



**Land-Use Statistics**

EXISTING ZONING:	C-C COMMUNITY COMMERCIAL
GROSS LAND AREA:	17,990 SF .413 AC
NUMBER OF BUILDINGS:	1
NUMBER OF BEDROOMS:	21
LAND USE:	GROUP HOME
TOTAL BUILDING GROSS S.F.:	12,508 SF (ESTIMATED)
TOTAL STORIES:	3
FLOOR AREA RATIO:	5.77:1 F.A.R.

**GROSS AREA COVERAGE**

	SQUARE FEET	ACRES	% OF
BUILDING FOOTPRINT	3,117	0.07	17%
LANDSCAPE AREA	4,575	0.11	27%
PAVED DRIVE AND PARKING	7,639	0.17	42%
SIDEWALKS/HARDSCAPE	2,451	0.06	14%
TOTAL AREA:	17,990	0.413	100%

**OFF-STREET PARKING:**

PARALLEL COMPACT (7.5X19)	10
STANDARD (9' X 17')	9
ACCESSIBLE (8' X 17')	1
TOTAL	20

**BICYCLE PARKING:**

RESIDENTIAL BICYCLE SPACES REQUIRED:		
1 SPACE PER BEDROOM	21 SPACES	
60% ENCLOSED	13 SPACES	
40% FIXED	8 SPACES	
TOTAL	21 SPACES	

RESIDENTIAL BICYCLE SPACES PROVIDED:		
ENCLOSED WITHIN BUILDING	13 SPACES	
FIXED RACKS	8 SPACES	
TOTAL	21 SPACES	

**Legend**

- HANDICAP PARKING STALL
- EASEMENT LINE
- PROPERTY LINE
- FENCE LINE
- BIKE RACK

**General Notes:**

- ALL SIGNS SHALL BE REQUIRED TO APPLY FOR SIGN PERMIT.
- PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
- JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
- SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED AND SEEDED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK.
- PROTECT EXISTING SURFACES BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / CITY.
- CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
- THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF FORT COLLINS IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987.
- ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

**Owner's Certification of Approval:**

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Printed Name)

NOTARIAL CERTIFICATE  
STATE OF COLORADO  
COUNTY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (PRINTED NAME) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

(SEAL)

**Planning and Zoning Approval:**

BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
CHAIR OF THE PLANNING AND ZONING BOARD

**Legal Description:**

TURNING POINT  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, COLORADO

**REVISIONS**      **DATE**

REVISIONS	DATE

**DATE**

December 20, 2013

**SHEET TITLE**

Site Plan

**SHEET INFORMATION**

