



PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application.

PDR150016

Section to be filled out by City Staff
Date of Meeting 8-26-15 Project Planner JASON HOLLAND
Submittal Date 7-29-15 Fee Paid (\$500) [checkmark]

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

Project Name Angie Lee Periodontics

Project Address (parcel # if no address) Lot 2 Miramont Self Storage PUD

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

Land Planner-Russell Lee, Ripley Design 970.224.5828 russ.lee@ripleydesigninc.com:

Business Name (if applicable) Civil- Sam Eliason, United Civil 970.530.4044 Sam.Eliason@UnitedCivil.com:

Owner- Jesus Martin 586.489.0454 martinj@fortcollinsperiodontist.com

Applicant Mailing Address Ripley Design 419 Canyon Suite 200 Fort Collins, CO 80521

Phone Number E-mail Address

Basic Description of Proposal (a detailed narrative is also required) 7,000 s.f. dental and general office building

Zoning HC Proposed Use Dental and General Office Existing Use Vacant

Total Building Square Footage 7,000 S.F. Number of Stories 1 Lot Dimensions 137.0x173.02x137.0x168.52

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.

Increase in Impervious Area +/- 16,614 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Angie Lee Periodontics PDR Project Narrative:

Project description:

The proposed project consists of a 7,000 s.f. building. The building will be composed of a 4,000 s.f. dental office and a 3,000 s.f. general office space. Angie Lee Periodontics will occupy the dental portion. The proposed development closely follows the approved office building on the Miramont Self Storage PUD approved in 2001. The proposed building is 7,000 s.f. while the approved building is called out as 7,500 s.f. The building location, parking and storm water layouts are nearly identical to the approved PUD plans.

The site is currently vacant with no existing trees or habitat. Access to the site will come from the private drive to the north. Un-interrupted pedestrian connections will come off of the private drive and Boardwalk Ave. The site will be buffered from the adjacent storage facility with evergreen trees and shrubs. Street trees will be placed along the private drive and along Boardwalk.

The proposed building will not have automatic fire sprinklers. The two spaces will be separated with a fire wall and the individual units will be less than 5,000 s.f. The architecture will be compatible with the adjacent neighborhood with regards to scale and massing. High quality materials will be used (stone, brick, stucco)

Storm Water:

Stormwater detention to reduce the quantity of stormwater is not planned on this site. As per the report completed by Stantec in 2006, stormwater detention was being provided on the Miramont Self Storage Lot 1 immediately south of the site.

The existing site drains to the south. The proposed site will continue to drain to the south and will be conveyed offsite via a storm sewer that outfalls into a drainage swale south of the site.

The drainage report and plans prepared by Stantec in 2006 showed an onsite extended detention water quality pond. We propose re-positioning the pond to fit the new configuration of the building. We also understand that the site will be required to meet the new Low Impact Development (LID) requirements. Pervious pavements and/or bioretention will likely be used to satisfy those requirements.

Questions:

1. We are anticipating that this will be a Minor Amendment to the Miramont Self Storage PUD from 2001. Can you confirm?
2. Is a traffic study required?
3. The existing detention basin to the south of the site was designed in 1997 per the Drainage Report for Miramont Self Storage dated April 22, 1997. The older IDF curves were used to design the detention pond. If our site is similar to what was originally planned for the site, do we need to reanalyze the offsite detention pond with the current rainfall intensities?

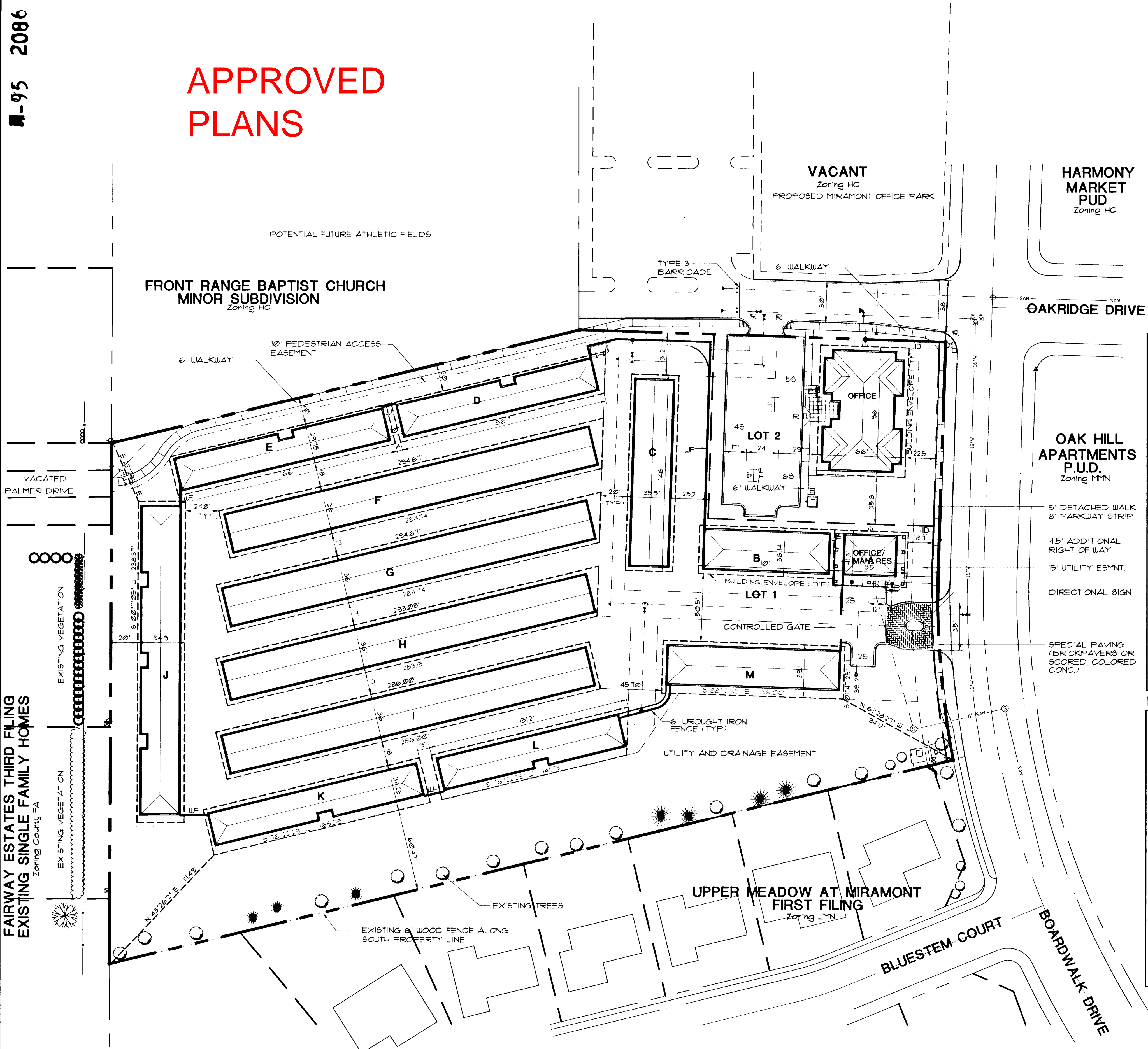
4. The 2006 Stantec report was for a similar development on this property. Can this report be referenced or amended with a new report or letter? Or since this project was never constructed, should we have a standalone report that only references the original 1997 report.
5. Is the Fire Department okay with adding a fire hydrant north of the building and accessing the building via the private drive north of the building?

Exhibits:

In addition to this narrative, we have provided the following exhibits

1. The approved Miramont Self Storage PUD site plan and landscape plan
2. The proposed design overlaid on the approved landscape plans
3. An enlargement of the proposed site plan.

APPROVED PLANS



PROPERTY DESCRIPTION

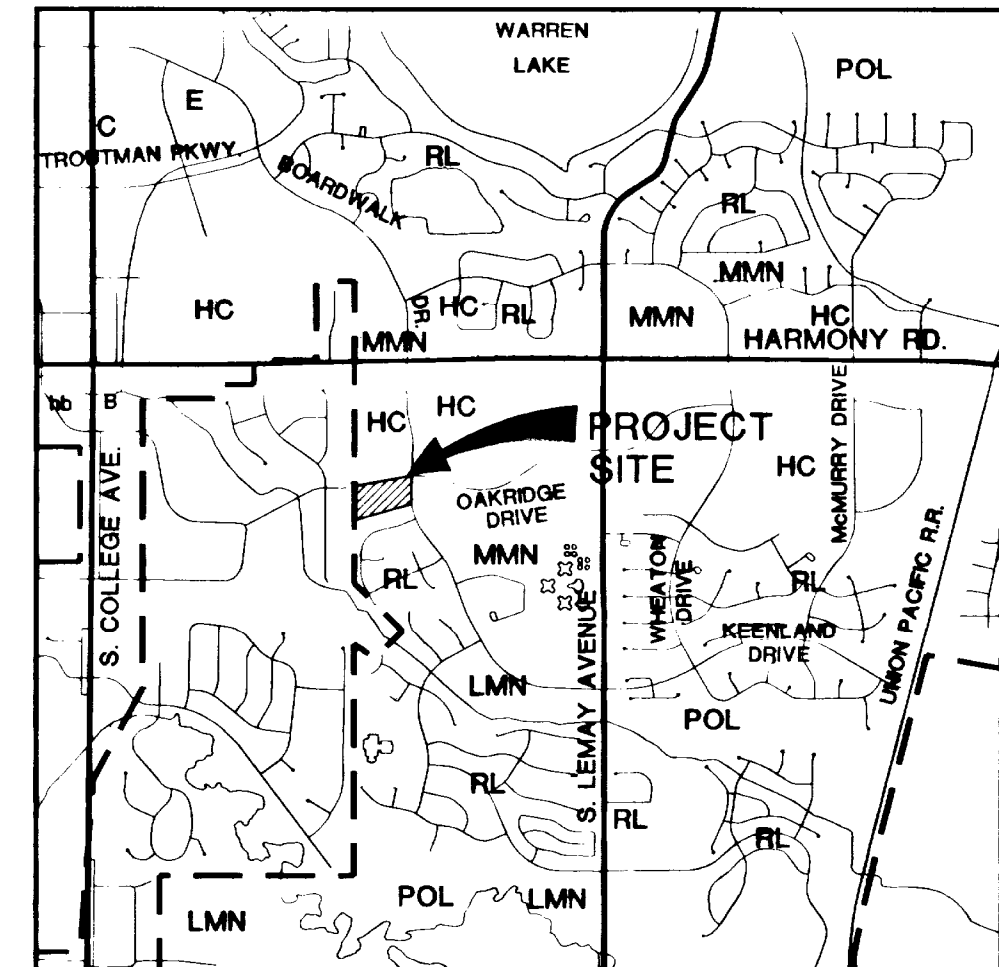
A tract of land located in the Northeast Quarter of Section 1, Township 6 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows:

Considering the North line of the Northeast Quarter of said Section 1 as bearing North 89°58'45" East from an aluminum cap in range box at the North Quarter corner of said Section 1 to an aluminum cap in range box at the Northeast corner of said Section 1 and with all bearings contained herein relative thereto:

Commencing at the North Quarter corner of said Section 1, said point also being on the East line of Third Filing of Fairway Estates on file at the Clerk and Recorder, Larimer County, Colorado; thence along said East line, South 00°11'05" West, 1266.78 feet to the Southwest corner of Front Range Baptist Church Minor Subdivision on file at the Clerk and Recorder, Larimer County, Colorado and the POINT OF BEGINNING; thence along the South line of said Front Range Baptist Church Minor Subdivision, North 76°22'29" West, 358.08 feet to the Southeast corner of said Front Range Baptist Church Minor Subdivision; thence departing said South line, South 88°12'35" East, 273.65 feet to a point on the West right-of-way line of Boardwalk Drive; thence along said West right-of-way line, South 04°22'25" West, 168.10 to a curve concave to the East, having a central angle of 12°42'50", a radius of 644.00 feet and the chord of which bears South 04°34'00" East, 142.61 feet; thence along the arc of said curve 142.90 feet to a point on a non-tangent line, said point also being the Northeast corner of Upper Meadow At Miramont, First Filing P.U.D., on file at the Clerk and Recorder, Larimer County, Colorado; thence along the North line of said Upper Meadow At Miramont, First Filing P.U.D., South 76°22'29" West, 647.08 feet to the Northwest corner of said Upper Meadow At Miramont First Filing P.U.D., said point also being on the East line of said Third Filing of Fairway Estates; thence along said East line, North 00°11'05" East, 386.81 feet to the Point of Beginning.

The above tract of land contains 5.268 acres

VICINITY MAP



GENERAL NOTES

- ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ALL BUILDINGS WILL BE LOCATED WITHIN 180" OF AN ACCESS ROADWAY IN WHICH EMERGENCY FIRE EQUIPMENT CAN BE MANEUVERED, OR THE BUILDINGS WILL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM BUILDING SIZE OR OTHER CRITERIA OF THE POUDRE FIRE AUTHORITY MAY ALSO INDICATE THE NEED FOR AN APPROVED FIRE EXTINGUISHING SYSTEM OR OTHER FIRE PROTECTION MEASURES.
- SEE SUBDIVISION PLAT AND UTILITY PLANS FOR ALL EASEMENTS AND LOT AND TRACT AREAS.
- HANDICAPPED ACCESS RAMPS TO BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT DESIGNATED HANDICAPPED PARKING SPACES.
- LOCATION AND NUMBER OF BUILDING ENTRIES MAY VARY WITH COMPLETION OF CONSTRUCTION. AN ADMINISTRATIVE CHANGE WILL BE REQUIRED TO MODIFY THE ELEVATIONS.
- ACCENT LIGHTING OF SIGNAGE, SCULPTURAL AND/OR LANDSCAPE ELEMENTS IS ALLOWED SUBJECT TO UNIFORM BUILDING CODE REQUIREMENTS.
- ALL VISIBLE ROOFTOP MECHANICAL UNITS ARE TO BE COMPLETELY SCREENED WITH METAL DECKING STRUCTURES OF A COLOR COMPLEMENTARY TO THE BUILDING FINISH.
- EXTERIOR LIGHTING BOTH BUILDING MOUNTED AND POLE MOUNTED WILL BE PROVIDED FOR SAFETY REASONS. POLE MOUNTED LIGHTING TO BE EQUIPPED WITH HIGH PRESSURE SODIUM AS THE LIGHT SOURCE. 20" MAXIMUM HEIGHT ON POLES. ALL BUILDING OR POLE MOUNTED FIXTURES TO FEATURE SHARP CUT-OFF, DOWN DIRECTIONAL LUMINAIRES.
- ALL SIGNS UTILIZED WILL COMPLY WITH THE CITY SIGN CODE UNLESS SPECIFIC VARIANCES ARE REQUESTED AND APPROVED BY THE ZONING BOARD OF APPEALS.
- ALL BIKE RACKS SHALL BE PERMANENTLY MOUNTED TO CONCRETE AND SHALL NOT INTERFERE WITH PEDESTRIAN ACCESS.
- TRASH ENCLOSURES TO MATCH FINISH MATERIALS OF ADJACENT BUILDINGS.
- DEVELOPMENT MAY BE PHASED ON A LOT BY LOT BASIS. LOT 1 WILL BE DEVELOPED FIRST.
- EASEMENTS FOR WATER METERS ARE TO BE EXCLUDED FROM BUILDING ENVELOPES.
- COMMON OPEN SPACE AREAS, AND ADJACENT ROW ARE TO BE MAINTAINED BY THE LOT OWNERS/TENANTS.
- ALL ON-SITE LANDSCAPING TO BE INSTALLED OR SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THIS IS A SITE SPECIFIC DEVELOPMENT PLAN, APPROVAL OF WHICH IS INTENDED TO CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 66 OF TITLE 24 C.R.S.
- ALL BUILDINGS MUST BE SEPARATED BY A MINIMUM OF 10' UNLESS APPROVED FIRE PROTECTION MEASURES ARE TAKEN PER THE BUILDING CODE.

LAND USE BREAKDOWN

EXISTING ZONING: HC HARMONY CORRIDOR DISTRICT.			
AREA	GROSS	229,471 sq ft.	5.21 AC
	NET	228,225 sq ft.	5.24 AC
LAND USE	LOT 1: SELF STORAGE UNITS (ONE TWO BEDROOM APARTMENT (MANAGER'S RESIDENCE ONLY))		
	LOT 2: OFFICE BUILDING		
COVERAGE	STREET ROW	1246 sq ft.	0.5%
	SELF STORAGE	66,500 sq ft.	29.0%
	MANAGER'S RES.	1,140 sq ft.	0.5%
	LOT 2 OFFICE	5,000 sq ft.	2.2%
	PARKING & DRIVES	14,952 sq ft.	6.5%
	LANDSCAPING	20,633 sq ft.	9.0%
FLOOR AREA	LOT 1:		
	SELF STORAGE UNITS	66,500 sq ft.	
	MANAGER'S RESIDENCE	2,320 sq ft.	
	LOT 2:		
	OFFICE BUILDING	75,000 sq ft.	
PARKING PROVIDED	LOT 1:		
	STANDARD	4 spaces	
	HANDICAPPED	1 spaces	
	SUBTOTAL	5 spaces	22,100 SF
	BICYCLES	6 spaces	(6 per rack)
	LOT 2:		
	STANDARD	25 spaces	
	HANDICAPPED	2 spaces	
	SUBTOTAL	27 spaces	36,100 SF
	BICYCLES	6 spaces	
TOTAL VEHICLES (LOT 1 AND 2)		44 spaces	45,100 SF

SIGNATURE BLOCK

THIS IS TO CERTIFY THAT AS OF THE 31st DAY OF DECEMBER 1997 THE UNDERSIGNED PARTIES ARE SOLE OWNERS OF RECORD OF THE REAL PROPERTY DESCRIBED IN THE ABOVE SITE PLAN AS CONSTRIED IN C.R.S. 312-3-1 AND CONSENT TO THE DEVELOPMENT OF SAID PROPERTY AS SHOWN ACCORDING TO SAID PLAN.

Mike Ludwig
 WILLIAM L. NEAL MEMBER FT. COLLINS STORAGE, LLC
 NORTHERN COLORADO SELF STORAGE LTD. L.L.P.
1185 W. DRAKE, FT. COLLINS, CO.
 ADDRESS
 STATE OF COLORADO 80525
 COUNTY OF LARIMER 805

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF DECEMBER 1997 BY *William L. Neal* and *William L. Neal* as *Joint Tenants* of the above described property.

MY COMMISSION EXPIRES 11/18/2001
 WITNESS MY HAND AND OFFICIAL SEAL

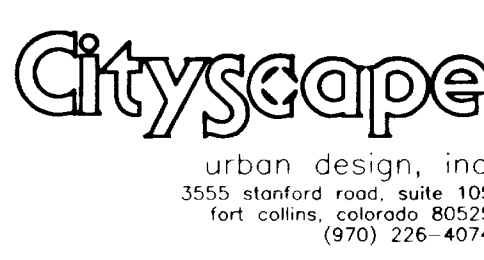
Robert Blawie
 NOTARY PUBLIC

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 21st DAY OF AUGUST AD 1997.

Rahm E. Blawie
 SECRETARY OF THE PLANNING AND ZONING BOARD

LEGEND

- EXISTING TREES
- R ACCESSIBILITY RAMPS
- T TRASH CUPBOARD
- E ELECTRIC TRANSFORMER
- B BIKE RACK
- (D) IDENTIFICATION SIGN
- WF 6" WROUGHT IRON FENCE
- S STANDARD PARKING (8' x 17')
- CP HANDICAP PARKING (11' x 17')

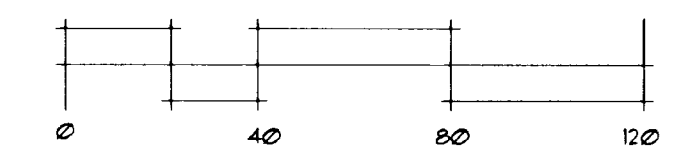


MIRAMONT SELF STORAGE P.U.D.

FINAL SITE PLAN

ACAD FILE: 818653
 PROJECT NO: 8186
 SCALE: 1"=40'

DATE OF PREPARATION:	4-23-97	
REVISIONS:		
DATE	DESCRIPTION	BY
6-24-97	CITY COMMENTS	AG/TH
8-4-97	CITY COMMENTS	AG/TH



SHEET NO 1 OF 3

MINOR AMENDMENT APPROVED TO ALLOW SLIGHT CHANGE IN WINDOW AND DOOR LOCATIONS, INCREASE IN PARKING / SIDEWALK SPACE, AND DECREASE IN OFFICE/RESIDENCE SPACE. PERTAINS TO LOT 1. EFFECTIVE 4/21/98 MIKE LUDWIG

JOHN H. KING III
 DEVELOPMENT CONSULTANT
 8651 SOUTH REVERE PARKWAY, SUITE 226, ENGLEWOOD, CO 80111
 (303) 792-9952

TREE PROTECTION NOTES

- TREES TO BE RELOCATED ON SITE SHALL BE SPADE DUG AND MOVED TO THEIR NEW LOCATION WHEN POSSIBLE OR RELOCATED TO A TEMPORARY FACILITY. SUCH FACILITY SHALL BE DESIGNATED BY THE LANDSCAPE CONTRACTOR WHO IS RESPONSIBLE FOR MAINTENANCE OF THESE TREES PER THE SPECIFICATIONS.
- UTILITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES AT LEAST 48 HRS. PRIOR TO ANY DIGGING.
- REFERENCE THE SPECIFICATIONS FOR ANY ADDITIONAL NOTES OR REQUIREMENTS RELATED TO THIS PLAN.
- BASE INFORMATION PROVIDED BY SEAR-BROWN ENGINEERING, INC. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING BASE INFORMATION. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE THERE SHALL BE NO CUT OR FILL OVER A FOUR INCH (4") DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- PRIOR TO AND DURING CONSTRUCTION BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF 4' HEIGHT SECURED WITH METAL T-POSTS NO CLOSER THAN SIX (6") FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS, OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT WIRES, SIGNS, OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.

APPROVED PLANS

PLANT NOTES

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAS SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED & BURLAPPED, CONTAINERIZED OR ROOT CONTROL BAG.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD OR GRAVEL MULCH (3" AVERAGE DEPTH) ON TYFAR FILTER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOIL.
- A TREE PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PUD PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED AS APPROVED BY AN ADMINISTRATIVE CHANGE.
- ALL ON-SITE LANDSCAPING MUST BE INSTALLED OR SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND INSTALLATION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE INDIVIDUAL OWNERS WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
- KEEP ALL TREES 10' CLEAR FROM WATER AND SANITARY SEWER LINES, AND 4' CLEAR FROM GAS LINES. ALL SHRUBS MUST BE KEPT 4' CLEAR OF METER FITS.
- THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE CITY'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE OR OTHER CONSTRUCTION DOES NOT PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- SOILS SHALL BE AMENDED WITH ORGANIC MATTER AT THE RATE OF 3 CU/YDS PER 1000 SF.
- TURF GRASSES ARE TO BE SODDED OR SEEDED WITH A TURF TYPE TALL FESCUE GRASS MIX.
- AREAS INDICATED AS LOW MAINTENANCE GRASSES SHALL BE SEEDED WITH THE LOW MAINTENANCE MIX FROM SHARP BROS. SEED CO. OR EQUAL.
- CONTRACTOR TO HAVE UTILITIES LOCATED PRIOR TO PLANTING.
- IF WORK DONE ON THE WATER AND SEWER SERVICE LINES CAUSES SHRUBS TO BE REMOVED THEY MUST BE REPLACED IN ACCORDANCE WITH THIS PUD DOCUMENT AT THE PROPERTY OWNER'S EXPENSE.
- OWNER TO WORK WITH ADJACENT HOMEOWNERS ON EXACT TREE PLACEMENT TO DETERMINE THE BEST LOCATIONS TO SCREEN VIEWS. ACTUAL LOCATIONS OF PLANT MATERIALS MAY VARY IN THOSE LOCATIONS BUT OVERALL QUANTITIES TO BE CONSISTENT WITH THE PLANS.

**FRONT RANGE BAPTIST CHURCH
MINOR SUBDIVISION**
Zoning HC

VACANT
Zoning HC

HARMONY MARKET PUD
Zoning HC

OAKRIDGE DRIVE

OAK HILL APARTMENTS P.U.D.
Zoning M1N

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB OR PERENNIAL
- EXISTING TREES TO REMAIN
- RELOCATED TREES
- 1-PN RELOCATED PINE TREE
- 1-PP RELOCATED PINE TREE
- 1-TE RELOCATED LINDEN TREE
- 1-OT RELOCATED OAK TREE
- TURF GRASS
- LOW MAINTENANCE GRASS

PLANT LIST

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY	SPACING
DECIDUOUS TREES					
AL	Amelanchier laevis	Cunila Serviceberry	15' cal	3	See Plan
EA	Crataegus amigula	Russian Hawthorne	15' cal	1	See Plan
FB	Fraxinus mandshurica 'Mancana'	Mancana Ash	15' cal	1	See Plan
FB	Fraxinus pennsylvanica 'Plumora'	Plumora Ash	15' cal	6	140' oc
MB	Morus nigra	Black Mulberry	15' cal	1	See Plan
TC	Tilia cordata 'Greenspire'	Greenspire Linden	2' cal	6	See Plan
QM	Quercus macrocarpa	Burr Oak	2' cal	5	See Plan
CONIFEROUS TREES					
PF	Pinus resinosa	Pinjon Pine	5-6' ht	9	See Plan
PN	Pinus nigra	Austrian Pine	6-8' ht	4	See Plan
PN	Pinus nigra	Austrian Pine	8-10' ht	5	See Plan
PN	Pinus nigra	Austrian Pine	10-15' ht	9	See Plan
PRG	Picea pungens glauca	Colorado Blue Spruce	6-8' ht	4	See Plan
PRG	Picea pungens glauca	Colorado Blue Spruce	8-10' ht	1	See Plan
DECIDUOUS SHRUBS					
AA	Amelanchier alnifolia	Serviceberry	5 gal	8	See Plan
CSI	Cornus sericea 'Isanti'	Isanti Dogwood	5 gal	12	See Plan
RA	Ribes aureum	Golden Currant	5 gal	5	See Plan
RMC	Rosa x 'Morden Centennial'	Morden Centennial Rose	5 gal	24	4 oc
RO	Ribes odoratum	Yellow Flowering Currant	5 gal	16	5-6' oc
SA	Symphoricarpos albus	White Snowberry	5 gal	5	See Plan
SB	Spiraea x bupleura 'Froebel'	Froebel Spiraea	5 gal	9	4 oc
SV	Syringa vulgaris	Common Purple Lilac	5 gal	9	See Plan
VL	Viburnum lentago	Nannyberry Viburnum	5 gal	13	See Plan
VTC	Viburnum trilobum compactum	Compact American Cranberry	5 gal	11	4 oc
EVERGREEN SHRUBS					
JA	Juniperus ch. 'Armstrongii'	Armstrong Juniper	5 gal	3	5' oc
JBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal	31	5' oc
JCC	Juniperus sibirica 'Cargray Carpet'	Cargray Carpet Juniper	5 gal	14	5' oc
JH	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal	23	5' oc
JS	Juniperus scopulorum	Rocky Mountain Juniper	5 gal	11	See Plan
JTT	Juniperus scop. 'Table Top Blue'	Table Top Blue Juniper	5 gal	31	See Plan
PERENNIALS AND ORNAMENTAL GRASSES					
DAY	Hemerocallis spp.	Daylily	1 gal	20	24' oc
MY	Miscanthus sinensis 'Yaku Jima'	Yaku Miscanthus Grass	5 gal	12	30' oc
MS	Miscanthus sinensis 'Gracillimus'	Gracillimus Miscanthus Grass	5 gal	9	4-5' oc

LANDSCAPE BREAKDOWN

AREA	DESCRIPTION	AREA (sq. ft.)	PERCENTAGE
TURF AREAS	HIGH WATER TURF	0 sq. ft.	0%
	MODERATE WATER TURF	51,984 sq. ft.	13.1%
	LOW WATER TURF	12,645 sq. ft.	16.0%
SHRUB BEDS	HIGH WATER SHRUB BEDS	0 sq. ft.	0%
	MODERATE WATER SHRUB BEDS	3,588 sq. ft.	4.5%
	LOW WATER SHRUB BEDS	5,108 sq. ft.	6.4%
OTHER	NON IRRIGATED	0 sq. ft.	0%
	TOTAL LANDSCAPE AREA	79,295 sq. ft.	100%



urban design, inc.
3550 stanford road, suite 100
fort collins, colorado 80525
(970) 226-4074

MIRAMONT SELF STORAGE P.U.D.

FINAL LANDSCAPE PLAN

JOHN H. KING III
DEVELOPMENT CONSULTANT
6551 SOUTH REVERE PARKWAY, SUITE 225, ENGLEWOOD, CO 80111
(303) 792-9952



DATE OF PREPARATION	BY
4-23-91	AG/TH
6-24-91	AG/TH
8-4-91	AG/TH

ACAD FILE #8663
PROJECT NO. 8186
SCALE: 1"=40'

SHEET NO. 2 OF 3

TREE PROTECTION NOTES

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- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE THERE SHALL BE NO CUT OR FILL OVER A FOUR INCH (4") DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- PRIOR TO AND DURING CONSTRUCTION BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF 4' HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6') FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS, OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL, OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS, OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.

PROPOSED BUILDING

PLANT NOTES

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAS SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED & BURLAPPED, CONTAINERIZED OR ROOT CONTROL BAG.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD OR GRAVEL MULCH (3" AVERAGE DEPTH) ON TYFAR FILTER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOIL.
- A TREE PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PUD PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED AS APPROVED BY AN ADMINISTRATIVE CHANGE.
- ALL ON-SITE LANDSCAPING MUST BE INSTALLED OR SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 12% OF THE VALUATION OF THE MATERIALS AND INSTALLATION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE INDIVIDUAL OWNERS WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
- KEEP ALL TREES 10' CLEAR FROM WATER AND SANITARY SEWER LINES, AND 4' CLEAR FROM GAS LINES. ALL SHRUBS MUST BE KEPT 4' CLEAR OF METER FITS.
- THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE CITY'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- SOILS SHALL BE AMENDED WITH ORGANIC MATTER AT THE RATE OF 3 CU/YDS. PER 1000 SF.
- TURF GRASSES ARE TO BE SODDED OR SEEDED WITH A TURF TYPE TALL FESCUE GRASS MIX.
- AREAS INDICATED AS LOW MAINTENANCE GRASSES SHALL BE SEEDED WITH THE LOW MAINTENANCE MIX FROM SHARP BROS. SEED CO. (OR EQUAL.)
- CONTRACTOR TO HAVE UTILITIES LOCATED PRIOR TO PLANTING.
- IF WORK DONE ON THE WATER AND SEWER SERVICE LINES CAUSES SHRUBS TO BE REMOVED, THEY MUST BE REPLACED IN ACCORDANCE WITH THIS PUD. DOCUMENT AT THE PROPERTY OWNER'S EXPENSE.
- OWNER TO WORK WITH ADJACENT HOMEOWNERS ON EXACT TREE PLACEMENT TO DETERMINE THE BEST LOCATIONS TO SCREEN VIEWS. ACTUAL LOCATIONS OF PLANT MATERIALS MAY VARY IN THOSE LOCATIONS, BUT OVERALL QUANTITIES TO BE CONSISTENT WITH THE PLANS.

FRONT RANGE BAPTIST CHURCH
MINOR SUBDIVISION
Zoning HC

VACANT
Zoning HC

HARMONY
MARKET PUD
Zoning HC

OAKRIDGE DRIVE

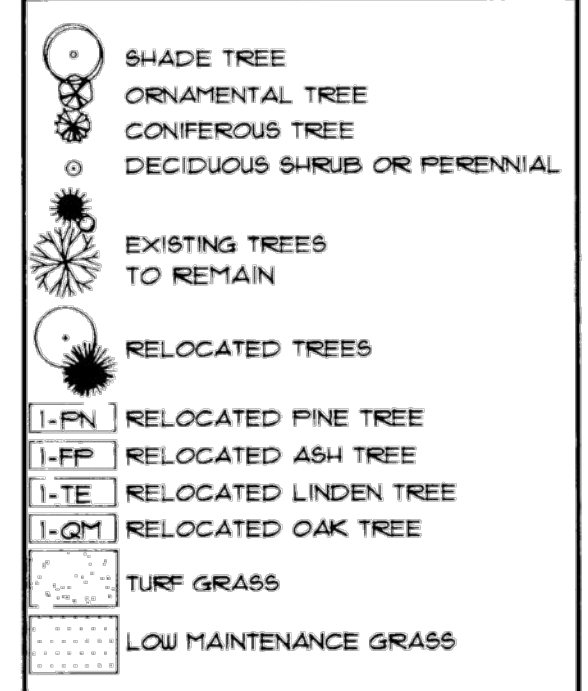
OAK HILL
APARTMENTS
P.U.D.
Zoning MMN

UPPER MEADOW AT MIRAMONT
FIRST FILING
Zoning LMN

FAIRWAY ESTATES THIRD FILING
EXISTING SINGLE FAMILY HOMES
Zoning County FA



LEGEND



PLANT LIST

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY	SPACING
DECIDUOUS TREES					
AA	<i>Amelanchier laevis</i>	Cornus Serviceberry	15' cal	3	See Plan
CA	<i>Crataegus arvensis</i>	Rustle Hawthorne	15' cal	3	See Plan
FA	<i>Fraxinus mandshurica 'Mancana'</i>	Mancana Ash	15' cal	1	See Plan
FP	<i>Fraxinus pennsylvanica 'Flamingo'</i>	Flamingo Ash	21' cal	1	See Plan
MB	<i>Malus 'Branford'</i>	Branford Apple	15' cal	4	See Plan
TC	<i>Tilia cordata 'GreenSPIRE'</i>	GreenSPIRE Linden	7' cal	6	See Plan
QM	<i>Quercus macrocarpa</i>	Burr Oak	7' cal	5	See Plan
CONIFEROUS TREES					
FE	<i>Pinus edulis</i>	Pinon Pine	5-6' ht	9	See Plan
FN	<i>Pinus nigra</i>	Austrian Pine	6-8' ht	4	See Plan
PN	<i>Pinus nigra</i>	Austrian Pine	8-10' ht	3	See Plan
PN	<i>Pinus nigra</i>	Austrian Pine	12-15' ht	19	See Plan
PPG	<i>Picea pungens glauca</i>	Colorado Blue Spruce	6-8' ht	5	See Plan
PPG	<i>Picea pungens glauca</i>	Colorado Blue Spruce	8-10' ht	1	See Plan
DECIDUOUS SHRUBS					
AA	<i>Amelanchier alnifolia</i>	Serviceberry	5 gal	8	See Plan
CSJ	<i>Cornus sericea 'Isanti'</i>	Isanti Dogwood	5 gal	12	See Plan
RA	<i>Ribes aureum</i>	Golden Currant	5 gal	8	5' oc
RFC	<i>Rosa x 'Morden Centennial'</i>	Morden Centennial Rose	5 gal	24	4' oc
RO	<i>Ribes odoratum</i>	Yellow Flowering Currant	5 gal	16	5' oc
SA	<i>Symphoricarpos albus</i>	White Snowberry	5 gal	5	5' oc
SB	<i>Spiraea x 'Bunilla Froebel'</i>	Froebel Spiraea	5 gal	9	4' oc
SV	<i>Syringa vulgaris</i>	Common Purple Lilac	5 gal	9	See Plan
VL	<i>Viburnum lentago</i>	Nannyberry Viburnum	5 gal	13	See Plan
VTC	<i>Viburnum trilobum compactum</i>	Compact American Cranberry	5 gal	11	4' oc
EVERGREEN SHRUBS					
JA	<i>Juniperus ch. 'Armstrongii'</i>	Armstrong Juniper	5 gal	3	5' oc
JBC	<i>Juniperus horizontalis 'Blue Chip'</i>	Blue Chip Juniper	5 gal	31	5' oc
JCC	<i>Juniperus sibirica 'Calgary Carpet'</i>	Calgary Carpet Juniper	5 gal	14	5' oc
JH	<i>Juniperus horizontalis 'Hughes'</i>	Hughes Juniper	5 gal	23	5' oc
JB	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	5 gal	11	See Plan
JTT	<i>Juniperus scop. 'Table Top Blue'</i>	Table Top Blue Juniper	5 gal	31	See Plan
PERENNIALS AND ORNAMENTAL GRASSES					
DAY	<i>Hemerocallis spp.</i>	Daylily	1 gal	20	24" oc
M1Y	<i>Miscanthus sinensis 'Yaku Jima'</i>	Yaku Jima Miscanthus Grass	5 gal	12	30" oc
M1B	<i>Miscanthus sinensis 'Gracillimus'</i>	Gracillimus Miscanthus Grass	5 gal	9	4'-5" oc

LANDSCAPE BREAKDOWN

AREA	WATER REQUIREMENT	AREA (sq.ft.)	PERCENTAGE
TURF AREAS	HIGH WATER TURF	0 sq.ft.	0%
	MODERATE WATER TURF	57,954 sq.ft.	73%
	LOW WATER TURF	12,645 sq.ft.	16.0%
SHRUB BEDS	HIGH WATER SHRUB BEDS	0 sq.ft.	0%
	MODERATE WATER SHRUB BEDS	3,588 sq.ft.	4.5%
	LOW WATER SHRUB BEDS	5,108 sq.ft.	6.4%
OTHER	NON IRRIGATED	0 sq.ft.	0%
TOTAL LANDSCAPE AREA		79,295 sq.ft.	100%



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MIRAMONT SELF STORAGE P.U.D.

FINAL LANDSCAPE PLAN

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DATE OF PREPARATION:	4-23-97	
REVISIONS:		
DATE	DESCRIPTION	BY
6-24-97	CITY COMMENTS	AG/TH
8-4-97	CITY COMMENTS	AG/TH

