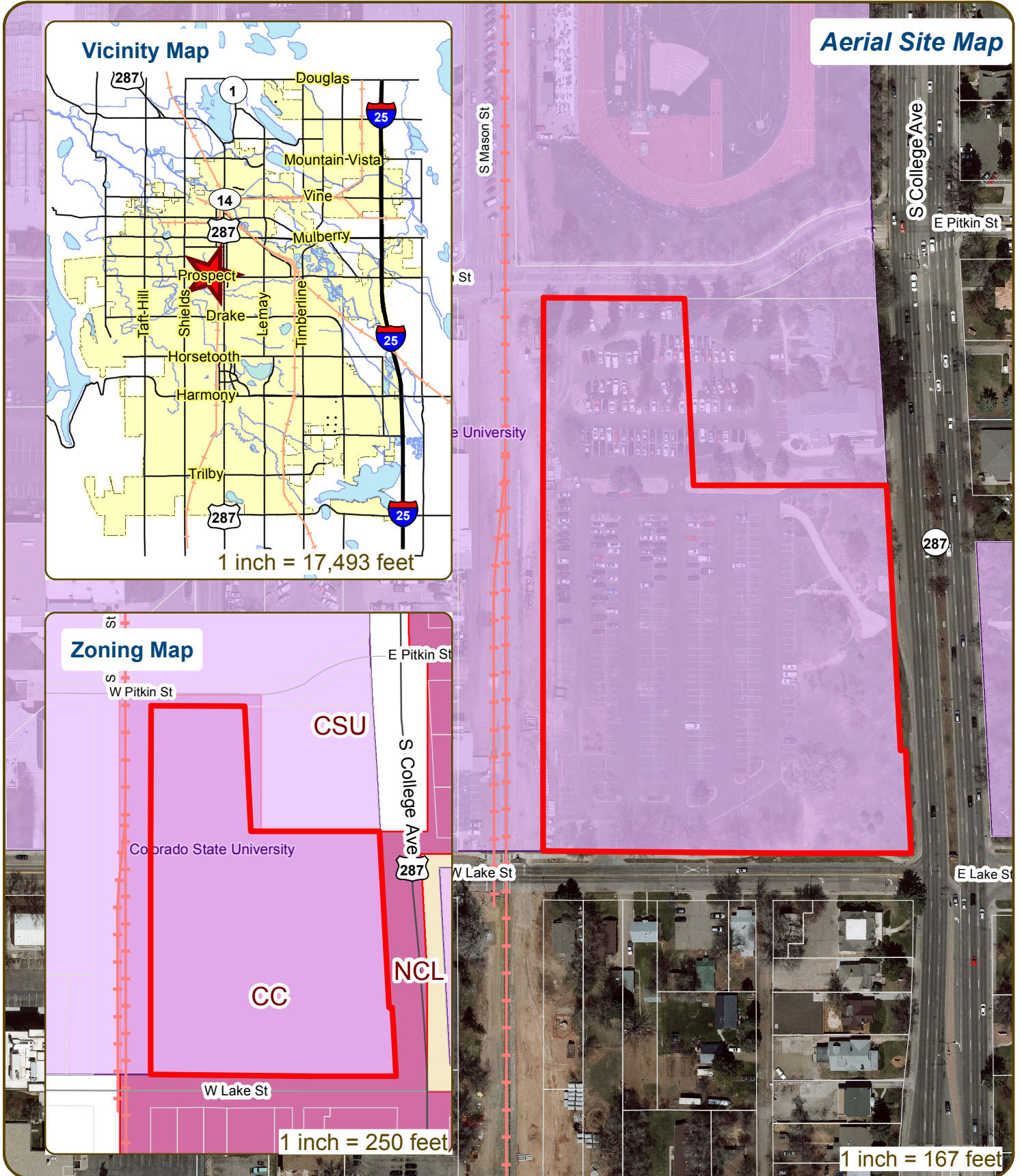


# CSU Parking Garage



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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.

\*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)

DAVID HANSEN - CSU FACILITIES

Business Name (if applicable)

Your Mailing Address 6030 CAMPUS DELIVERY FT COLLINS 80523

Phone Number 970 491 0318 Email Address DAVID.HANSEN@COLSTATE.EDU

Site Address or Description (parcel # if no address)

9714413901 / 9714413904

Description of Proposal (attach additional sheets if necessary)

NEW 4 STORY PARKING STRUCTURE ON EXISTING SURFACE PARKING LOT

Proposed Use PARKING Existing Use PARKING

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

Age of any Existing Structures NO 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?

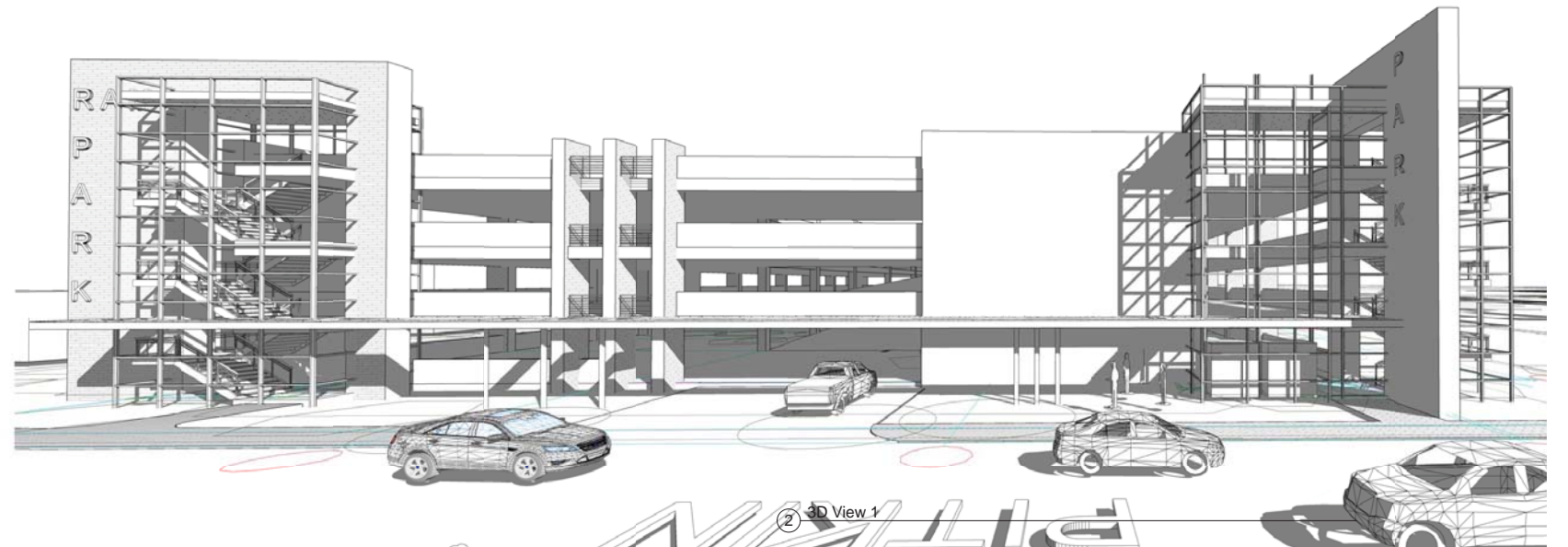
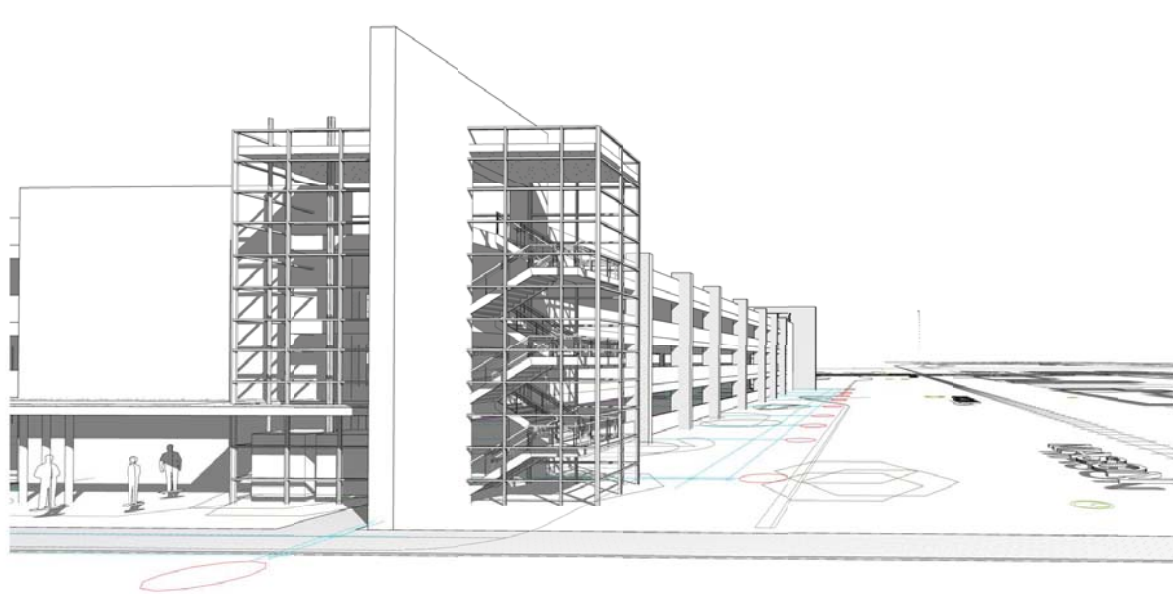
Info available on FC Maps: http://qisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area UNCALCULATED S.F.

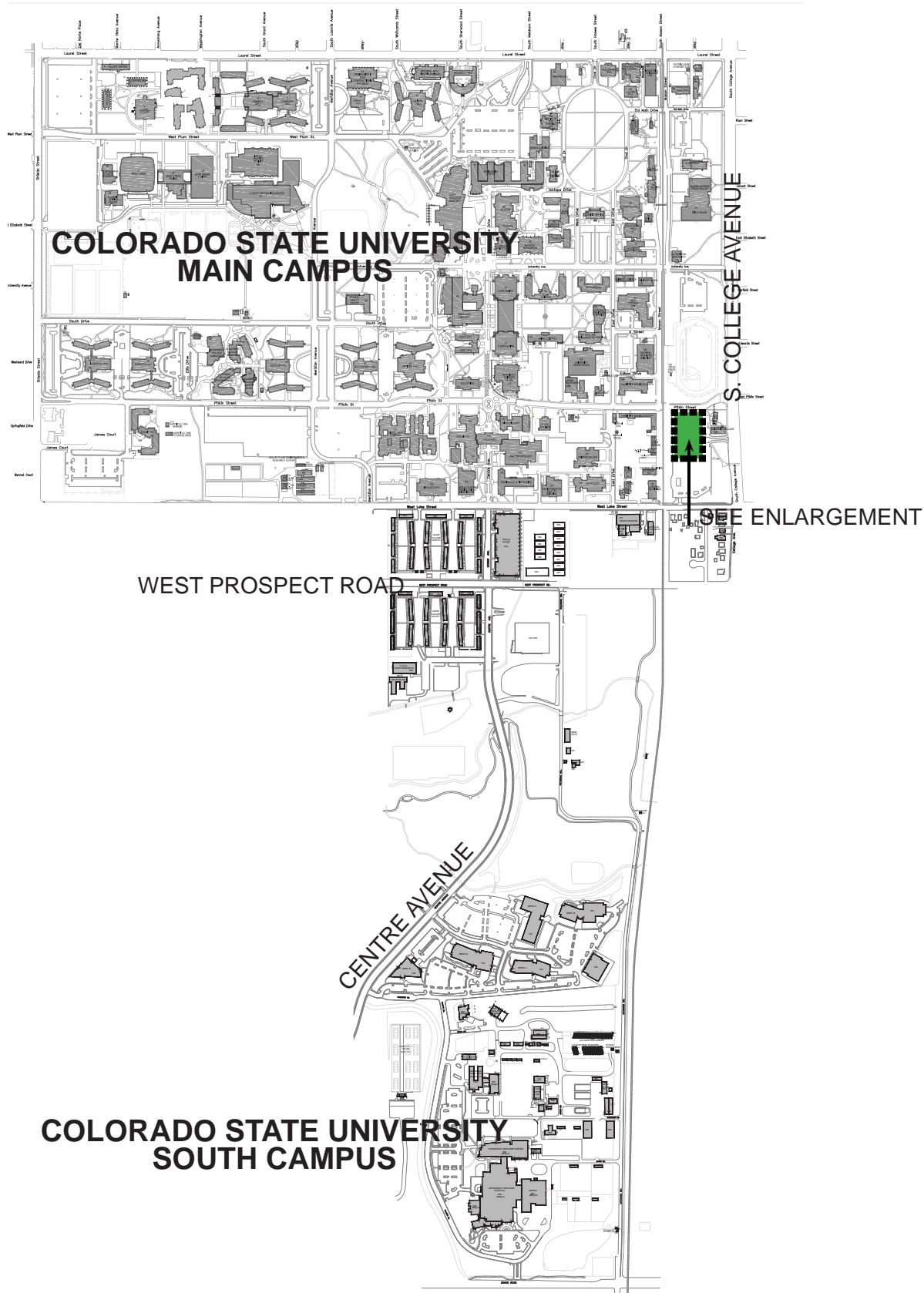
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

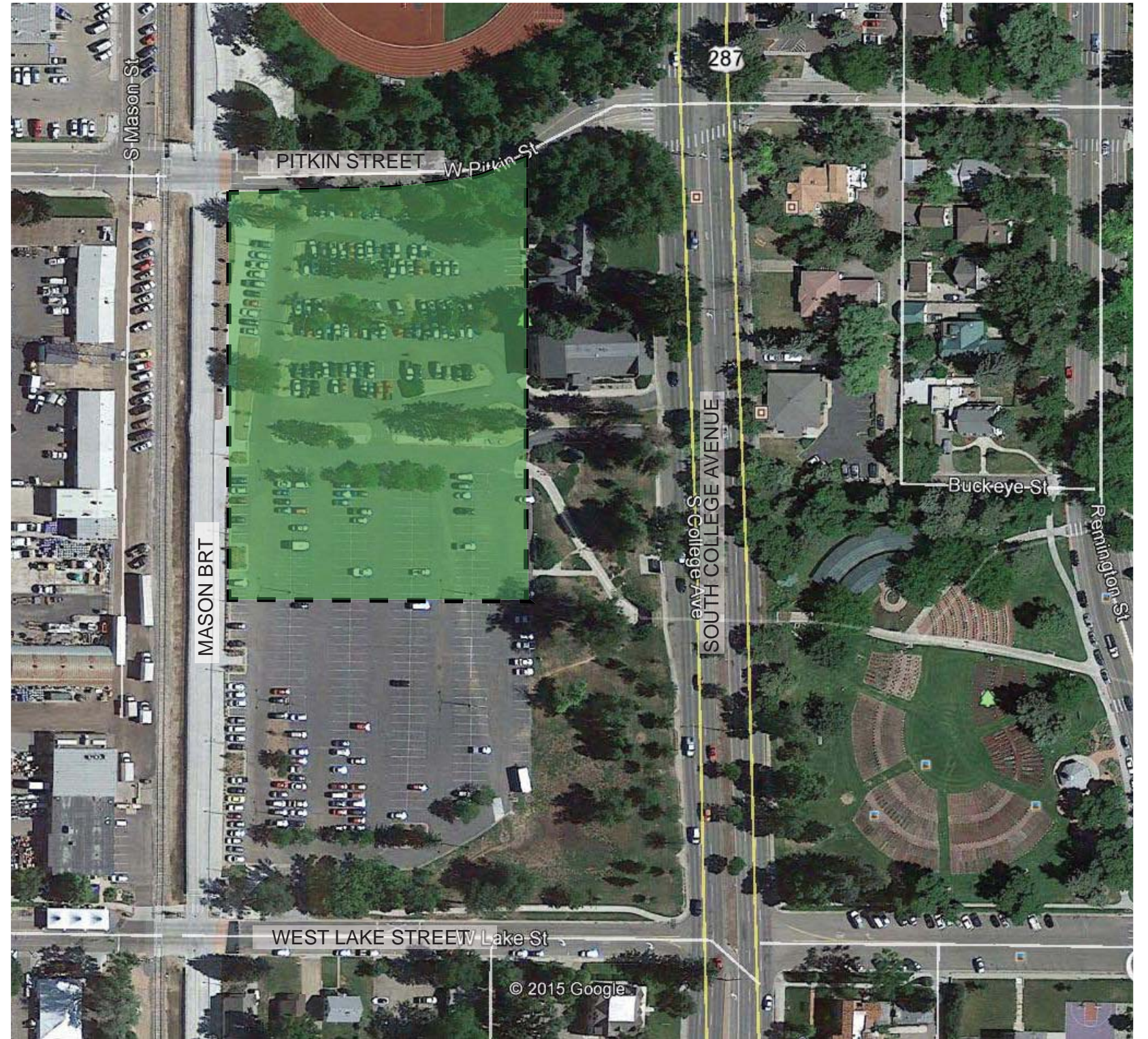
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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



# CONCEPTUAL REVIEW SOUTH COLLEGE AVENUE PARKING STRUCTURE

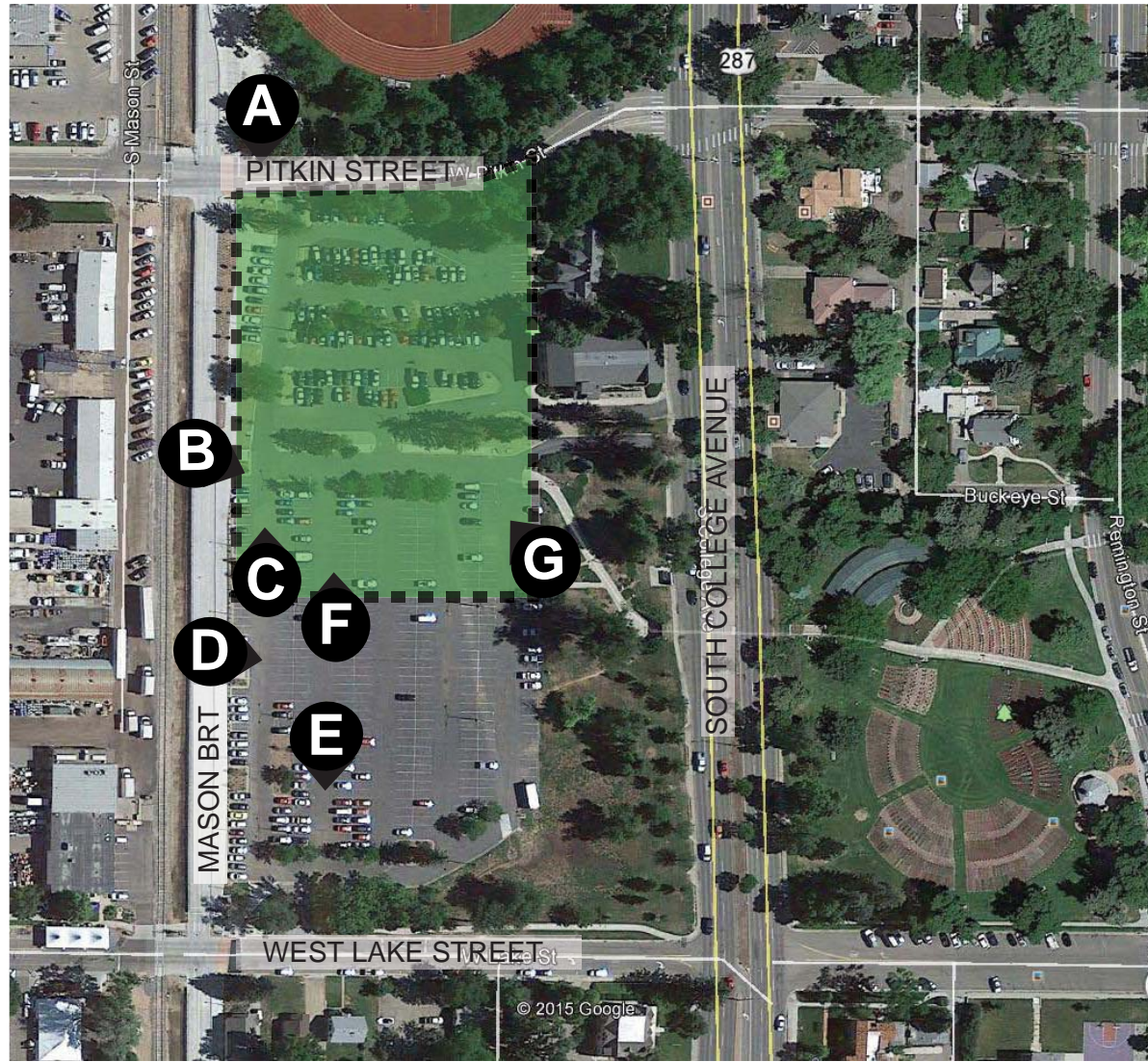


CAMPUS CONTEXT MAP



ENLARGED VICINITY MAP

# SOUTH COLLEGE AVENUE PARKING STRUCTURE VICINITY MAP



EXISTING CONDITIONS



A



B



C



D



E

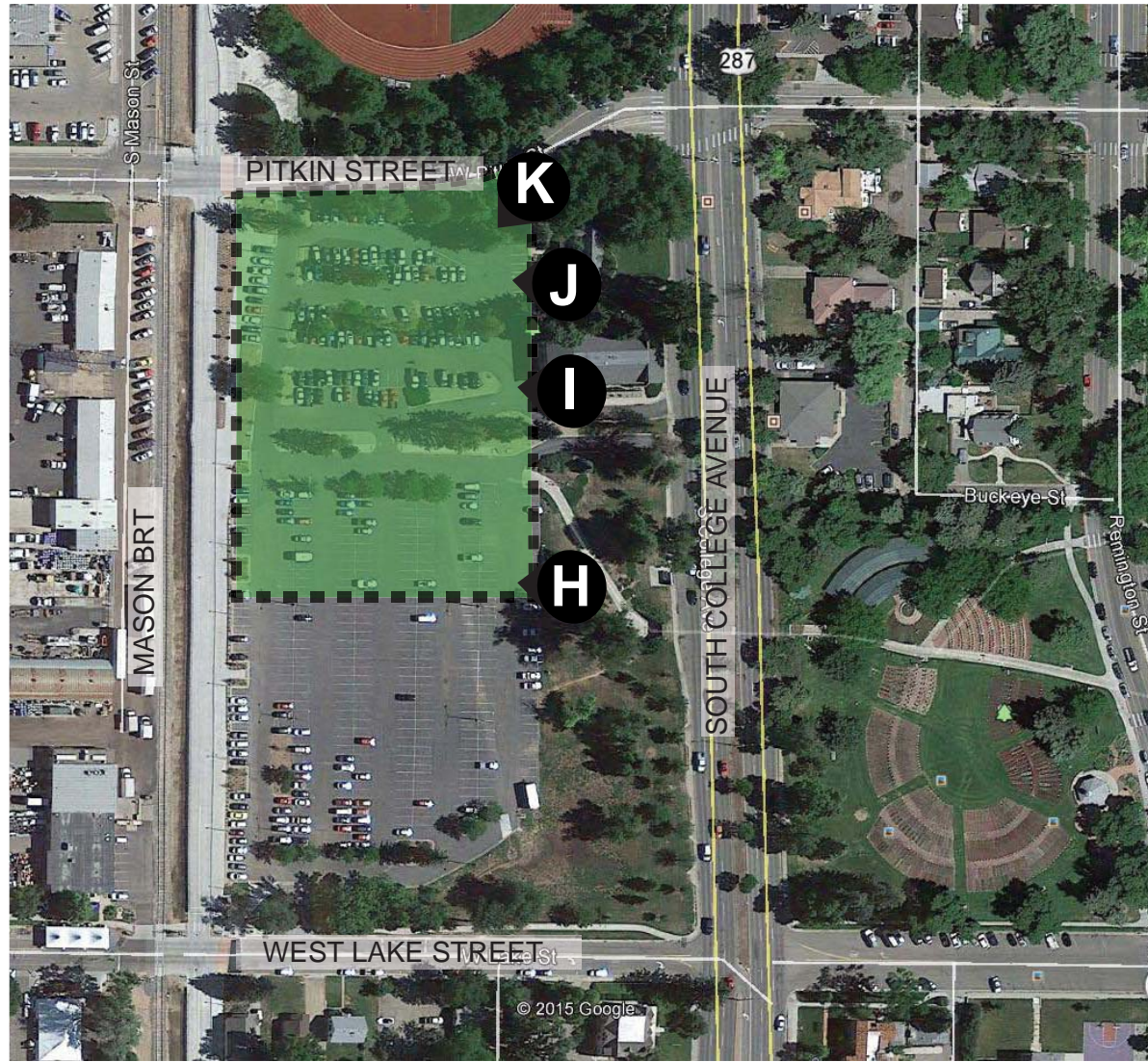


F



G

**SOUTH COLLEGE AVENUE PARKING STRUCTURE  
EXISTING CONDITIONS/ SITE PHOTOS**



EXISTING CONDITIONS



I



J



H



K

# SOUTH COLLEGE AVENUE PARKING STRUCTURE EXISTING CONDITIONS/ SITE PHOTOS



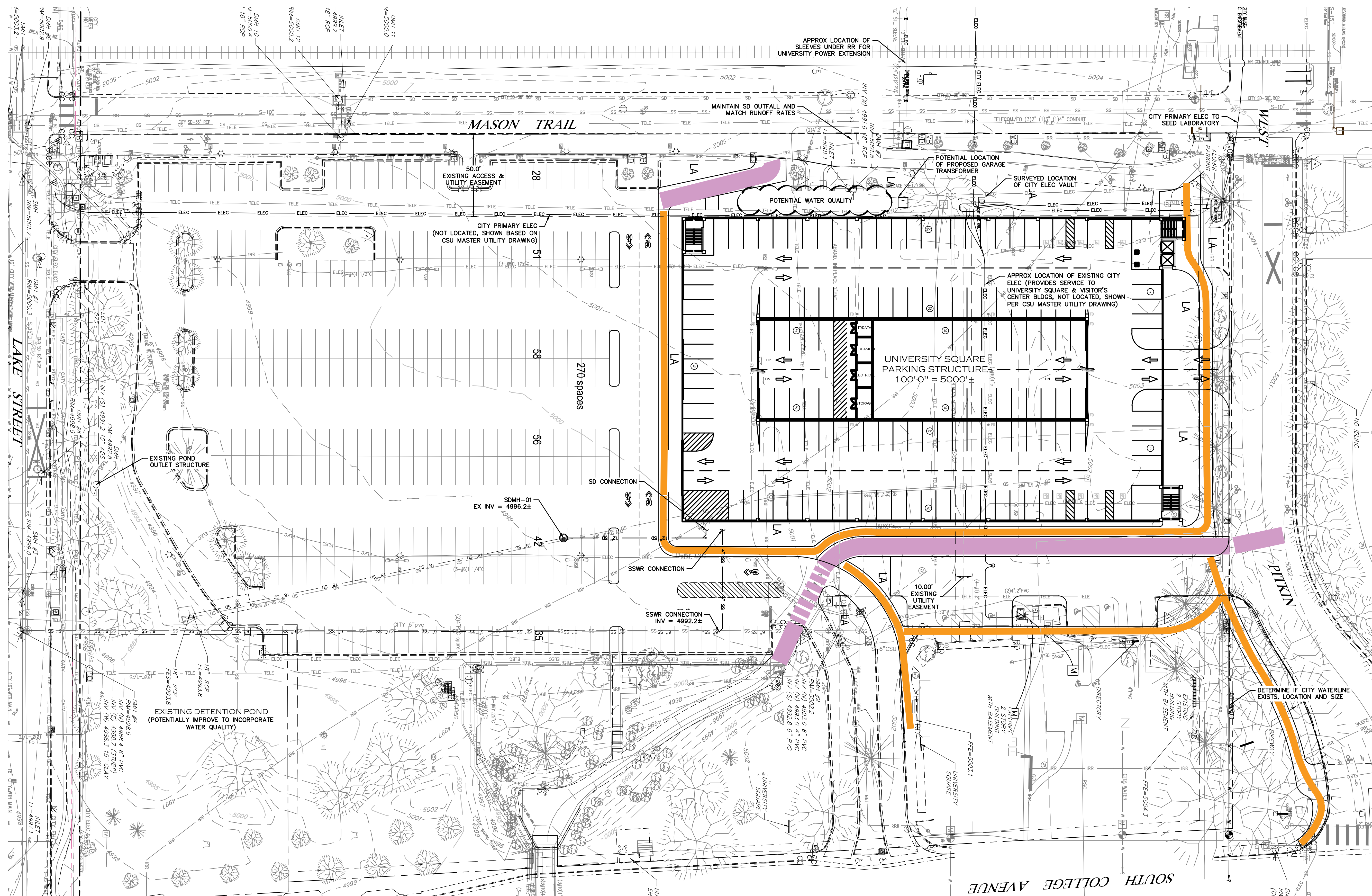
1218 W. Ash, Suite C  
Windsor, Colorado 80550  
Phone: (970) 674-3300  
Fax: (970) 674-3303

INTERWEST CONSULTING GROUP



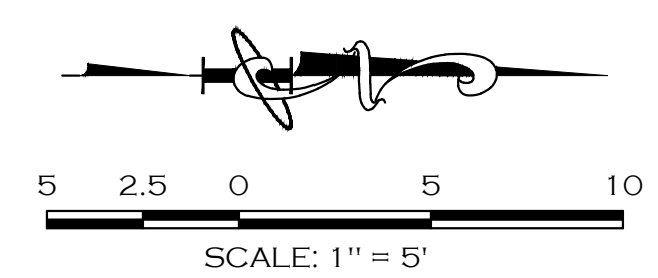
Carl Walker, Inc.  
14045 Ballantyne Corporate  
Place - Suite 380  
Charlotte, NC 28277  
Tel. 704.716.8000  
Fax 704.527.0343  
www.carlwalker.com

South College  
Parking Structure  
Colorado State  
University  
Fort Collins, Colorado



**UTILITY LEGEND**  
 ——— FIELD LOCATED EXISTING UTILITY (SURVEYED)  
 - - - - - APPROX LOCATION OF EXISTING UTILITY, REQUIRES VERIFICATION

- NOTES:**
1. LOCATIONS SHOWN ARE BASED ON KING'S SURVEY ADJUSTED FROM MODIFIED STATE PLANE TO STATE PLANE TO COINCIDE WITH CSU STANDARDS & MASTER UTILITY PLAN.
  2. LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE AND REQUIRE FIELD VERIFICATION.



**PRECAST**

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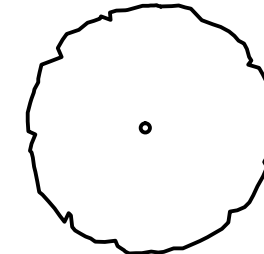
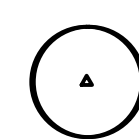
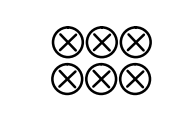
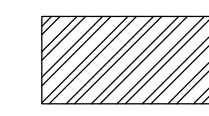
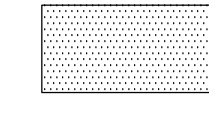

PROJECT MGR: Robert Altmann  
 DESIGN ENG: Jason Clavus  
 DRAWN BY: Jason Clavus

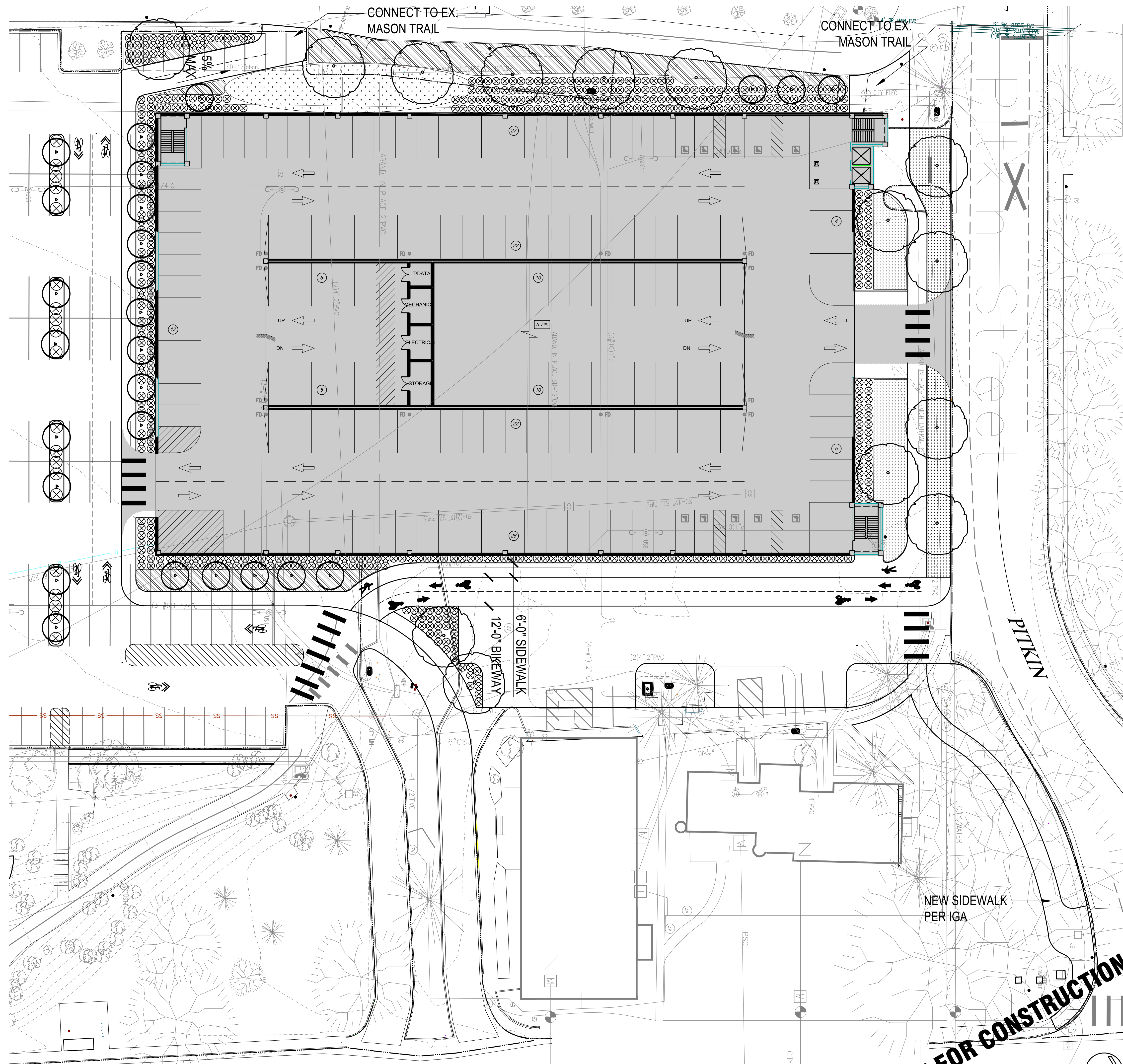
ISSUED/REV. NO.	DATE	DESCRIPTION
03/13/15		ISSUED FOR REVIEW

**OVERALL SITE UTILITY PLAN**

PROJECT NO.  
**N1-2015-142**  
 DRAWING NO.  
**C100**

**LANDSCAPE LEGEND:**

-  DECIDUOUS TREE - 3" CAL. B&B
-  ORNAMENTAL TREE - 2" MIN. B&B
-  SHRUB - 5 GAL.
-  ORNAMENTAL GRASSES
-  SHADE TOLERANT SOD
-  WATER QUALITY PLANT MATERIAL



**Carl Walker**  
 Planning Engineering Restoration  
 Carl Walker, Inc.  
 14045 Ballantyne Corporate Place - Suite 380  
 Charlotte, NC 28277  
 Tel. 704.716.8000  
 Fax 704.527.0343  
 www.carlwalker.com

South College  
 Parking Structure  
 Colorado State  
 University  
 Fort Collins, Colorado

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PROJECT MGR. TONY FLORES  
 DESIGN ENG. \_\_\_\_\_  
 DRAWN BY DAVID ANSEN

ISSUED/REV. NO.	DATE	DESCRIPTION
03/17/15		ISSUED FOR REVIEW

DRAWING TITLE  
**SITE PLAN**

PROJECT NO.  
 N1-2015-142  
 DRAWING NO.  
**L101**

**NOT FOR CONSTRUCTION**



**SHEET NOTES:**

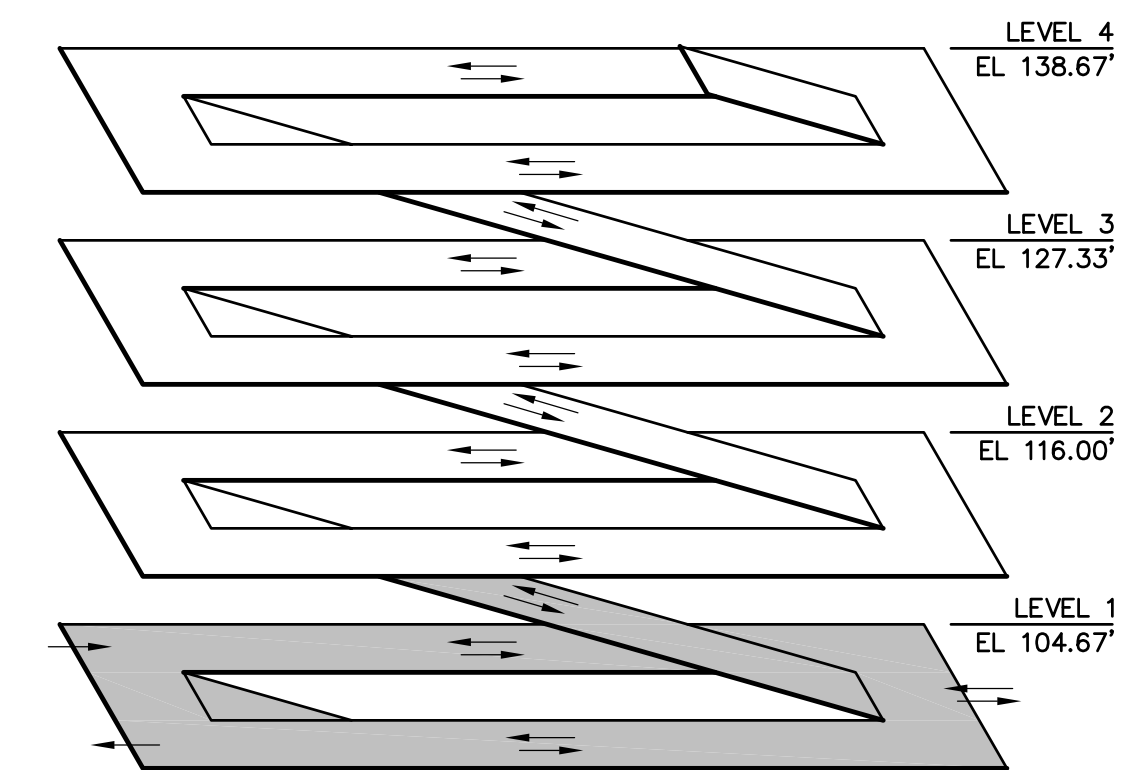
XN1-2015-142-SN-AP

- INDICATES PLAN MATCH LINE.
- PARKING SPACE STRIPING TO BE 4" WIDE YELLOW STRIPING, REFER TO DWG. AP501 FOR ADD'L INFORMATION.
- CROSS HATCH STRIPING TO BE 4" WIDE YELLOW STRIPING AT 24" O.C. TO BE PLACED AT LOCATIONS AS SHOWN ON THE PLANS, REFER TO DWG. AP501 FOR ADD'L INFORMATION.
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- RESET PANEL FOR CAR COUNT SYSTEM IN NEMA LOCKABLE BOX. COORDINATE FINAL LOCATION WITH OWNER.
- 6" CONCRETE FILLED STEEL BOLLARD, REFER TO DETAIL 9/AP501, TYPICAL.

**PARKING SUMMARY**

DESCRIPTION	STANDARD	VAN ADA	ADA	TOTAL
LEVEL 4	165	---	---	165
LEVEL 3	171	---	2	173
LEVEL 2	171	---	2	173
LEVEL 1	138	3	7	148
<b>GARAGE TOTAL</b>	<b>645</b>	<b>3</b>	<b>11</b>	<b>659</b>
LOT SPACES LOST	179	---	4	183
<b>NET GAIN</b>	<b>466</b>	<b>3</b>	<b>7</b>	<b>476</b>

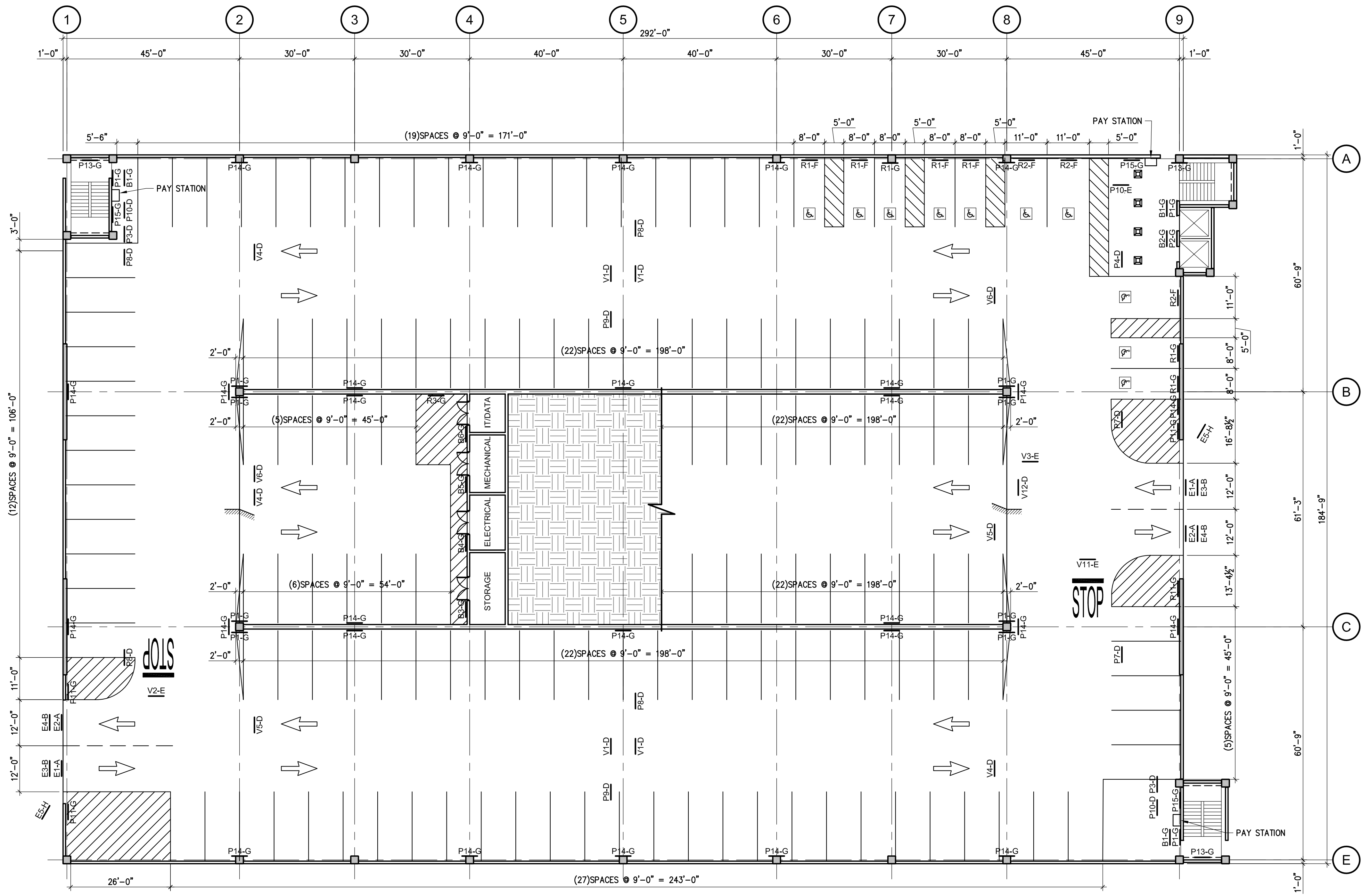
STANDARD SPACE = 9'-0" x 18'-0"  
ADA VAN = 8'-0" x 18'-0" w/ 8'-0" ACCESS AISLE  
ADA STD = 8'-0" x 18'-0" w/ 5'-0" ACCESS AISLE  
PARKING ANGLE = 90°



NOTE - DATUM ELEVATION 100'-0" = 5,000.00 MSL

ISOMETRIC  
NO SCALE

XN1-2015-142-ISO



**1 LEVEL 1 PLAN - ARCHITECTURAL PARKING**  
1/16" = 1'-0"

**PRECAST**

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PROJECT MGR. Rob McConnell  
DESIGN ENG. Greg Ethrke  
DRAWN BY Ray Mulvaney

ISSUED/REV. NO.	DATE	DESCRIPTION
	03/13/15	ISSUED FOR REVIEW

DRAWING TITLE  
**LEVEL 1 PLAN - ARCHITECTURAL PARKING**

PROJECT NO.  
**N1-2015-142**

DRAWING NO.  
**AP101**

**SHEET NOTES:**

XN1-2015-142-SN-AP

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**PRECAST**

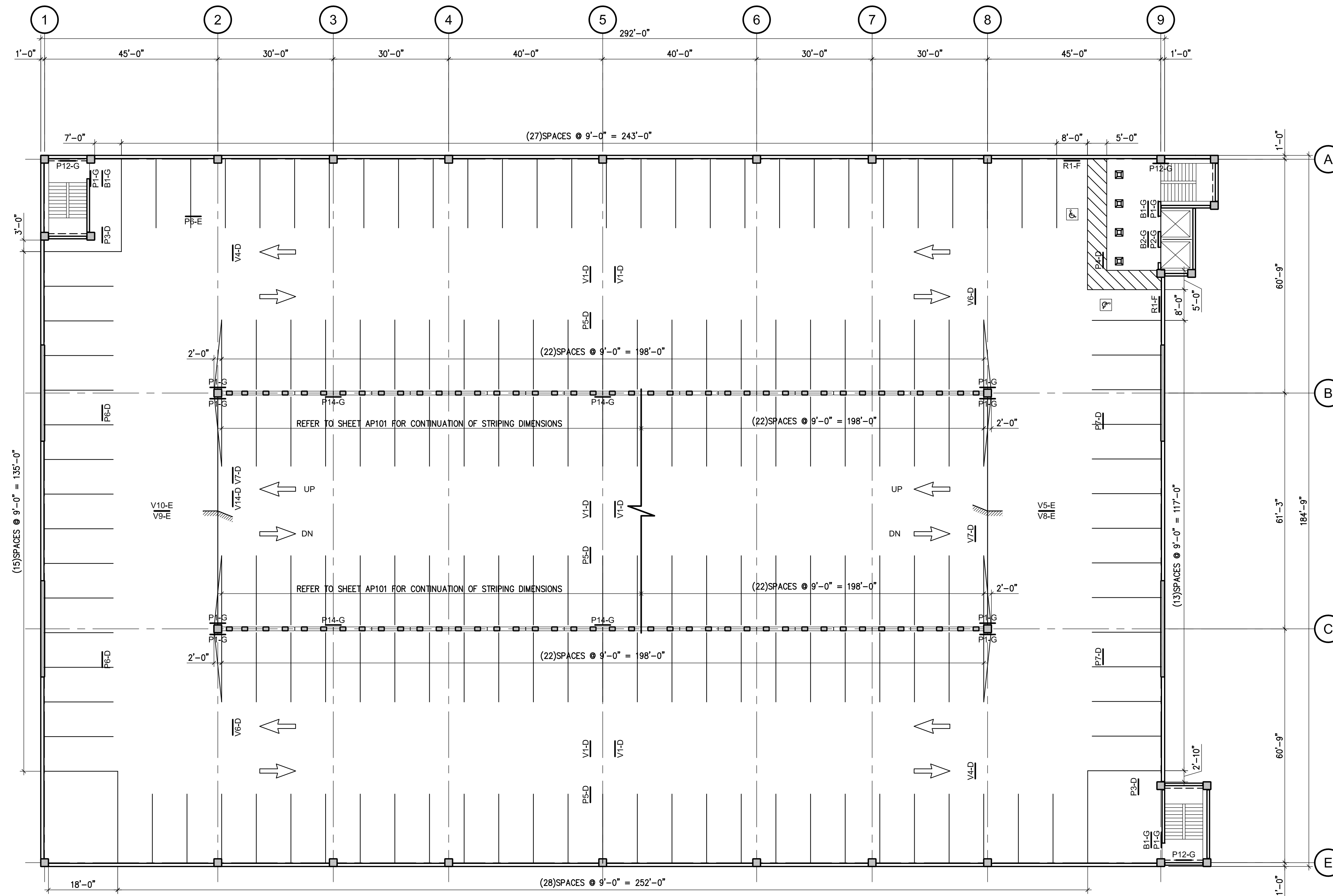
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PROJECT MGR. Rob McConnell  
DESIGN ENG. Greg Ethrke  
DRAWN BY Ray Mulvaney

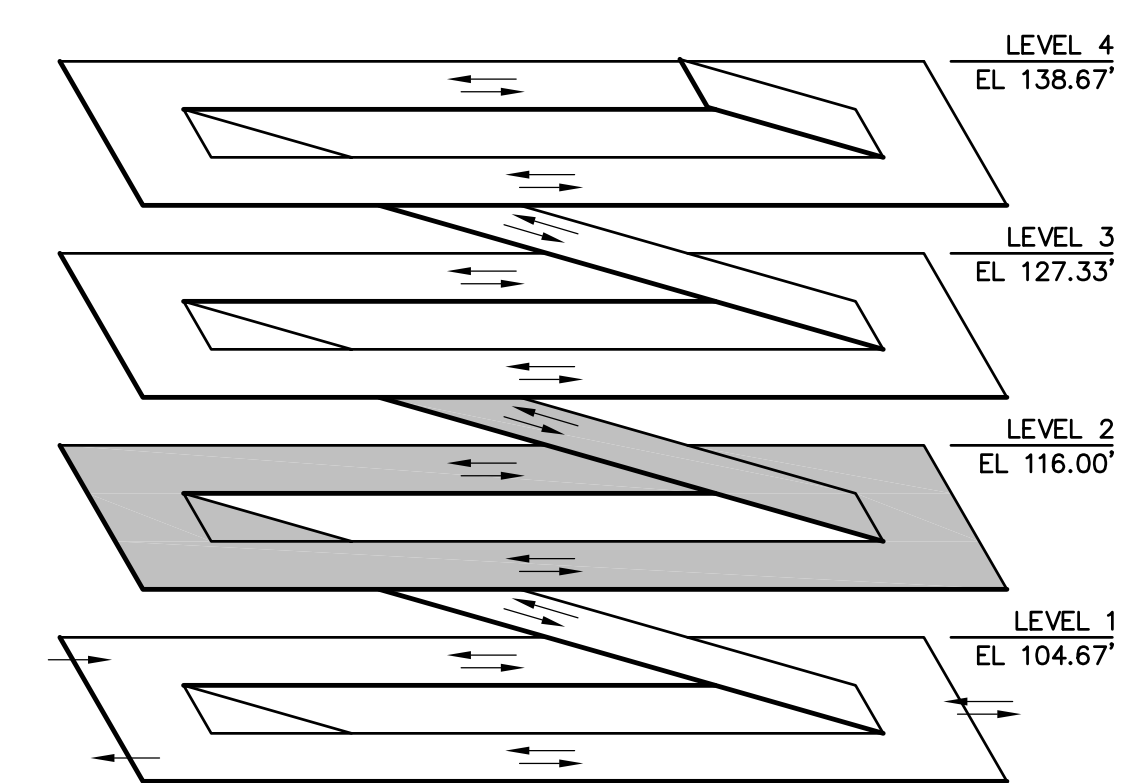
ISSUED/REV. NO.	DATE	DESCRIPTION
	03/13/15	ISSUED FOR REVIEW

DRAWING TITLE  
**LEVEL 2 PLAN -  
ARCHITECTURAL  
PARKING**

PROJECT NO.  
**N1-2015-142**  
DRAWING NO.  
**AP102**



**1** LEVEL 2 PLAN - ARCHITECTURAL PARKING  
1/16" = 1'-0"



NOTE - DATUM ELEVATION 100'-0" = 5,000.00 MSL  
**ISOMETRIC**  
NO SCALE

XN1-2015-142-ISO

**PRECAST**

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PROJECT MGR. Rob McConnell  
 DESIGN ENG. Greg Ethrke  
 DRAWN BY Ray Mulvaney

ISSUED/REV. NO.	DATE	DESCRIPTION
	03/13/15	ISSUED FOR REVIEW

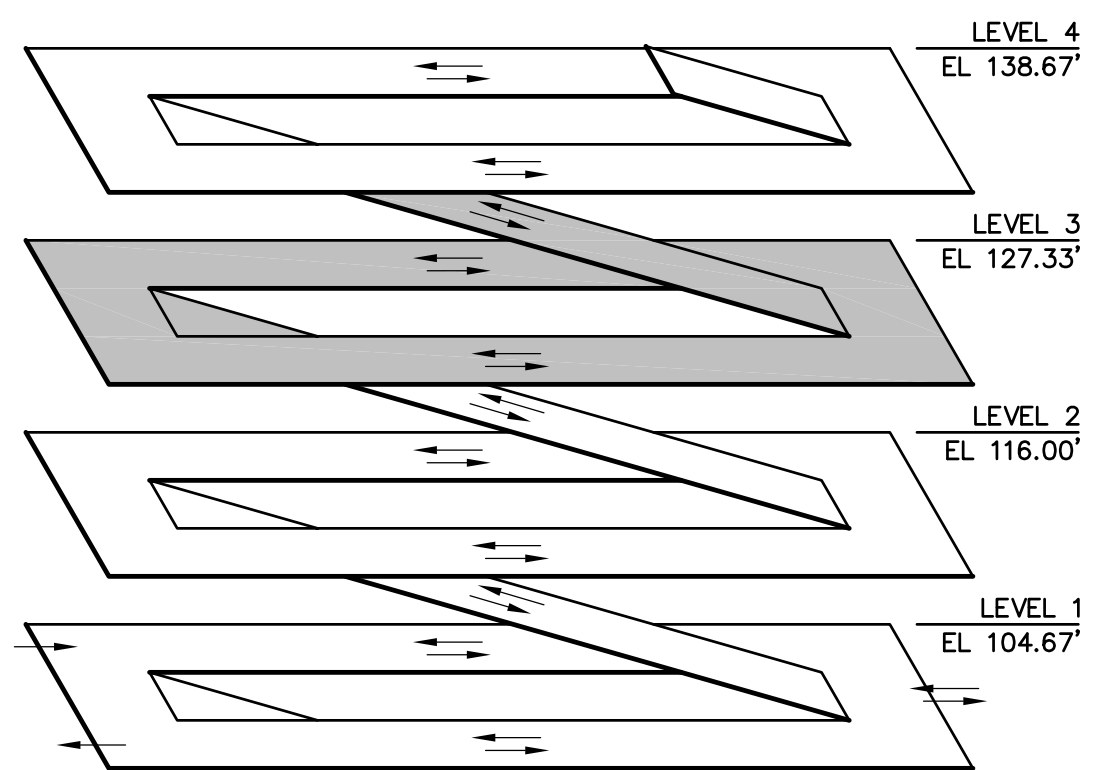
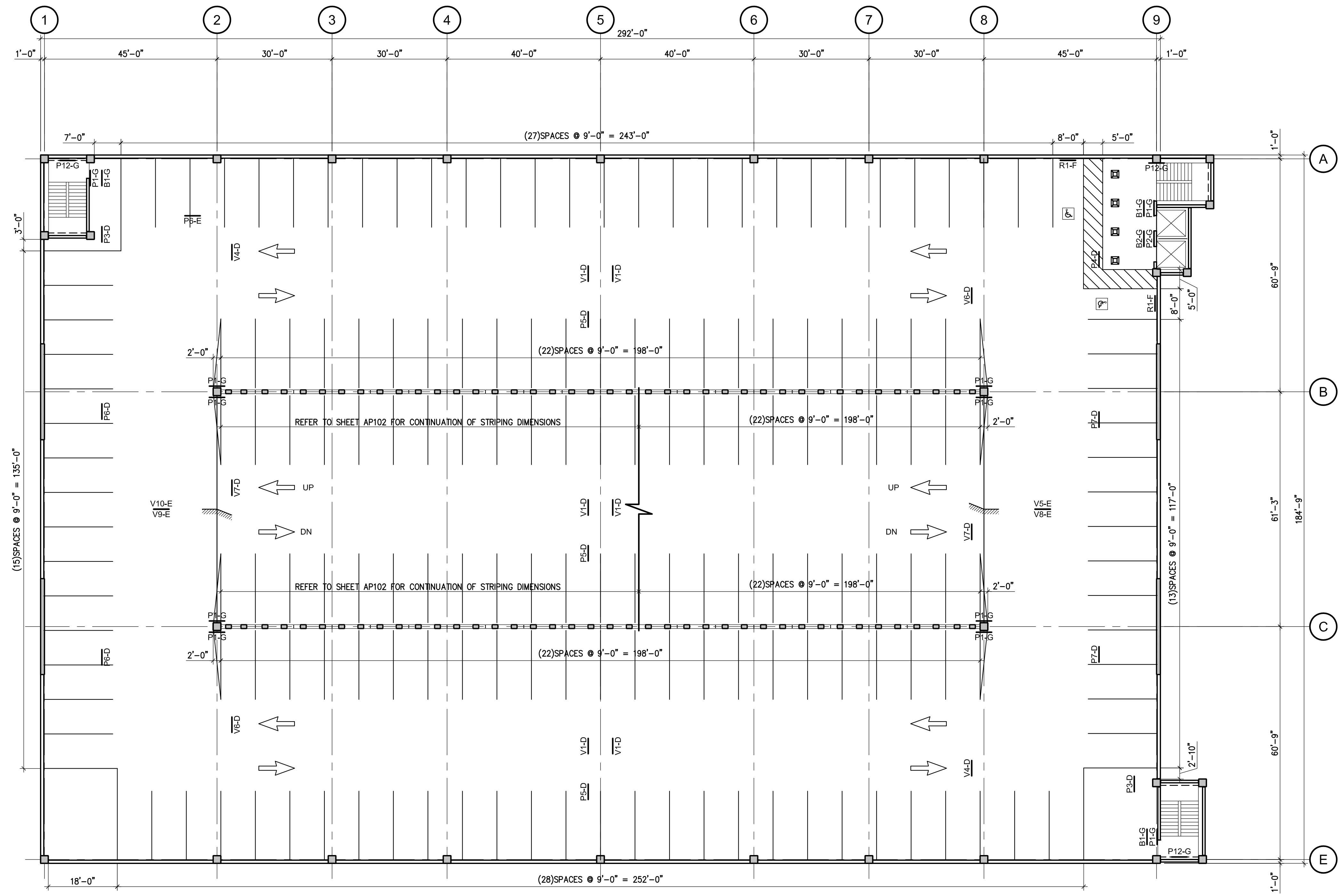
DRAWING TITLE  
**LEVEL 3 PLAN - ARCHITECTURAL PARKING**

PROJECT NO.  
**N1-2015-142**  
 DRAWING NO.  
**AP103**

**SHEET NOTES:**

XN1-2015-142-SN-AP

- INDICATES PLAN MATCH LINE.
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NOTE - DATUM ELEVATION 100'-0" = 5,000.00 MSL

**ISOMETRIC**  
 NO SCALE

XN1-2015-142-ISO

**1** LEVEL 3 PLAN - ARCHITECTURAL PARKING  
 1/16" = 1'-0"



SHEET NOTES:

XN1-2015-142-SN-AP

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**South College  
Parking Structure**  
**Colorado State  
University**

Fort Collins, Colorado

**PRECAST**

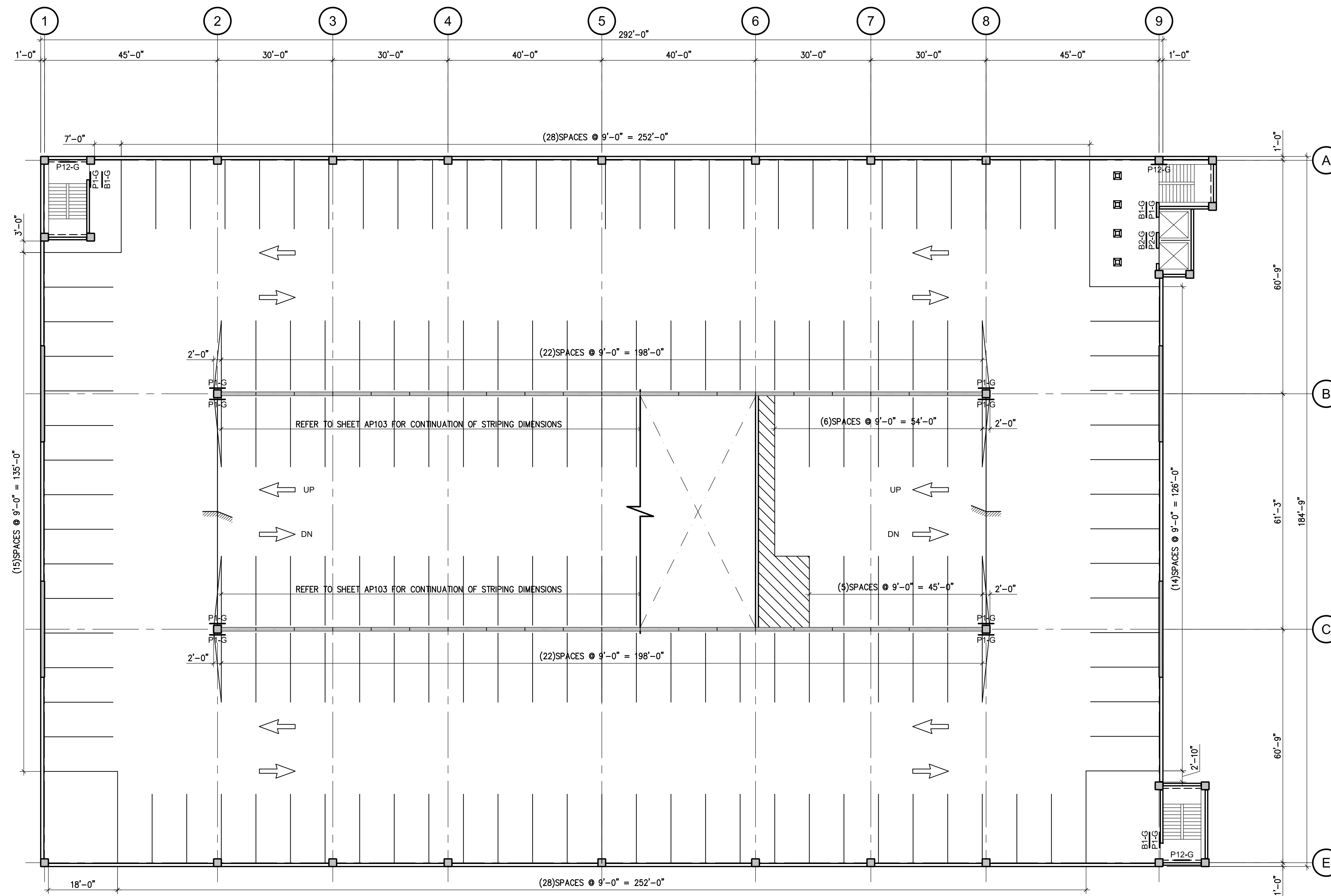
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PROJECT MGR. Rob McConnell  
DESIGN ENG. Greg Ethrke  
DRAWN BY Ray Mulvaney

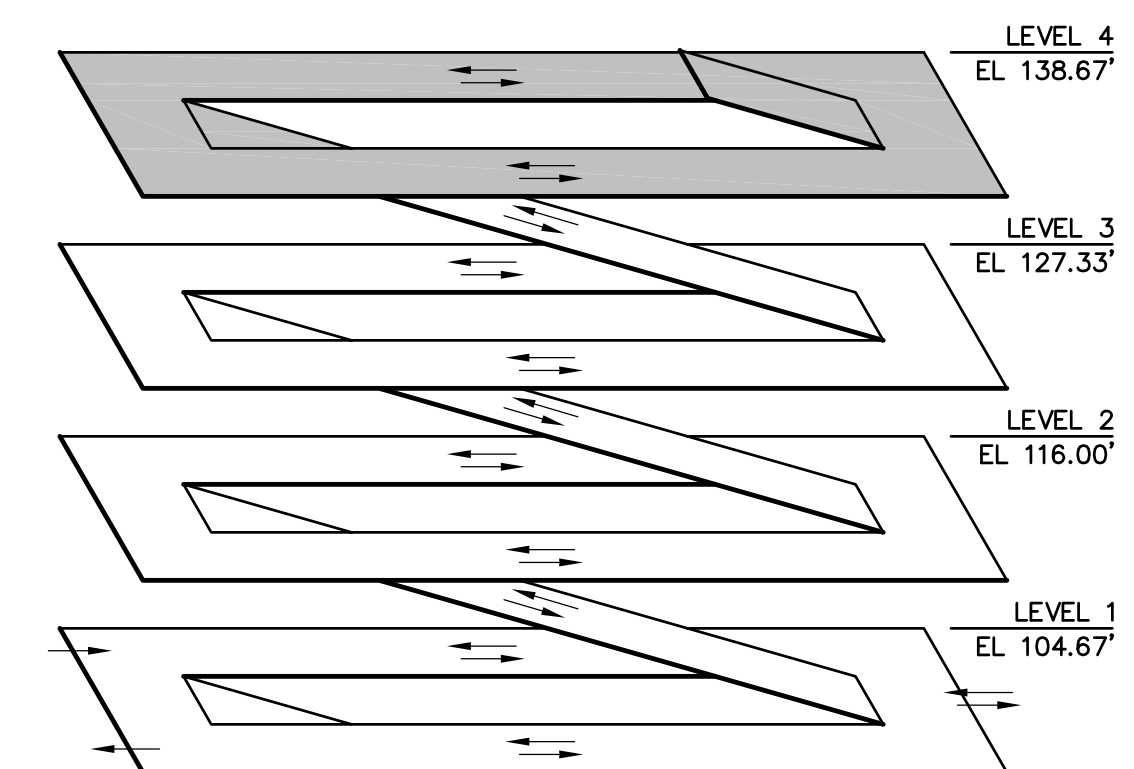
ISSUED/REV. NO.	DATE	DESCRIPTION
	03/13/15	ISSUED FOR REVIEW

DRAWING TITLE  
**LEVEL 4 PLAN -  
ARCHITECTURAL  
PARKING**

PROJECT NO.  
**N1-2015-142**  
DRAWING NO.  
**AP104**



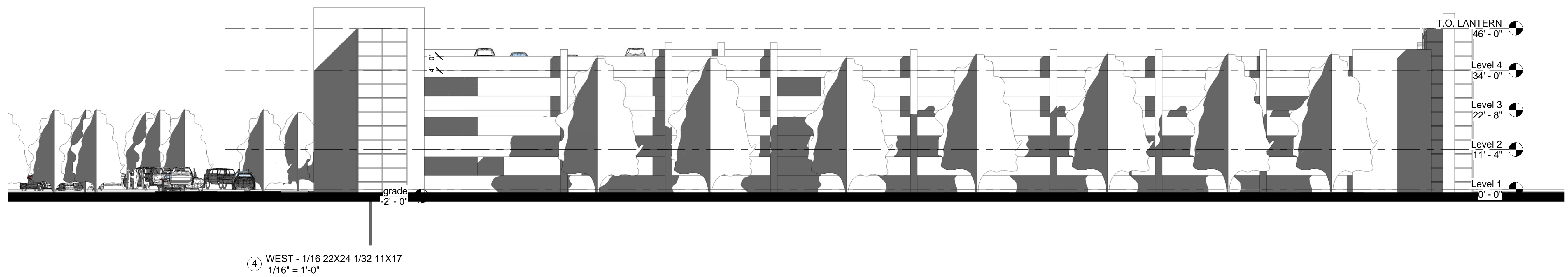
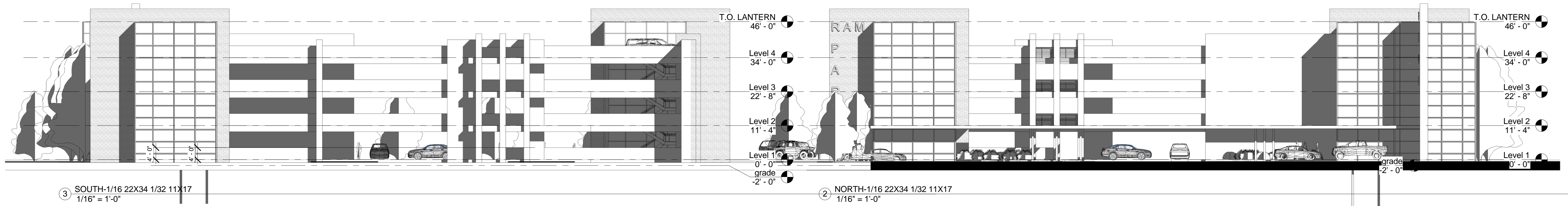
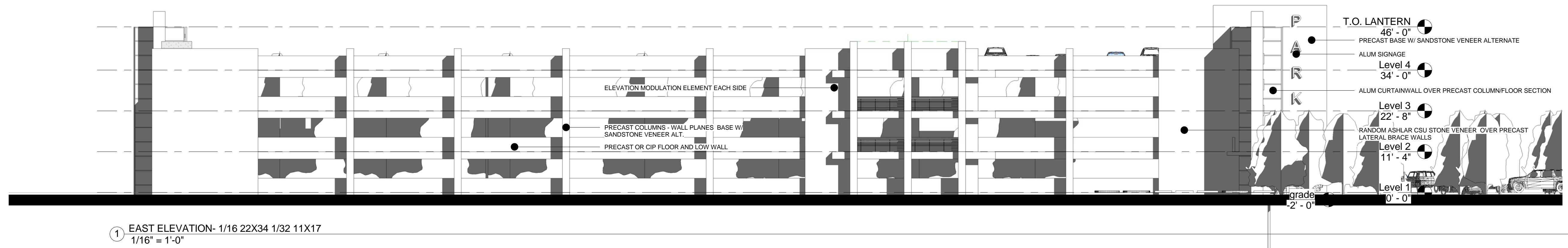
**1** LEVEL 4 PLAN - ARCHITECTURAL PARKING  
1/16" = 1'-0"

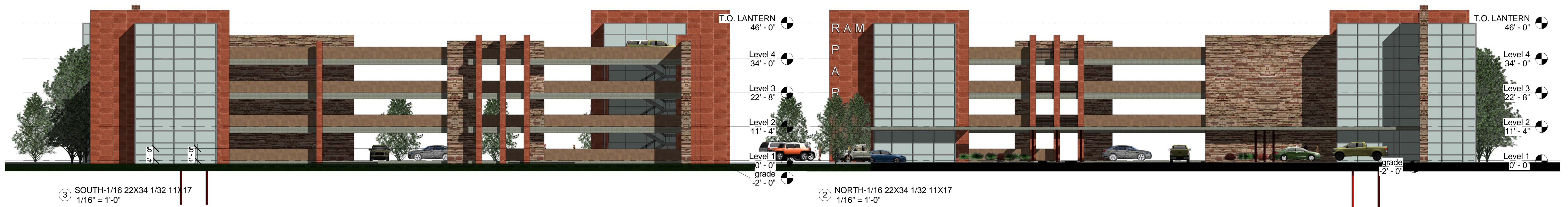


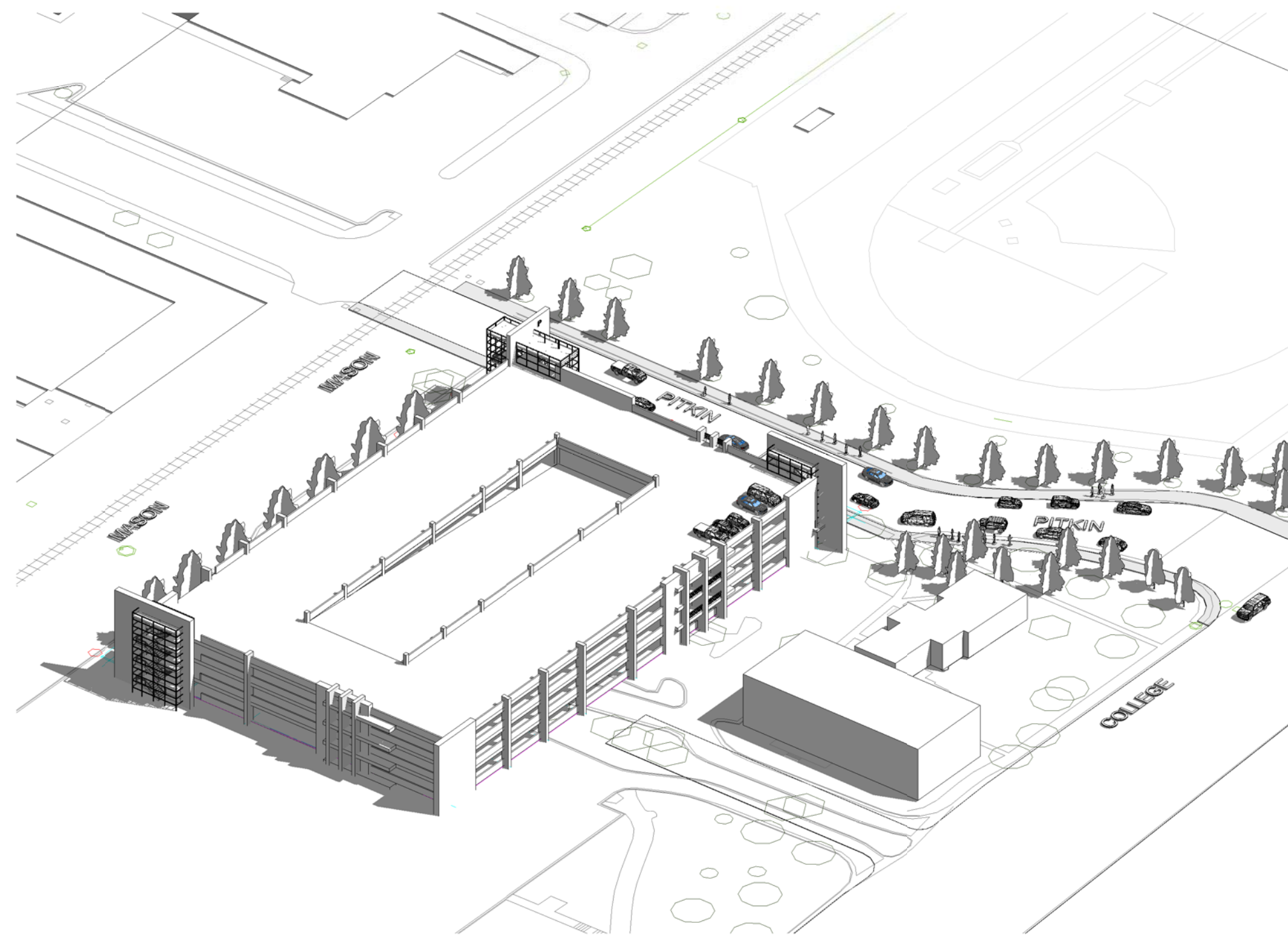
NOTE - DATUM ELEVATION 100'-0" = 5,000.00 MSL

ISOMETRIC  
NO SCALE

XN1-2015-142-IS0



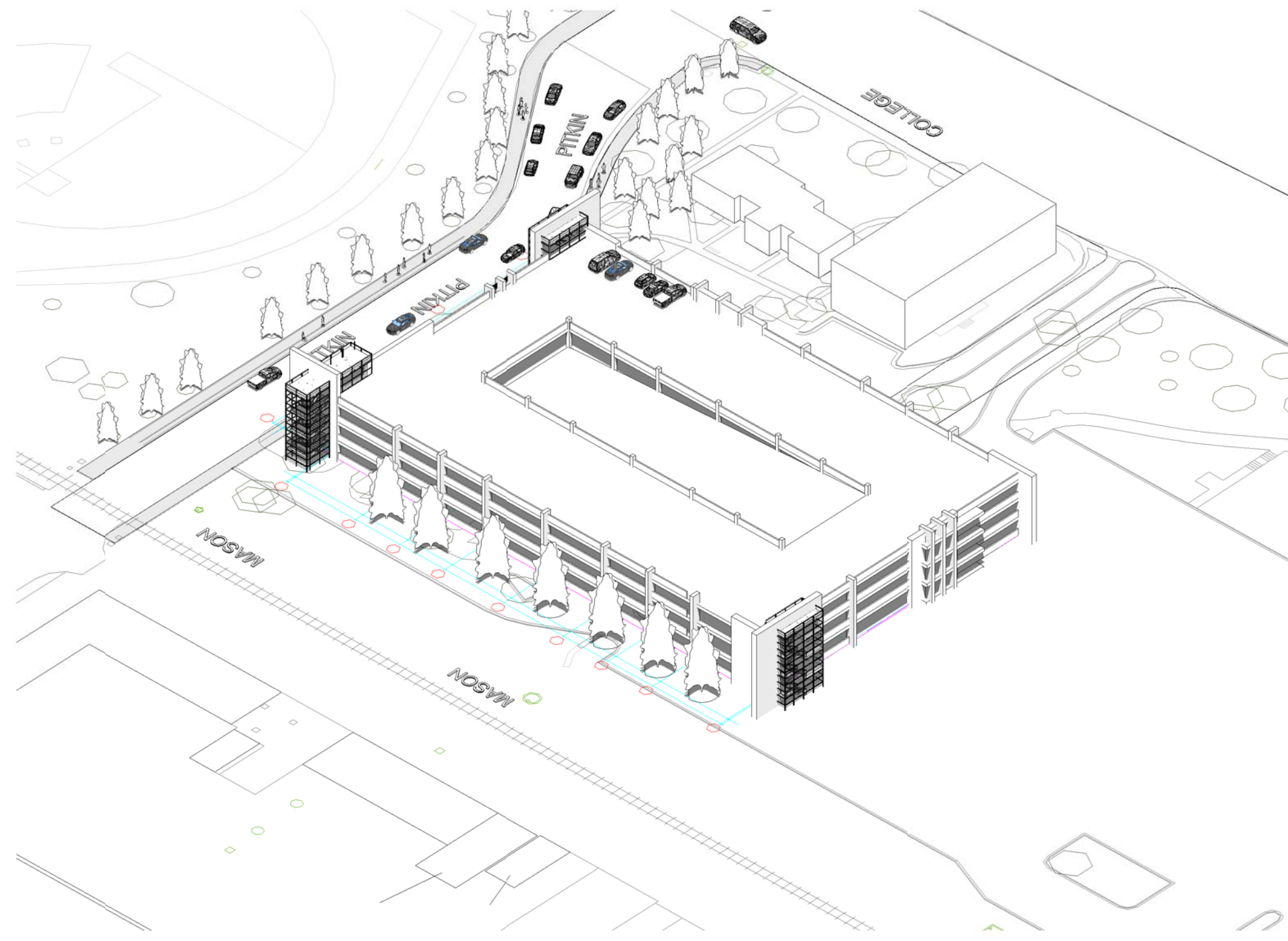




3 SOUTHEAST



1 NORTHEAST



4 SOUTHWEST



2 NORTHWEST