

## PROJECT TEAM

PROPERTY OWNER  
SONJA BROWN

**WELLS FARGO**  
PO Box 2609  
Carlsbad, CA 92018  
(970) 490-6275

PLANNER/LANDSCAPE ARCHITECT

CARA SCOHY, RLA | ASLA

**CS DESIGN, INC.**  
2519 S. Shields Street #129  
Fort Collins, CO 80526  
(970) 420-9462

OWNER'S REPRESENTATIVE

CLAY AND COLLIN COX

**COX PAVEMENT CONSULTING, LLC**  
228 Stratton Park Road  
Bellvue, CO 80512  
(970) 472-1972

CIVIL ENGINEER

CODY GEISENDORFER

**COFFEY ENGINEERING**  
4505 St. Cloud Dr., Suite 180  
Loveland, CO 80538  
(970) 622-2095

ELECTRICAL ENGINEER

CHRIS WEAVER

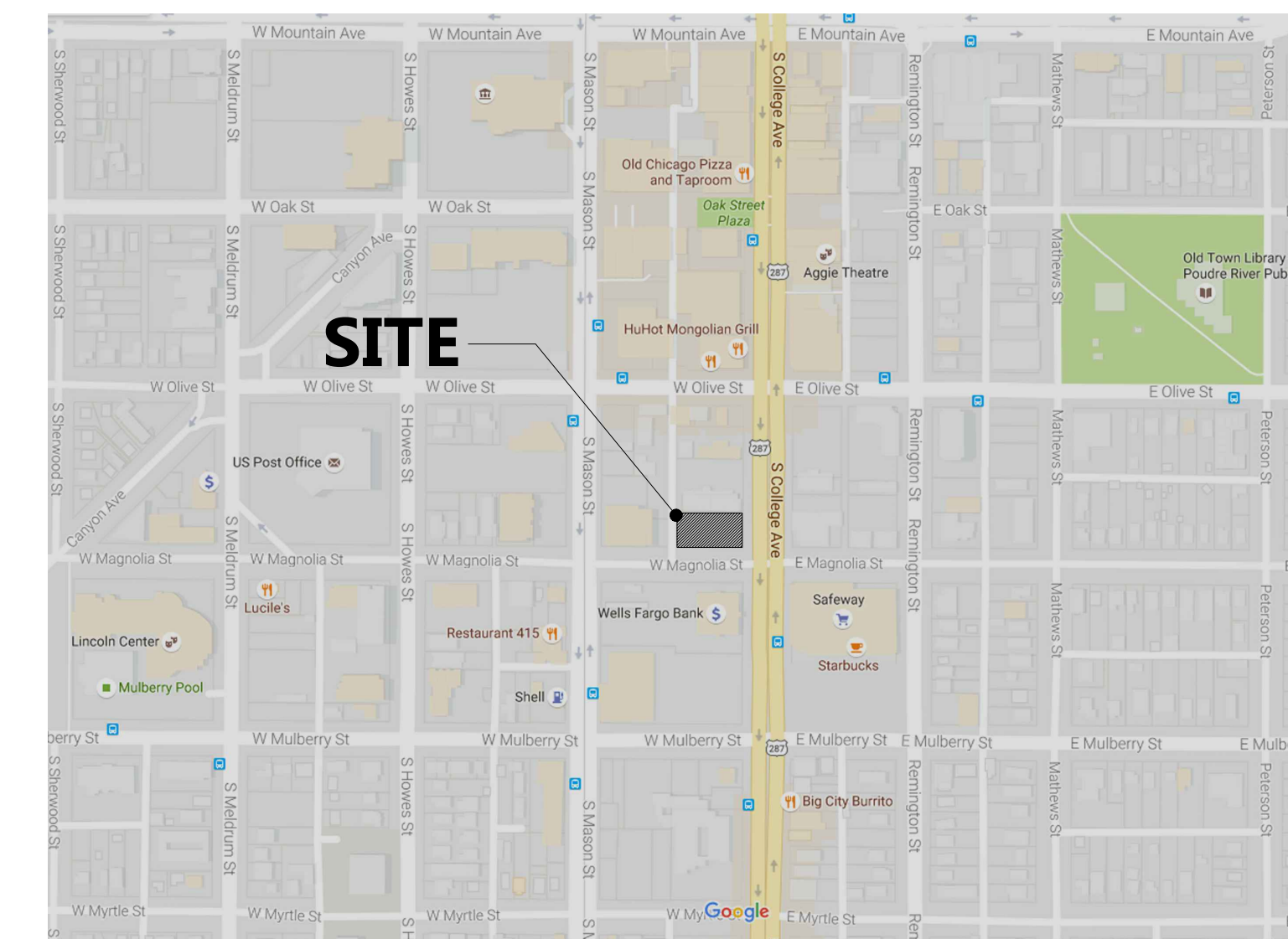
**SRB CONSULTING ENGINEERING**  
37127 Cullison Ridge Road  
Severence, CO 80550  
(970) 686-1004

## SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, 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 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.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT 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 Poudre 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. 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.
12. 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.
13. 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.
14. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
15. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND Poudre FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

## VICINITY MAP

NOT TO SCALE



## SHEET INDEX

CS - COVER SHEET

S1 - SITE PLAN

L1 - TREE PROTECTION PLAN

L2 - LANDSCAPE PLAN

L3 - PLANT SCHEDULE, NOTES & DETAILS

E1 - SITE PHOTOMETRIC PLAN

## LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 113, TOWN OF FORT COLLINS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

## SITE DATA

ZONING: D-DOWNTOWN

GROSS SITE AREA: 31,365 S.F. / .72 AC

PREVIOUS LAND USE: UNDEVELOPED PARKING LOT

PROPOSED LAND USE: PARKING LOT

NUMBER OF BUILDINGS: 0

BUILDING SQUARE FOOTAGE: 22,500 (EXISTING)

NOTARIAL CERTIFICATE:

STATE OF COLORADO )

COUNTY OF LARIMER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

BY \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

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

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 PROJECT DEVELOPMENT PLAN WITHIN THE LIMIT OF DEVELOPMENT BOUNDARY.

LOTS 8 AND 12 OF THE SPRING COURT SUBDIVISION

NAME \_\_\_\_\_ DATE \_\_\_\_\_

COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES APPROVAL:

Approved by the Director of Community Development and Neighborhood Services of the City of Fort Collins, CO this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

Director of Community Development and Neighborhood Services



CS Design, Inc.

2519 S. Shields St. #129  
Fort Collins, CO 80526  
970.420.9462  
www.csdesigncorp.com



112 W. MAGNOLIA ST. PARKING

FINAL DEVELOPMENT PLAN

LOTS 1 AND 2, BLOCK 113, TOWN OF FORT COLLINS  
FORT COLLINS, CO 80524

PROJECT NO.: 1610  
ISSUED FOR:  
CITY REVIEW

DATE: June 28, 2017

DRAWN BY: BC  
CHECKED BY: CS

REVISIONS:

REV 1

REV 2

REV 3

SHEET NAME:  
COVER SHEET

SHEET NO.:

CS



# 112 W. MAGNOLIA ST. PARKING

## FINAL DEVELOPMENT PLAN

LOTS 1 AND 2, BLOCK 113, TOWN OF FORT COLLINS  
 FORT COLLINS, CO 80524

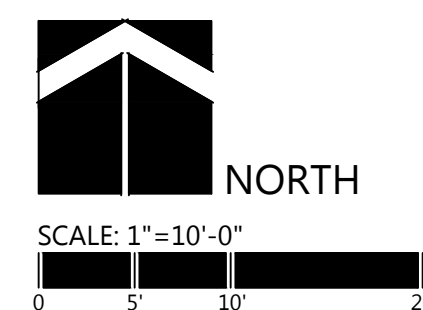
PROJECT NO.: 1610  
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DATE: June 28, 2017

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 CHECKED BY: CS

REVISIONS:

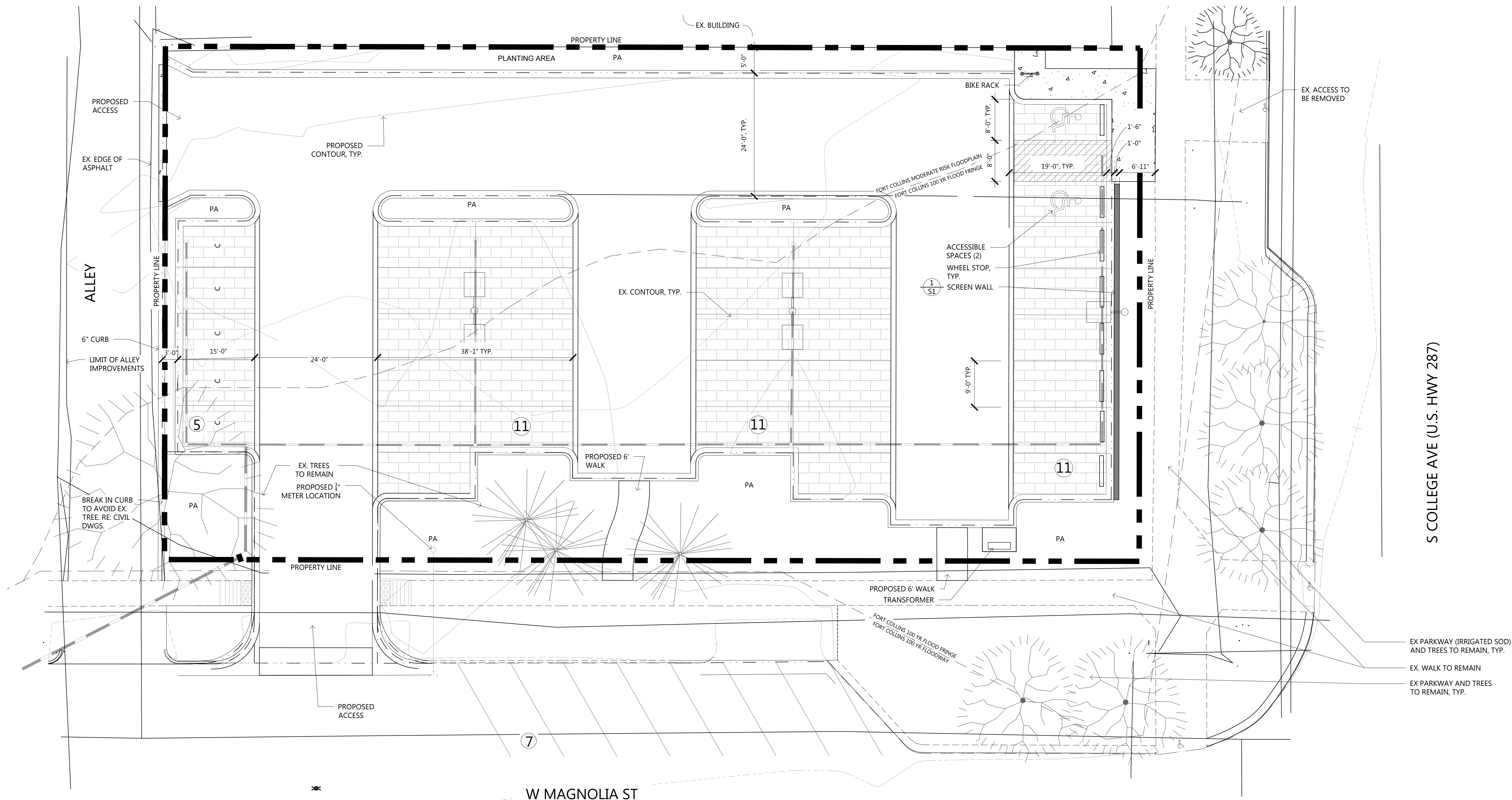
REV 1	
REV 2	
REV 3	



SHEET NAME:  
 SITE PLAN

SHEET NO.:

**S1**



### PARKING SUMMARY

REQ'D PARKING SPACES	MINIMUM	MAXIMUM
FINANCIAL INSTITUTION (22,500 S.F. - EXISTING)	2/1,000 S.F.	3.5/1,000 S.F.
	25	68
EXISTING PARKING SPACES (WEST SIDE OF WELLS FARGO)		28
STANDARD SPACES	12	
ACCESSIBLE SPACES	2	
PROPOSED PARKING SPACES	35	
STANDARD SPACES	28	
COMPACT SPACES	5	
ACCESSIBLE SPACES	2	
ON STREET PROPOSED PARKING (NOT COUNTED TOWARDS TOTAL PROVIDED)	7	
TOTAL PARKING PROVIDED	63	
REQ'D BICYCLE PARKING (1 PER 4,000 S.F., MIN. OF 4)	6 SPACES	
EXISTING BICYCLE PARKING (WEST SIDE OF WELLS FARGO)	10 SPACES	
PROPOSED BICYCLE PARKING	6 SPACES	

### LEGEND

	SANDSTONE BOULDER
	EDGER
	BIKE RACK
	SCREEN WALL
	PERMEABLE PAVERS, RE: CIVIL DWGS.
	LIGHTING
	COMPACT PARKING SPACES (5)
	EXISTING DECIDUOUS TREE TO REMAIN
	EXISTING EVERGREEN TREE TO REMAIN
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER

### SITE COVERAGE DATA

PARKING & DRIVES	14,930.61 S.F.	.34 AC	78.6%
SIDEWALKS	418.61 S.F.	.01 AC	2.2%
LANDSCAPE/OPEN SPACE	3,650.78 S.F.	.09 AC	19.2%
TOTAL SITE AREA	19,000.00 S.F.	.44 AC	100%



**1 SCREEN WALL DETAIL**  
 NOT TO SCALE

3" THICK SANDSTONE CAP,  
 LOVELAND BUFF  
 BRICK VENEER