

MIDPOINT DRIVE (INDUSTRIAL COLLECTOR)

S TIMBERLINE RD (MAJOR ARTERIAL)

BURLINGTON NORTHERN RAILROAD

PRIVATE DRIVE

±21.8K SQFT
2.5 STORY
EXISTING
BUILDING

±24K SQFT
2.5 STORY
PROPOSED BUILDING

DETECTION
±5,925 S.F.

VICINITY MAP
SCALE 1"=1000'

SITE PLAN LEGEND

- (BOUNDARY) PROPERTY LINE
- STREET FLOWLINE
- STREET CURB
- WALK
- STANDARD 9' X 17' PARKING SPACE
- BIKE RACK
- TRASH DUMPSTER
- EXISTING LIGHTING (TO BE REMOVED)
- EXISTING TRANSMISSION TOWER
- HANDICAP ACCESSIBLE PARKING

LAND USE BREAKDOWN

AREA	GROSS	sq ft	2.07 AC +/-
R.O.W.	0	sq ft	0 AC +/-
NET	90,169	sq ft	2.07 AC +/-

COVERAGE	BUILDINGS			
	PROPOSED	8,000	sq ft	8.9%
PARKING & DRIVES	EXISTING	16,169	sq ft	17.9%
	PROPOSED	28,600	sq ft	31.7%
	TOTAL	44,769	sq ft	49.7%

OPEN SPACE / LANDSCAPE AREA	35,100	sq ft	38.9%
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FLOOR AREA	COMMERCIAL 50% OFFICE/50% RETAIL			
	PROPOSED OFFICE	12,000	sq ft	
	PROPOSED RETAIL	12,000	sq ft	
TOTAL	24,000	sq ft		

FLOOR AREA RATIO 0.13

PARKING	EXISTING		MAXIMUM	
	STANDARD	42	SPACES	63
ADA	2	SPACES		
PROPOSED	STANDARD	76	SPACES	84
	ADA	4	SPACES	
TOTAL PROPOSED	124	SPACES	147	

REQUIRED	RETAIL 2/1000 SF	24	
	OFFICE 1/1000 SF	12	
	STANDARD	36	SPACES
ADA	4	SPACES	
TOTAL REQUIRED	40	SPACES	

BIKE PARKING 6 Total (2 - Enclosed, 4 - Fixed) Per LUC 3.2.2(C)

MAXIMUM BUILDING HEIGHT 40'-0" (INCLUDING MECHANICAL SCREENING)

ZONING E: EMPLOYMENT

LEGAL DESCRIPTION

LOT 1, CENTERPOINT PLAZA FIRST REPLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 7
NORTH FORT COLLINS, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SIGNATURES

OWNER'S CERTIFICATION

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.

OWNER: SEAN SJODIN, as managing director of NEXGEN Properties, LLC

NOTARY CERTIFICATE

STATE OF COLORADO
COUNTY OF

SUBSCRIBED and sworn to before me this ____ day of ____ 20__
by _____
WITNESS my hand and official seal. My commission expires _____
Notary Public _____

DIRECTOR OF PLANNING

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO, THIS ____ DAY OF ____ A.D. 20__

DIRECTOR OF PLANNING

SHEET INDEX

1. SITE PLAN
2. ARCHITECTURAL ELEVATIONS
3. LANDSCAPE PLAN
4. IRRIGATION PLAN
5. LIGHTING PLAN

SITE PLAN NOTES

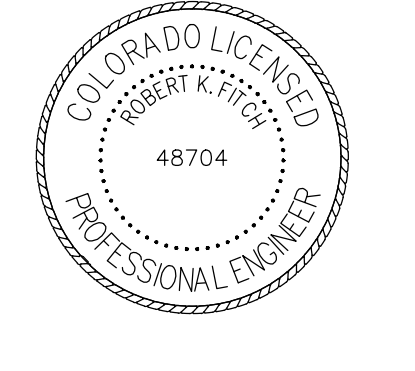
1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
2. REFER TO THE FINAL CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION REGARDING PROPOSED TOPOGRAPHY, UTILITY AND STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
5. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
6. ALL LIGHTING FIXTURE ILLUMINATION LEVELS PROVIDED WITH THE DEVELOPMENT SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND WITH CITY OF FORT COLLINS LIGHT AND POWER UTILITY REQUIREMENTS. ALL LIGHTING FIXTURES PROVIDED WITH THE DEVELOPMENT SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE AND SHALL FEATURE SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THESE FINAL PLANS AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED POUIDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
11. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
12. 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.
13. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLAN MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
14. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.

GENERAL NOTES

1. SEE SUBDIVISION PLAT AND UTILITY PLANS FOR DESIGN OF ALL EASEMENTS, LOT AREAS AND DIMENSIONS, AND DESIGN OF STREETS AND WALKS.
2. PUBLIC STREETS WILL MEET OR EXCEED CITY OF FORT COLLINS DESIGN CRITERIA.
3. SIGNS TO COMPLY WITH CITY SIGN CODE UNLESS SPECIFIC VARIANCE IS GRANTED.
4. WITH FINAL DEVELOPMENT PLANS, DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLAND DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH, NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
5. CURBS ON FIRE LANES WILL BE PAINTED RED, OR POSTED "NO PARKING, FIRE LANE" EXCEPT AT DESIGNATED PARKING STALLS
6. LIGHTING WITHIN THE PROJECT SHALL COMPLY WITH CITY OF FORT COLLINS LIGHT AND POWER UTILITY REQUIREMENTS

NEXGEN PROPERTIES, LLC
CENTERPOINT PLAZA FIRST REPLAT
 CITY OF FORT COLLINS

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 Tucson - San Diego - Riverside - Orange
 Sacramento - San Luis Obispo - Phoenix
 rickengineering.com



REVIEWED FOR COMPLIANCE BY:

SIGNATURE	DATE

REVISIONS:

NO.	DESCRIPTION	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE: 1"=30'
 DATE: 03-21-2017
 DRAWN BY: JDK
 CHECKED BY: RKF
 JOB NO: 1028

CENTERPOINT
PLAZA
FIRST REPLAT
 SITE PLAN

PROJECT NO. XXXX
 DRAWING NO. XX.XX
 SHEET NO. 01 OF 05 SHEETS

1/1/2017 - Centerpoint Plaza First Replat - Final - 1:10 PM - 1/1/2017 - 1:10 PM - 1/1/2017