

MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO

MELDRUM OFFICE BUILDING

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.ripleydesigninc.com

IN ASSOCIATION WITH:
DEVELOPER / APPLICANT

BLUE OCEAN ENTERPRISES, INC.
BRANDON GREBE
416 W. OAK
FORT COLLINS, CO 80521
970.498.2261

ARCHITECT

VFLA
CHRIS ARONSON
401 W. MOUNTAIN AVE., SUITE 100
FORT COLLINS, CO
970.224.1191

SITE ENGINEER AND SURVEYOR

NORTHERN ENGINEERING
NICK HAWES, P.E., LEED AP
200 S. COLLEGE AVE. SUITE 100
FORT COLLINS, CO 80524
970.221.4158

TRAFFIC

DELICH ASSOCIATES
MATT DELICH
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
970.669.5034

LIGHTING

ADONAI PROFESSIONAL SERVICES, INC.
CHUCK POLSON
6931 BROADWAY
DENVER, CO 80221
303.287.8091

ISSUED		
No.	DESCRIPTION	DATE
1	CONCEPTUAL REVIEW	07.15.13
2	PDP	08.28.13

REVISIONS		
No.	DESCRIPTION	DATE

PDP

SEAL:

PROJECT No.: R13-026
DRAWN BY: RDI
REVIEWED BY: RDI

COVER SHEET

SCALE ACCORDINGLY IF REDUCED

DRAWING NUMBER:

1

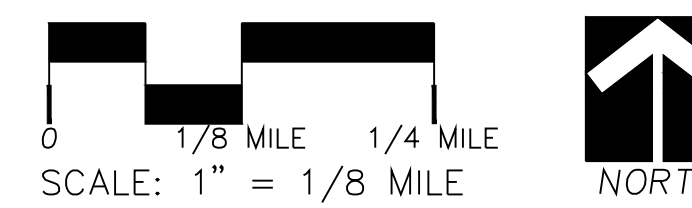
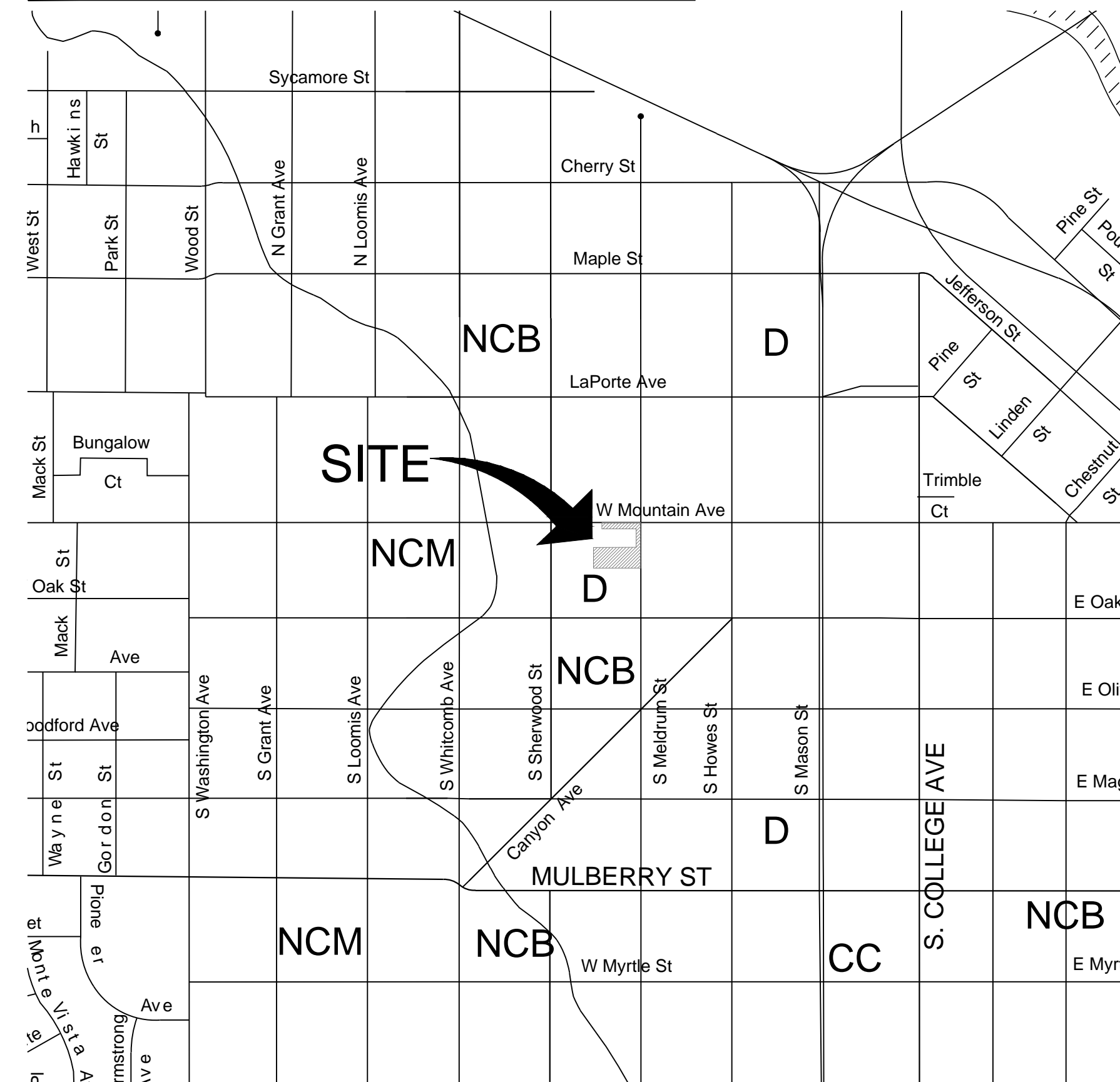
GENERAL NOTES

- REFER TO UTILITY PLANS FOR LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
- REFER TO THE CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION OF PROPOSED TOPOGRAPHY, UTILITY, AND STREET IMPROVEMENTS.
- REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
- ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.
- ALL SIDEWALKS AND RAMPS WILL CONFORM TO CITY STANDARDS. ALL HANDICAP PARKING SPACES, AND RAMPS ARE TO BE VERIFIED WITH CIVIL ENGINEER FOR GRADING, DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHOULD SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES SHOULD SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:48 CROSS SLOPE.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT IS TO BE FULLY SCREENED FROM PUBLIC VIEW.
- ALL SIGNS UTILIZED WILL COMPLY WITH THE CITY OF FORT COLLINS SIGN CODE.
- 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.

LEGAL DESCRIPTION

THE S 1/2 OF THE EAST 130 FEET OF LOT 7, AND THE EAST 130 FEET OF LOT 6, IN BLOCK 81, IN THE CITY OF FORT COLLINS; TOGETHER WITH A 20 FOOT EASEMENT ACROSS THE SOUTH 20 FEET OF THE WEST 60 FEET OF SAID LOT 6 ACROSS THE REAR OF LOT OWNED BY PRODUCTION CREDIT ASSOCIATION FOR ACCESS TO THE ALLEY, TOGETHER WITH RIGHT TO TAP ONTO AND USE SEWER LINE ON ADJOINING LOT, WHICH APPROACHES THE SOUTHWEST CORNER OF LAND ABOVE DESCRIBED; COUNTY OF LARIMER, STATE OF COLORADO

VICINITY MAP



OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO 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 _____ A DAY 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)

SITE PLANS	1-2
LANDSCAPE PLAN	3
TREE INVENTORY & MITIGATION PLAN	4
ELEVATIONS	5-7
PHOTOMETRIC PLANS	8-12

MELDRUM OFFICE BUILDING

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.ripleydesigninc.com

IN ASSOCIATION WITH:
DEVELOPER / APPLICANT
 BLUE OCEAN ENTERPRISES, INC.
 BRANDON GREBE
 416 W. OAK
 FORT COLLINS, CO 80521
 970.498.2261

ARCHITECT
 VFLA
 CHRIS ARONSON
 401 W. MOUNTAIN AVE., SUITE 100
 FORT COLLINS, CO
 970.224.1191

SITE ENGINEER AND SURVEYOR
 NORTHERN ENGINEERING
 NICK HAWES, P.E., LEED AP
 200 S. COLLEGE AVE. SUITE 100
 FORT COLLINS, CO 80524
 970.221.4158

TRAFFIC
 DELICH ASSOCIATES
 MATT DELICH
 2272 GLEN HAVEN DRIVE
 LOVELAND, CO 80538
 970.669.5034

LIGHTING
 ADONAI PROFESSIONAL SERVICES, INC.
 CHUCK POLSON
 6931 BROADWAY
 DENVER, CO 80221
 303.287.8091

ISSUED		
No.	DESCRIPTION	DATE
1	CONCEPTUAL REVIEW	07.15.13
2	PDP	08.28.13

REVISIONS		
No.	DESCRIPTION	DATE

PDP

SEAL:

PROJECT No.: R13-026
 DRAWN BY: RDI
 REVIEWED BY: RDI

SITE PLAN

SCALE ACCORDINGLY IF REDUCED
 DRAWING NUMBER:

LAND USE CHART

EXISTING ZONING	D (DOWNTOWN), CANYON AVENUE SUBDISTRICT
-----------------	---

AREA COVERAGE			NET		
GROSS	AREA	%	BUILDING COVERAGE	AREA	%
BUILDING COVERAGE	7,140 SF	53%	BUILDING COVERAGE	7,140 SF	73%
DRIVES AND PARKING (EXCLUDES PUBLIC ROW)	150 SF	1%	DRIVES AND PARKING	150 SF	2%
OPEN SPACE AND LANDSCAPE (EXCLUDES PUBLIC ROW)	889 SF	7%	OPEN SPACE AND LANDSCAPE	889 SF	9%
HARDSCAPE (EXCLUDES PUBLIC ROW)	1,556 SF	11%	HARDSCAPE (WALKS & PLAZAS)	1,556 SF	16%
**PUBLIC STREET RIGHT-OF-WAY	3,740 SF	28%	PUBLIC STREET RIGHT-OF-WAY	0	0
HARDSCAPE	1,260 SF		TOTAL NET COVERAGE	9,735 SF (.22 AC)	100%
DRIVES AND PARKING	890 SF				
LANDSCAPE	1,590				
TOTAL GROSS COVERAGE	13,475 SF (.31 AC)	100%			

BUILDING INFORMATION		
TYPE	MAXIMUM HEIGHT	STORIES
OFFICE	85'	6 (AND BASEMENT)

FLOOR AREA RATIO	
BUILDING AREA	42,000 SF
LOT AREA	9,735 SF
FLOOR AREA RATIO	4.3

PROJECT PARKING
 THE PROJECT IS LOCATED WITHIN THE TRANSIT-ORIENTED DEVELOPMENT (TOD) OVERLAY DISTRICT WHICH DOES NOT REQUIRE PARKING. THE BUILDING CONTAINS 6 PRIVATE SPACES LOCATED ON THE FIRST FLOOR AND ACCESSED FROM THE WEST. A MIXED-USE PARKING GARAGE IS PLANNED AS A SEPARATE PROJECT IMMEDIATELY TO THE SOUTH AND WILL PROVIDE ADDITIONAL PARKING SPACES.

BICYCLE PARKING	PROVIDED	REQUIRED
BICYCLE SPACES	14	11 (1 PER 4,000 SF)
ENCLOSED (IN BUILDING)	14	3 (20%)
FIXED (OUTDOORS)	0	11 (80%)

* INDOOR AND OUTDOOR BIKE PARKING SPACES ARE PLANNED ON THE MIXED-USE PARKING GARAGE (SEPARATE PROJECT) DIRECTLY TO THE SOUTH THAT WILL GREATLY EXCEED THE REQUIREMENTS AND SERVE BOTH PROJECTS.

