



DOUGLAS ROAD

TURNBERRY ROAD

UNDEVELOPED  
(URBAN ESTATE  
ZONING)

HEARTFIRE  
(URBAN ESTATE  
ZONING)

SERRAMONTE  
(COUNTY FA-1  
ZONING)

**WATERS' EDGE WEST**  
APPROVED SITE PLAN

**WATERS' EDGE EAST**  
CONCEPT SKETCH PLAN  
FOR DISCUSSION ONLY

STATE LAND BOARD OWNED  
CITY OF FORT COLLINS  
NATURAL AREAS HOLDS  
CONSERVATION EASEMENT

RICHARDS LAKE

COMMUNITY  
CENTER

COMMERCIAL CENTER  
5 ACRES

COUNTY ROAD 9

**WATERS' EDGE SOUTH**  
CONCEPT SKETCH PLAN  
FOR DISCUSSION ONLY

COTTONWOOD LAKE

RICHARDS LAKE  
(LMN ZONING)

BRIGHTWATER  
CROSSING  
(LMN ZONING)

RICHARDS LAKE ROAD

URBAN GROWTH BOUNDARY  
UNDEVELOPED  
(E-EMPLOYMENT  
ZONING)

FORT COLLINS  
COUNTRY CLUB

MAPLE HILL  
(LMN ZONING)



**WATERS' EDGE RENDERING**



MARCH, 2014