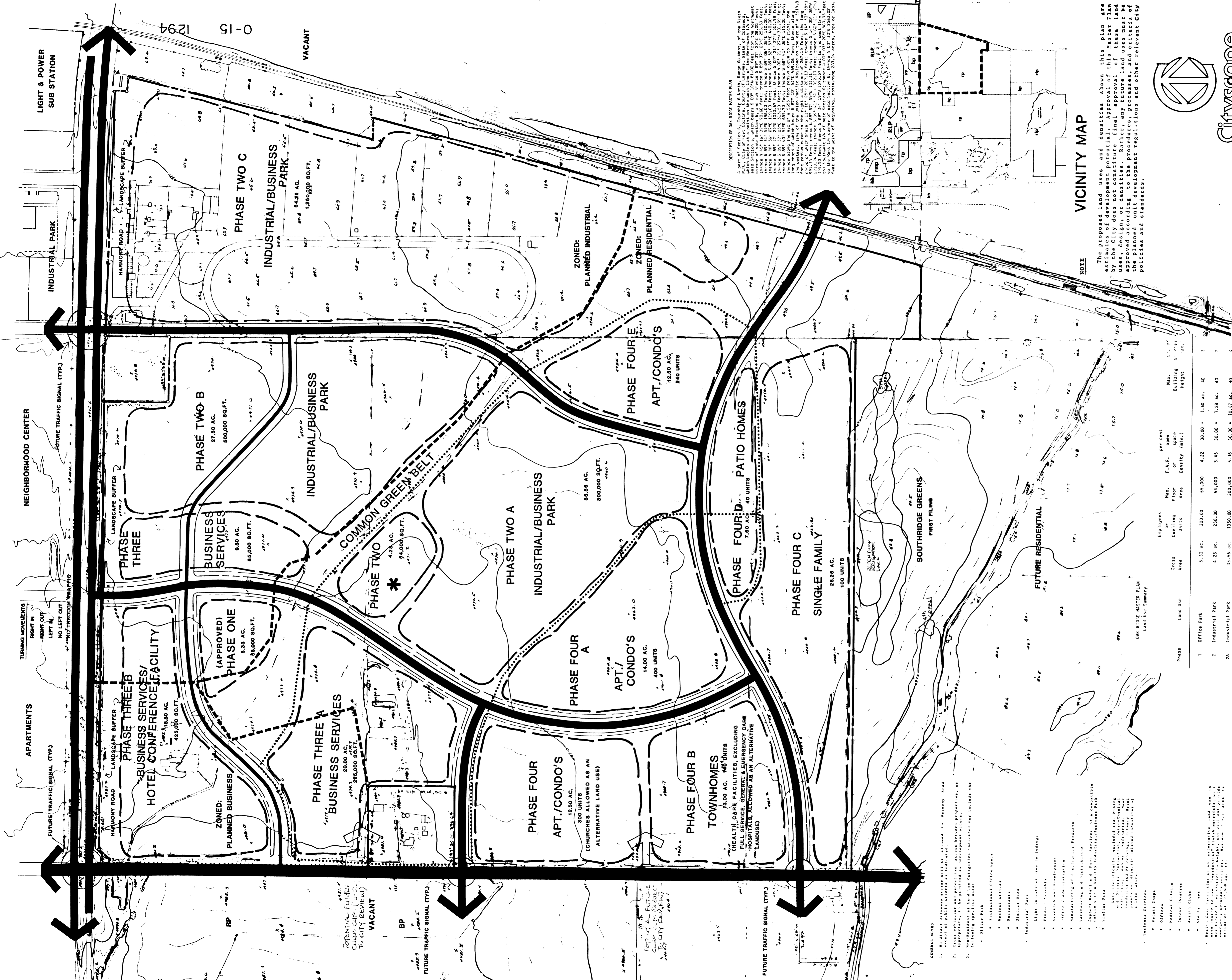


Cityscape
urban design
419 canyon avenue
fort collins, colorado 80521
(903) 221-0731

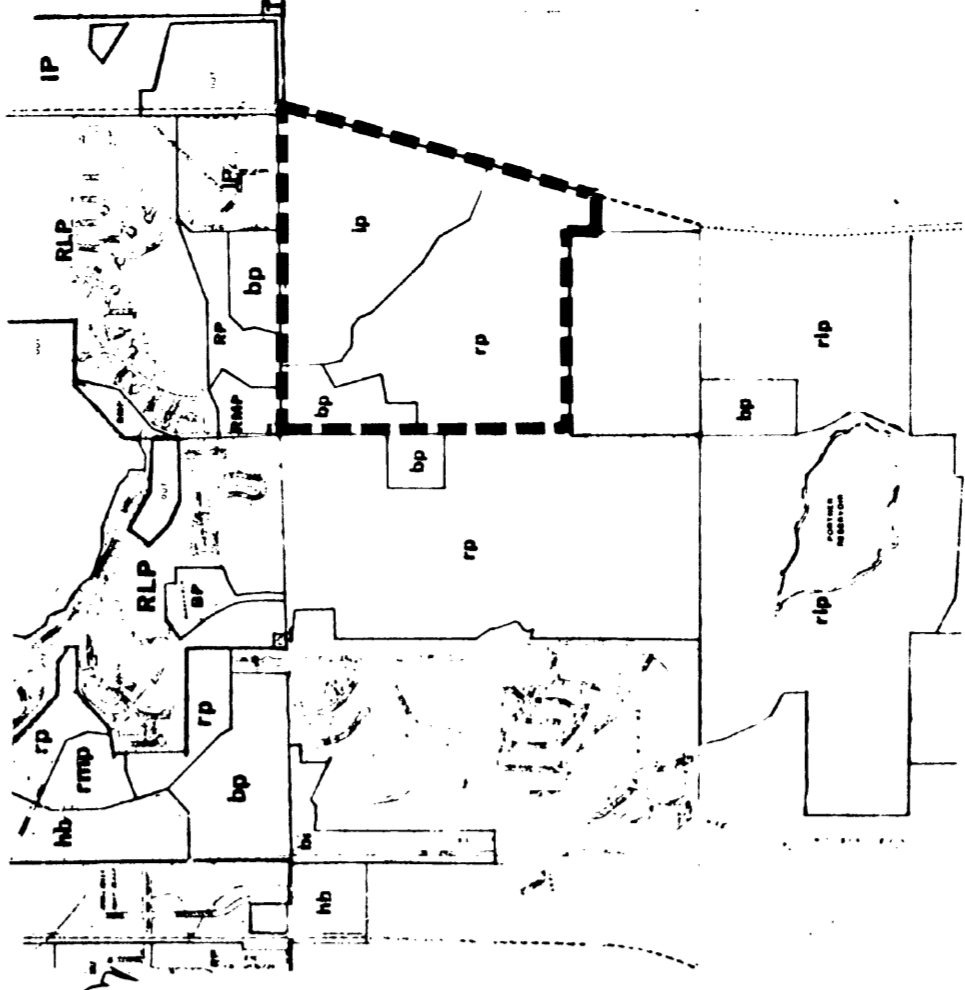
AMENDED MASTER PLAN

OAK RIDGE PUD

DATE OF PREPARATION	BY
1	10-5 LAND USE AREA
2	
3	
4	
5	
6	



VICINITY MAP



NOTE
The proposed land uses and densities shown this plan are for informational purposes only. Approval of this Master Plan by the City does not constitute a final approval of these land uses, design, or densities. Rather, it is a preliminary approval according to the procedures, processes, and standards of the planned unit development regulations and other relevant City policies and standards.

DESCRIPTION OF OAK RIDGE MASTER PLAN
A PART OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 60 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO. THIS PLAN SHOWS THE LAYOUT OF THE OAK RIDGE MASTER PLAN. THE MASTER PLAN IS DIVIDED INTO FIVE PHASES: PHASE ONE (APPROVED), PHASE TWO, PHASE THREE, PHASE FOUR, AND PHASE FIVE. THE MASTER PLAN IS BOUNDARY 60 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO. THE MASTER PLAN IS DIVIDED INTO FIVE PHASES: PHASE ONE (APPROVED), PHASE TWO, PHASE THREE, PHASE FOUR, AND PHASE FIVE. THE MASTER PLAN IS BOUNDARY 60 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

Phase	Land Use	Gross Area	Employees or Dwelling Units	Max. Floor Area	F.A.R. Density	Open Space (min.)	Max. Building Height
1	Office Park	5.33 AC.	300.00	55,000	4.22	30.00'	40
2	Industrial Park	4.28 AC.	250.00	54,000	3.45	30.00'	40
2A	Industrial Park	35.56 AC.	1350.00	300,000	5.16	30.00'	40
2B	Industrial Park	27.50 AC.	500.00	500,000	2.40	24.00'	40
2C	Industrial Park	64.25 AC.	1000.00	1,250,000	2.24	24.00'	40
TOTAL	INDUSTRIAL/OFFICE	136.92 AC.	3400.00	2,159,000	2.76	24.00'	32-66 AC.
3	Business Services	9.50 AC.	225.00	85,000	4.87	20.00'	60
3A	Business Services	20.00 AC.	500.00	225,000	3.87	20.00'	40-60 AC.
3B	Hotel/Conference	18.50 AC.	400.00	425,000	1.90	20.00'	92
TOTAL	BUSINESS SERVICES	48.00 AC.	1225.00	735,000	2.84	20.00'	9-60 AC.
4	Condominium Apartments	12.50 AC.	300.00	300,000	24.00	35.00'	40
4A	Condominium/Apartments	14.00 AC.	400.00	400,000	28.57	35.00'	72
4B	Townhomes	13.00 AC.	140.00	175,000	10.77	35.00'	40
4C	Single Family	26.25 AC.	100.00	185,000	3.81	35.00'	40
4D	Patio Homes	7.60 AC.	40.00	60,000	5.26	35.00'	40
4E	Condominium/Apartments	12.50 AC.	240.00	150,000	19.20	35.00'	60
TOTAL	RESIDENTIAL	85.85 AC.	1220.00	1,270,000	14.21	35.00'	30-65 AC.
Common Green Belt		12.35 AC.					

- GENERAL NOTES
1. All phases shall be subject to the following:
 2. Consistent with the City's Comprehensive Plan and applicable zoning regulations, the proposed development shall be consistent with the City's Comprehensive Plan and applicable zoning regulations.
 3. Non-residential land use categories indicated may include the following:
 - Office Park
 - Professional Office Space
 - Medical Offices
 - Research and Development
 - Office / Administration
 - Manufacturing of Fabrication Products
 - Manufacturing and Distribution
 - Storage Retail and Food Services of a Subtractive Nature with a Locality Industrial/Healthcare Park
 - Special Uses
 4. Land specifically included are:
 - Health, Care Facilities, Excluding Full Service, General Emergency Care Hospitals, Allowed as an Alternative Land Use.
 - Churches Allowed as an Alternative Land Use.
 - Townhomes
 - Single Family
 - Industrial Park
 - Office
 - Medical Office
 - Research and Development
 - Office / Administration
 - Manufacturing of Fabrication Products
 - Manufacturing and Distribution
 - Storage Retail and Food Services of a Subtractive Nature with a Locality Industrial/Healthcare Park
 - Special Uses

The undersigned, being the legal owner of the property described herein, do hereby certify that they accept the terms and conditions set forth on this plan.

David Anderson (Signed)
David Anderson (Printed)

This is to certify that the City of Fort Collins, Colorado, has received the application for the proposed development and that the City of Fort Collins, Colorado, has approved the proposed development on the basis of the information provided and the City's Comprehensive Plan and applicable zoning regulations.

David Anderson (Signed)
David Anderson (Printed)

APPROVED BY THE CITY OF FORT COLLINS, COLORADO, ON 10/11/10 BY MAYOR OF FORT COLLINS, COLORADO, AND CITY CLERK OF FORT COLLINS, COLORADO.

ENGINEERING DEPT. NOTE:
THIS REPRESENTS THE
BEST QUALITY IMAGE POSSIBLE
TAKEN FROM VERY POOR QUALITY
ORIGINALS