

WATERS EDGE EAST

CONCEPT SKETCH STUDY 12.13.13

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NORTH

SUMMARY

GROSS ACRES	130
LESS CITY PARK	8.1
LESS NAT. AREA/ACTIVE OS	5.0
LESS COMMERCIAL AREA	5.5
NET ACRES	111.4

A1	ALLEY LOAD HOMES 45' X 100'	53
A2	ALLEY LOAD HOMES 50' X 100'	62
A3	ALLEY LOAD HOMES 40' X 95'	35
P1	PATIO HOMES 60' X 90'	97
P2	PATIO HOMES LARGE 70' X 90'+	73
S1	SINGLE FAMILY 60' X 110'	31
TOWNHOMES		57
SENIOR HOUSING		52
TOTAL UNITS		460
GROSS DENSITY		3.53 DU/AC
NET DENSITY		4.12 DU/AC



SECONDARY TRAIL LINKAGES

LIMITS OF SLOPE TIE-IN FOR DITCH AT 5:1 SLOPE

CITY OF FORT COLLINS PARK (MAY BE INTEGRATED INTO COMMERCIAL CENTER)
COMMERCIAL CENTER (+5.5 ACRES)

COMMUNITY RECREATION CENTER

EXISTING PARK

REGIONAL PEDESTRIAN TRAIL

DITCH RIDER ROAD/BIKE TRAIL (USED JULY-AUGUST)

SACRAMENTO DRIVE

COUNTY ROAD 10

OHTWATER DRIVE

MAIN DRIVE

17th AVE