

Conceptual Review Agenda

Schedule for 03/26/18 to 03/26/18

281 Conference Room A

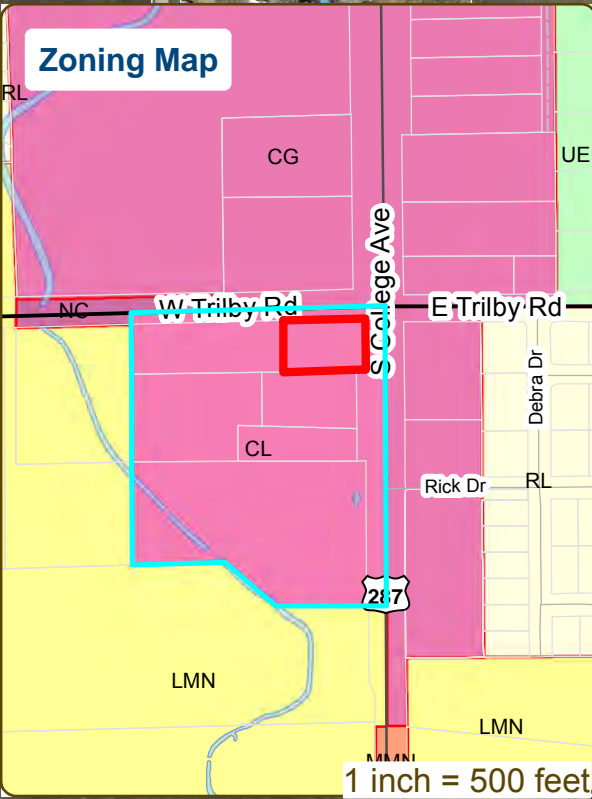
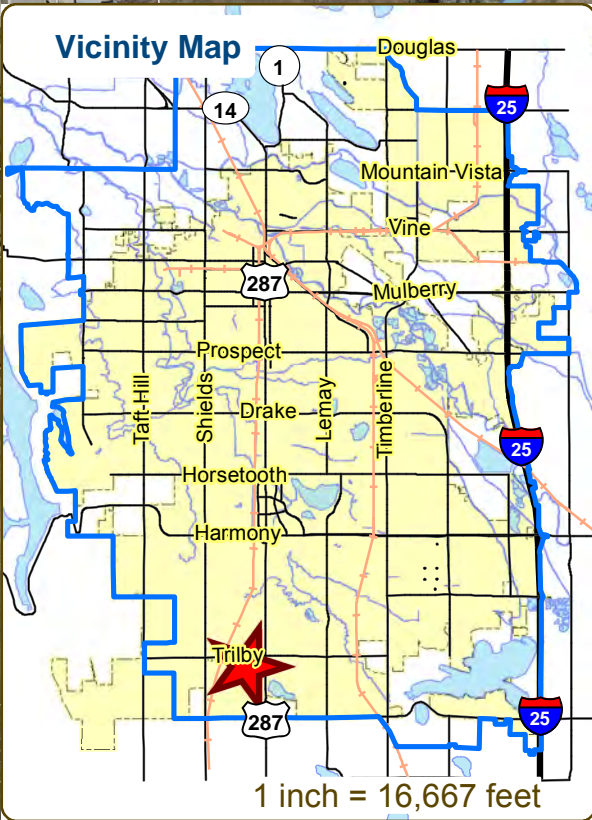
Monday, March 26, 2018

Time	Project Name	Applicant Info	Project Description	Planner
9:30	6605 S College CDR180015	BJ DeForge (970) 669-8220 bj@hauserarchitectspc.com	This is a request to demolish the building at 6605 S College Ave and develop the site for a future 5,200 square foot multi-tenant building (parcel # 9614100006). Site improvements include new sidewalks, a right in, right out on Trilby and a right out on College. The proposal includes parking and the pad site. The proposed parking will be utilized as overflow parking for the adjacent business in the interim. The proposed project is within the Limited Commercial (CL) zone district and is subject to the Addition of Permitted Use (APU) process.	Ted Shepard
10:15	Rivendell School Parking Lot Improvements CDR180016	Kelly Stahl (970) 493-9052 kelly@rivendell-school.org	This is a request to improve the existing parking lot at 1800 E Prospect Rd (parcel #8718419002). Proposed site improvements include stacking drop-off lanes, improved handicap parking spaces with accessible aisles, accessible crosswalks and trees. The proposed layout includes approximately 130 spaces. The proposed project is within the Industrial (I) zone district and is subject to Minor Amendment.	Clark Mapes

Monday, March 26, 2018

Time	Project Name	Applicant Info	Project Description	Planner
11:00	Foothills Unitarian Church CDR180017	Chad Arthur (303) 710-1835 chad.arthur@infusionarchitects.com	This is a request to add approximately 12,000 square feet to the existing building at 1815 Yorktown Ave. Building additions are proposed in four locations on the existing building. Site access will not change. 29 new parking spaces are proposed at the southeast corner of the site and would replace an existing garden. The proposed project is within the Low Density Residential (RL) zone district and is subject to Minor Amendment.	Clay Frickey

6605 S College Ave Parking Lot/Future Pad Site



Aerial Site 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 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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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) _____

BJ DeForge - Architectural Consultant

Business Name (if applicable) Hauser Architects, P.C.

Your Mailing Address 3780 E. 15th Street, Suite 201

Phone Number 970-669-8220 Email Address bj@hauserarchitectspc.com

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

6605 S. College Ave., Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) _____

Site Development to improve entries off of Trilby and College, add parking, parking lot lighting (poles) and get the pad ready for a future 5,250 SF multi-tenant building.

Proposed Use commercial B/F-1 occ. Existing Use residential

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

Age of any Existing Structures 116 years (per county records)

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 13,000 SF S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

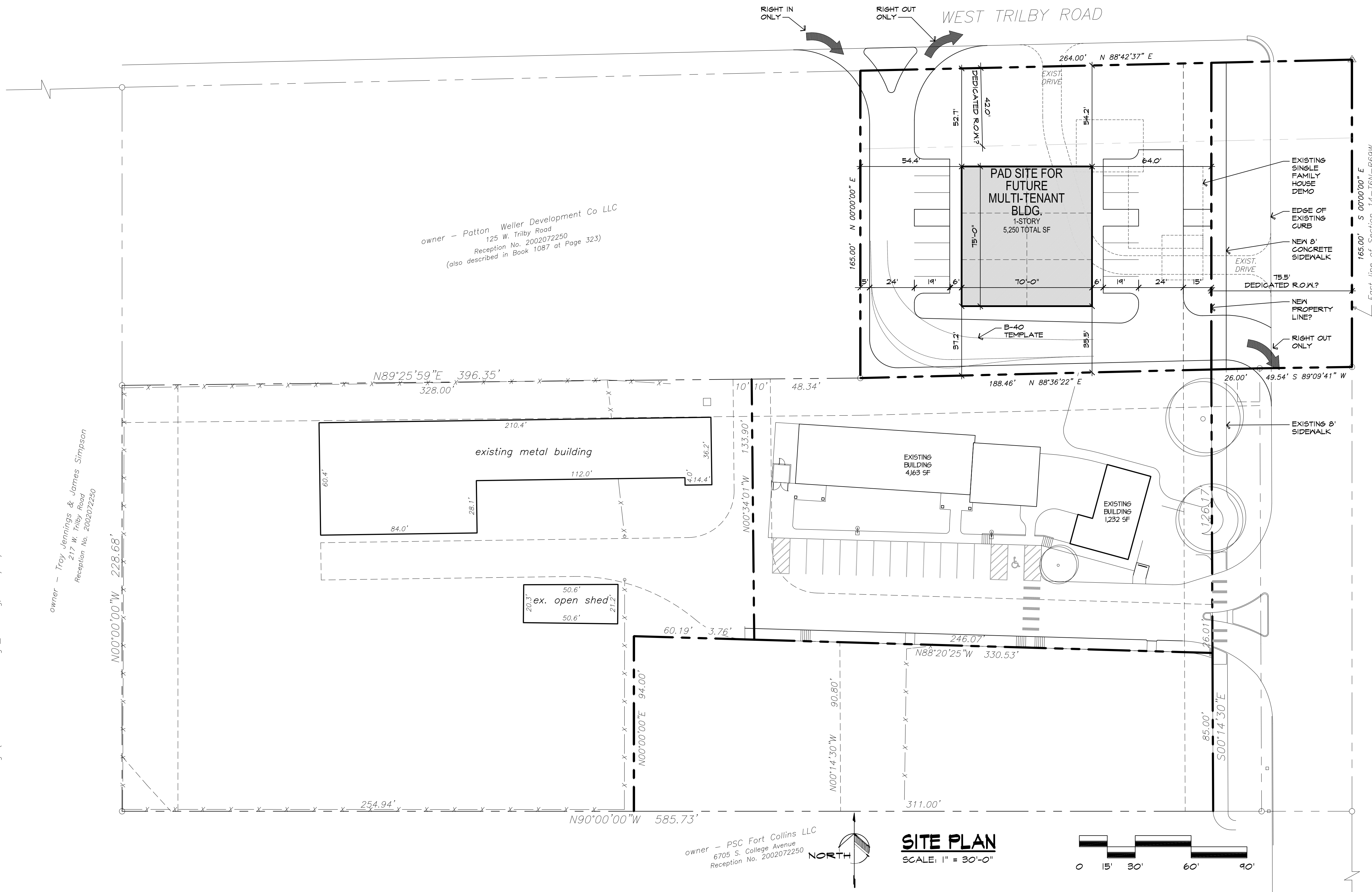
Suggested items for the Sketch Plan:

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?

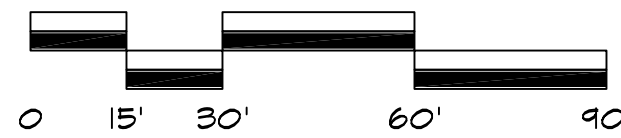
owner - Troy Jennings & James Simpson
217 W. Trilby Road
Reception No. 200202250

owner - Patton Weller Development Co LLC
125 W. Trilby Road
Reception No. 2002072250
(also described in Book 1087 at Page 323)

owner - PSC Fort Collins LLC
6705 S. College Avenue
Reception No. 2002072250



SITE PLAN
SCALE: 1" = 30'-0"



LEGAL DESCRIPTION:

BEG AT NE COR OF 14-6-64, N 16 RODS, S 10 RODS, E 16 RODS, N 10 RODS TO BEG; FTC, LESS HWY, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO (31,799 SF)

STREET ADDRESS:
6605 S. COLLEGE AVENUE
FORT COLLINS, CO 80525

LOT I - LAND USE DATA TABLE:

	TOTAL	SF	%
BUILDING FOOTPRINTS			
PAVED AREAS (PARKING, WALKS & DRIVES)			
AREA OF LANDSCAPING:			
TOTAL LOT AREA:		SF 100.00%	
		(ACRES)	

SITE DATA:

PARCEL NUMBER:
9614100006

ZONING:
LIMITED COMMERCIAL (CL)

ADJACENT ZONING:
NORTH = LIMITED COMMERCIAL (CL)
SOUTH = LIMITED COMMERCIAL (CL)
EAST = LIMITED COMMERCIAL (CL)
WEST = LIMITED COMMERCIAL (CL)

TOTAL SITE AREA:
31,799 SF (0.73 ACRES)

TOTAL BUILDING AREAS:
5,250 I-STORY - PROPOSED

OCCUPANCY:
B
F-1

CONSTRUCTION TYPE:
V-B (SPRINKLED?)

PARKING SUMMARY:

TOTAL PARKING PROVIDED: = 12 SPACES
(INCLUDES 1 VAN ACCESSIBLE HANDICAPPED SPACE)

NEW BIKE RACK

PREPARED BY:

HAUSER ARCHITECTS, P.C.
ALAN HAUSER, PROJECT ARCHITECT
BJ DEFORGE, PROJECT MANAGER
3780 EAST 15TH STREET, SUITE 201
LOVELAND, CO 80538
PHONE: 970.669.8220
EMAIL: AL@HAUSERARCHITECTSPC.COM
EMAIL: BJ@HAUSERARCHITECTSPC.COM

PROPERTY OWNER:

6617 SOUTH COLLEGE LLC
MARK DINGS - MANAGER
6617 SOUTH COLLEGE AVENUE
FORT COLLINS, COLORADO 80525
PHONE: 970.222.7057
EMAIL: mnd538@gmail.com

U.S. HIGHWAY 287 (SOUTH COLLEGE AVENUE)
(MAJOR ARTERIAL)

**MULTI-TENANT COMMERCIAL BUILDING
SITE DEVELOPMENT
6605 S. COLLEGE AVENUE
FORT COLLINS, COLORADO 80525**

CONCEPTUAL SITE PLAN

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

PROJECT NO.	
DRAWN	B.L.D.
CHECKED	



EAST FACING (FROM COLLEGE AVE)



NORTH FACING (FROM TRILBY AVE)



SOUTHWEST FACING



SOUTH FACING



SOUTHEAST FACING



NORTHEAST FACING

PROJECT NO.	DRAWN	BUD	9.2.18
	CHECKED		

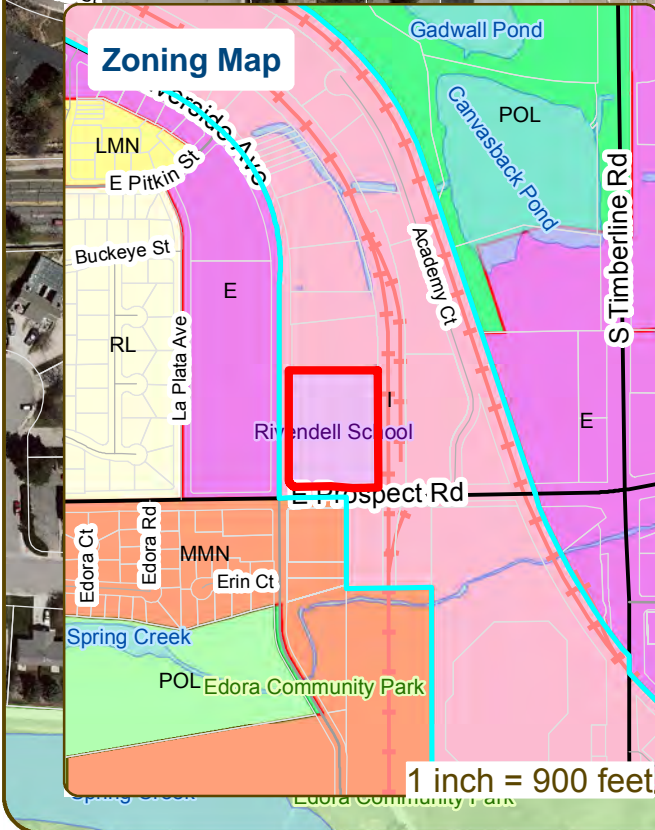
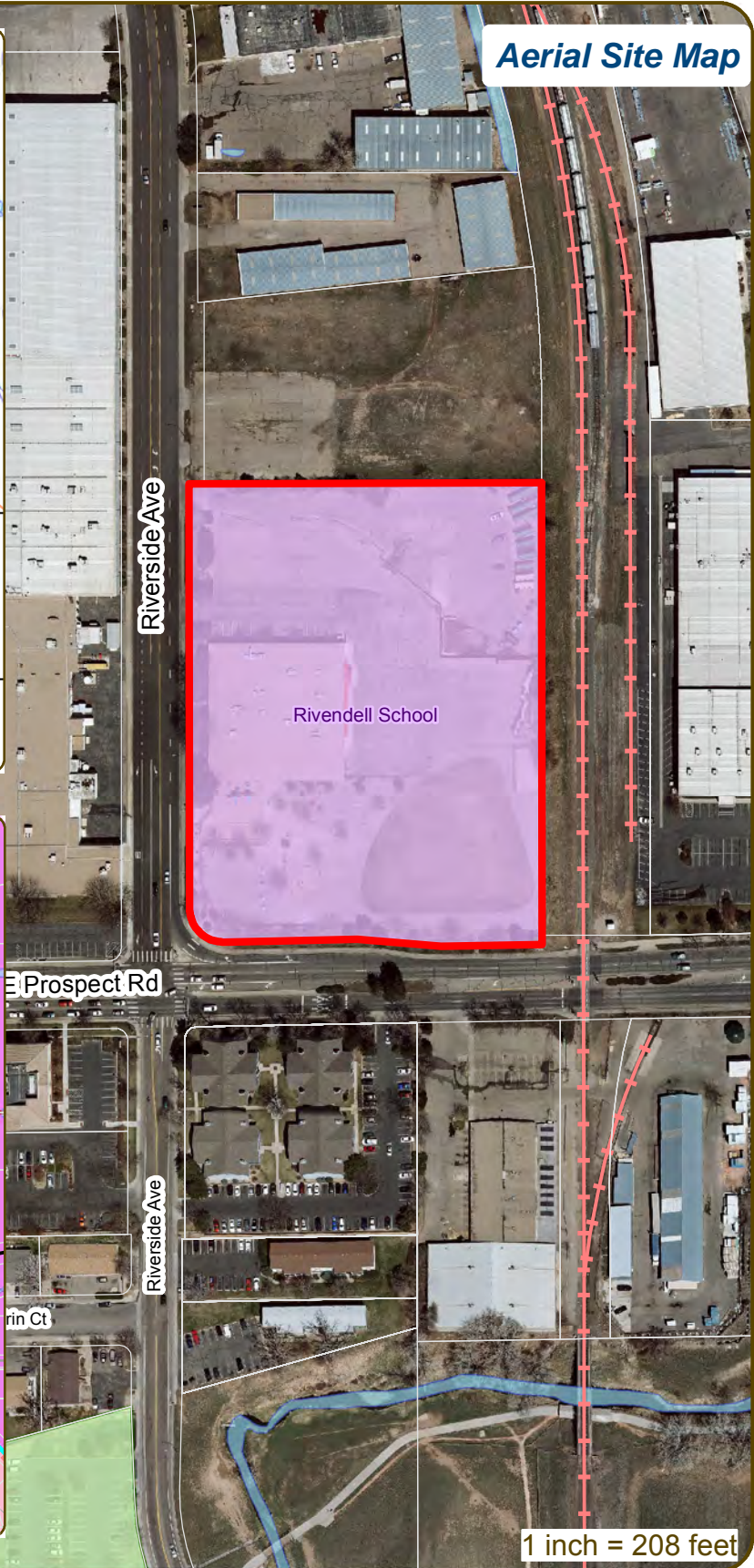
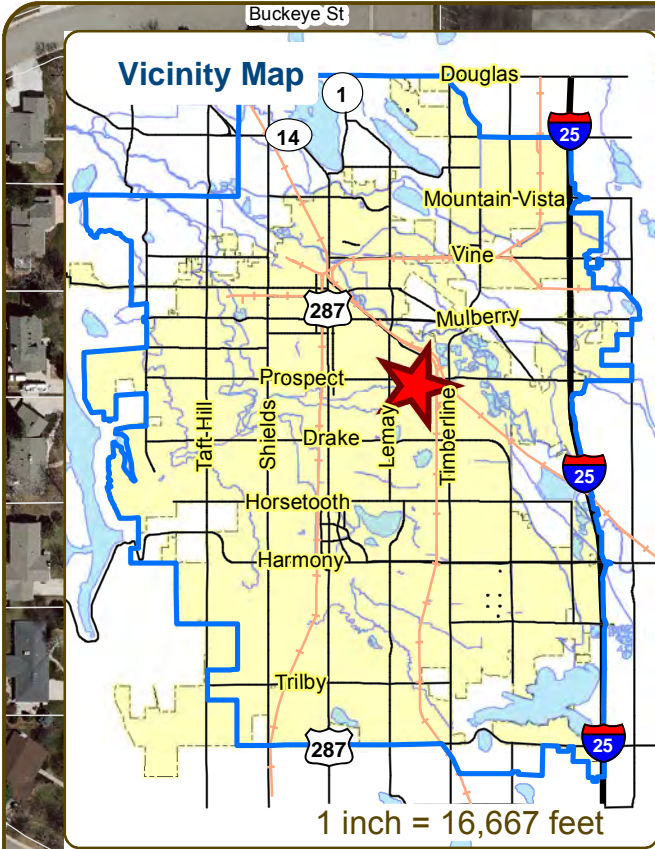
**MULTI-TENANT COMMERCIAL BUILDING
SITE DEVELOPMENT
6605 S. COLLEGE AVENUE
FORT COLLINS, COLORADO 80525**

SHEET TITLE: **EXISTING EXTERIOR PHOTOS**

HAUSER
ARCHITECTS

3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
970.669.8220
E-mail: info@hauserarchitectspc.com
HauserArchitectspc.com

Rivendell School Parking Lot 1800 E Prospect Rd



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Development Review Guide – STEP 2 of 8
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APPLICATION

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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Kelly Stahl, President Board of Directors		
Business Name (if applicable) Rivendell School of Northern Colorado		
Mailing Address 1800 E. Prospect Road, Fort Collins, CO 80525		
Phone 970.493.9052	Email Address Kelly@rivendell-school.org	
Site Address (parcel # if address in not available) 1800 E. Prospect Road Fort Collins, CO 80525		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use Same use, just updated	Existing Use parking lot	
Total Building Square Footage —	Number of Stories —	Lot Dimensions

Age of any Existing Structures *this conceptual review is only to discuss parking lot updates*

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

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PLAT OF
FIRST REPLAT OF PROSPECT - RIVERSIDE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
 TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH. P.M.,
 CITY OF FORT COLLINS, COUNTY OF LARIMER,
 STATE OF COLORADO

BOOK 2067, PAGE 945

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

Know all men by these presents, that the undersigned being owners of the following described land:
 A tract of land located in the Southeast Quarter of Section 18, Township 7 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows:

Considering the South line of the Southeast Quarter of said Section 18 as bearing North 88°59'40" East from a found aluminum cap set in a range box at the Southeast corner of said Section 18 and with all bearings confirmed herein relative thereto:

Commencing at the South Quarter corner of said Section 18, thence along said South line of the Southeast Quarter, North 88°59'40" East, 1950.95 feet; thence North 00°03'20" West, 90.00 feet to a post on the North right-of-way line of Riverside Avenue and the East right-of-way line of Prospect Road, said post also being the POINT OF BEGINNING, thence along said East right-of-way line North 00°03'20" West, 597.58 feet to a point on a curve concave to the West having a central angle of 08°04'00", a radius of 1167.28 feet and the chord of which bears North 03°17'00" West, 123.54 feet; thence along the arc of said curve 123.60 feet; thence departing said East right-of-way line, North 83°02'40" East, 420.00 feet to a point on the West right-of-way line of the Union Pacific Railroad, said point being on a curve concave to the West having a central angle of 06°04'00", a radius of 1587.98 feet and the chord of which bears South 03°05'20" East, 187.99 feet; thence along said West right-of-way line and along the arc of said curve, 168.67 feet; thence South 00°03'20" East, 640.43 feet to a point on the North right-of-way line of Prospect Road, thence along said North right-of-way line, South 88°59'40" West, 120.11 feet; thence, North 85°17'42" West, 100.50 feet; thence, South 88°59'40" West, 195.95 feet to a point on a curve concave to the Northwest having a central angle of 88°54'48", a radius of 40.00 feet and the chord of which bears North 45°31'50" West, 25.86 feet; thence along the arc of said curve 61.84 feet to the Point of Beginning.

The above described tract contains 7.548 acres more or less.
 The undersigned have caused the above described land to be surveyed and subdivided into lots as shown on the plat to be sworn on First Replat of Prospect Riverside Subdivision subject to all easements and rights-of-way now of record or existing or indicated on this plat.
 The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as laid out and designated on this plat, provided, however, that: (1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated and accepted by the Director of Engineering.

Witness our hands and seals this 27th day of March, A.D. 1995

By: Public Service Company of Colorado, a Colorado Corporation

By: *Richard C. Kelly* SR Vice President
 State of Colorado)
 County of Larimer)

The foregoing instrument was acknowledged before me this 27th day of March, A.D. 1995 by *Richard C. Kelly* SR Vice President and *Carol J. Peterson* Secretary of Public Service Company of Colorado, a Colorado Corporation.

Subscribed and sworn before me this 27th day of March, A.D. 1995

My Notarial Commission expires July 19, 1995

John M. Peterson
 Notary Public
 State of Colorado
 My Comm. Expires 7/19/95
 Address: *1225 17th St #2002*
 City, State, ZIP Code



ATTORNEY'S CERTIFICATE

This is to certify that on the 28th day of March, 1995, I examined the title to the property as described herein and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, § 3-211, are as shown herein as of said date.

David Witte
 Address: *1225 17th St #2002*
 DENVER, CO 80202
 Registration No. 2288

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 28th day of March, A.D. 1995

Richard R. Berg
 Director of Engineering

Approved by the City of Fort Collins Planning Department on the 24th day of March, A.D. 1995

Robert E. Blawie
 Planning Director

SURVEYOR'S STATEMENT

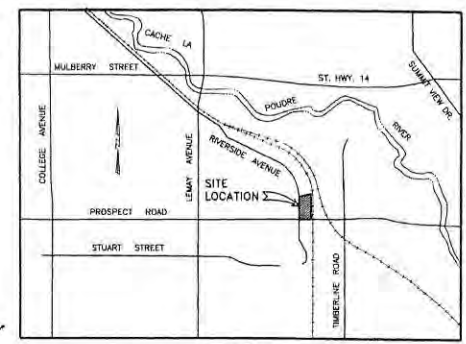
I, Gerald D. Gilliland, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown herein was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown herein.



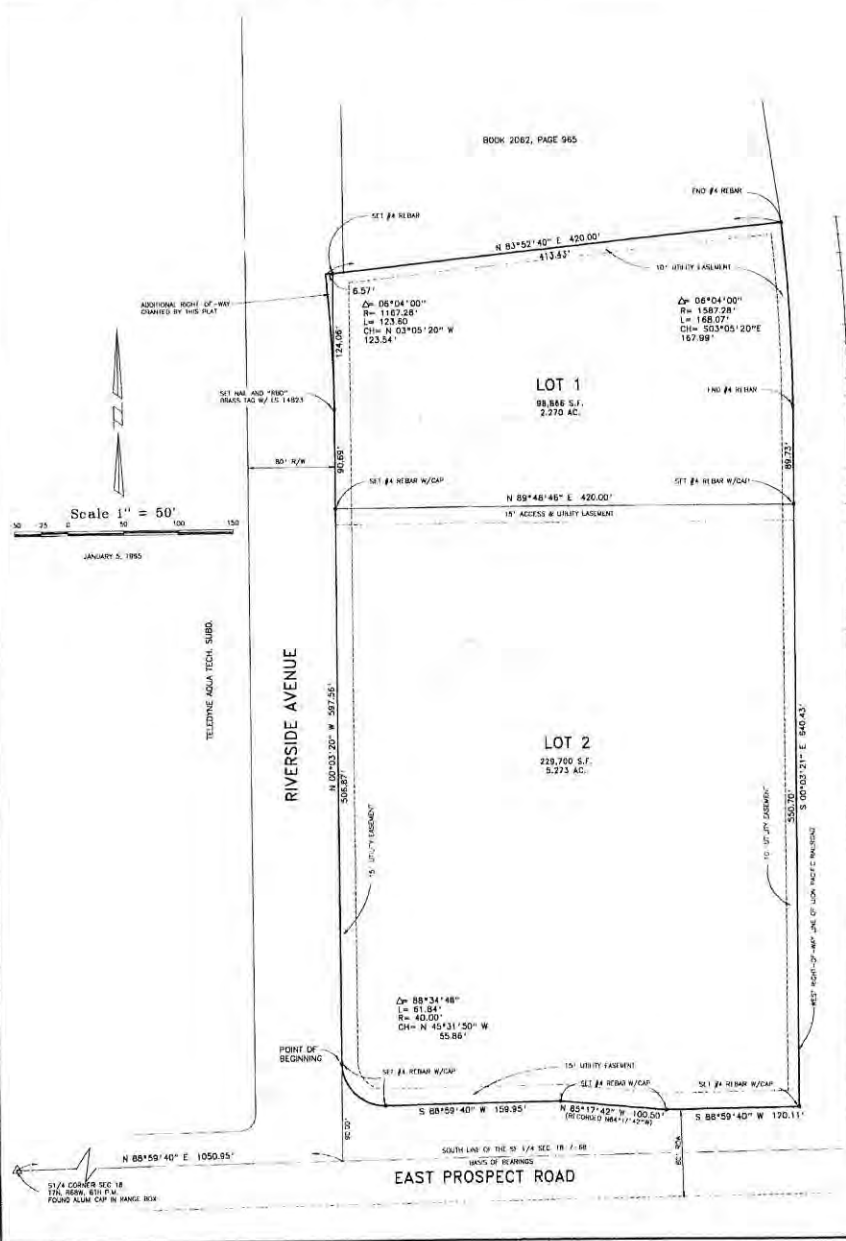
Gerald D. Gilliland
 Gerald D. Gilliland
 Registered Land Surveyor
 Colorado Registration No. 14823
 Date: 3-20-95

NOTE: According to Colorado law, you must commence any legal action based upon any defect on this survey within three years after you first discover such defect. In no event may any color based upon any defect in this survey be commenced more than ten years from the date of survey shown herein.

Keith H. Hagedorn
 City Clerk



VICINITY MAP
 SCALE: 1" = 2000'



UNION PACIFIC RAILROAD

1827

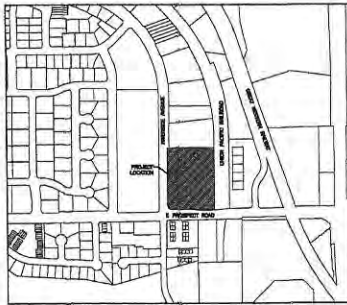
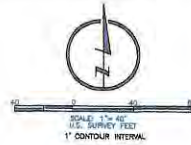
1851



ESD Inc.
 Engineering Consultants
 209 South Midland Street
 Fort Collins, Colorado 80521
 (970) 482-1827

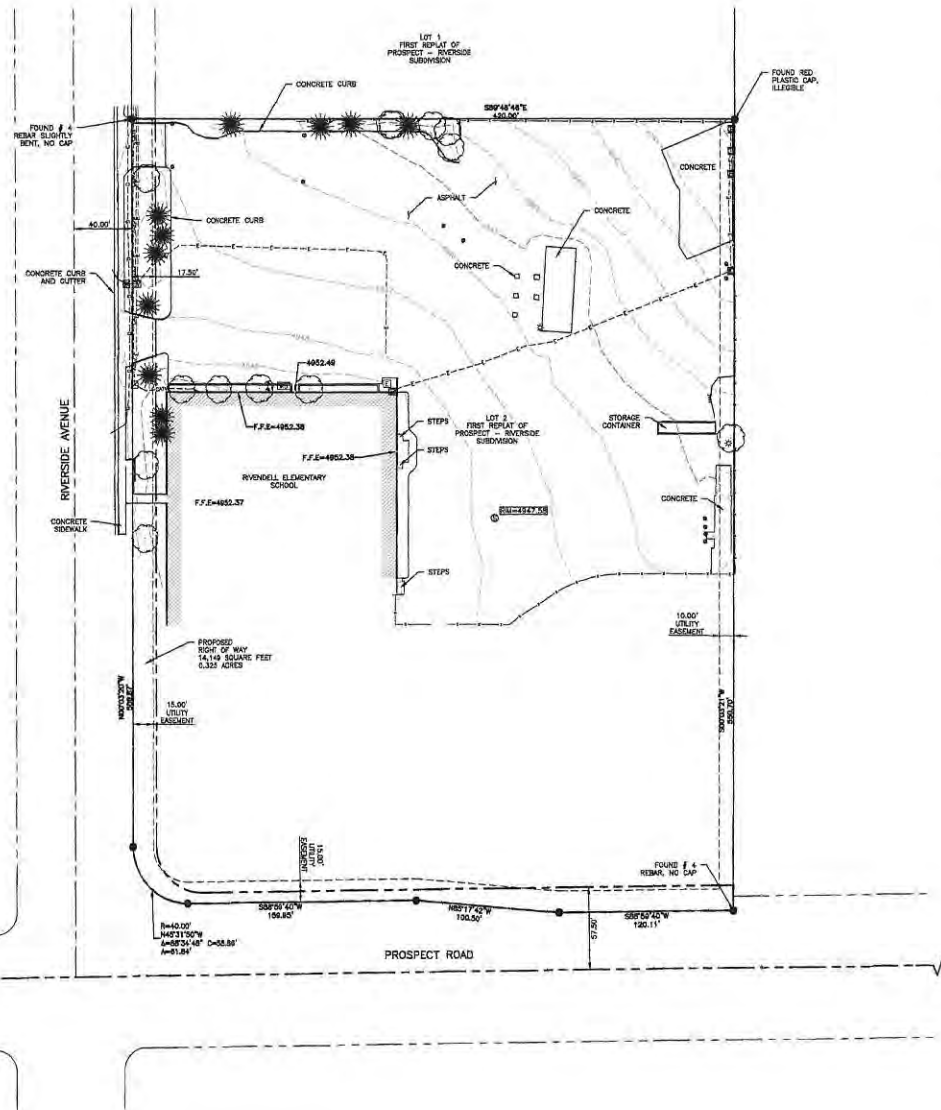
TOPOGRAPHIC SURVEY

OF A PORTION OF LOT 2, FIRST REPLAT OF PROSPECT - RIVERSIDE SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO



VICINITY MAP
N.T.S.

- LEGEND**
- SECTION LINE
 - BOUNDARY LINE
 - ROAD RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING ELECTRIC
 - EXISTING GAS LINE
 - EXISTING FENCE
 - EXISTING CABLE TELEVISION
 - ⊠ ELECTRIC TRANSFORMER
 - ⊞ ELECTRIC METER
 - ⊞ ELECTRIC VAULT
 - ⊞ ELECTRIC PULLBOX
 - ⊞ CABLE PEDESTAL
 - ⊞ LIGHT POLE
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ STORM PIPE
 - ⊞ MAIL BOX
 - ⊞ BOLLARD
 - ⊞ CONFERENTIAL TREE
 - ⊞ DECIDUOUS TREE
 - FOUND 1" YELLOW PLASTIC CAP BEARING 13.3244 (UNLESS NOTED OTHERWISE)



LEGAL DESCRIPTION
 LOT 2, FIRST REPLAT OF PROSPECT - RIVERSIDE SUBDIVISION, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

PROJECT LOCATION CONTROL
 HORIZONTAL CONTROL POINT
 #109 N 123232.8200
 E 202435.8170

HORIZONTAL DATUM
 CITY OF FORT COLLINS

VERTICAL DATUM
 NAVD83

BENCHMARKS USED:
 1. CITY OF FORT COLLINS 3-07 VERTICAL CONTROL POINT, 2" ALUMINUM DISC ON A TRAFFIC SIGNAL BASE AT NORTH WEST CORNER OF THE INTERSECTION OF SOUTH THUNDERBOLT ROAD AND EAST PROSPECT ROAD. NAVD83 ELEVATION=4918.13'
 2. CITY OF FORT COLLINS 2-08 VERTICAL CONTROL POINT, 2" ALUMINUM DISC SET IN TOP OF CONCRETE CURB ON CENTER ISLAND ON THE NORTH SIDE OF THE INTERSECTION OF EAST PROSPECT ROAD AND LONGS PEAK DRIVE. NAVD83 ELEVATION=4908.83'

NOTES
 1. BEARINGS, DISTANCES AND PLATTED EASEMENTS ARE FROM THE RECORDED PLAT.
 2. 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
 3. THIS TOPOGRAPHIC SURVEY IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT.

SURVEYOR CERTIFICATE
 I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO.

Laine A. Lane
 31159
 11/9/2017
 COLORADO LICENSED LAND SURVEYOR

DAVE A. LANEAU COLORADO PLS 31159
 DR. BONNIE LAMP RYNEARSON & ASSOCIATES, INC.
 EMAIL ADDRESS: LANEA@LANEARSON-NO.COM

CONTROL POINT 100
 S 1/4 COR SEC 16, T7N, R68W
 FOUND #6 REBAR WITH A 3 1/4" ALUMINUM CAP I.S. 20123.1689 IN A MONUMENT BOX

SE COR SEC 16, T7N, R68W
 FOUND #6 REBAR WITH A 3 1/4" ALUMINUM CAP I.S. 24895.2004 IN A MONUMENT BOX

DATE PLOTTED: 11/27/2017
 PLOT NUMBER: 001/001

4776 Innovation Drive
 Fort Collins, CO 80526
 970.226.0610
 www.lra-llc.com

LAMP RYNEARSON & ASSOCIATES

SECTION 18, TOWNSHIP 7 NORTH, RANGE 68 WEST 6TH P.M.
 FORT COLLINS, COLORADO

TOPOGRAPHIC SURVEY
 LOT 2, FIRST REPLAT
 OF PROSPECT - RIVERSIDE
 SUBDIVISION

811
 When you call 811, call before you dig.

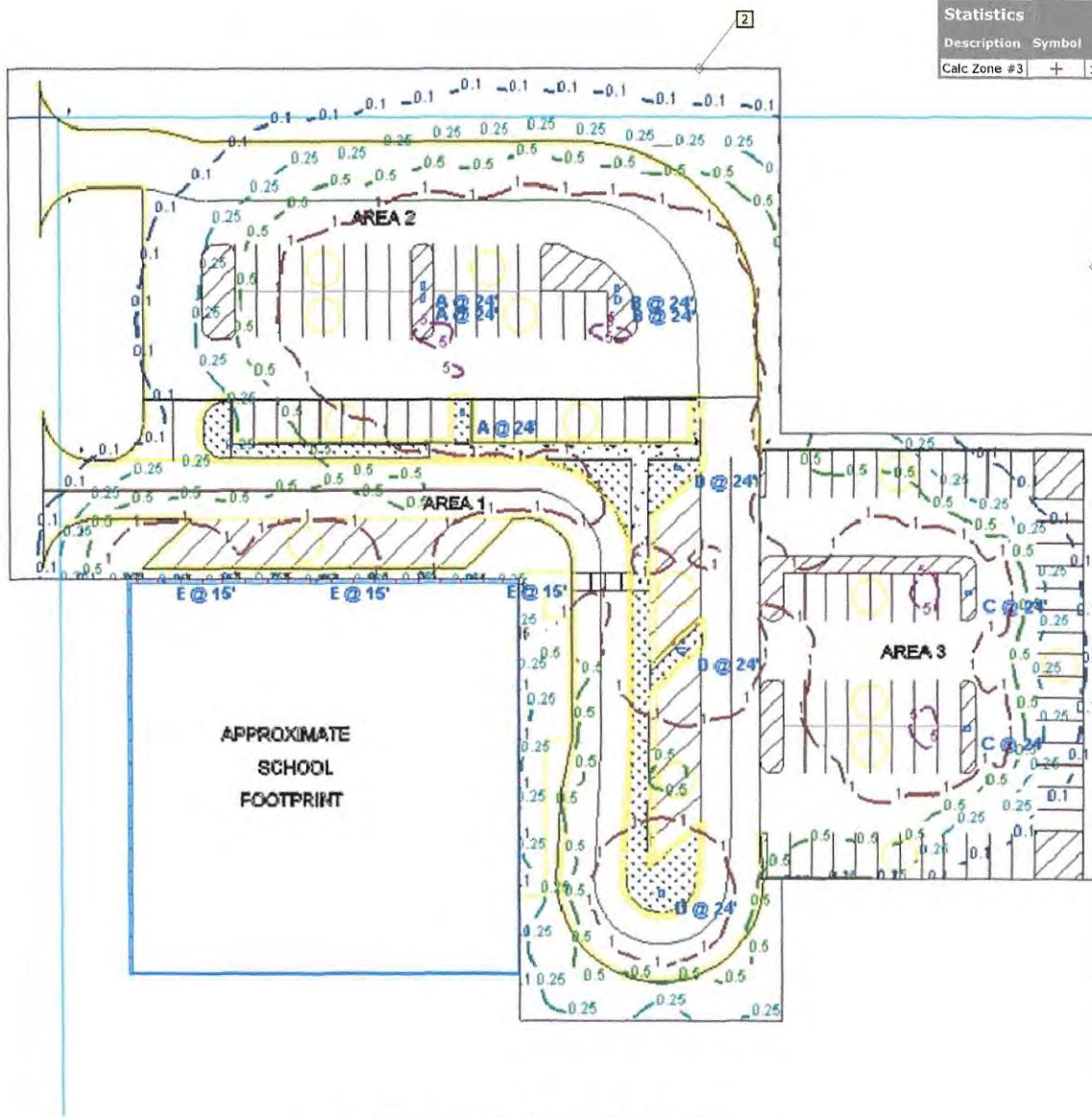


LAMP RYNEARSON & ASSOCIATES
 4715 Innovation Drive 970.226.0342 | P
 Fort Collins, CO 80525 970.226.0879 | F
 www.LRA-Inc.com

DRAWN BY	DESIGNED BY	REVIEWED BY	PROJECT - TASK NUMBER	DATE	BOOK AND PAGE	REVISIONS
GLF			0217021	11/14/17		

PATH: P:_Engineering\0217021 Rivendell School Improvements\DRAWINGS\EXHIBITS\OPTION EXHIBITS\0217021-Exhibit A.dwg

**RIVENDELL SCHOOL
 CONCEPTUAL IMPROVEMENT
 EXHIBIT A**



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	1.1 fc	6.5 fc	0.0 fc	N/A	N/A

- KEY NOTES:
1. PROPERTY BOUNDARY
 2. CALCULATION BOUNDARY LOCATED 20' OUTSIDE PROPERTY BOUNDARY WHERE APPLICABLE

PHOTO METRIC CACLUTIONS IN FOOT CANDLES



RIVENDELL SCHOOL EXTERIOR PARKING LOT MODIFICATIONS PHOTOMETRIC STUDY

Designer
 JOSH DANENENDE
 12/4/2017
 Scale
 Not to Scale
 Drawing No.

Summary

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	3	KIM LIGHTING	WP9L2E35-120L4K	WARP9 LED DIE-CAST ALUMINUM HOUSING . FLAT GLASS LENS. EMITTER DECK DIODES, PRISMS, AND CARRIER PLATE.	120 DIODES. 4200K.	1	wp9l2e35-120l4k.ies	10945	1	125.3
	B	2	KIM LIGHTING	WP9L3E35-120L4K	WARP9 LED DIE-CAST ALUMINUM HOUSING . FLAT GLASS LENS. EMITTER DECK DIODES, PRISMS, AND CARRIER PLATE.	120 DIODES. 4200K.	1	wp9l3e35-120l4k.ies	10974	1	125.1
	C	2	KIM LIGHTING	WP9L4E35-120L4K	WARP9 LED DIE-CAST ALUMINUM HOUSING . FLAT GLASS LENS. EMITTER DECK DIODES, PRISMS, AND CARRIER PLATE.	120 DIODES. 4200K.	1	wp9l4e35-120l4k.ies	10906	1	125.2
	D	3	KIM LIGHTING	WP9L5E35-120L4K	WARP9 LED DIE-CAST ALUMINUM HOUSING . FLAT GLASS LENS. EMITTER DECK DIODES, PRISMS, AND CARRIER PLATE.	120 DIODES. 4200K.	1	wp9l5e35-120l4k.ies	11016	1	125.5
	E	3	WILLIAMS OUTDOOR	VWPH-L60-730-FT-CLR-OPT-EDD-UNV	VOLTAIRE HORIZONTAL ARCHITECTURAL WALL PACK WITH FORWARD THROW MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND A CLEAR GLASS LENS.	(8) LUXEON M 3000K LEDS	1	VWPH-L60-730-TFT-CGL-OPT-DIM-UNV.IES	5470	1	68.8



RIVENDELL CONCEPTUAL PARKING LOT PLAN
4-11-17

Figure 5 Handicap spaces with aisles between (included in total space count)

Accessible Route and Cross-Walk

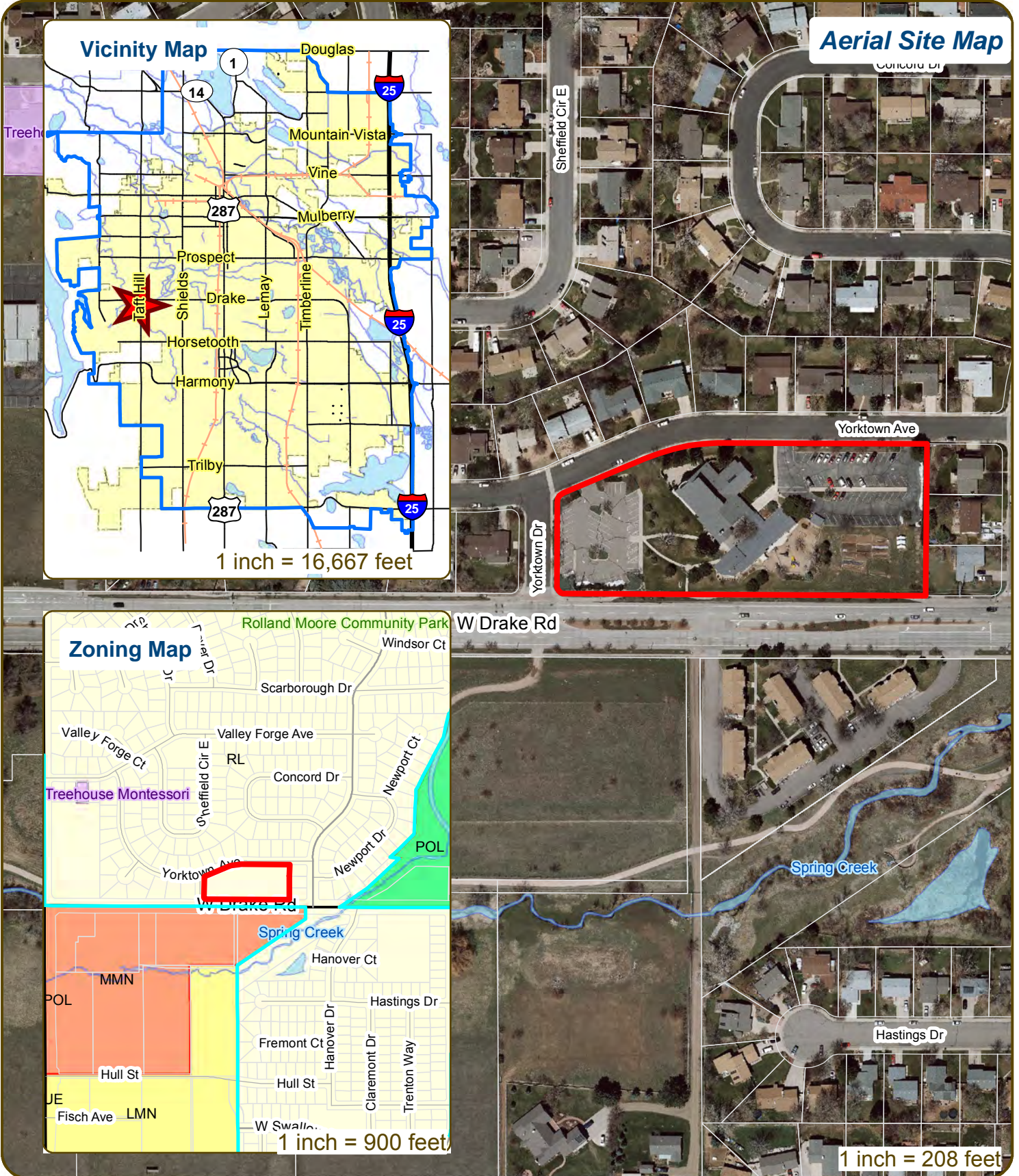
Stacking / Drop-Off Lane

Escape Lane

This layout assumes approximately 130 total parking spaces (that includes ADA spaces and aisles)



Foothills Unitarian Church 1815 Yorktown Ave



Aerial Site Map

Vicinity Map

1 inch = 16,667 feet

Zoning Map

1 inch = 900 feet

1 inch = 208 feet

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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.**

Conceptual Reviews are scheduled on three Monday mornings per month on a “first come, first served” basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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. **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use	Existing Use	
Total Building Square Footage	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>.

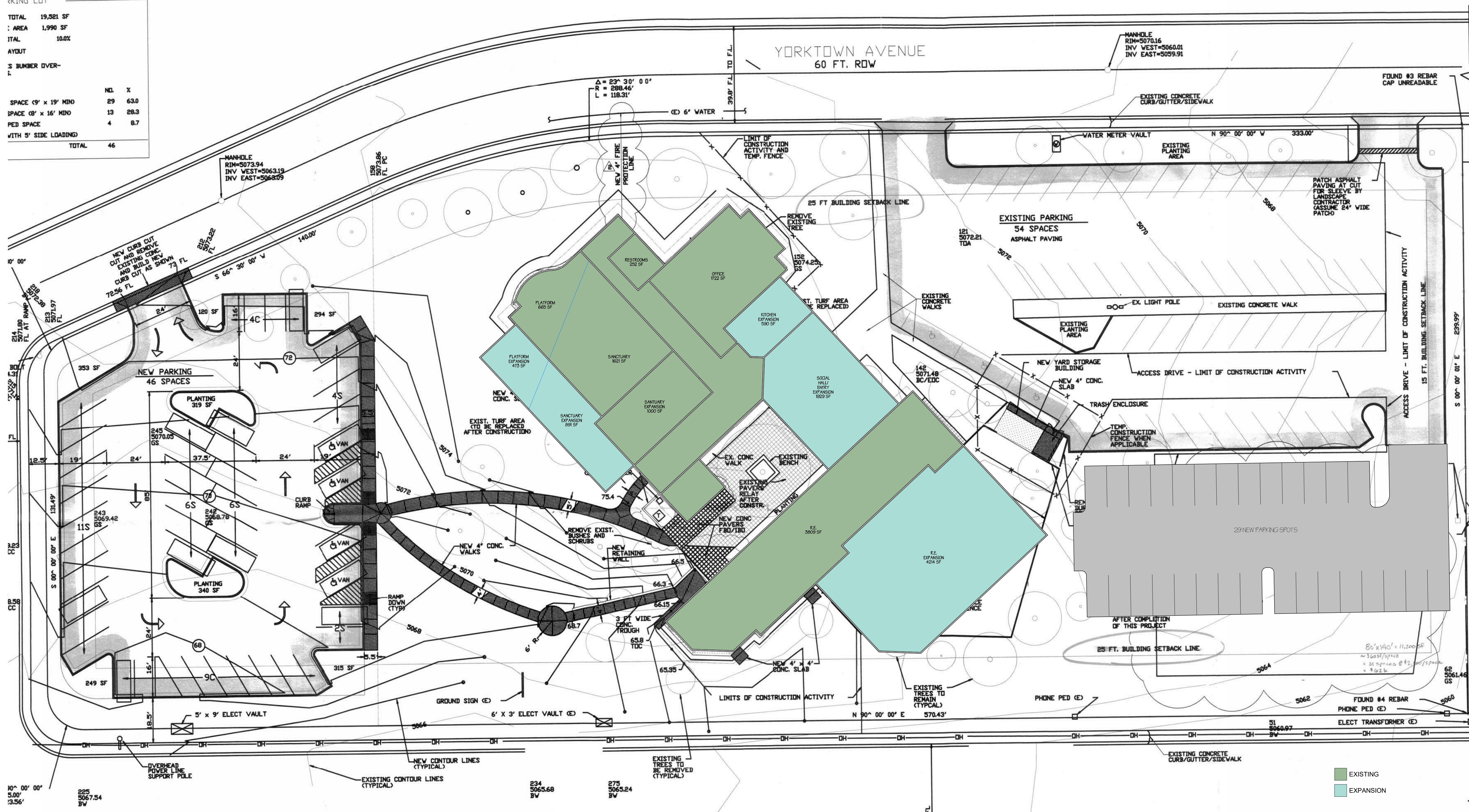
Increase in Impervious Area _____ S.F.

(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?

WORKING LOT

TOTAL	19,521 SF
AREA	1,990 SF
ITAL	10.0%
AYDUT	
NUMBER OVER-	
SPACE 9' x 19' MIN	29 63.0
SPACE 8' x 16' MIN	13 28.3
PED SPACE	4 8.7
WITH 5' SIDE LOADING	
TOTAL	46



EXPANSION/REMODEL
1815 YORKTOWN AVENUE, FORT COLLINS, COLORADO
FOOTHILLS UNITARIAN CHURCH

CONCEPTUAL DESIGN
Issued For SD: _____
Issued For DD: _____
Issued For Permit: _____
Issued For Construction: _____
Revision Number: _____ Revision Date: _____

NOT FOR CONSTRUCTION

Seal: **17047**
Plot Date: 3/13/2018 11:35:56 AM

ARCHITECTURAL SITE PLAN

A0.7

1 CONCEPTUAL SITE PLAN
107 1-2018