

Conceptual Review Agenda (pg. 1 of 2)

Schedule for 05/07/20

Meetings hosted via Zoom Web Conferencing

Thursday, May 7, 2020

Time	Project Name	Applicant Info	Project Description	
8:15	1303 & 1403 W Swallow Rd Multi-Family Site Improvements CDR200033	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a request to make site plan improvements, including interior/exterior work on buildings, updates to landscaping, sidewalks, and parking areas at 1303 & 1403 W Swallow Road (parcel #: 9727177001; 9727177902). The multi-family use (Care Housing) will remain in place. Access to the site is taken from W Swallow Road directly to the north. The total number of residential units (84) is not proposed to change. There are 158 existing parking spaces, and the proposal includes the addition of one parking space. The properties are within the Medium Mixed-Use Neighborhood (MMN) zone district and the proposed site plan changes are subject to a Minor Amendment (MA) Review.	Planner: Missy Nelson Engineer: Morgan Stroud DRC: Tenae Beane
9:15	411 S Impala Dr Single-Family Development CDR200034	Kenny Layton 970-590-3201 kenny@livenoco.com	This is a request to develop 29 single-family homes (11 detached, 18 attached) at 411 S Impala Drive (parcel #: 9709403027; 9709422001). Future access will be taken from S Impala Drive directly to the east. Future access will be taken from S Impala Drive directly to the east. The proposal includes the provision of 62 residential parking spaces, as well as 5 visitor parking spaces. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Marc Virata DRC: Brandy Bethurem Harras
10:15	1305 W Elizabeth St Bank of Colorado Drive-Thru CDR200035	Matt Rankin 970-556-5874 matt@r4architects.com	This is a request to redevelop the site at 1305 W Elizabeth Street (parcel #: 9715429005) into a financial services facility (Bank of Colorado) with accessory drive-thru service. Access is taken from W Elizabeth Street directly to the north. The proposal includes approximately 6 parking spaces (4 customer, 2 employee). The property is within the Community Commercial (CC) zone district and is subject to an Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Morgan Stroud DRC: Todd Sullivan

Conceptual Review Agenda (pg. 2 of 2)

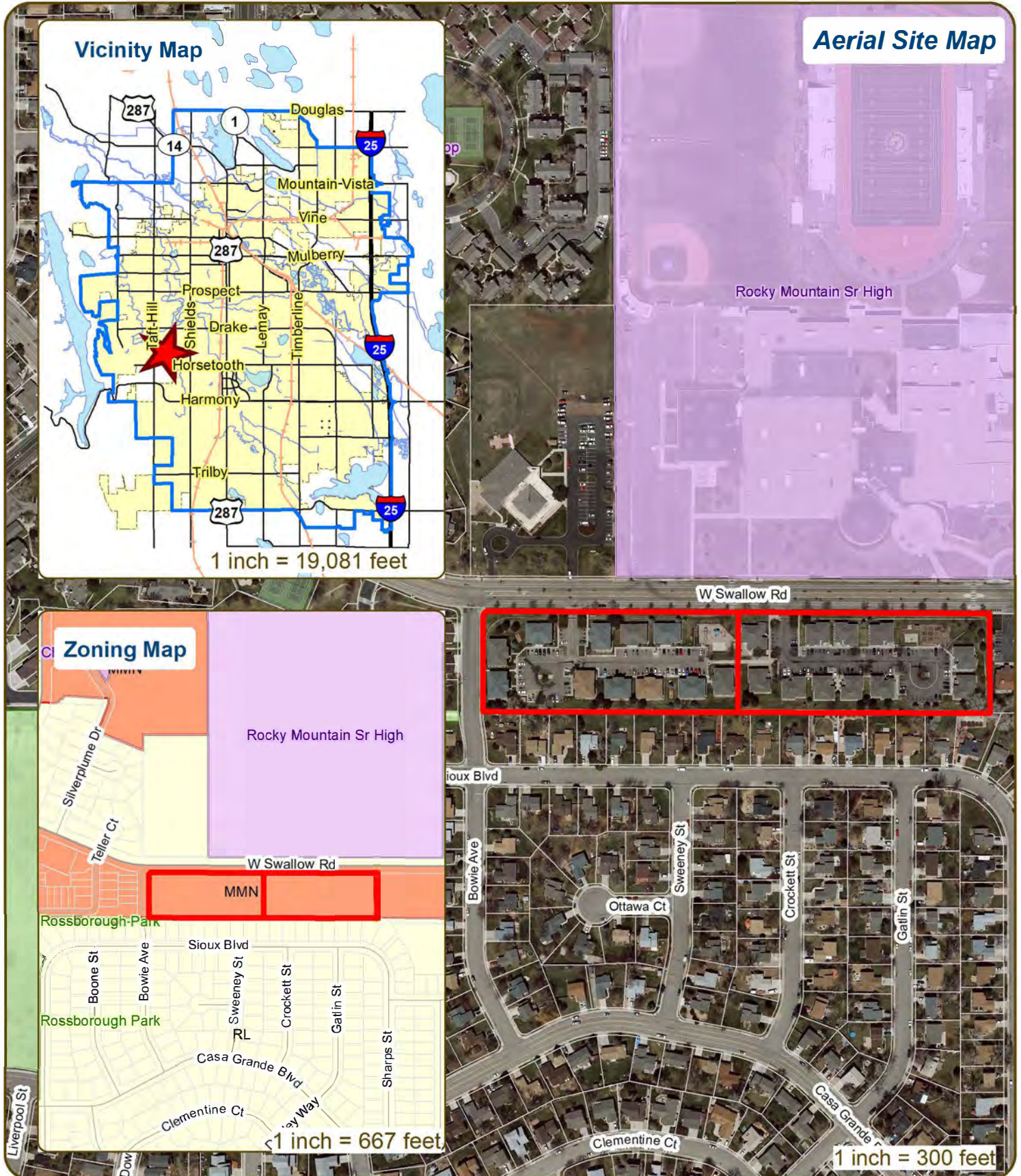
Schedule for 05/07/20

Meetings hosted via Zoom Web Conferencing

Thursday, May 7, 2020

Time	Project Name	Applicant Info	Project Description	
11:15	4218 S College Ave Starbucks Drive-Thru CDR200036	Adrian Costanza 720-457-1459 acostanza@g3architecture.com	This is a request to convert the vacant building at 4218 S College Ave (parcel #: 9736340002) into a new drive-thru restaurant (Starbucks). Access is taken from E Troutman Parkway directly to the south. The proposal includes 25 existing parking spaces. The property is within the General Commercial (CG) zone district and the proposed site plan changes are subject to a Minor Amendment (MA) Review.	Planner: Arlo Schumann Engineer: Spencer Smith DRC: Tenae Beane

1303 & 1403 W Swallow Rd Multi-Family Site Improvements



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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.

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) Cathy Mathis, TB Group; Ian Shuff, ALM2s Architects; Kristin Fritz, Carly Johansson, Housing Catalyst; Brad Curtis, Northern Engineering; Steve Kuehneman, Care Housing

Business Name (if applicable) TB Group

Your Mailing Address 444 Mountain Avenue, Berthoud CO 80513

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) 1303 and 1403 West Swallow Road

Description of Proposal (attach additional sheets if necessary) There are 2 multi-family apartment projects on West Swallow. 40 units owned by Care Housing and 44 are owned by Housing Catalyst. The two projects are going to be combined and sold into a partnership. The plan then is to undergo a tax credit rehab of both properties, including exterior and interior work on the buildings, upgrades to landscaping, improvements to parking and sidewalks, etc.

Proposed Use Multi-family Existing Use Multi-family

Total Building Square Footage _____ S.F. Number of Stories 2 Lot Dimensions 1158' x 220'

Age of any Existing Structures 24 years

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.

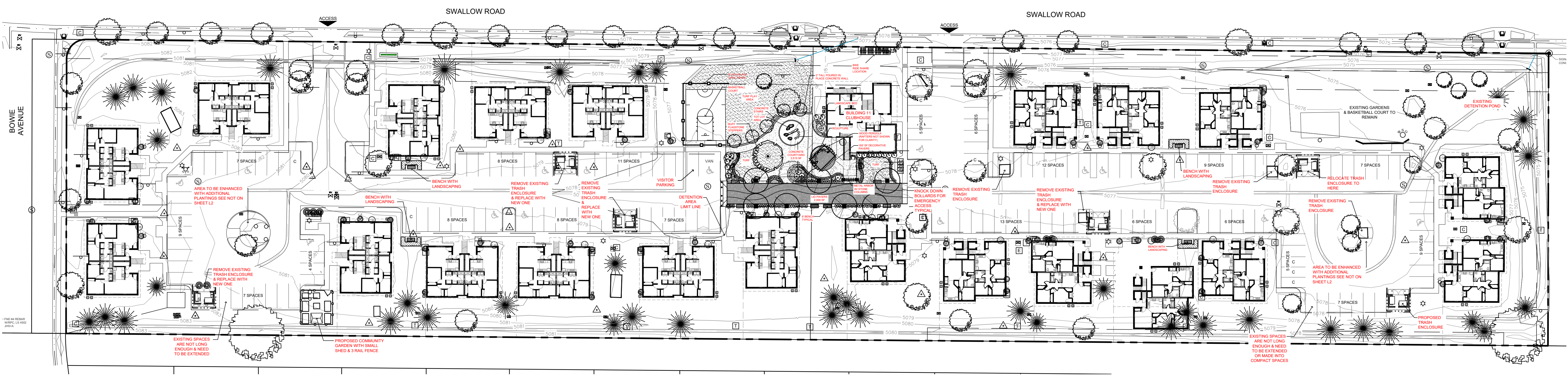
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it? _____

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

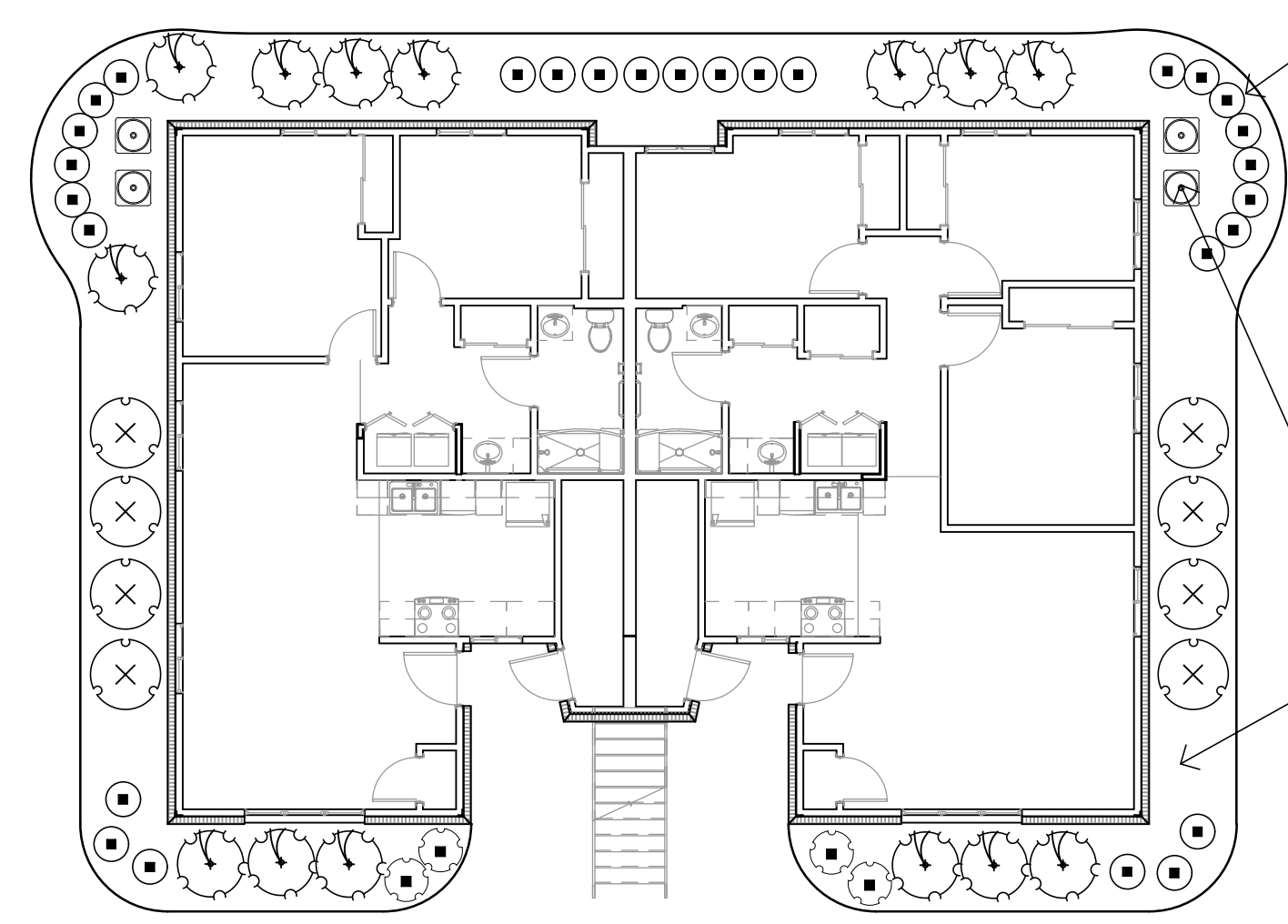
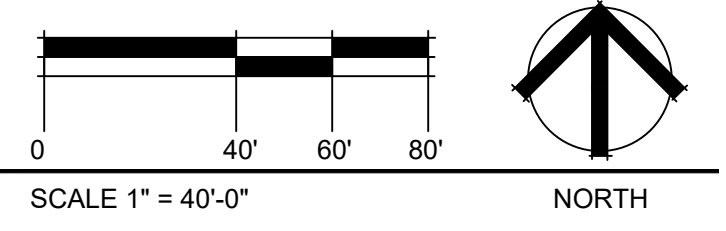
Increase in Impervious Area 0 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

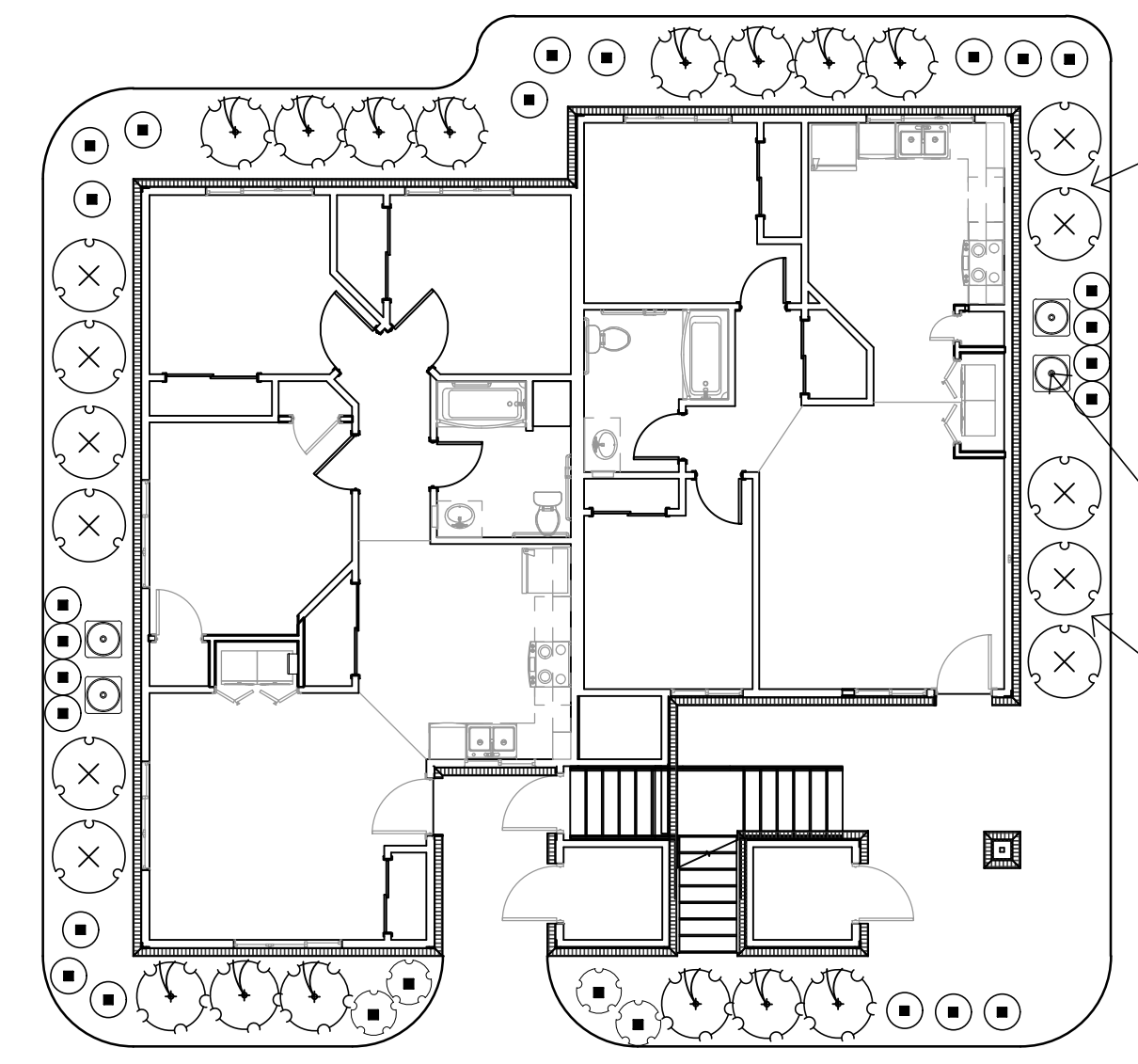


OVERALL LANDSCAPE PLAN



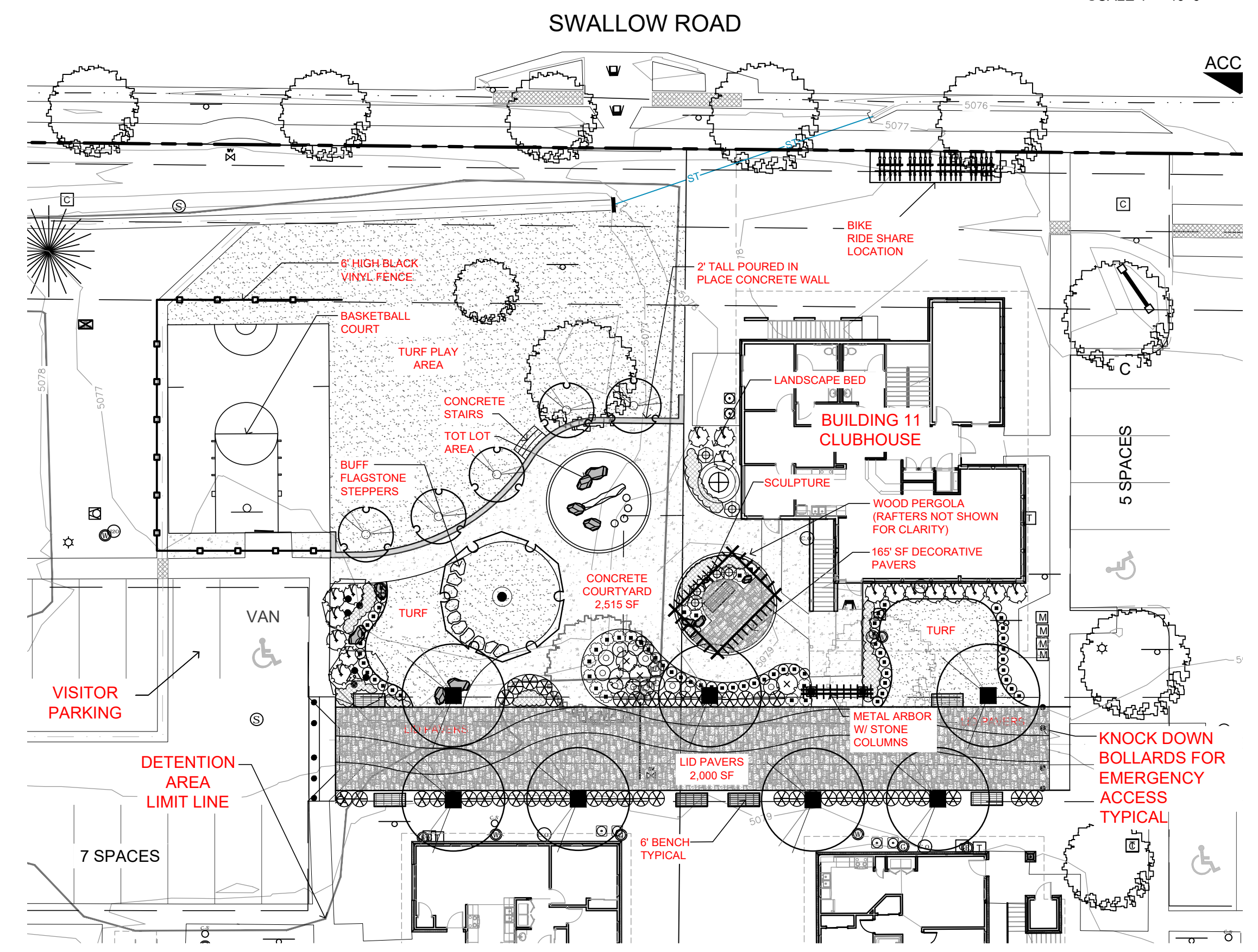
- PROTOTYPICAL NOTES:**
- PLANT QUANTITIES MAY VARY FOR EACH UNIT DEPENDING ON EXISTING HEALTHY PLANT MATERIAL THAT WILL REMAIN
 - ADDITIONAL NEW PLANT MATERIAL IS PROPOSED TO BE ADDED
 - QUANTITIES PROPOSED INCLUDE:
 - (22) 5 GALLON SHRUBS
 - (32) 1 GALLON GRASSES
 - 10 PERENNIALS
- SCREEN AIR CONDITIONING UNITS WITH PERENNIAL GRASSES TYPICAL
- ROCK MULCH TO MATCH EXISTING WHERE NEEDED

PROTOTYPICAL CARE HOUSING LANDSCAPE DETAIL



- PROTOTYPICAL NOTES:**
- PLANT QUANTITIES MAY VARY FOR EACH UNIT DEPENDING ON EXISTING HEALTHY PLANT MATERIAL THAT WILL REMAIN
 - ADDITIONAL NEW PLANT MATERIAL IS PROPOSED TO BE ADDED
 - QUANTITIES PROPOSED INCLUDE:
 - (25) 5 GALLON SHRUBS
 - (28) 1 GALLON GRASSES
 - 10 PERENNIALS
- SCREEN AIR CONDITIONING UNITS WITH PERENNIAL GRASSES TYPICAL
- ROCK MULCH TO MATCH EXISTING WHERE NEEDED

PROTOTYPICAL VILLAGE HOUSING LANDSCAPE DETAIL



CLUBHOUSE & COURTYARD ENLARGEMENT

- CLUBHOUSE COURTYARD NOTES:**
- PROPOSED PLANT QUANTITIES INCLUDE THE FOLLOWING:
 - TREES: 3
 - SHRUBS: 35
 - PERENNIALS: 75
 - ORNAMENTAL TREES: 12
 - ORNAMENTAL GRASSES: 95

- GENERAL NOTES:**
- THE OVERALL SITE WILL RECEIVE UPGRADES & REPAIRS TO THE IRRIGATION SYSTEM
 - AREAS OF TURF ARE PROPOSED TO BE REMOVED AND CONVERTED TO XERISCAPE PLANTING AREAS. AS THE DESIGN PROGRESSES THESE AREAS WILL BE IDENTIFIED.
 - EXISTING PLANTING BEDS MAY HAVE STEEL EDGER AND ROCK MULCH REPLACED WHERE NECESSARY.

REVISIONS	DATE

DATE
 4-17-20

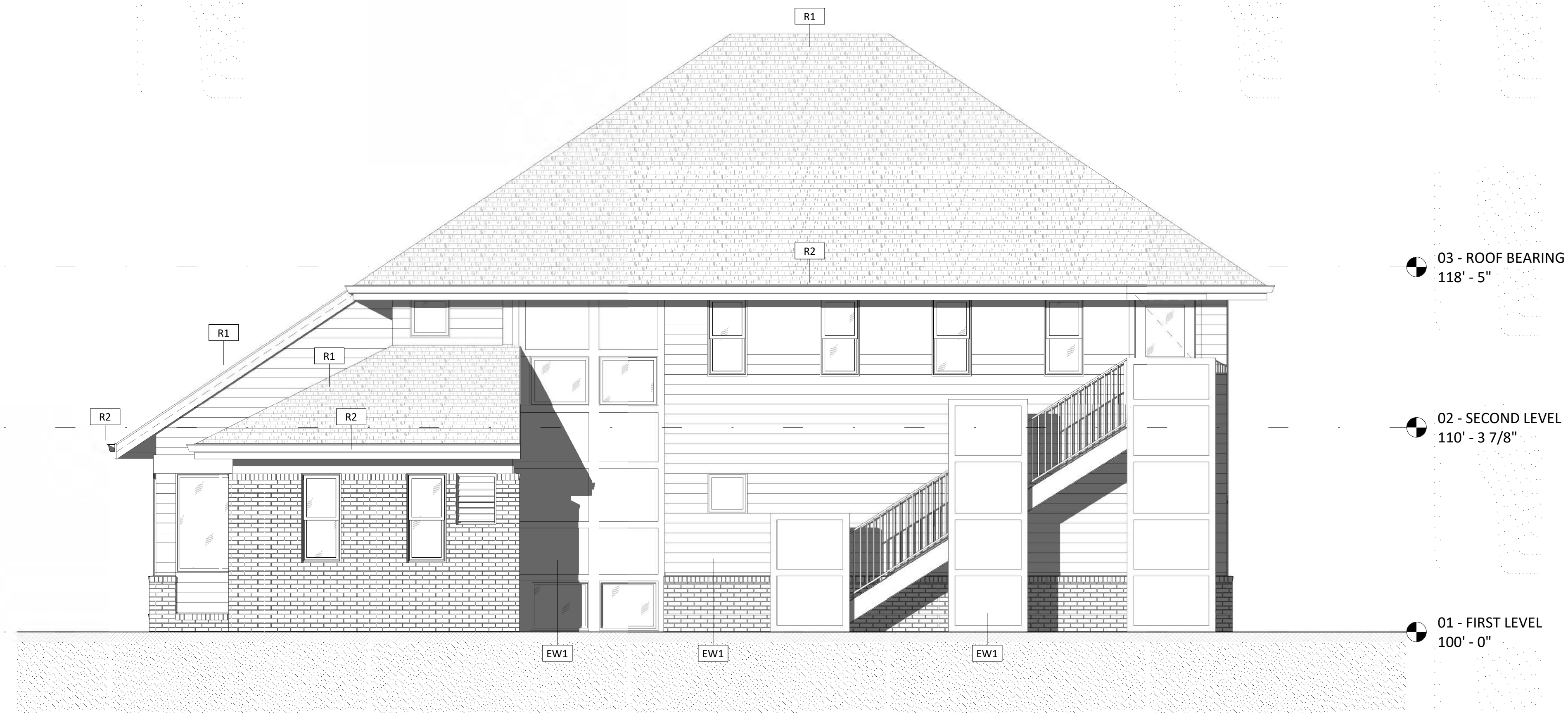
SHEET TITLE
SD OVERALL LANDSCAPE PLAN

SHEET INFORMATION
 Sheet Number: **LS2**

of: **2**



WEST ELEVATION
01
A4.1 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
02
A4.1 SCALE: 1/4" = 1'-0"

-GENERAL NOTES-	
Key Value	Keynote Text
G1	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE IBC, IMC, IECC - ALL CURRENT EDITIONS APPROVED BY THE CITY OF FORT COLLINS INCLUDING LOCAL AMENDMENTS.
G2	THE EXISTING CONDITIONS DEPICTED ON THESE DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL REVIEW THE DRAWINGS, FIELD VERIFY EXISTING CONDITIONS, AND VERIFY ALL ASPECTS OF THIS PROJECT PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER REPRESENTATIVE OF ANY DISCREPANCIES.
G3	DIMENSIONS ARE MEASURED FROM FACE OF FRAMING TO FACE OF FRAMING FOR NEW WALLS, AND TO FINISH FACE OF WALL FOR EXISTING CONSTRUCTION.
G4	ALL EXPOSED ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING.
G5	UNFORESEEN CONDITIONS: SHOULD ANY CONDITION ARISE WHICH WOULD NOT NORMALLY BE ANTICIPATED, OR SHOULD ANY CONDITION BE UNCOVERED WHICH DOES NOT MATCH THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT/OWNER FOR DIRECTION.
G6	GENERAL CONTRACTOR SHALL PROVIDE FOR A SMOOTH TRANSITION BETWEEN EXISTING CONDITIONS TO REMAIN AND NEW CONSTRUCTION. GENERAL CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REPAIRING, PATCHING AND MATCHING ANY DAMAGED AREA CAUSED BY WEATHER, THE PROCESS OF CONSTRUCTION OR OTHER AS REQUIRED FOR COMPLETION OF THE NEW SPACE.
G7	FRAMING SUBCONTRACTOR TO FURNISH AND INSTALL ALL WOOD WALL BLOCKING FOR MOUNTING OF ALL EQUIPMENT, LIGHTING, FIXTURES, CASEWORK, HANDRAILS, BATHROOM ACCESSORIES, COUNTERTOPS, AND/OR OTHER LOCATIONS WHERE FINISH ITEMS ARE TO BE SECURELY FASTENED TO THE FINISHED WALL OR CEILING.

-SYSTEM NOTES-	
Key Value	Keynote Text
EW1	NEW EXTERIOR PAINT FINISH - POWERWASH AND CLEAN AT EXTERIOR WALL, SOFFIT, FASCIA AND STAIR STRINGER SURFACES OF ALL EXISTING BUILDINGS AND PATCH INFILL AND PREPARE ALL SURFACES FOR NEW EXTERIOR 2-COAT PAINT FINISH WITH 2 BODY COLORS AND 1 TRIM COLOR. REMOVE ANY EXISTING BIRDS NESTS AND WASP NESTS ARE REQUIRED.
EW2	PATCH EXISTING SIDING WITH LIKE KIND AT LOCATIONS WHERE EXISTING ROOF WAS REMOVED AND PREPARE ALL SURFACES FOR NEW EXTERIOR 2-COAT PAINT FINISH WITH 2 BODY COLORS AND 1 TRIM COLOR.
P1	INTERIOR PARTITION - 1/2" GYPSUM BOARD AT BOTH SIDES OF 2X4 WOOD STUD FRAMING AT 16" O.C. - PROVIDE MOLD-RESISTANT GYP. BOARD BEHIND ALL KITCHEN CASEWORK - LEVEL 4 FINISH, PRIMER, TEXTURED FINISH TO MATCH EXISTING AND 2-COAT PAINT FINISH.
P2	NEW WALL TILE 5'-0" A.F.F MIN. ON ALL WET WALLS.
R1	NEW ROOFING SYSTEM - NEW 30 YEAR, CLASS 4 LAMINATED ARCHITECTURAL ROOFING SHINGLES OVER 30 LBS SYNTHETIC ROOFING UNDERLAYMENT OVER EXISTING ROOF DECK SHEATHING. PROVIDE A MINIMUM OF 36" WIDE GRACE ICE AND WATER SHIELD SECONDARY UNDERLAYMENT AT ALL ROOF EAVES, VALLEYS AND AS REQUIRED BY CODE. NEW ROOFING VENTING TO MATCH EXISTING UNLESS EXISTING ROOF VENTING IS DETERMINED TO BE INADEQUATE. PROVIDE NEW PRE-FINISHED ALUMINUM DRIPEDGE FLASHING AT ALL ROOF EAVES AND RAKES.
R2	NEW GUTTER AND DOWNSPOUT SYSTEM - NEW 5" K-STYLE PRE-FINISHED ALUMINUM SEAMLESS GUTTER SYSTEM AND DOWNSPOUTS. PROVIDE NEW 12" X 36" PRE-CAST CONCRETE SPLASHBLOCKS AT ALL DOWNSPOUT DISCHARGE LOCATIONS.
R3	INSTALL NEW BLOWN-IN FIBERGLASS ATTIC INSULATION AS REQUIRED TO ACHIEVE A R-49 TOTAL INSULATION WHEN CALCULATED/INCLUDED WITH THE EXISTING ATTIC INSULATION.
R4	NEW ROOFING SYSTEM - NEW 30 YEAR, CLASS 4 LAMINATED ARCHITECTURAL ROOFING SHINGLES OVER 30 LBS SYNTHETIC ROOFING UNDERLAYMENT OVER ROOF DECK SHEATHING AND NEW PRE-ENGINEERED ROOF TRUSSES WITH FIBER CEMENT SOFFIT BOARD AT UNDERSIDE OF STRUCTURE. PROVIDE A MINIMUM OF 36" WIDE GRACE ICE AND WATER SHIELD SECONDARY UNDERLAYMENT AT ALL ROOF EAVES, VALLEYS AND AS REQUIRED BY CODE. NEW ROOFING VENTING TO MATCH EXISTING. PROVIDE NEW PRE-FINISHED ALUMINUM DRIPEDGE FLASHING AND FASCIA TO MATCH EXISTING AT ALL ROOF EAVES AND RAKES.

-KEYNOTES-	
Key Value	Keynote Text
3.01	NEW 1:12 MAX. SLOPE POURED IN PLACE CONCRETE RAMP WITH 5'-0" X 5'-0" MIN. LANDING AT DOOR.
5.01	PAINTED STEEL HANDRAIL TO MATCH STAIRWELL.
6.01	PLASTIC LAMINATE COUNTERTOP OVER TWO (2) LAYERS 3/4" PARTICLE BOARD WITH BACKSPASH AS SHOWN ON INTERIOR ELEVATIONS.
6.02	PLASTIC LAMINATE-CLAD ARCHITECTURAL CABINETS WITH 4" TOE KICK. PROVIDE ADJUSTABLE SHELVES AND FINISH ALL EXPOSED SIDES.
6.03	NEW 6X6 D.F. COLUMN WITH SIMPSON BASE PLATE.
6.04	WRAP EXISTING STEEL COLUMNS WITH TRIM TO MATCH NEW 6X6 D.F. COLUMNS.
8.01	NEW 5'-0"W X 3'-0"H INTERIOR WINDOW WITH 3'-0" SILL HEIGHT.
8.02	INFILL EXISTING STOREFRONT OPENING WITH NEW LOW-E GLAZING TO MATCH EXISTING.
8.03	PROVIDE ACCESS CONTROL AT OPENING.
8.04	NEW THERMALLY BROKEN ANODIZED ALUMINUM STOREFRONT WITH LOW-E GLAZING.
9.01	NEW CARPET
9.02	NEW LVT FLOORING.
9.03	NEW TILE FLOORING.
10.01	STAINLESS STEEL GRAB BARS - PROVIDE SOLID BLOCKING.
10.02	DECORATIVE MIRROR - SEE INTERIOR ELEVATIONS FOR SIZE.
10.03	SURFACE-MOUNTED TOILET PAPER HOLDER - PROVIDE SOLID BLOCKING AS REQUIRED.
10.04	NEW PLASTIC FLOOR MOUNTED LAMINATE OR SOLID PHENOLIC TOILET PARTITIONS AND URINAL SCREEN.
11.01	30" WIDE ENERGY STAR CERTIFIED AND ADA COMPLIANT SLIDE-IN ELECTRIC RANGE WITH FRONT CONTROLS, STAINLESS STEEL FINISH - FRIGIDAIRE FFEH3051VS AS BASIS OF DESIGN.
11.02	30" RANGE HOOD - FRIGIDAIRE FHW3040MW AS BASIS OF DESIGN, STAINLESS STEEL FINISH. PROVIDE ACCESSIBLE ON/OFF SWITCH FOR VENTING AND LIGHT SOURCE.
11.03	22 CU. FT. SIDE-BY-SIDE COUNTER TOP DEPTH ENERGY STAR CERTIFIED AND ADA COMPLIANT REFRIGERATOR, STAINLESS STEEL - FRIGIDAIRE FFSC2323TS AS BASIS OF DESIGN.
11.04	24" WIDE ENERGY STAR CERTIFIED AND ADA COMPLIANT DISHWASHER, STAINLESS STEEL FINISH - FRIGIDAIRE FFB2420US AS BASIS OF DESIGN.
11.05	30" BUILT IN MICROWAVE WITH DROP-DOWN DOOR, STAINLESS STEEL FINISH - FRIGIDAIRE FGMO3067UF AS BASIS OF DESIGN.
12.01	CLOSET ROD AND SHELF WITH SUPPORT BRACKETS.
12.02	(8)6'-0" X 8'-0" WORKSTATIONS.
14.01	NEW GARAVENTIA GENESIS SHAFTWAY LIFT - COMPACT WITH ON/OFF SAME SIDE ENTRY/EXIT.
22.01	NEW WATERSENSE TOILET - RE: PLUMBING.
22.02	DROP-IN BATHROOM VANITY SINK - RE: PLUMBING.
22.03	BATHROOM SINK FAUCET - RE: PLUMBING.
22.04	DROP-IN STAINLESS STEEL KITCHEN SINK - RE: PLUMBING.
22.05	KITCHEN SINK FAUCET - RE: PLUMBING.



712 WHALERS WAY SUITE, B-100
FORT COLLINS, CO 80525
(970) 223-1820
www.alm2s.com

Swallow Road Renovation
CARE HOUSING
1303 W. SWALLOW ROAD - FORT COLLINS, CO

NOT FOR CONSTRUCTION

© alm2s 2017

NO	ISSUE	DATE
PROJECT		2014
DATE		4/3/2020
DRAWN		Author

BUILDING ELEVATIONS

A4.1

PRINTED: 4/20/20 10:28:44 AM



712 WHALERS WAY SUITE, B-100
FORT COLLINS, CO 80525
(970) 223-1820
www.alm2s.com

Swallow Road Renovation
CARE HOUSING
1303 W. SWALLOW ROAD - FORT COLLINS, CO

NOT FOR CONSTRUCTION

NO	ISSUE	DATE
PROJECT		2014
DATE		4/3/2020
DRAWN		Author

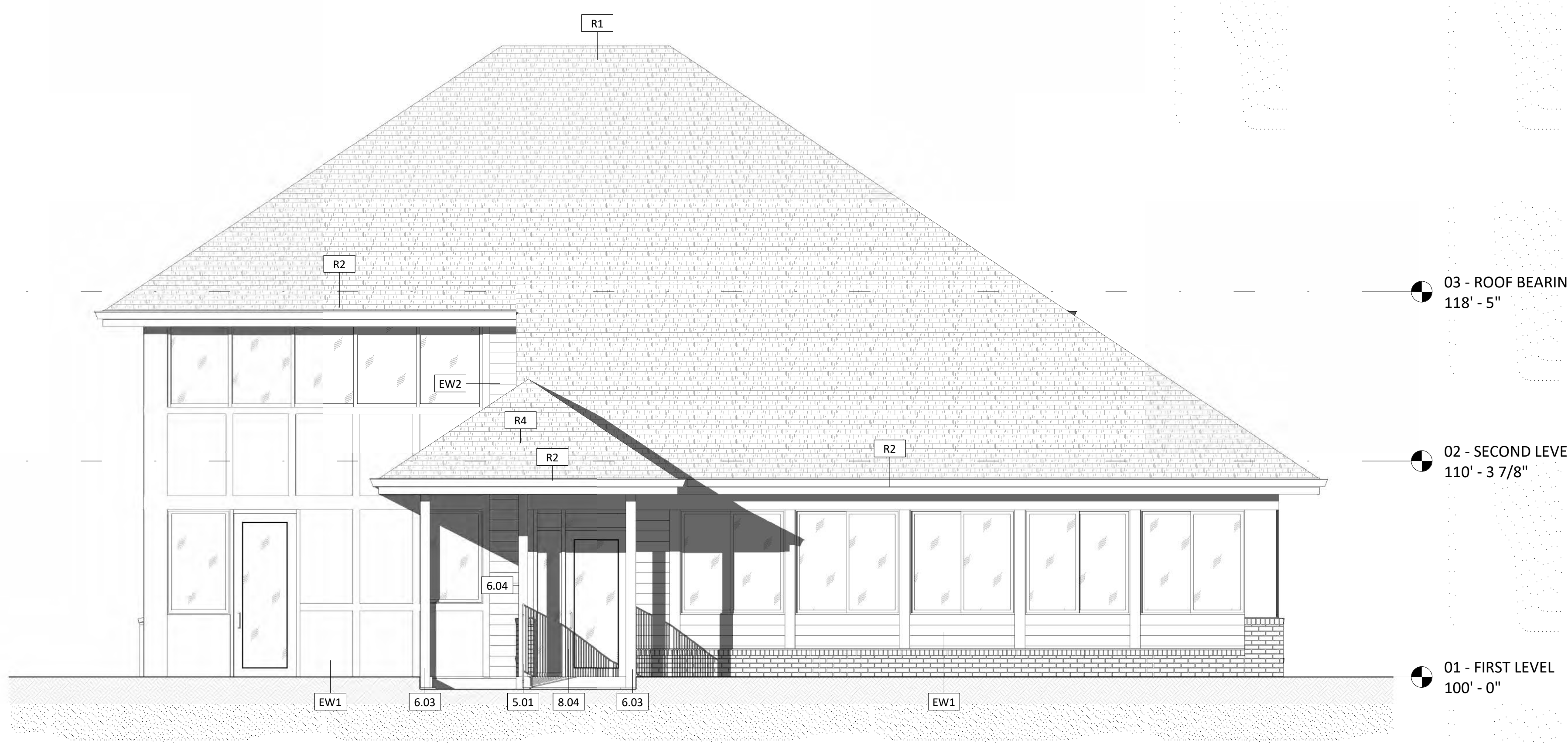
BUILDING ELEVATIONS

A4.2

-GENERAL NOTES-	
Key Value	Keynote Text
G1	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE IBC, IMC, IECC - ALL CURRENT EDITIONS APPROVED BY THE CITY OF FORT COLLINS INCLUDING LOCAL AMENDMENTS.
G2	THE EXISTING CONDITIONS DEPICTED ON THESE DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL REVIEW THE DRAWINGS, FIELD VERIFY EXISTING CONDITIONS, AND VERIFY ALL ASPECTS OF THIS PROJECT PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER REPRESENTATIVE OF ANY DISCREPANCIES.
G3	DIMENSIONS ARE MEASURED FROM FACE OF FRAMING TO FACE OF FRAMING FOR NEW WALLS, AND TO FINISH FACE OF WALL FOR EXISTING CONSTRUCTION.
G4	ALL EXPOSED ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING.
G5	UNFORESEEN CONDITIONS: SHOULD ANY CONDITION ARISE WHICH WOULD NOT NORMALLY BE ANTICIPATED, OR SHOULD ANY CONDITION BE UNCOVERED WHICH DOES NOT MATCH THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT/OWNER FOR DIRECTION.
G6	GENERAL CONTRACTOR SHALL PROVIDE FOR A SMOOTH TRANSITION BETWEEN EXISTING CONDITIONS TO REMAIN AND NEW CONSTRUCTION. GENERAL CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REPAIRING, PATCHING AND MATCHING ANY DAMAGED AREA CAUSED BY WEATHER, THE PROCESS OF CONSTRUCTION OR OTHER AS REQUIRED FOR COMPLETION OF THE NEW SPACE.
G7	FRAMING SUBCONTRACTOR TO FURNISH AND INSTALL ALL WOOD WALL BLOCKING FOR MOUNTING OF ALL EQUIPMENT, LIGHTING, FIXTURES, CASEWORK, HANDRAILS, BATHROOM ACCESSORIES, COUNTERTOPS, AND/OR OTHER LOCATIONS WHERE FINISH ITEMS ARE TO BE SECURELY FASTENED TO THE FINISHED WALL OR CEILING.

-KEYNOTES-	
Key Value	Keynote Text
3.01	NEW 1:12 MAX. SLOPE POURED IN PLACE CONCRETE RAMP WITH 5'-0" X 5'-0" MIN. LANDING AT DOOR.
5.01	PAINTED STEEL HANDRAIL TO MATCH STAIRWELL.
6.01	PLASTIC LAMINATE COUNTERTOP OVER TWO (2) LAYERS 3/4" PARTICLE BOARD WITH BACKSPASH AS SHOWN ON INTERIOR ELEVATIONS.
6.02	PLASTIC LAMINATE-CLAD ARCHITECTURAL CABINETS WITH 4" TOE KICK. PROVIDE ADJUSTABLE SHELVES AND FINISH ALL EXPOSED SIDES.
6.03	NEW 6X6 D.F. COLUMN WITH SIMPSON BASE PLATE.
6.04	WRAP EXISTING STEEL COLUMNS WITH TRIM TO MATCH NEW 6X6 D.F. COLUMNS.
8.01	NEW 5'-0"W X 3'-0"H INTERIOR WINDOW WITH 3'-0" SILL HEIGHT.
8.02	INFILL EXISTING STOREFRONT OPENING WITH NEW LOW-E GLAZING TO MATCH EXISTING.
8.03	PROVIDE ACCESS CONTROL AT OPENING.
8.04	NEW THERMALLY BROKEN ANODIZED ALUMINUM STOREFRONT WITH LOW-E GLAZING.
9.01	NEW CARPET
9.02	NEW LVT FLOORING.
9.03	NEW TILE FLOORING.
10.01	STAINLESS STEEL GRAB BARS - PROVIDE SOLID BLOCKING.
10.02	DECORATIVE MIRROR - SEE INTERIOR ELEVATIONS FOR SIZE.
10.03	SURFACE-MOUNTED TOILET PAPER HOLDER - PROVIDE SOLID BLOCKING AS REQUIRED.
10.04	NEW PLASTIC FLOOR MOUNTED LAMINATE OR SOLID PHENOLIC TOILET PARTITIONS AND URINAL SCREEN.
11.01	30" WIDE ENERGY STAR CERTIFIED AND ADA COMPLIANT SLIDE-IN ELECTRIC RANGE WITH FRONT CONTROLS, STAINLESS STEEL FINISH - FRIGIDAIRE FFEH3051VS AS BASIS OF DESIGN.
11.02	30" RANGE HOOD - FRIGIDAIRE FHW3040MW AS BASIS OF DESIGN, STAINLESS STEEL FINISH. PROVIDE ACCESSIBLE ON/OFF SWITCH FOR VENTING AND LIGHT SOURCE.
11.03	22 CU. FT. SIDE-BY-SIDE COUNTER TOP DEPTH ENERGY STAR CERTIFIED AND ADA COMPLIANT REFRIGERATOR, STAINLESS STEEL FINISH - FRIGIDAIRE FFSC2323TS AS BASIS OF DESIGN.
11.04	24" WIDE ENERGY STAR CERTIFIED AND ADA COMPLIANT DISHWASHER, STAINLESS STEEL FINISH - FRIGIDAIRE FFB2420US AS BASIS OF DESIGN.
11.05	30" BUILT IN MICROWAVE WITH DROP-DOWN DOOR, STAINLESS STEEL FINISH - FRIGIDAIRE FGMO3067UF AS BASIS OF DESIGN.
12.01	CLOSET ROD AND SHELF WITH SUPPORT BRACKETS.
12.02	(8)6'-0" X 8'-0" WORKSTATIONS.
14.01	NEW GARAVENTIA GENESIS SHAFTWAY LIFT - COMPACT WITH ON/OFF SAME SIDE ENTRY/EXIT.
22.01	NEW WATERSENSE TOILET - RE: PLUMBING.
22.02	DROP-IN BATHROOM VANITY SINK - RE: PLUMBING.
22.03	BATHROOM SINK FAUCET - RE: PLUMBING.
22.04	DROP-IN STAINLESS STEEL KITCHEN SINK - RE: PLUMBING.
22.05	KITCHEN SINK FAUCET - RE: PLUMBING.

-SYSTEM NOTES-	
Key Value	Keynote Text
EW1	NEW EXTERIOR PAINT FINISH - POWERWASH AND CLEAN AT EXTERIOR WALL, SOFFIT, FASCIA AND STAIR STRINGER SURFACES OF ALL EXISTING BUILDINGS AND PATCH INFILL AND PREPARE ALL SURFACES FOR NEW EXTERIOR 2-COAT PAINT FINISH WITH 2 BODY COLORS AND 1 TRIM COLOR. REMOVE ANY EXISTING BIRDS NESTS AND WASP NESTS ARE REQUIRED.
EW2	PATCH EXISTING SIDING WITH LIKE KIND AT LOCATIONS WHERE EXISTING ROOF WAS REMOVED AND PREPARE ALL SURFACES FOR NEW EXTERIOR 2-COAT PAINT FINISH WITH 2 BODY COLORS AND 1 TRIM COLOR.
P1	INTERIOR PARTITION - 1/2" GYPSUM BOARD AT BOTH SIDES OF 2X4 WOOD STUD FRAMING AT 16" O.C. - PROVIDE MOLD-RESISTANT GYP. BOARD BEHIND ALL KITCHEN CASEWORK - LEVEL 4 FINISH, PRIMER, TEXTURED FINISH TO MATCH EXISTING AND 2-COAT PAINT FINISH.
P2	NEW WALL TILE 5'-0" A.F.F MIN. ON ALL WET WALLS.
R1	NEW ROOFING SYSTEM - NEW 30 YEAR, CLASS 4 LAMINATED ARCHITECTURAL ROOFING SHINGLES OVER 30 LBS SYNTHETIC ROOFING UNDERLAYMENT OVER EXISTING ROOF DECK SHEATHING. PROVIDE A MINIMUM OF 36" WIDE GRACE ICE AND WATER SHIELD SECONDARY UNDERLAYMENT AT ALL ROOF EAVES, VALLEYS AND AS REQUIRED BY CODE. NEW ROOFING VENTING TO MATCH EXISTING UNLESS EXISTING ROOF VENTING IS DETERMINED TO BE INADEQUATE. PROVIDE NEW PRE-FINISHED ALUMINUM DRIPEDGE FLASHING AT ALL ROOF EAVES AND RAKES.
R2	NEW GUTTER AND DOWNSPOUT SYSTEM - NEW 5" K-STYLE PRE-FINISHED ALUMINUM SEAMLESS GUTTER SYSTEM AND DOWNSPOUTS. PROVIDE NEW 12" X 36" PRE-CAST CONCRETE SPLASHBLOCKS AT ALL DOWNSPOUT DISCHARGE LOCATIONS.
R3	INSTALL NEW BLOWN-IN FIBERGLASS ATTIC INSULATION AS REQUIRED TO ACHIEVE A R-49 TOTAL INSULATION WHEN CALCULATED/INCLUDED WITH THE EXISTING ATTIC INSULATION.
R4	NEW ROOFING SYSTEM - NEW 30 YEAR, CLASS 4 LAMINATED ARCHITECTURAL ROOFING SHINGLES OVER 30 LBS SYNTHETIC ROOFING UNDERLAYMENT OVER ROOF DECK SHEATHING AND NEW PRE-ENGINEERED ROOF TRUSSES WITH FIBER CEMENT SOFFIT BOARD AT UNDERSIDE OF STRUCTURE. PROVIDE A MINIMUM OF 36" WIDE GRACE ICE AND WATER SHIELD SECONDARY UNDERLAYMENT AT ALL ROOF EAVES, VALLEYS AND AS REQUIRED BY CODE. NEW ROOFING VENTING TO MATCH EXISTING. PROVIDE NEW PRE-FINISHED ALUMINUM DRIPEDGE FLASHING AND FASCIA TO MATCH EXISTING AT ALL ROOF EAVES AND RAKES.



SOUTH ELEVATION
01
A4.2 SCALE: 1/4" = 1'-0"



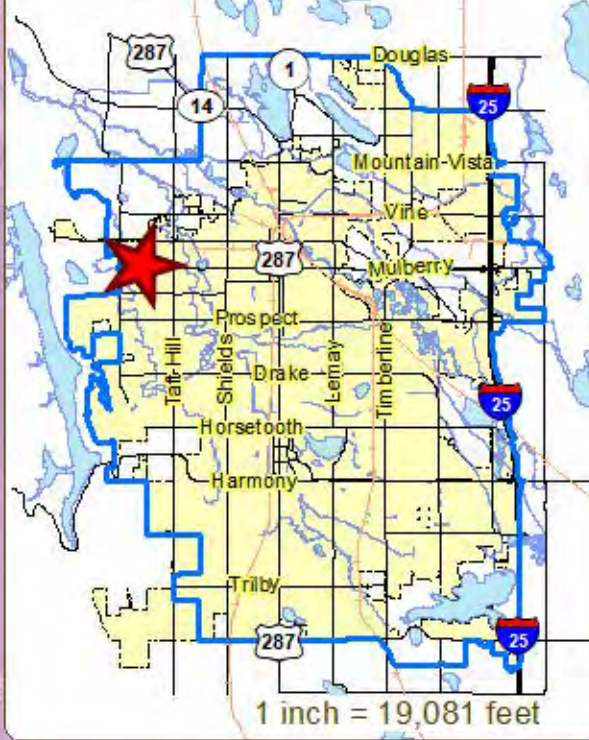
EAST ELEVATION
02
A4.2 SCALE: 1/4" = 1'-0"

© alm2s 2017
0 1/2 1 2

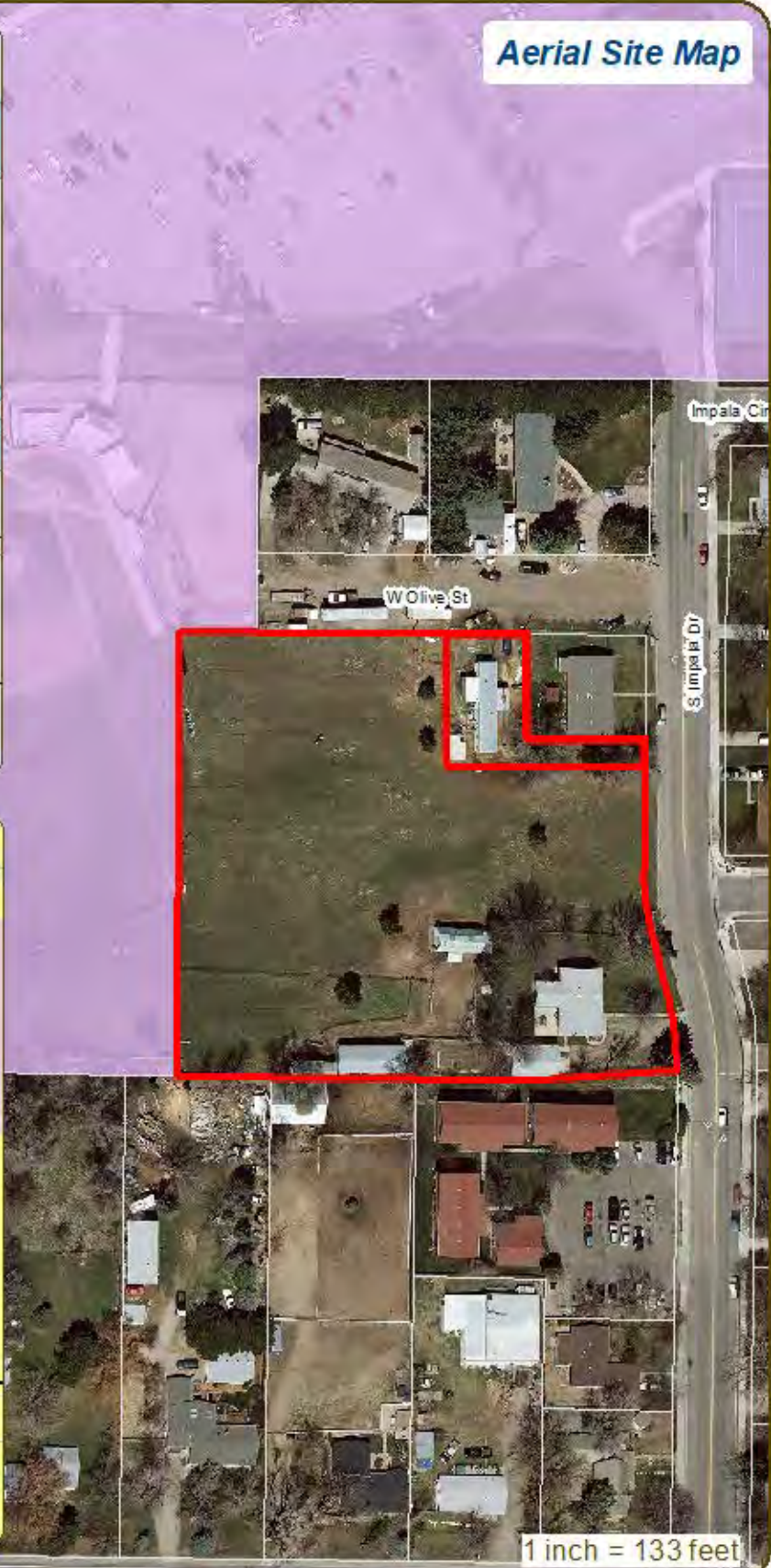
PRINTED ON 100% RECYCLED PAPER

411 S. Impala Dr Single-Family Development

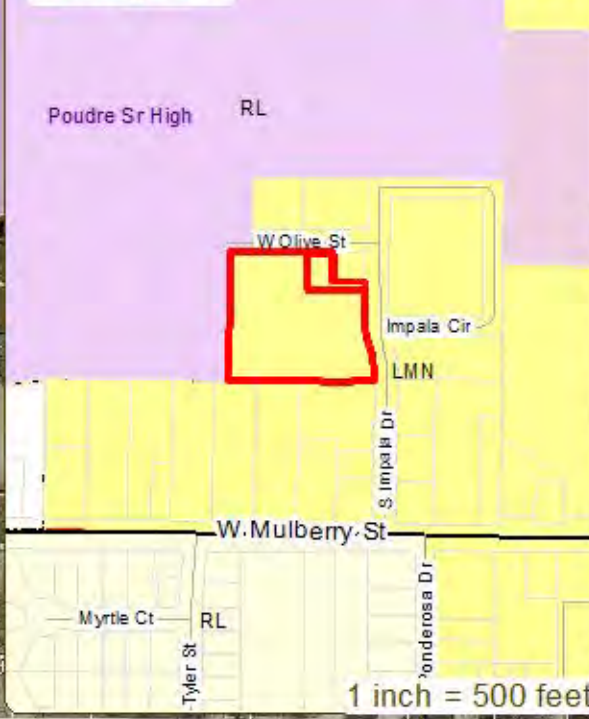
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only. And were not designed or intended for general use by or on behalf of the public. The City makes no representations or warranties as to the accuracy, reliability, completeness, and in particular, its accuracy, in showing or describing dimensions, contours, property boundaries, or placement of location of any map features therein. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any use of these map products, map applications, or data, such as for use in GIS with ALL PRODUCTS, and assumes a responsibility of the user thereof. In furtherance thereof, the City hereby disclaims any and all liability for damage, loss, or liability arising from any use of this map product. In consideration of the City's having made this information available, in dependent verification of all data contained herein, should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damages, loss, or liability, whether direct, indirect or consequential, which arise or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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.

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) _____

Kenny Layton and Scott Simmons - Consultant

Business Name (if applicable) _____

Your Mailing Address 2519 S Shields Street Suite 1K #517 Fort Collins, CO 80526

Phone Number 828-777-5525 Email Address scottsimmonsemail@gmail.com

Site Address or Description (parcel # if no address) 411 S. Impala Drive Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary) _____

See attached for existing parcel aerial image, narrative, and site plan.

Proposed Use Residential (Attached/Detached Single Family) Existing Use Single Family / Vacant

Total Building Square Footage TBD S.F. Number of Stories 2.5 max Lot Dimensions Varies, see plans

Age of any Existing Structures Single Family Residence - 60 years old

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 [x] No 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. 60,000 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?

Project Summary

411 S Impala Dr is a 2.6 acre parcel of land zoned LMN. Currently there is a single family home that would be left in place and a manufactured home that would be removed.

A new infill development is proposed on this site incorporating Principles and Policies of the City Plan to create a cohesive neighborhood with a mix of residential uses. The development provides an opportunity to target additional housing with a price target below the median price of single-family and attached dwelling units in Fort Collins. The development would utilize an increase in density by designating a minimum of 10% of the units provided as affordable per the City's guidelines.

Design Objectives

- Pedestrian friendly environment
 - Common green space that is accessible by all residents
 - Bike rack in common area
 - Connecting walkways to S Impala Dr as well as the addition of a sidewalk along the street frontage on S. Impala
- Solar Oriented Lots
 - 15 of 29 lots will be solar oriented
- Mix of Housing types
 - 10 traditional single family detached homes position along the west side of neighborhood
 - 12 Rear loaded attached dwellings fronting a common open space on the interior (4 additional dwellings fronting Impala with similar configuration)
 - 6 townhome lots that would be used for 1 bedroom efficiency duplexes of 572 sqft each along the north side.
 - 1 existing single family detached home that will remain in place. (Original home at 411 S Impala)

Conceptual/Preliminary Design Review

- What would trigger the need for W Olive to Be improved?
- What triggers the need for a 2nd access point for emergency vehicles?
 - Does a gate for emergency access on W Olive work?
- Are there any city funds/grants available in conjunction with an affordable housing project to bring W Olive up to current level of service expectations? (Why was it not paved originally?)
- Are there any special considerations if modular construction is used for single-family and attached dwellings?

411 S Impala Dr

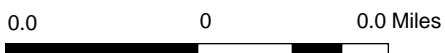


Legend

Addresses	Railroads	City or Town
Subdivisions	Major Road System	County
Tax Parcels	Road System	State
Platted Lots	Lakes and Ponds	Federal
Home Owners Assoc & Severed Mine Rights	Major Rivers and Streams	Other

Notes

--



Scale
1: 1,200



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

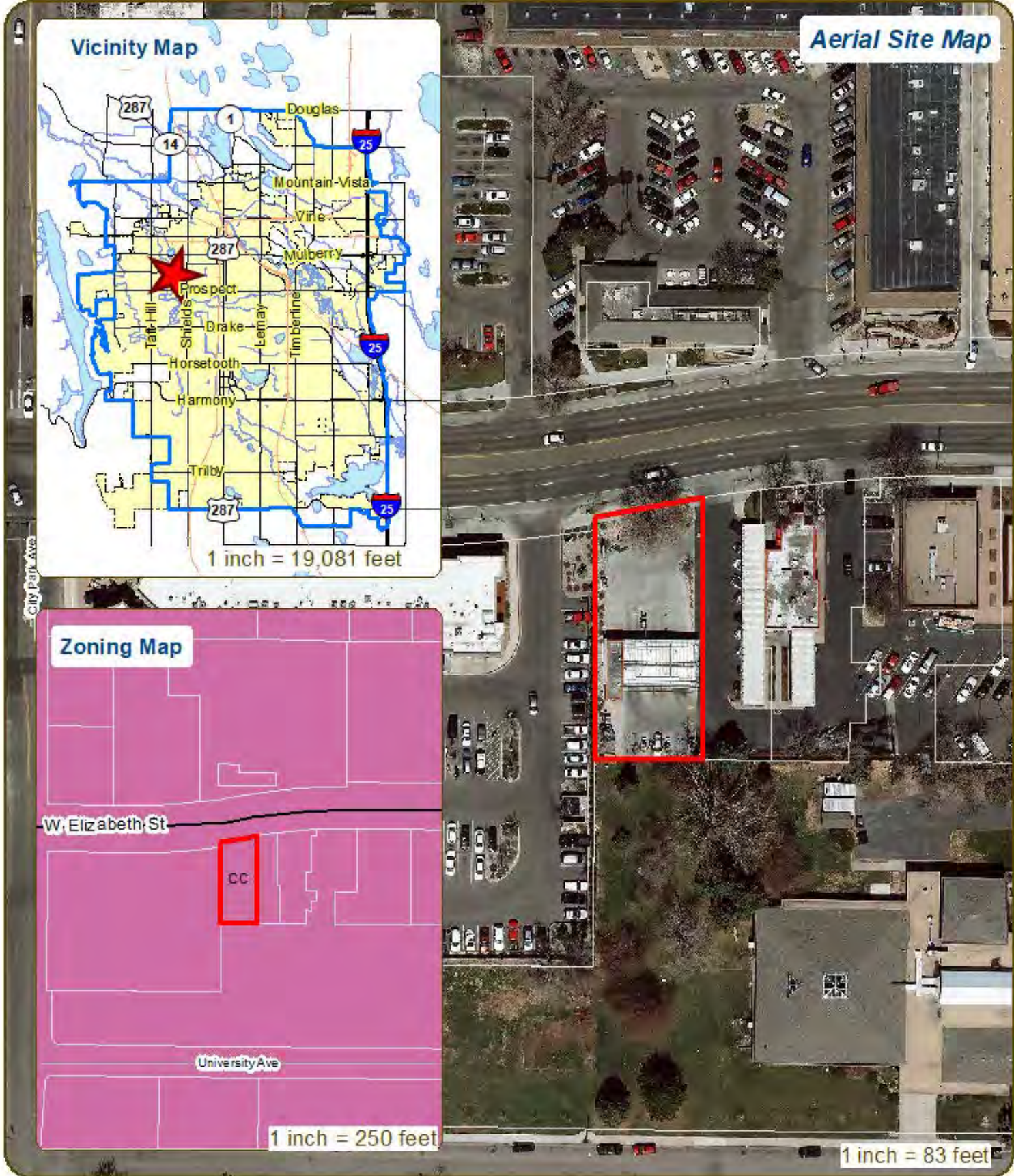


©2017 Google





1305 W Elizabeth St Bank of Colorado Drive-Thru



Vicinity Map

Aerial Site Map

Zoning Map

1 inch = 83 feet

These maps and products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only and are not designed or intended for general use by or release to the public. The City makes no representation or warranty as to the accuracy, reliability, or completeness and is not liable, in any manner, for any errors, omissions, or inaccuracies in the data. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSES, EXPRESS OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any use of these map products, map applications, or data for any purpose other than that intended by the City of Fort Collins is at the user's sole risk and responsibility. The City disclaims any liability for any and all damages, loss, or liability arising from any use of this map product. In consideration of the City's having made this information available, in dependent verification of all data contained herein, should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damages, loss, or liability, whether direct, indirect, or consequential, which arise or may arise from these map products to the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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.

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) _____

Matt Rankin - Consultant

Business Name (if applicable) r4 Architects

Your Mailing Address 226 Remington St., Unit 3 FC, CO 80524

Phone Number 970-556-5874 Email Address matt@r4architects.com

Site Address or Description (parcel # if no address) 1305 West Elizabeth

Description of Proposal (attach additional sheets if necessary) Conversion of an existing car wash into a new drive-thru branch location for Bank of Colorado.

Proposed Use 'B' Business Existing Use Car Wash

Total Building Square Footage 1250+/- S.F. Number of Stories 1 Lot Dimensions 166.63' x 68.49'

Age of any Existing Structures 2003

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 [x] No If yes, then at what risk is it? _____

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

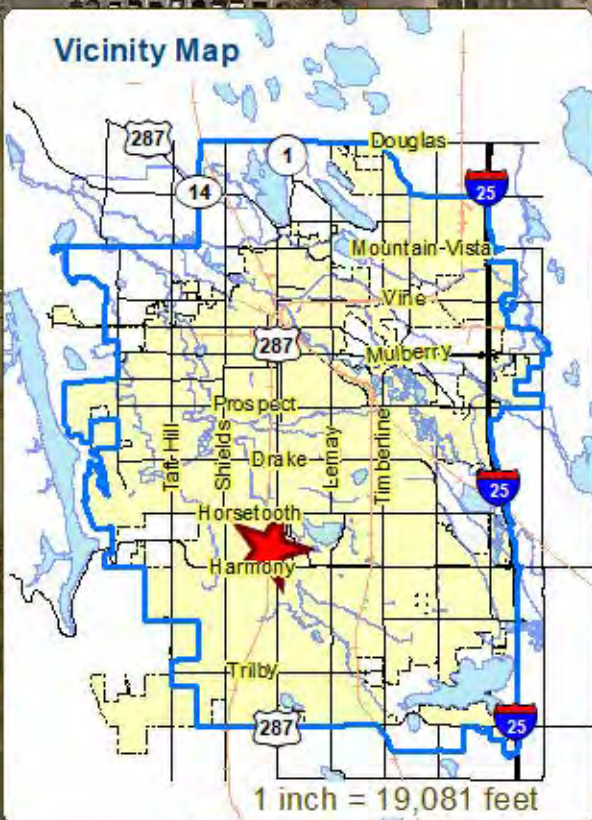
Increase in Impervious Area 0 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

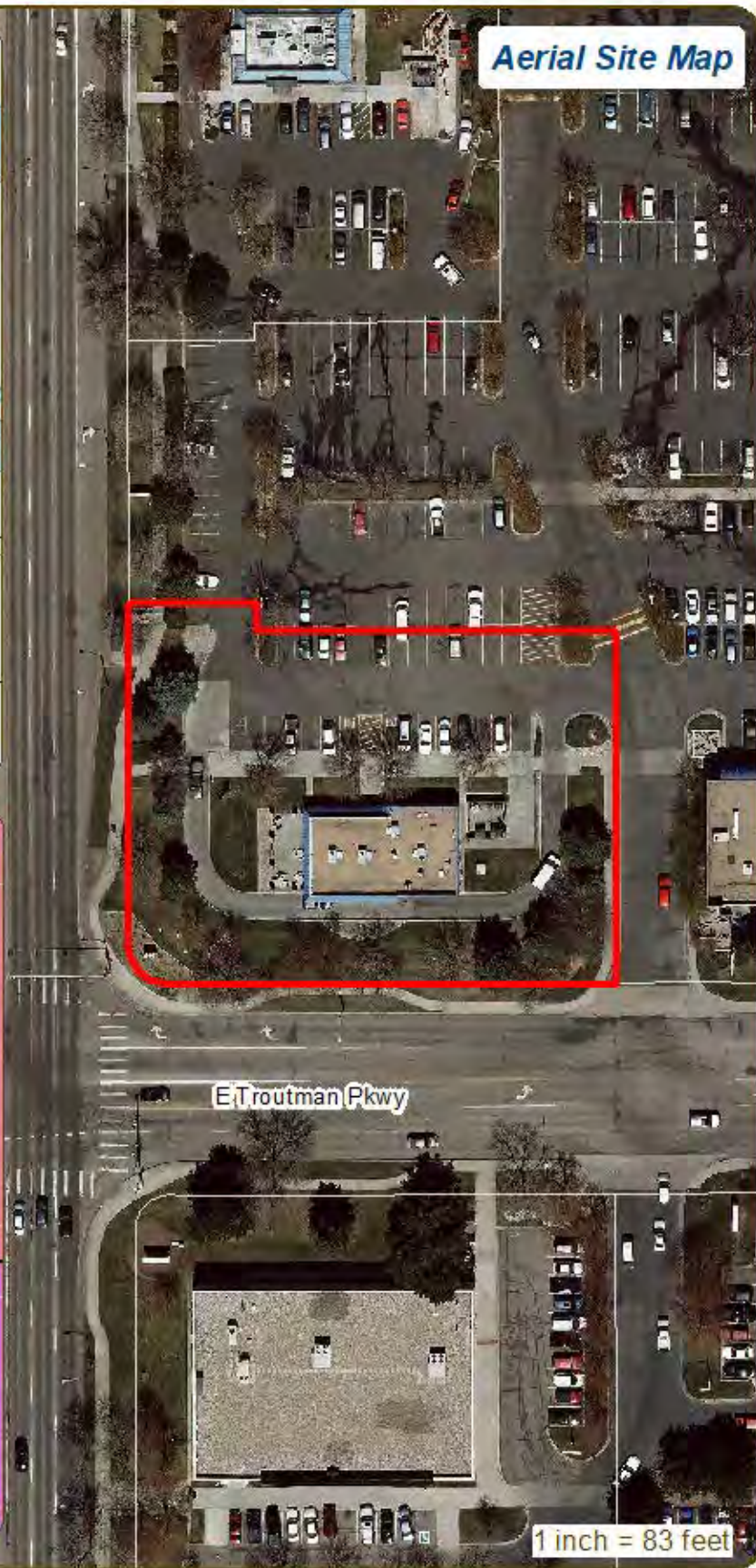
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

4218 S College Ave Starbucks Drive-Thru

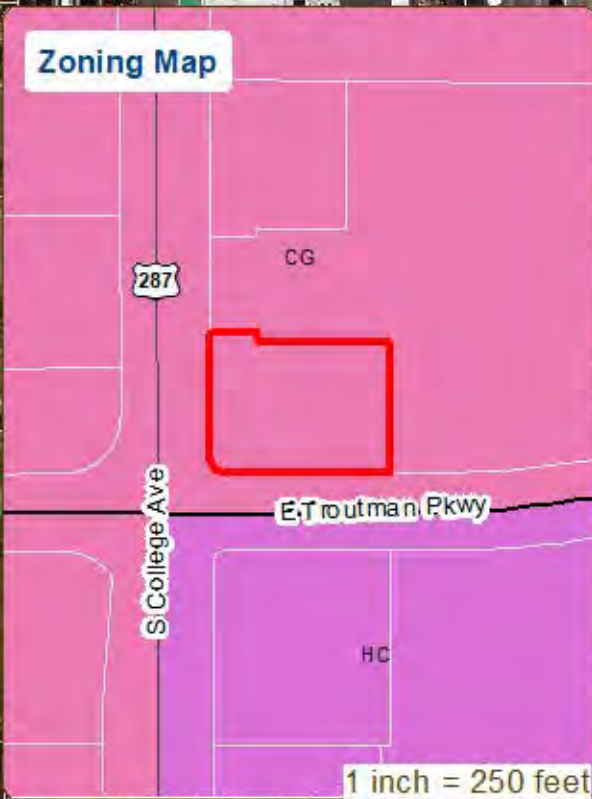
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only. And are not designed or intended for general use by its website or the public. The City makes no representation or warranty as to the accuracy, reliability, completeness and, in particular, its accuracy, its timing or digital rights, content, property boundaries, or placement of icons on any map feature therein. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR FITNESS OF USE FOR PARTICULAR PURPOSES, EXPRESS OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any use of these map products, map application, or other software using GIS is with all faults, and assumes a responsibility of the user thereof. In addition, users and agree to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product. In consideration of the City's having made this information available, in dependent verification of all data contained herein, should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damages, loss, or liability, whether direct, indirect or consequential, which may be incurred from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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.

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) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

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

Age of any Existing Structures _____

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 at what risk is it? _____

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

Increase in Impervious Area _____ 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?

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
 A PORTION OF THE SW 1/4 OF SECTION 36, TOWNSHIP 7 NORTH,
 RANGE 69 WEST OF THE 6TH P.M. COUNTY OF
 LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:
 (PER THE TITLE COMMITMENT)

LOT 2, MARKETPLACE P.U.D.,
 COUNTY OF LARIMER,
 STATE OF COLORADO.

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON AMERICAN HERITAGE TITLE, COMMITMENT NO. 24-33013-2, EFFECTIVE DECEMBER 4, 1992.
- THE BEARINGS ARE BASED ON THE NORTH LINE OF TROUTMAN PARKWAY ASSUMED TO BEAR S89°37'59"W BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN HEREON.
- THE SUBJECT PROPERTY HAS 26 REGULAR PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 28 PARKING SPACES.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK ARE SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE THE U.S. SURVEY FOOT.

SCHEDULE B-SECTION 2 TITLE EXCEPTION COMMENTS:

10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT. (ALL PLATTED EASEMENTS ARE SHOWN HEREON)

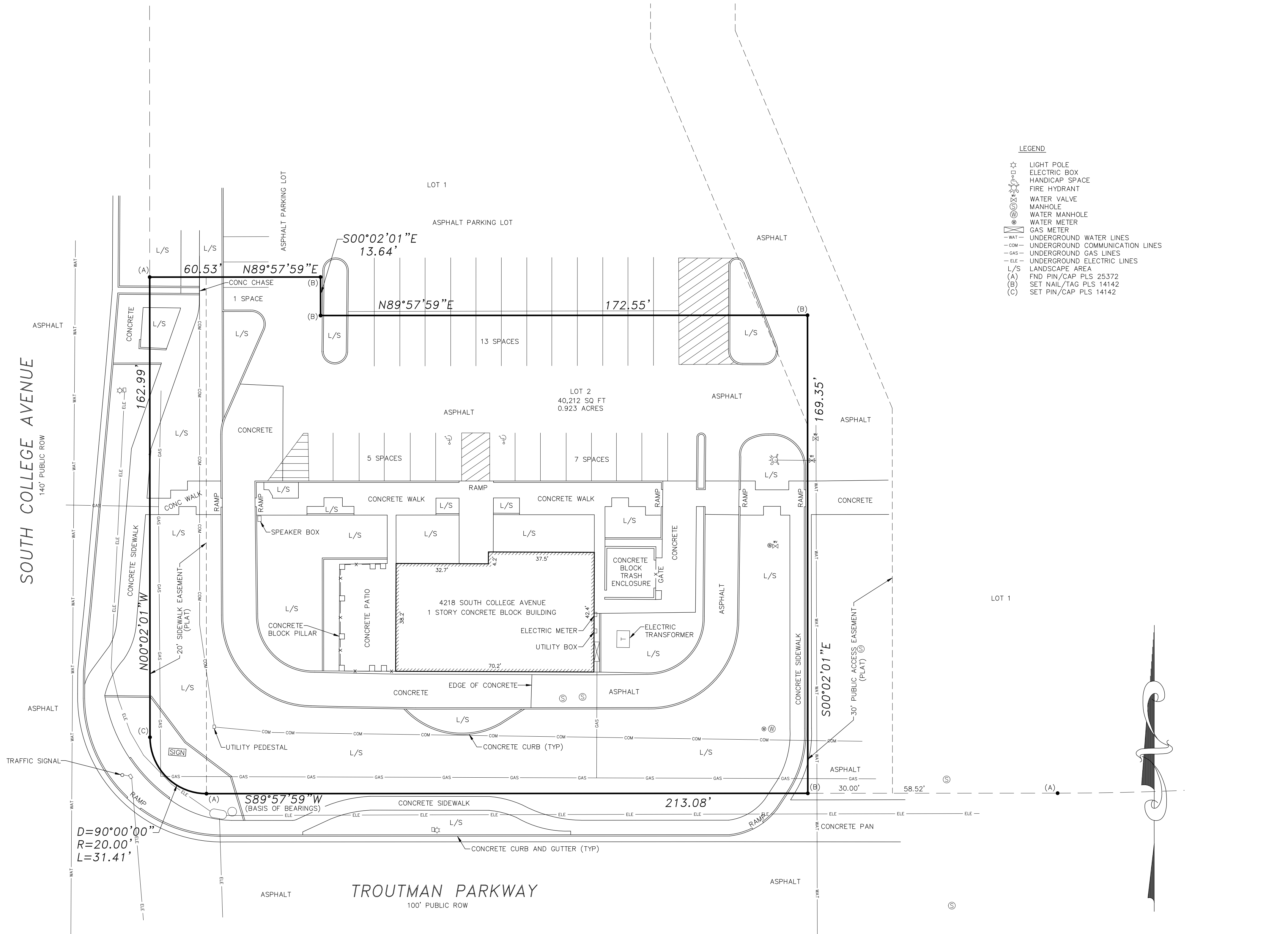
NOTE: A CURRENT TITLE COMMITMENT WITH SUPPORTING DOCUMENTS WOULD BE NEEDED TO ADDRESS ANY OTHER EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE:

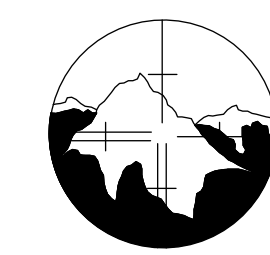
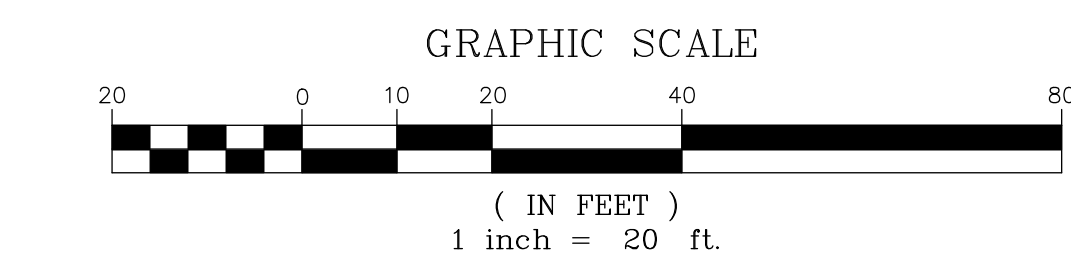
TO:
 THE CARRINGTON COMPANY;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND N.S.P.S., AND INCLUDES ITEMS 1, 2, 4, 6(o), 7(o) 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/9/20.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ROBERT J. RUBINO, PLS 14142



- LEGEND**
- ☆ LIGHT POLE
 - ⊕ ELECTRIC BOX
 - HANDICAP SPACE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ MANHOLE
 - ⊕ WATER MANHOLE
 - ⊕ WATER METER
 - ⊕ GAS METER
 - WAT— UNDERGROUND WATER LINES
 - COM— UNDERGROUND COMMUNICATION LINES
 - GAS— UNDERGROUND GAS LINES
 - ELE— UNDERGROUND ELECTRIC LINES
 - L/S LANDSCAPE AREA
 - (A) FND PIN/CAP PLS 25372
 - (B) SET NAIL/TAG PLS 14142
 - (C) SET PIN/CAP PLS 14142



prepared by:
 RUBINO SURVEYING
 3312 AIRPORT ROAD
 BOULDER, COLORADO 80301
 (303) 464-9515

REVISIONS	
DRAWING NO: 20130.DWG	SHEET 1 OF 1
DATE OF SURVEY: 4/9/20	DATE OF DRAWING: 4/12/20
DRAWN BY: BR	PROJECT NO: 20130

Seal:

A Project for:

STARBUCKS
 1648 SOUTH COLLEGE AVENUE
 FORT COLLINS, CO 80525

Client:

THE CARRINGTON CO.
 707 H STREET
 EUREKA, CA 95501

Revisions:

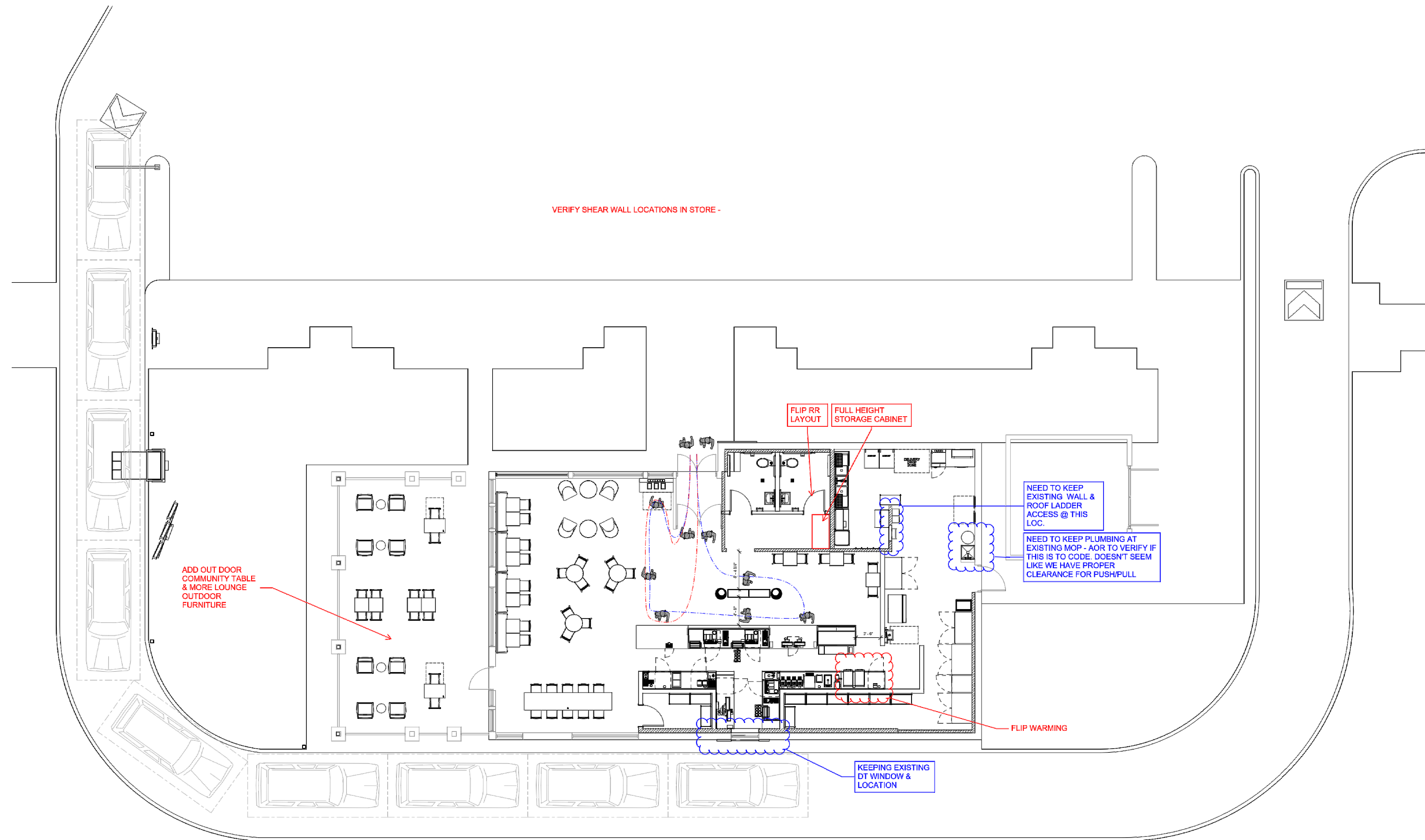
ISSUED FOR REVIEW 04.14.20

No.	Description	Date
Project No.:		20-004
Drawn By:		AC
Reviewed By:		
Scale:		AS NOTED
Date:		04-14-20
Filename:		20-004 - A100
Sheet Title:		

FLOOR PLAN

Sheet #:

A100





ELEVATION 1

BLACK STANDING SEAM



ELEVATION 2

BLACK STANDING SEAM

CHRISTMAS LIGHTS



ELEVATION 3

BLACK STANDING SEAM



AXO VIEW

Seal:

A Project for:

STARBUCKS
 1648 SOUTH COLLEGE AVENUE
 FORT COLLINS, CO 80525

Client:

THE CARRINGTON CO.
 707 H STREET
 EUREKA, CA 95501

Revisions:

ISSUED FOR REVIEW 04.14.20

No.	Description	Date
Project No.:		20-004
Drawn By:		AC
Reviewed By:		
Scale:		AS NOTED
Date:		04-14-20
Filename:		20-004 - A201
Sheet Title:		

Project No.: 20-004

Drawn By: AC

Reviewed By:

Scale: AS NOTED

Date: 04-14-20

Filename: 20-004 - A201

Sheet Title:

ELEVATIONS

Sheet #:

A101





Handicap icon

PARKING

Red and white sign

Handicap icon

Handicap icon



4218



4218