

# Conceptual Review Agenda

Schedule for 08/09/18 to 08/09/18

281 Conference Room A

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## Thursday, August 9, 2018

Time	Project Name	Applicant Info	Project Description		
<b>9:30</b>	Southridge Verizon WTE  <b>CDR180044</b>	Shawn Turk (720) 834-4361 <a href="mailto:turks@bv.com">turks@bv.com</a>	This is a request to install 6 new wireless antennas and ground support equipment at Southridge Gold Course (parcel #8607218902). There is an existing driving range net pole at the location and it would be replaced with a new pole approximately 54' high to accommodate the antennas within a cannister. Ground equipment would be concealed within a 10 ½ x 19 ½ foot enclosure with siding to match existing buildings. The proposed project is within the Public Open Lands (POL) zone district and is subject to Administrative (Type 1) review.	<b>Planner</b>	Clark Mapes
				<b>DRC</b>	Todd Sullivan
<b>10:15</b>	College & Skyway Drive-Thru  <b>CDR180053</b>	Clint Jameson (602) 538-3637 <a href="mailto:clint@centerpoint-dev.com">clint@centerpoint-dev.com</a>	This is a request to construct a drive-thru restaurant at the north end of the parcel at the southwest corner of College Ave and Skyway Dr (parcel #9611421002). The proposal includes a one-story building at the corner with the parking and drive thru lane interior to the site. The site would be accessed from a private drive off of Skyway Dr. The proposed project is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) review.	<b>Planner</b>	Clay Frickey
				<b>DRC</b>	Tenae Beane (Brandy BH covering)

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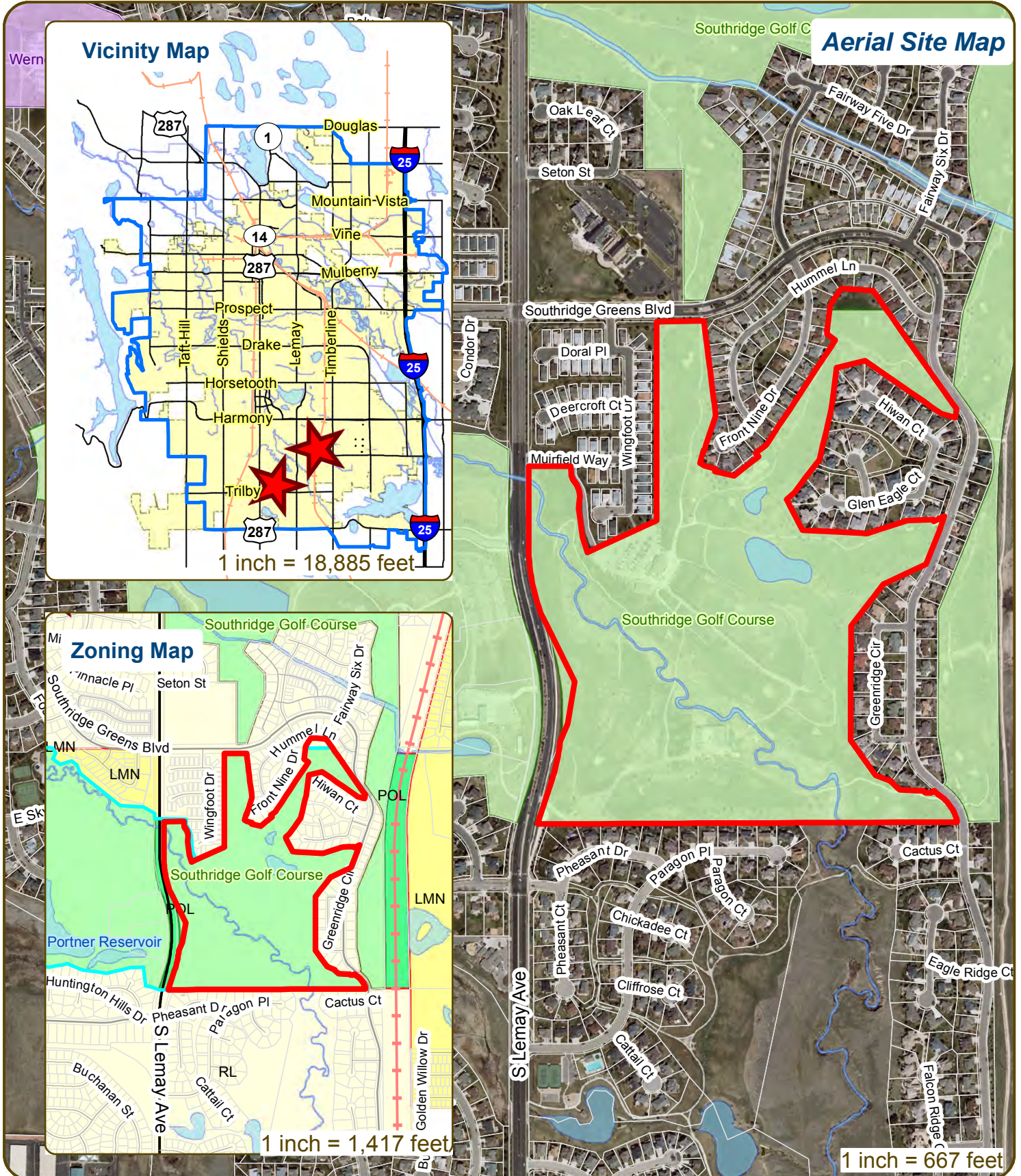
**Thursday, August 9, 2018**

<b>Time</b>	<b>Project Name</b>	<b>Applicant Info</b>	<b>Project Description</b>		
<b>11:00</b>	Innosphere  CDR180054	Mike Freeman (970) 818-7736 <a href="mailto:mike@innosphere.org">mike@innosphere.org</a>	This is a request to construct the second phase of the Innosphere at 320 E Vine Dr (parcel #9701331002). The proposed laboratory building would be 3-5 stories with a total of 25,000 square feet. The easternmost portion of the building will be one story. The proposal utilizes the existing Innosphere parking accessible off of E Vine Dr. The proposed project is within the Community Commercial, North College (CCN) zone district and is subject to Administrative (Type 1) review.	<b>Planner</b>	Jason Holland
				<b>DRC</b>	Brandy BH

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# Southridge Golf Course Wireless Telecommunications Equipment



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CONCEPTUAL REVIEW: APPLICATION

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At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Shawn Turk, Consultant on behalf of Verizon Wireless

Business Name (if applicable) Black & Veatch

Your Mailing Address 4600 S. Syracuse Street, Denver, CO 80237

Phone Number 720-834-4361 Email Address turks@bv.com

Site Address or Description (parcel # if no address) APN 8607218902

Description of Proposal (attach additional sheets if necessary) Installation of 6 new wireless antennas, with support equipment on an existing driving range pole at the Southridge Golf Course. Pole will be swapped for a new pole to support equipment, with antennas concealed in a canister above the existing pole.

Proposed Use Wireless Facility Existing Use Golf Course

Total Building Square Footage S.F. Number of Stories Lot Dimensions

Age of any Existing Structures Not applicable

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Approximately 235 square feet S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



SITE NAME: **FTC ROMA VALLEY**

PROJECT: NEW BUILD - ZONING DRAWINGS

SITE ADDRESS: 5750 S. LEMAY AVE.  
FT. COLLINS, CO 80538

**verizon**  
VERIZON WIRELESS SERVICES  
3131 S. VAUGHN WAY, SUITE 550  
AURORA, CO 80014

PROJECT INFORMATION  
SITE NAME  
**FTC ROMA VALLEY**  
5750 S. LEMAY AVE.  
FT. COLLINS, CO 80538

- BBU/RRH HYBRID & COAX CABLES
- MW/FIBER EQ. FIBER
- OV/PELEC. EQ. POWER/GROUNDING
- ACCESS/UTILITY EASEMENT GEN. CONST./UTILITY EASEMENT
- LEASE AREA EXISTING EASEMENT
- ANTENNAS
- PENETRATIONS

**EXISTING CONDITIONS**



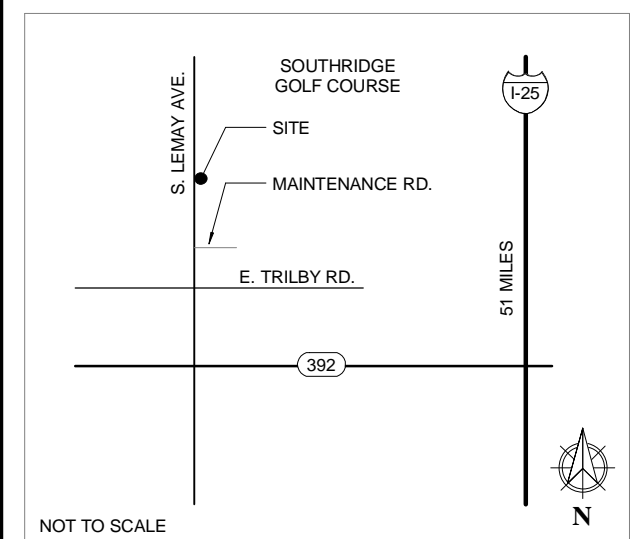
**PROJECT DESCRIPTION**

- REPLACE EXISTING GOLF COURSE NET POLE WITH NEW MONOPOLE
- (9) NEW VERIZON WIRELESS ANTENNAS AND EQUIPMENT ON NEW MONOPOLE
- NEW EQUIPMENT ENCLOSURE WITH VERIZON WIRELESS EQUIPMENT WITHIN
- NEW UNDERGROUND ELECTRICAL SERVICE
- NEW UNDERGROUND FIBER SERVICE

**PROJECT TEAM**

<b>OWNER</b> CITY OF FORT COLLINS TYLER MARR PHONE: 970.416.4205	<b>CLIENT</b> VERIZON WIRELESS CONSTRUCTION ENGINEER KENT McDERMOTT 3131 S. VAUGHN WAY SUITE 550 AURORA CO. 80014 CELL: 406.941.2110	<b>SITE ACQUISITIONIST</b> BLACK & VETCH SHAWN TURK 4600 S. SYRACUSE STREET SUITE 800 DENVER, CO 80237 PHONE:303.229.4681	<b>RF ENGINEER</b> VERIZON WIRELESS RAM NANDIRAJU 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 720.467.0443	<b>ARCHITECT</b> CSAI CHARLES STECKLY,AIA 5935 S. ZANG STREET SUITE 280 LITTLETON, CO 80127 CELL: 303.210.8972 OFFICE: 303.932.9974	<b>SURVEYOR</b> PRECISION SURVEYING & MAPPING 9145 KENYON AVE SUITE 101 DENVER, CO 80237 PHONE: 303.753.9799
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**VICINITY MAP**



**DIRECTIONS**

- FROM DENVER
- I-25 NORTH (51 MILES)
  - EXIT 262, CO-392 (5 MILES)
  - RIGHT ON S. LEMAY AVE (1 MILE)
  - GOLF COURSE MAINTENANCE RD. IS ON THE RIGHT AFTER E. TRILBY RD.
  - SITE IS ON THE SIDE OF THE FAIRWAY NORTH OF THE MAINTENANCE RD.

**PROJECT DATA**

JURISDICTION	CITY OF FT. COLLINS
APN	8607218902
ZONING DESIGNATION	PUBLIC OPEN LANDS DISTRICT
<b>NEW CONSTRUCTION</b>	
OCCUPANCY GROUP	U
CONSTRUCTION TYPE	V-B
FULLY SPRINKLERED	N/A
NO. STORIES	N/A

GOVERNING CODES:  
2015 IBC, 2015 IFC, 2015 IMC, 2015 IECC, 2017 NEC

A.D.A. COMPLIANCE  
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

**DRAWING INDEX**

SHEET	DESCRIPTION
T1.0	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY (PENDING)
LS2	TOPOGRAPHIC SURVEY (PENDING)
A1.0	SITE PLAN
A2.0	ENLARGED PLANS
A3.0	EAST ELEVATION
A3.1	SOUTH ELEVATION

**CONSULTANT**

A	05/11/18	CONCEPT	SMV
B	05/24/18	CITY COMMENTS	SGP

1st REVIEW SGP 2nd REVIEW SSB

**CHARLES STECKLY**  
**ARCHITECTURE**  
5935 SOUTH ZANG STREET, SUITE 280  
LITTLETON, COLORADO 80127  
OFFICE: 303.932.9974

**NOT FOR CONSTRUCTION**

**TITLE SHEET**

**T1.0**

A	05/11/18	CONCEPT	SMV
B	05/24/18	CITY COMMENTS	SGP

1st REVIEW SGP 2nd REVIEW SSB



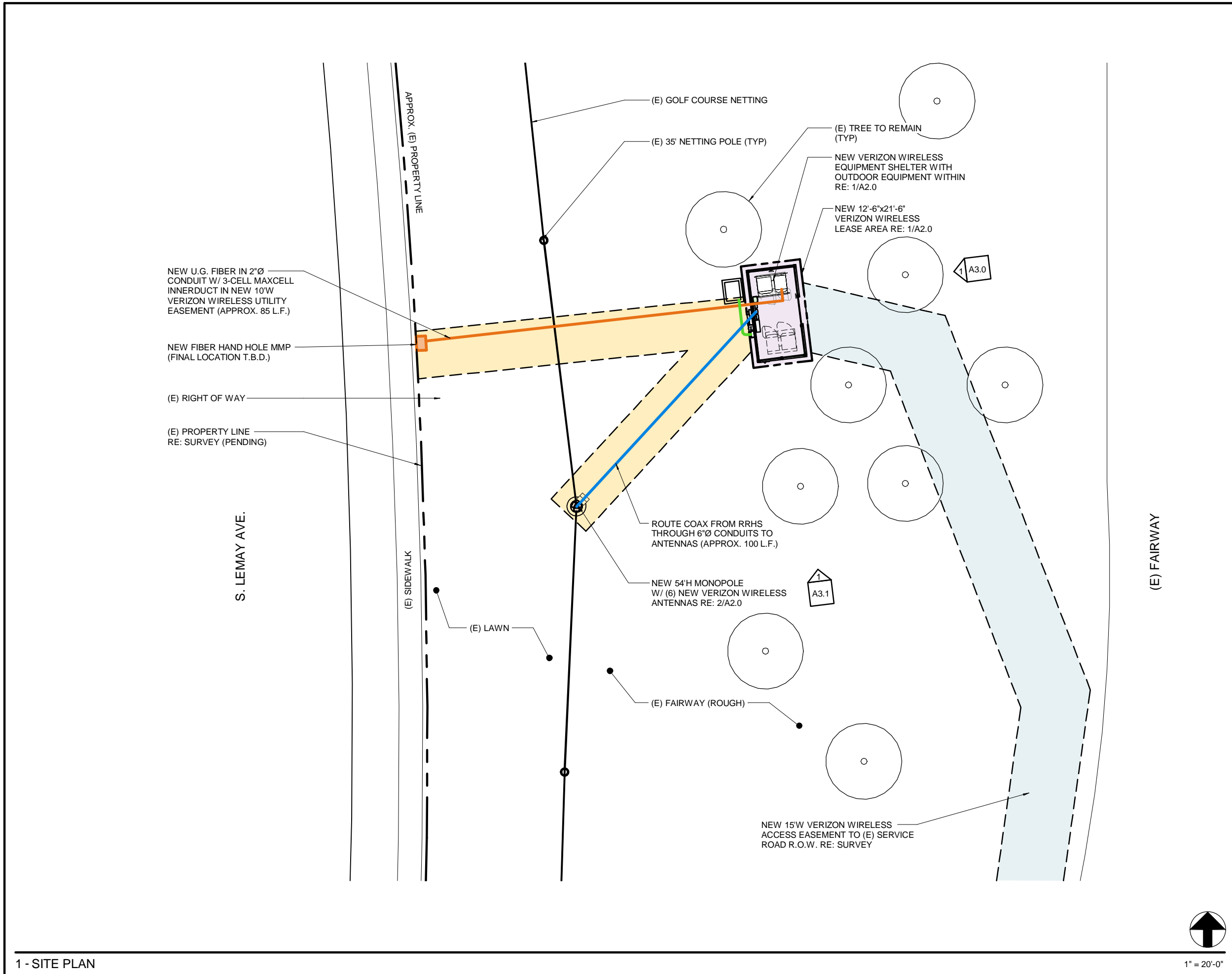
5935 SOUTH ZANG STREET, SUITE 280  
LITTLETON, COLORADO 80127  
OFFICE: 303.932.9974

**NOT FOR  
CONSTRUCTION**

SITE PLAN

**A1.0**

■ BB/RRH HYBRID & COAX CABLES  
■ MW/FIBER EQ. FIBER  
■ OVI/ELEC. EQ. POWER/GROUNDING  
■ ACCESS/UTILITY EASEMENT GEN. CONST./UTILITY EASEMENT  
■ LEASE AREA EXISTING EASEMENT  
■ ANTENNAS PENETRATIONS





A	05/11/18	CONCEPT	SMV
B	05/24/18	CITY COMMENTS	SGP

1st REVIEW SGP 2nd REVIEW SSB

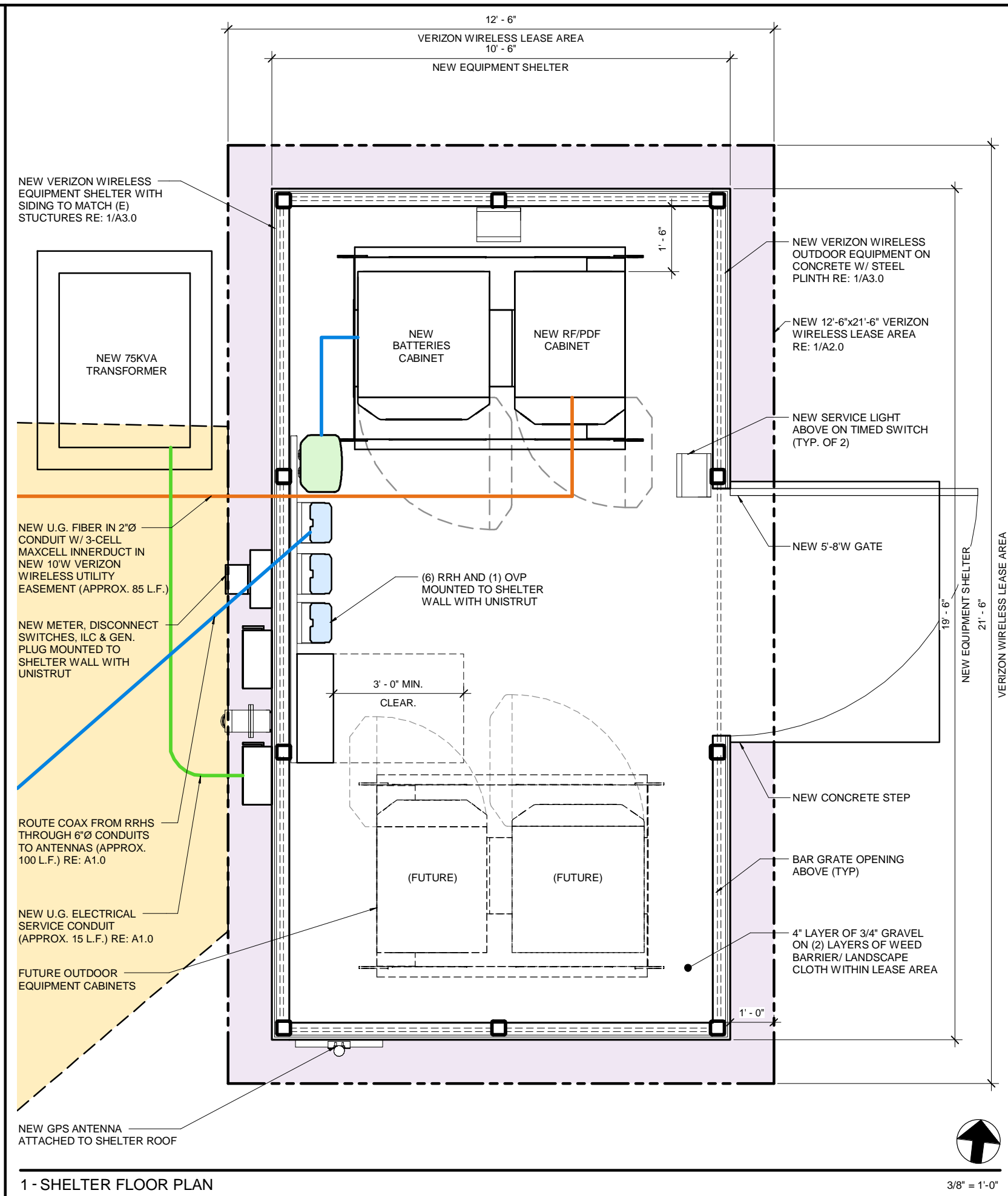
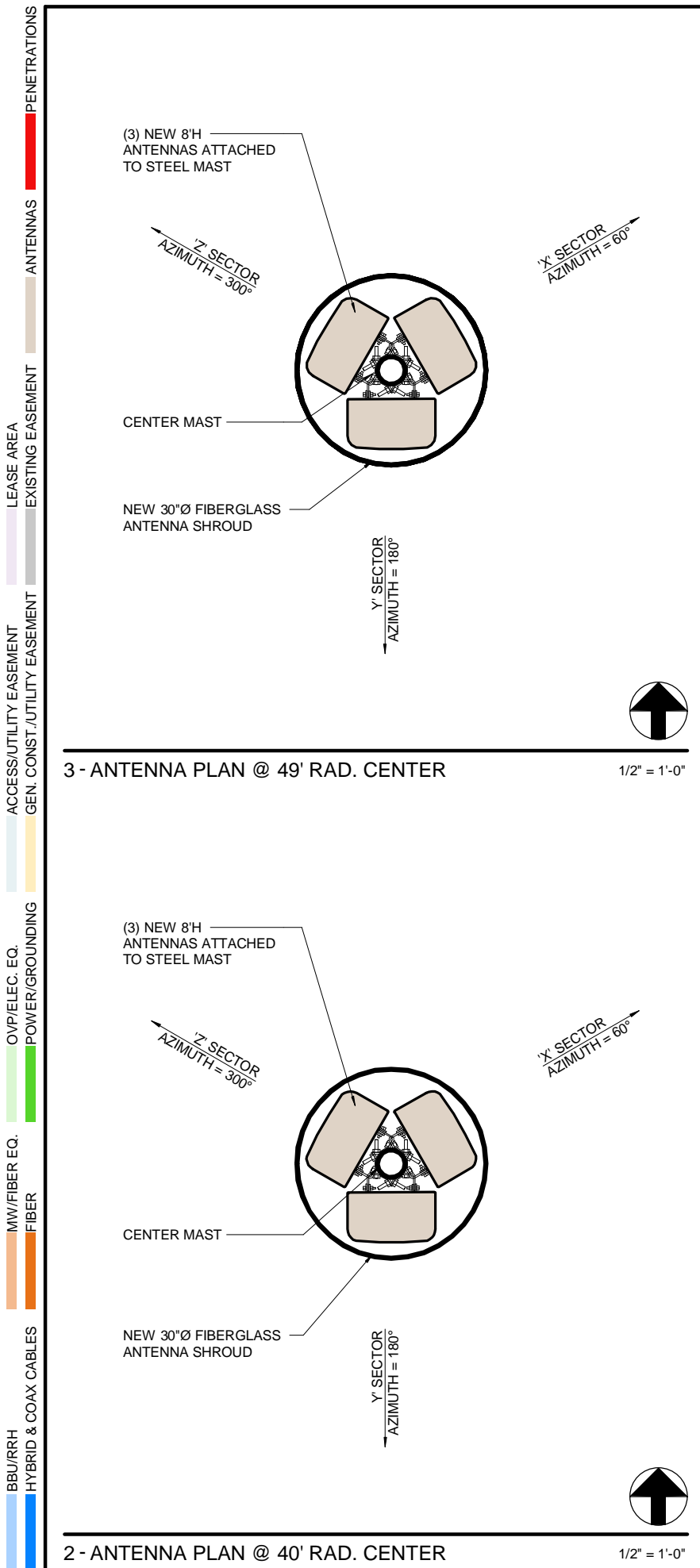


5935 SOUTH ZANG STREET, SUITE 280  
LITTLETON, COLORADO 80127  
OFFICE: 303.932.9974

**NOT FOR CONSTRUCTION**

ENLARGED PLANS

**A2.0**



A	05/11/18	CONCEPT	SMV
B	05/24/18	CITY COMMENTS	SGP

1st REVIEW SGP 2nd REVIEW SSB

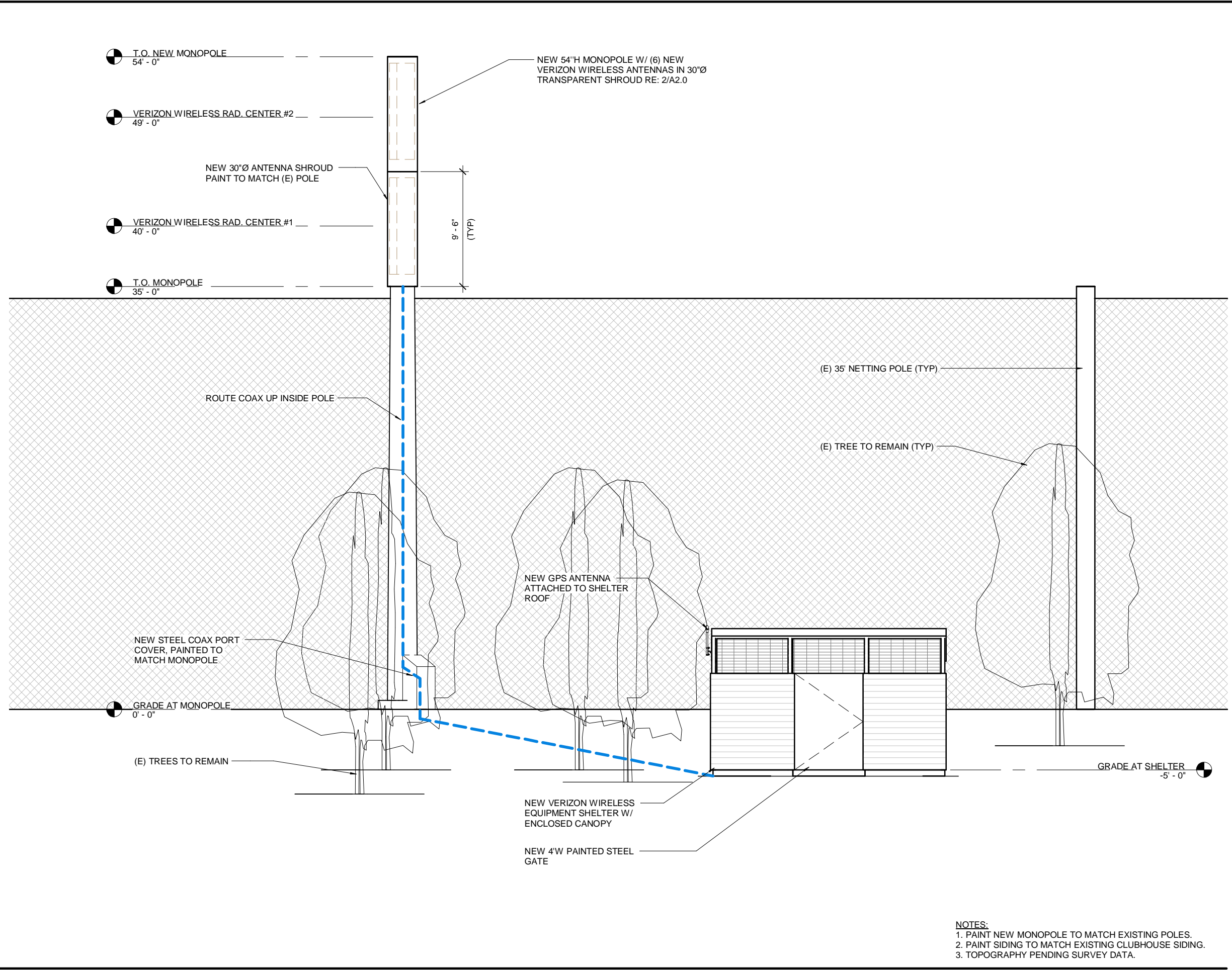
**CHARLES STECKLY**  
**ARCHITECTURE**  
5935 SOUTH ZANG STREET, SUITE 280  
LITTLETON, COLORADO 80127  
OFFICE: 303.932.9974

**NOT FOR CONSTRUCTION**

EAST ELEVATION

**A3.0**

■ PENETRATIONS  
■ ANTENNAS  
■ EXISTING EASEMENT  
■ LEASE AREA  
■ GEN. CONST. UTILITY EASEMENT  
■ ACCESS/UTILITY EASEMENT  
■ POWER/GROUNDING  
■ O/P/ELEC. EQ.  
■ MW/FIBER EQ.  
■ FIBER  
■ BB/RRH  
■ HYBRID & COAX CABLES



1 - EAST ELEVATION

- NOTES:**
1. PAINT NEW MONOPOLE TO MATCH EXISTING POLES.
  2. PAINT SIDING TO MATCH EXISTING CLUBHOUSE SIDING.
  3. TOPOGRAPHY PENDING SURVEY DATA.

1/8" = 1'-0"



A	05/11/18	CONCEPT	SMV
B	05/24/18	CITY COMMENTS	SGP

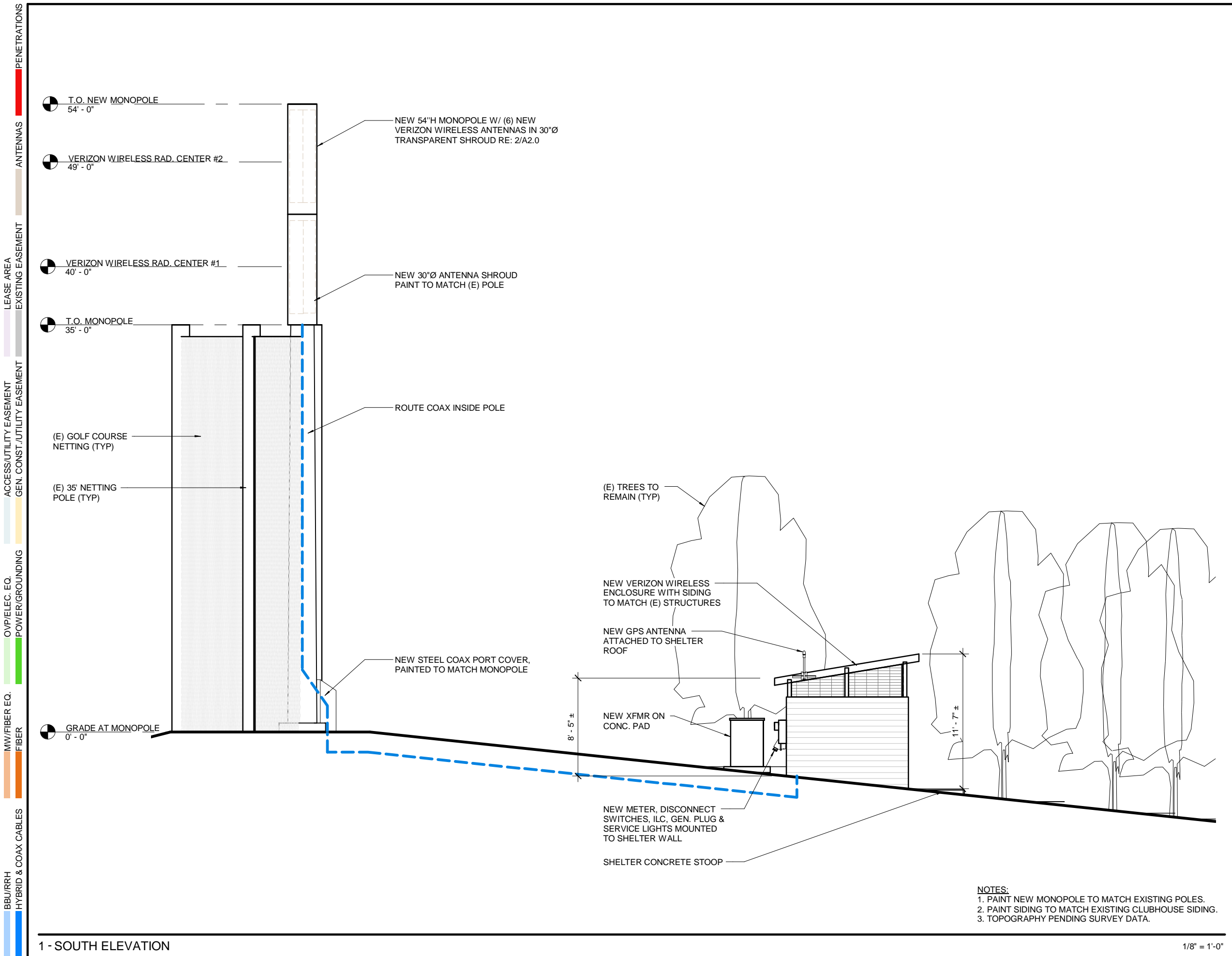
1st REVIEW SGP 2nd REVIEW SSB

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SOUTH ELEVATION

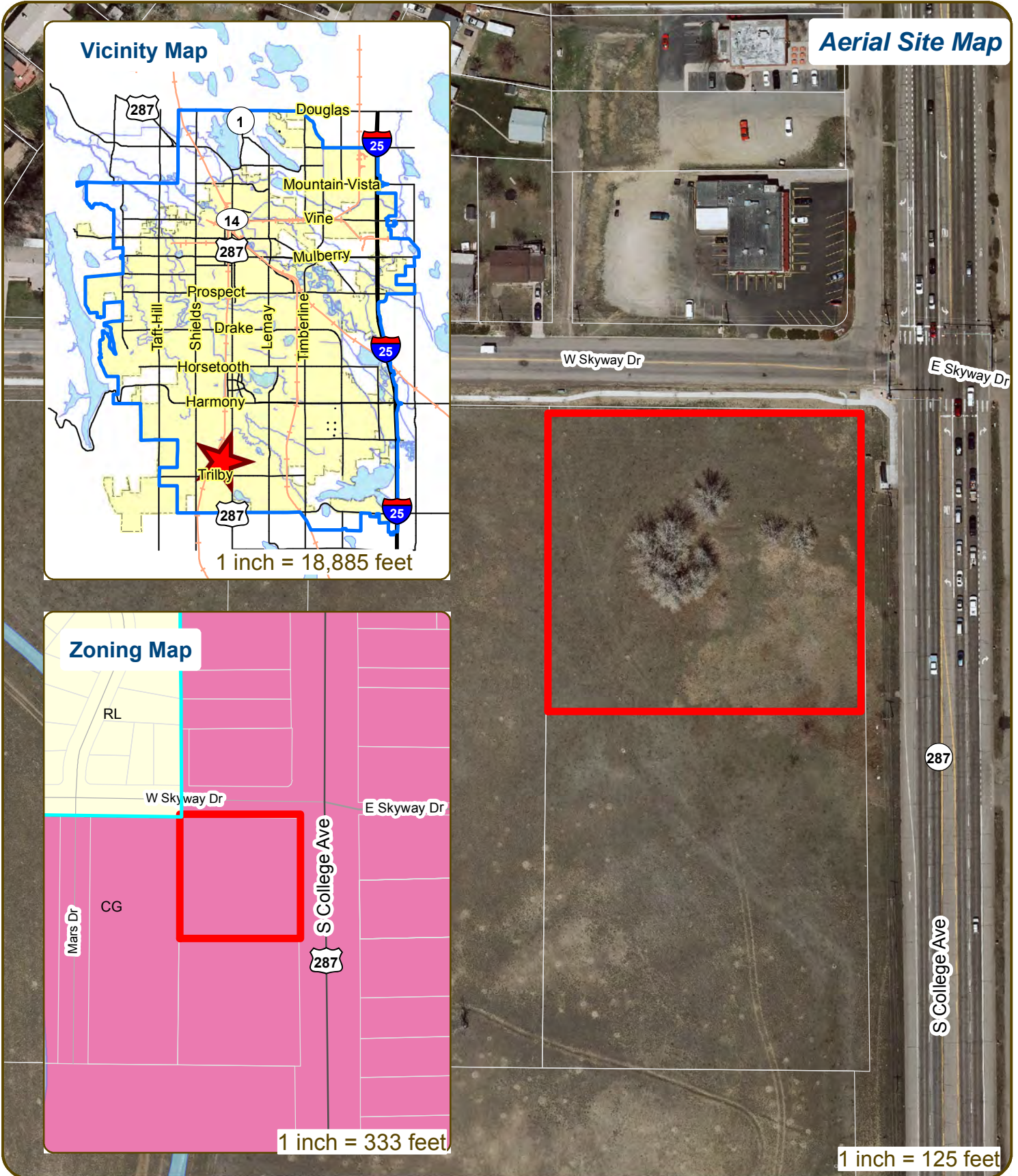
**A3.1**



1 - SOUTH ELEVATION

1/8" = 1'-0"

# College & Skyway Drive Thru Restaurant



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**Development Review Guide – STEP 2 of 8**

**CONCEPTUAL REVIEW:**

**APPLICATION**

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At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority.

Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal. **The more info provided, the more detailed your comments from staff will be.**

<b>Contact Name(s) and Role(s)</b> (Please identify whether Consultant, Owner, etc.) J. Clint Jameson - Owner/Developer		
<b>Business Name</b> (if applicable) Center Pointe Development Group		
<b>Mailing Address</b> 4014 N. Goldwater Blvd, 204 Scottsdale, AZ 85251		
<b>Phone</b> 602-538 3637	<b>Email Address</b> clint@centerpointe-dev.com	
<b>Site Address</b> (parcel # if address in not available) southwest corner of College Ave & Skyway / APN = 9611421002		
<b>Description of Proposal</b> (attach additional sheets if necessary) Develop a 2,200 SF coffee shop with drive thru on the hard corner of college & skyway		
<b>Proposed Use</b> coffee shop	<b>Existing Use</b> Vacant Land	
<b>Total Building Square Footage</b> 2,200	<b>Number of Stories</b> 1	<b>Lot Dimensions</b> x 60 AC

**Age of any Existing Structures** N/A

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

**Is your property in a Flood Plain?**  Yes  No <sup>not sure</sup> If yes, then at what risk is it? \_\_\_\_\_

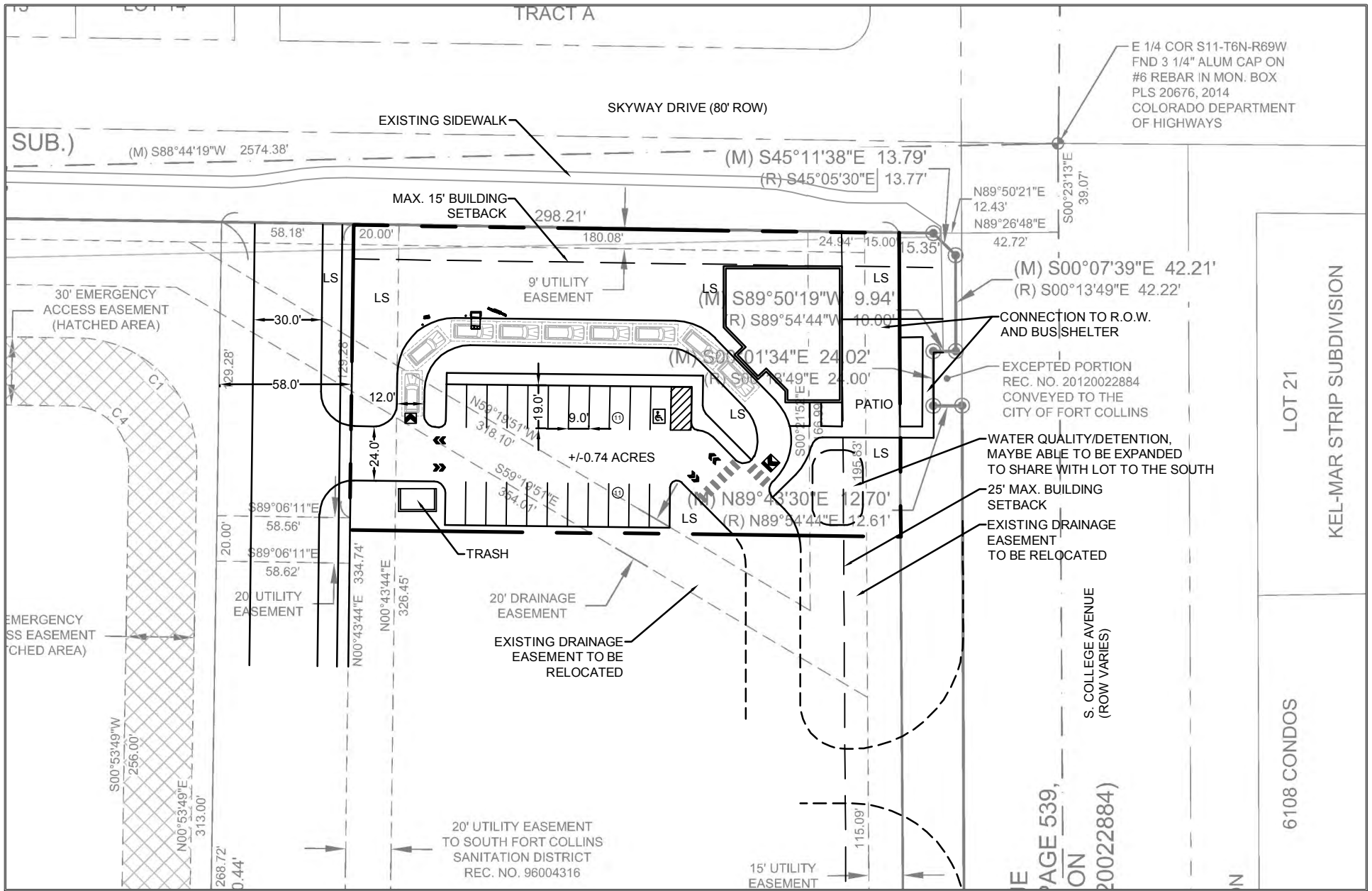
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** approx 20,000 SF S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**Suggested items for the Sketch Plan:** Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?





**CONCEPT PLAN A1**

S. COLLEGE AVE. & SKYWAY DR.

FORT COLLINS, CO

SCALE: 1" = 60'

DATE: 07/10/2018

\* SITE/BASE INFORMATION IS  
CONCEPTUAL AND HAS NOT  
BEEN VERIFIED

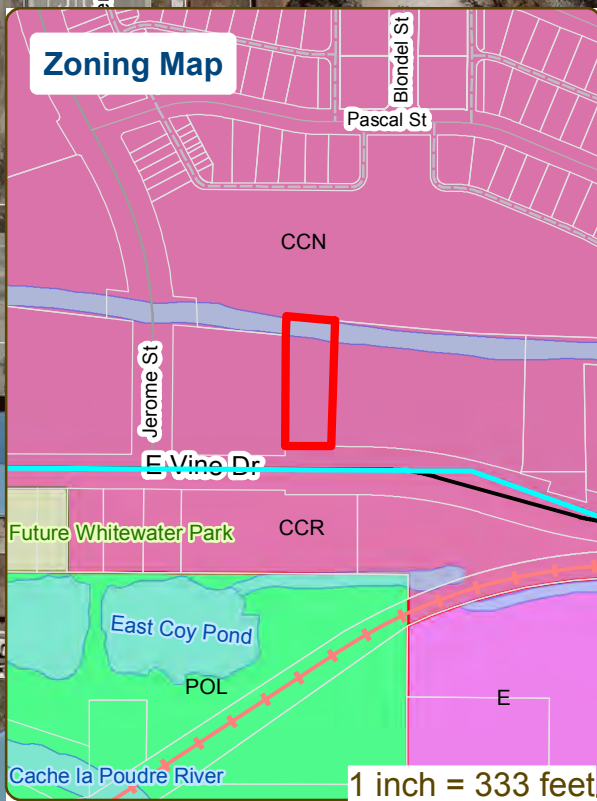
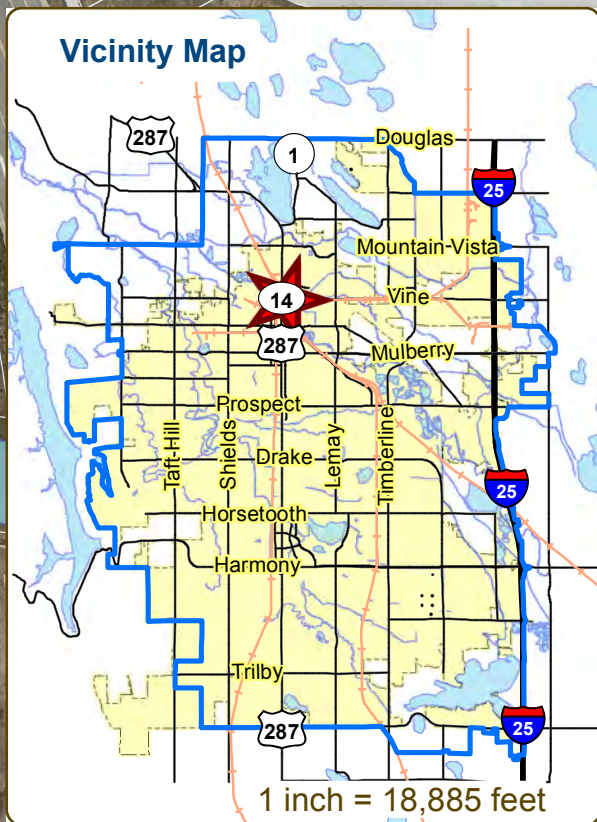


Sterling Design Associates, llc



# Innosphere 320 E Vine Dr

**Aerial Site Map**



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\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Primary Contact: Mike Freeman – Owner, Innosphere – 970 818-7736 – mike@innosphere.org

Michael Bello – Project Manager, The CPI Group – 970 566-4541 – michael.bello@thecpigroup.net

Your Mailing Address 320 East Vine Drive, Fort Collins, CO 80524

Phone Number See above Email Address See above

Site Address or Description (parcel # if no address) Lot 2, Inverness Innovation Park First Filing PID# 9701331002

Description of Proposal (attach additional sheets if necessary) The proposed project is to provide additional laboratory and administrative space to the existing Innosphere project. This proposed building was planned for during the PDP submittal for the original Innosphere project. See attachments.

Proposed Use Administrative Offices, Analytical and Research Laboratories Existing Use N/A

Total Building Square Footage 25,500 S.F. Number of Stories 3+ Lot Dimensions 81'x225'

Age of any Existing Structures

N/A

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [X] Yes [ ] No If yes, then what risk level? High (Zone AE)

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.



Increase in Impervious Area 7800 sf S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**Suggested items for the Sketch Plan:**

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

**Community Development & Neighborhood Services** – 281 N College Ave – Fort Collins, CO 80522-0580

**RE: Conceptual Review Submittal for Innosphere Phase 2**

The following information describes our proposal for a new building on the vacant lot directly west of the existing Innosphere building at 320 East Vine Drive.

The plan is build a 3+-story building to house lab space for Innosphere expansion and lab and office space for the City of Fort Collins' Water Quality and Pollution Control Laboratory Department. The plans call for a single-story element to the east that will house chemical gas storage and receiving functions. The main building will house the office, laboratory, and support functions. This second phase was previously approved with the Innosphere Phase 1 PDP in 2009.

**Questions:**

Along with the standard review feedback we would appreciate staff address these questions too.

1. The second phase for Innosphere was identified and included in the PDP submittal for the existing building back in 2009. That plan showed a phase 2 expansion of 23,400 SF. See attached "*Innosphere Phase 1 PDP Submittal*" attached. Our current plans show a total of 25,500 SF. What impact does this have to the review and approval process?
2. The property appears to be in the 500-year floodplain and a portion of it is in the 100-year floodplain. We would like to discuss our ability to store compressed gases, and hazardous and non-hazardous chemicals within the proposed building.
3. We would like to understand whether guidelines of the material storage described in Question #2 apply only to the 100-year floodplain or does it apply to the 500-year floodplain also.
4. We request updates and discussion related to on-going and future floodplain revisions or conditional revisions (Whitewater Park, FEMA restudy) that might impact this property now or in the future.
5. We would like to discuss City and FEMA permitting requirement needed for the project.
6. It would be appreciated if Marsha Hilmes-Robinson (or the appropriate City's floodplain administrator for this area) could attend the CRT meeting.
7. Please confirm that detention and water quality are provided in the City's regional storm water management pond located just south of Vine Drive. This pond was originally designed for the Innosphere project and this property was included in the design drainage area.
8. Please describe the sediment and erosion control requirements for the project.
9. What parking requirements are there for the project?
10. Is any traffic analysis required for this project?
11. What impacts and requirements are there to the project as a result of the historic structure to the west – 232 East Vine Drive.

Thank you for considering this information. We look forward to your comments and inputs. Please feel free to contact either of us if you have any questions or need additional information.

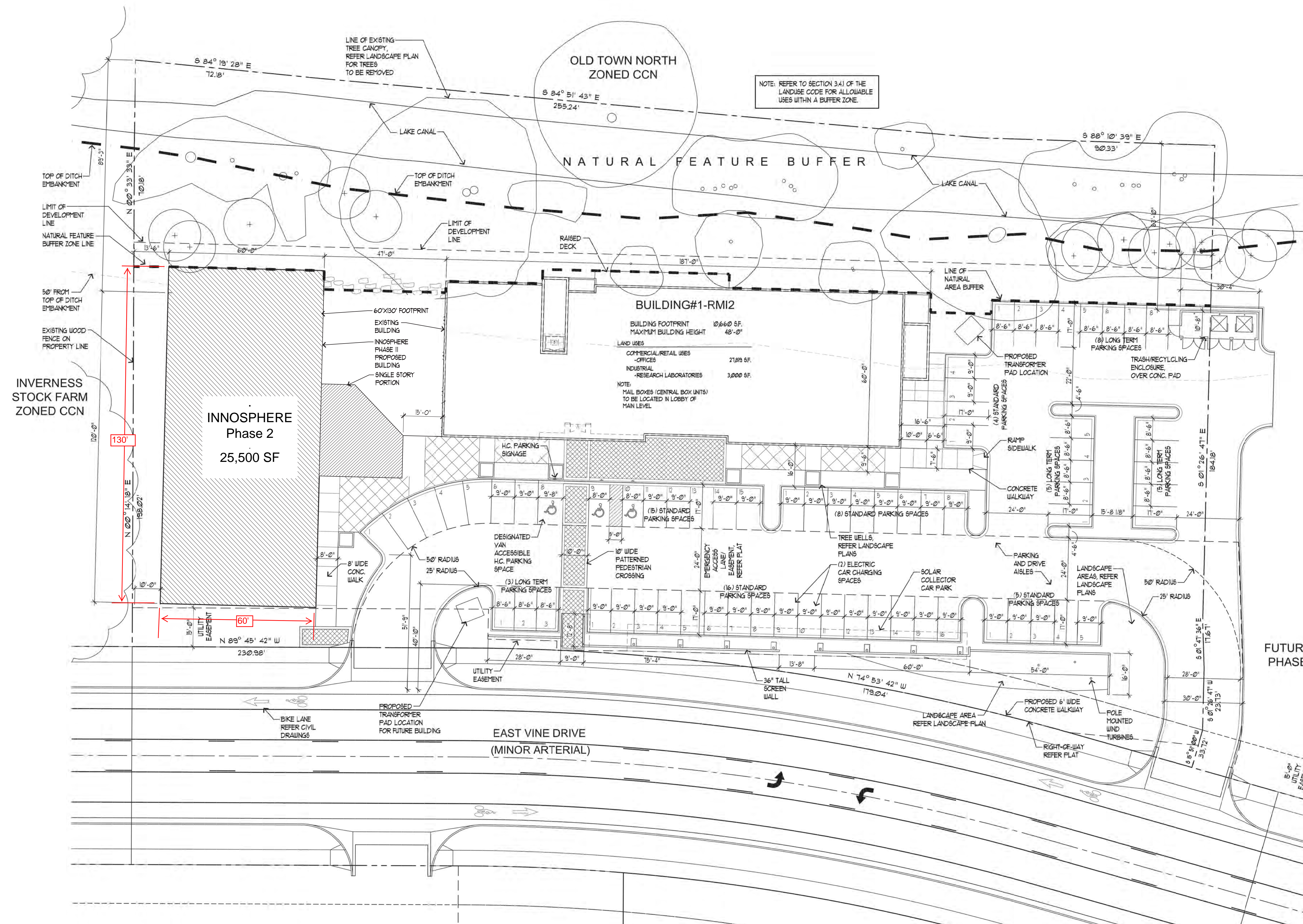
Sincerely,

Mike Freeman – CEO Innosphere  
970 818-7736

Michael Bello – Project Manager, The CPI Group  
970 566-4541



6		
5		
4		
3		
2		
1	CONCEPT SUBMITAL	1/1/2008
NO.	DESCRIPTION	DATE



1/SP1.1 site plan - proposed conditions

SCALE: 1" = 20'-0"



NO.	DESCRIPTION	DATE
1	PDP RE-SUBMITTAL	9/8/2009
2	PDP SUBMITTAL	8/12/2009

SHEET TITLE:  
**SITE PLAN**

PROJECT NUMBER:  
2008-107.1

DRAWN BY:  
KMB/OT

CHECKED BY:  
KMB/OT

SHEET NUMBER:

SHEET TITLE:  
**SITE PLAN**

PROJECT NUMBER:  
2008-107.1

DRAWN BY:  
KMB/OT

CHECKED BY:  
KMB/OT

SHEET NUMBER:

**SP1.1**

**GENERAL NOTES**

- REFER TO UTILITIES PLAN FOR LOCATION OF UTILITIES, PROPOSED GRADING AND DRAINAGE, EASEMENTS AND SIDEWALKS.
- SIDEWALKS AND RAMPS TO CONFORM WITH CITY OF FORT COLLINS STANDARDS, AND ACCESSIBILITY GUIDELINES.
- PROPOSED CONSTRUCTION SCHEDULE: TO BEGIN JANUARY 2010 AND COMPLETION BY DECEMBER 2010. CONSTRUCTION SCHEDULE FOR BUILDING #1 TO BE DETERMINED.
- ALL ROOFTOP MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEW.
- ALL GROUND MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEW BY USE OF SCREENS, WALLS AND/OR LANDSCAPING.
- EXTERIOR BIKE RACKS TO BE MOUNTED TO CONCRETE SURFACE.
- ALL BUILDING SIGNAGE TO COMPLY WITH LOCAL SIGN CODE.
- ALL BUILDING AND POLE MOUNTED LIGHTING FIXTURES TO BE DOWN DIRECTIONAL, SHARP CUT-OFF TYPE FIXTURES.

**OWNER'S CERTIFICATION**

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER/S 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.

URBAN DEVELOPMENT PARTNERS, L.L.C. DATE \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_ BY \_\_\_\_\_

(PRINT NAME)

AS \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

ADDRESS \_\_\_\_\_

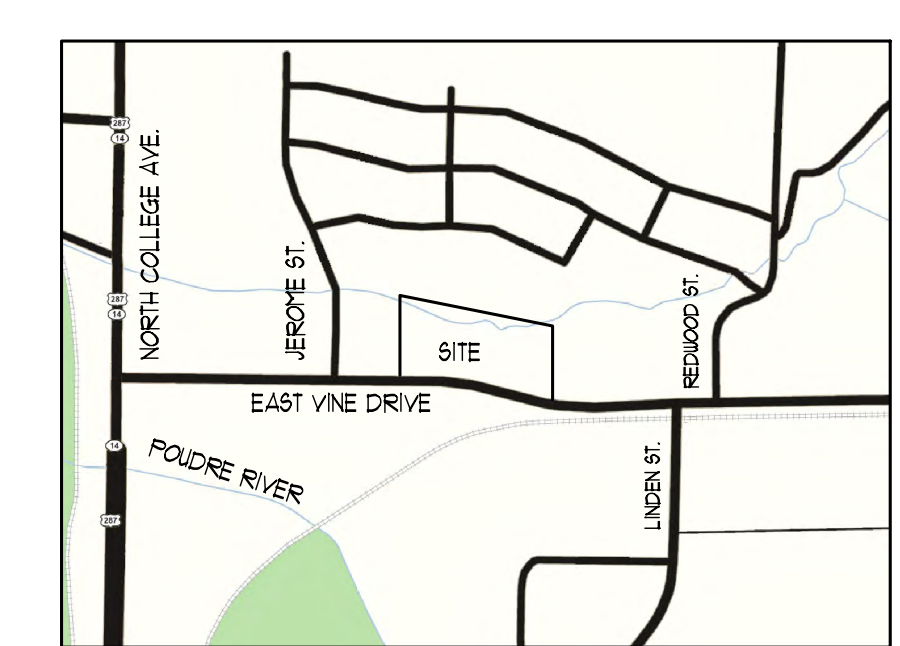
**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

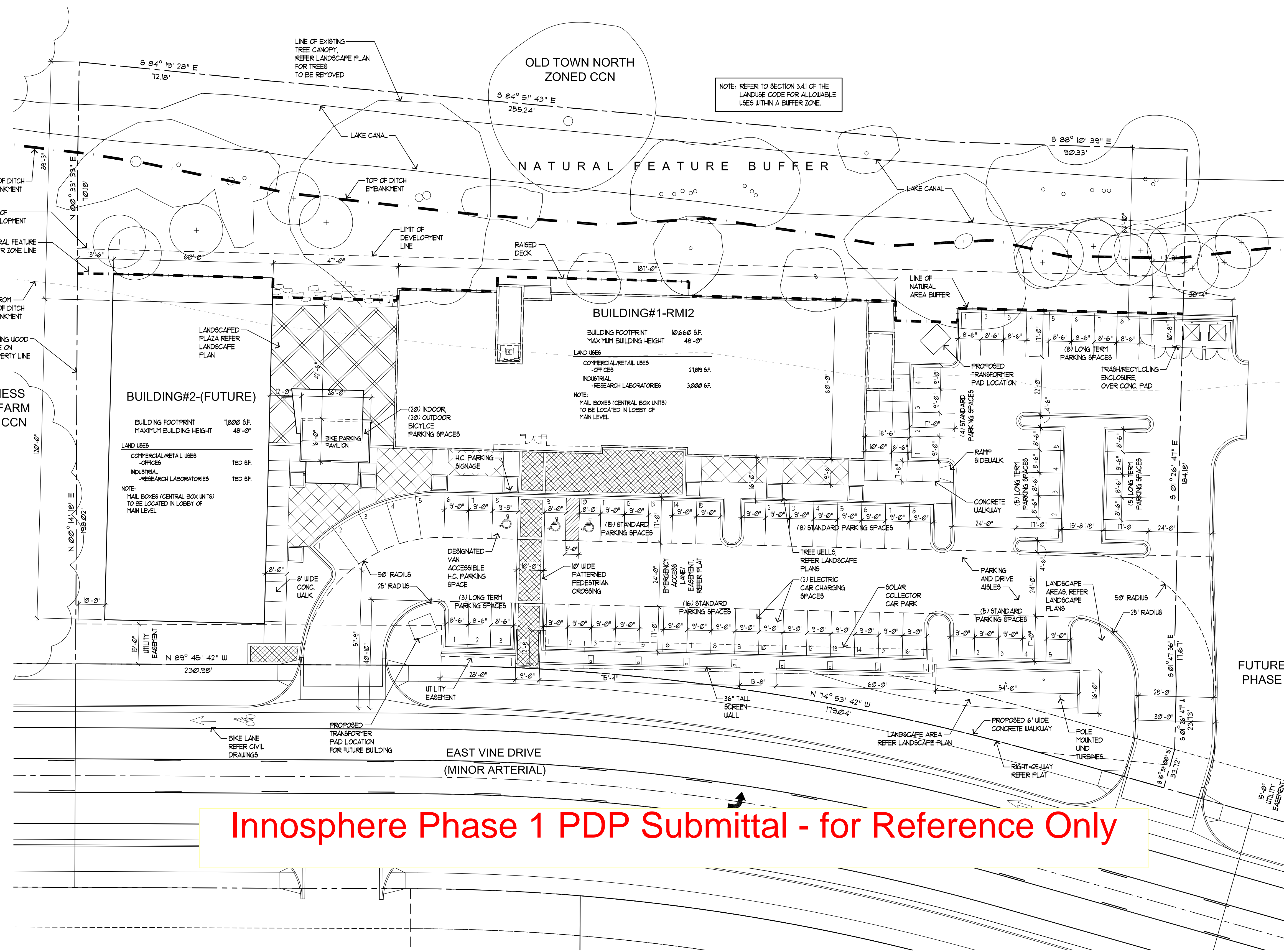
**PLANNING CERTIFICATION**

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF PLANNING \_\_\_\_\_



VICINITY MAP



**Innosphere Phase 1 PDP Submittal - for Reference Only**

1/SP1.1 site plan - proposed conditions

**LAND USE STATISTICS-COMMUNITY COMMERCIAL-NORTH COLLEGE DISTRICT - CCN**

	GROSS AREA S.F.	GROSS AREA ACRES	% TOTAL	NET AREA S.F.	NET AREA ACRES	% TOTAL
BUILDING COVERAGE	10,464 S.F.	0.423 ACRES	10.8 %	10,464 S.F.	0.423 ACRES	20.3 %
PARKING AND DRIVES	27,256 S.F.	0.625 ACRES	27.9 %	26,289 S.F.	0.603 ACRES	28.9 %
LANDSCAPE AND WALKS	28,062 S.F.	0.644 ACRES	28.1 %	22,494 S.F.	0.516 ACRES	24.7 %
ACTIVE RECREATIONAL USE	0 S.F.	0 ACRES	0 %	0 S.F.	0 ACRES	0 %
OPEN SPACE	23,598 S.F.	0.541 ACRES	24.1 %	23,598 S.F.	0.540 ACRES	25.9 %
PUBLIC R.O.W.	13,810 S.F.	0.317 ACRES	14.1 %	0 S.F.	0 ACRES	0 %
TOTAL SITE AREA	97,107 S.F.	2.224 ACRES	100 %	90,845 S.F.	2.085 ACRES	100 %

GROSS AREA MEASURED TO PROPERTY LINE OF SUBJECT PROPERTY  
NET AREA EXCLUDES PUBLIC RIGHT OF WAYS

BUILDING #	PROPOSED USE	NET LAND AREA RATIO
BUILDING #1	COMMERCIAL	27,256/90,845 = 30.00%
	INDUSTRIAL	3,000/90,845 = 3.30%
	TOTAL	30,256/90,845 = 33.30%
BUILDING #2	COMMERCIAL	23,598/90,845 = 25.97%
	INDUSTRIAL	TBD/XXX = 0.00%
	TOTAL	23,598/90,845 = 25.97%

OFF STREET PARKING:	COMMERCIAL-COMPACT SPACES	COMMERCIAL-STANDARD SPACES	COMMERCIAL-LONGTERM SPACES	HANDICAP SPACES
	0	45	21	3
	0%	65%	30%	5%
TOTAL PARKING SPACES	69	100%		
BIKE PARKING (15% REQUIRED)	40	58%		

**PROPOSED USES BUILDING#1**

COMMERCIAL/RETAIL-OFFICE	27,256 S.F.
LIGHT INDUSTRIAL-RESEARCH LABORATORIES	3,000 S.F.
TOTAL SQUARE FOOTAGE	30,256 S.F.

**PROPOSED USES BUILDING#2-FUTURE**

COMMERCIAL/RETAIL-OFFICE	T.B.D. S.F.
INDUSTRIAL-RESEARCH LABORATORIES	T.B.D. S.F.
TOTAL SQUARE FOOTAGE	23,400 S.F.

NOTE: REFER TO SECTION 3.41 OF THE LANDUSE CODE FOR ALLOWABLE USES WITHIN A BUFFER ZONE.

SCALE: 1" = 20'-0"