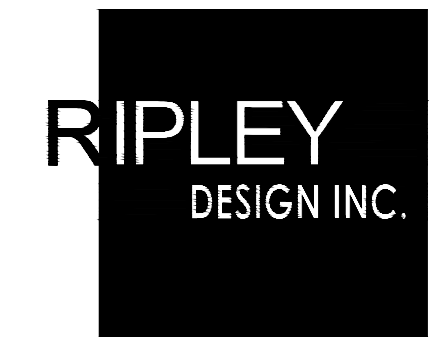


# NARCONON

## 1225 REDWOOD STREET

NARCONON FENCE  
1225 REDWOOD ST.

FORT COLLINS, COLORADO



■ land planning ■ landscape architecture ■  
■ urban design ■ entitlement ■

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521  
fax 970/224.1662 phone 970/224.5828 www.vfrdesigninc.com

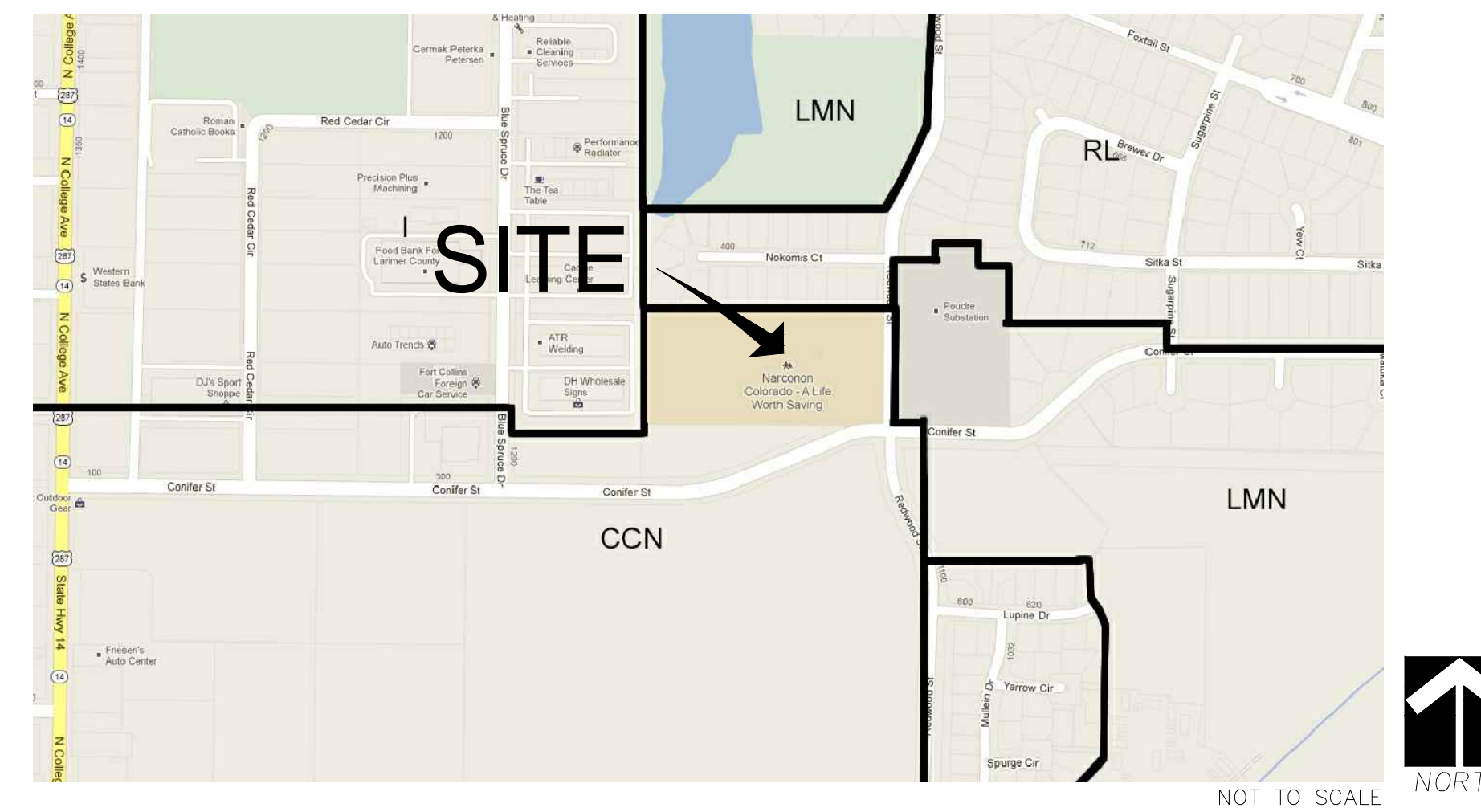
IN ASSOCIATION WITH:

**DEVELOPER / APPLICANT**  
NARCONON COLORADO  
GLEN PETCAVAGE  
**1225 REDWOOD STREET**  
FORT COLLINS, CO 80524  
303.888.9592

### GENERAL NOTES

1. THIS PROJECT CONSISTS OF A PERIMETER FENCE AND LANDSCAPING IN FRONT OF THAT FENCE. NO OTHER CONSTRUCTION WILL BE TAKING PLACE.
2. ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.
3. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDING THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT SHALL BE NO MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.

### VICINITY MAP



### LEGAL DESCRIPTION

PARCEL 1:  
LOT 1, PLAT OF NEW BEGINNINGS PHASE I OF REDWOOD VILLAGE COMMONS, COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL 2:  
A TRACT OF LAND SITUATE IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH BEGINS AT A POINT ON THE EAST LINE OF BLOCK 5 OF THE REPLAT (NO.1) OF EVERGREEN PARK WHICH BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 165.57 FEET FROM THE SOUTHEAST CORNER OF LOT 13 OF SAID BLOCK 5 AND RUN THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 363.65 FEET ALONG THE SAID EAST LINE TO THE SOUTHWEST CORNER OF NOKOMIS SUBDIVISION; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS EAST 713.69 FEET ALONG THE SOUTH LINE OF NOKOMIS SUBDIVISION TO THE SOUTHEAST CORNER OF NOKOMIS SUBDIVISION; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST 37.50 FEET ALONG THE WEST LINE OF REDWOOD STREET TO THE NORTHEAST CORNER OF LOT 1, NEW BEGINNINGS PHASE I OF REDWOOD VILLAGE COMMONS; THENCE NORTH 89 DEGREES 54 MINUTES 20 SECONDS WEST 540.98 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 05 MINUTES 40 SECONDS WEST 326.65 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 44 MINUTES 22 SECONDS WEST 172.19 FEET TO THE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.

### OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DOO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) \_\_\_\_\_ Date \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_\_ BY \_\_\_\_\_

(PRINT NAME)

AS \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: \_\_\_\_\_ ADDRESS \_\_\_\_\_

### PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

Director of Planning \_\_\_\_\_

### SHEET INDEX (PLANNING SET)

COVER SHEET CVR  
SITE PLAN L-1  
LANDSCAPE PLAN L-2

ISSUED		
No.	DESCRIPTION	DATE
1	MAJOR AMENDMENT	12.12.12
2		
3		

REVISIONS		
No.	DESCRIPTION	DATE
1		
2		
3		

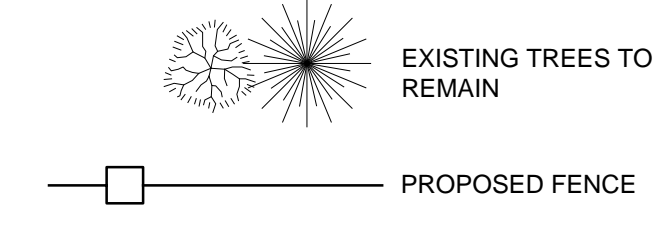
### MAJOR AMENDMENT

SEAL:

PROJECT No.: R12-044  
DRAWN BY: SS  
REVIEWED BY: LR

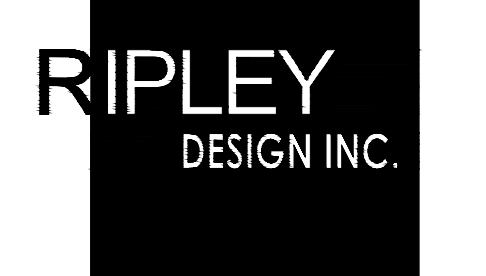
CVR OF 3

**LEGEND**



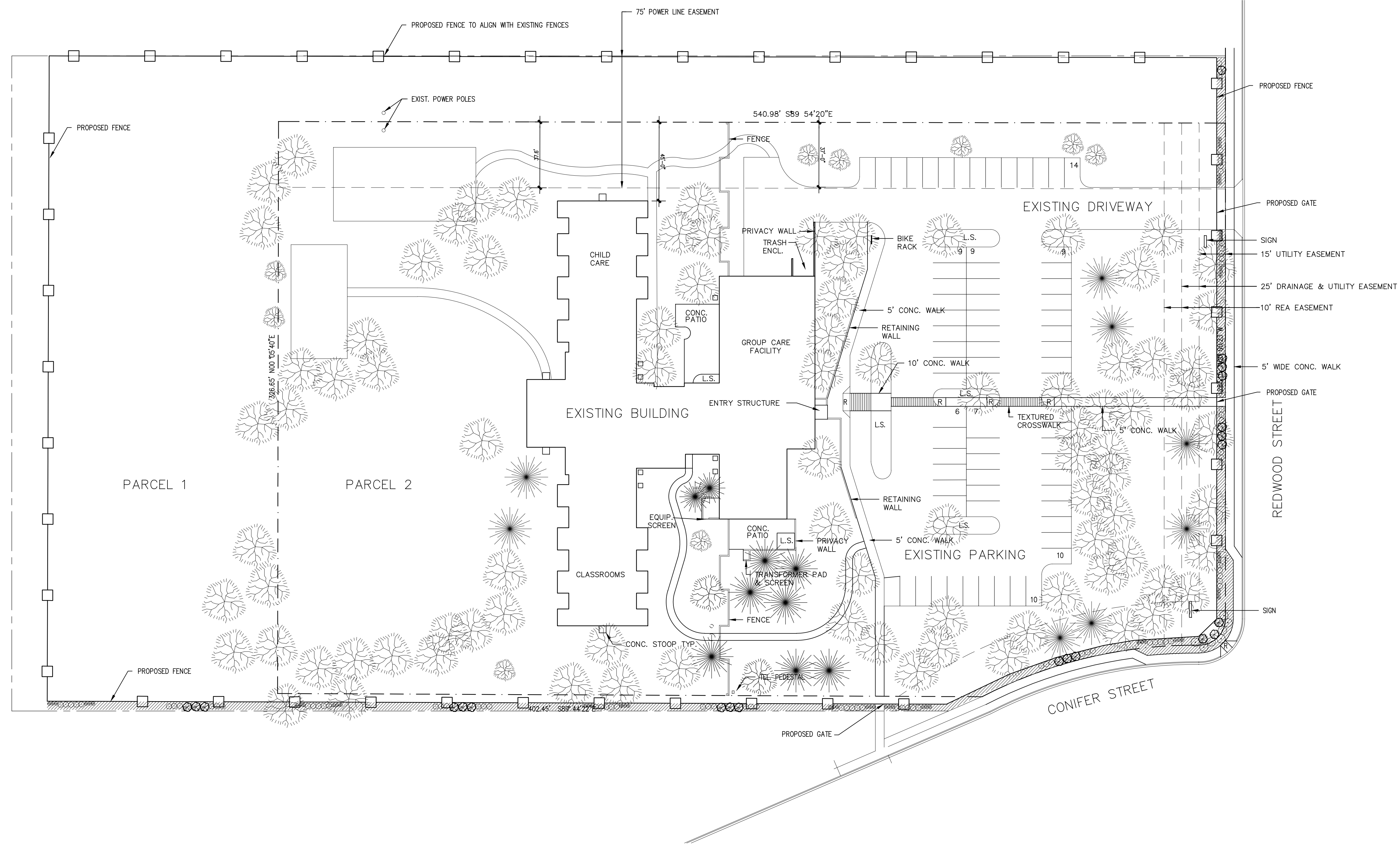
**NARCONON FENCE**  
1225 REDWOOD ST.

FORT COLLINS, COLORADO



land planning ■ landscape architecture ■  
urban design ■ entitlement ■  
401 West Mountain Avenue Suite 100 Fort Collins, CO 80521  
fax 970/224.1662 phone 970/224.5828 www.rdesigninc.com

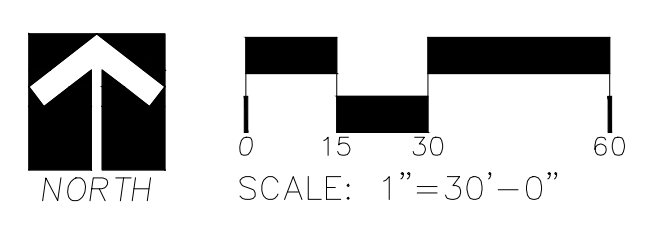
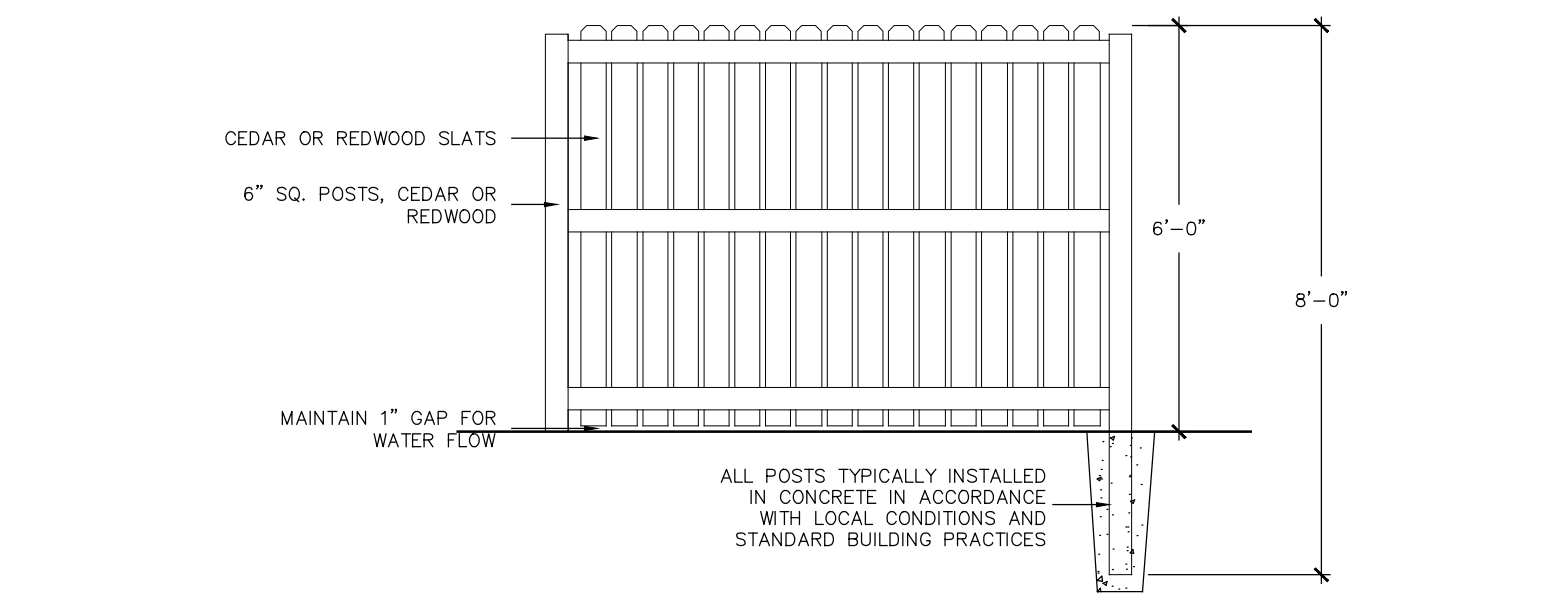
**IN ASSOCIATION WITH:**  
**DEVELOPER / APPLICANT**  
NARCONON COLORADO  
GLEN PETCAVAGE  
1225 REDWOOD STREET  
FORT COLLINS, CO 80524  
303.888.9592



EXISTING ZONING			CON		
<b>AREA COVERAGE</b>					
<b>GROSS</b>					
BUILDING COVERAGE	AREA	%			
DRIVES AND PARKING (EXCLUDES PUBLIC ROW)	33,217 SF	12%			
OPEN SPACE AND LANDSCAPE (EXCLUDES PUBLIC ROW)	185,320 SF	67%			
HARDSCAPE (EXCLUDES PUBLIC ROW)	19,425 SF	7%			
**PUBLIC STREET RIGHT-OF-WAY	17,298 SF	6%			
DRIVES AND PARKING	15,216 SF				
OPEN SPACE/LANDSCAPE	2,082 SF				
<b>TOTAL GROSS COVERAGE</b>	<b>275,931 SF (6.33 AC)</b>	<b>100%</b>			
<b>NET</b>					
BUILDING COVERAGE	AREA	%			
DRIVES AND PARKING	33,217 SF	13%			
OPEN SPACE AND LANDSCAPE	185,320 SF	72%			
HARDSCAPE (WALKS & PLAZAS)	19,425 SF	7%			
PUBLIC STREET RIGHT-OF-WAY	0	0%			
ACTIVE RECREATIONAL USE	0	0%			
<b>TOTAL NET COVERAGE</b>	<b>258,633 SF (5.9 AC)</b>	<b>100%</b>			

FLOOR AREA RATIO		
LOT 1		
BUILDING AREA	20,671 SF	
LOT AREA	258,633 SF	
FLOOR AREA RATIO	0.080000	
<b>BUILDING HEIGHT</b>		
BUILDING 01	MAXIMUM HEIGHT	STORIES
	12'-0"	1
<b>PROJECT PARKING</b>		
	PROVIDED	*REQUIRED
STANDARD SPACES (9'x18')	71	0
COMPACT SPACES	0	0
HANDICAP (9'x18' W/ 8' ISLE)	3	1 (INCLUDED IN REQUIRED)
<b>TOTAL</b>	<b>74</b>	<b>1</b>

BICYCLE PARKING		
	PROVIDED	REQUIRED *
BICYCLE SPACES	5	4



ISSUED		
No.	DESCRIPTION	DATE
1	MAJOR AMENDMENT	12.12.12
2		
3		
REVISIONS		
No.	DESCRIPTION	DATE
1		
2		
3		

**MAJOR AMENDMENT**

SEAL:

**SITE PLAN**

PROJECT No.: R12-044  
DRAWN BY: SS  
REVIEWED BY: LR