

STAFF REPORT
Administrative Hearing

January 10, 2019

PROJECT NAME

BREEZE THRU HEADQUARTERS #PDP180013

STAFF

Kai Kleer, Associate Planner

PROJECT INFORMATION

PROJECT DESCRIPTION: This is a Project Development Plan request to convert an existing building located at 6464 S College Ave (parcel #9612305003) from a hair academy into a mixed-use professional office and 10-unit apartment. No structural changes are proposed to the existing building. However, a new 2,400 square foot, one story garage is proposed at the northeast end of the site. Existing site access is from the South College Ave frontage road and will remain. The proposed project is within the General Commercial (CG) zone district and is subject to an Administrative (Type 1) review.

APPLICANT: Deanne Fredrickson
Baseline Engineering
4007 S Lincoln, Suite 405
Loveland, CO 80637

OWNER: John Agnew
725 E Mulberry Avenue
Fort Collins, CO 80537

RECOMMENDATION: Staff recommends approval of the Project Development Plan.

EXECUTIVE SUMMARY

- This P.D.P represents a change of occupancy of an existing building that was originally approved in the county as Hair Dynamics. After this initial development, the parcels were annexed into the City.
- The P.D.P complies with the South College Corridor Plan, an element of City Plan.
- The P.D.P is a permitted use and complies with all applicable development standards of the C-G, General Commercial zone district.
- The P.D.P. complies with the applicable standards of Article Three – General Development Standards.

COMMENTS

1. Background:

The surrounding zoning and land uses are as follows:

Direction	Zone District	Use
North	General Commercial (C-G)	Vehicle Sales and Business Service Shop (Newman Motorsports and Concept Signs & Graphics)
South	General Commercial (C-G)	Automotive Repair (Carl Duke Volvo Repair)
East	Urban Estate (U-E)	Single Family Residence
West	General Commercial (C-G)	Vacant

Annexation and Zoning

- The subject site, Lot 3 and Lot 4 of the Kel Mar Strip Subdivision, was approved in 1964.
- The site later developed in 1977 in Larimer County and consisted of the existing building, designed as Hair Dynamics.
- In 2006, the parcels were annexed into the City as part of the Southwest Enclave Annexation Phase One.

2. South College Corridor Plan:

The site is included within the study area of the South College Corridor Plan, adopted in March of 2009. This area is 608 acres and is bounded on the north by Harmony Road, on the south by Carpenter Road with roughly one-half mile on either side of South College Avenue as the east-west boundary. For historical context, the Plan followed the Southwest Annexations, initiated in 2006, which resulted in over one thousand acres being annexed into the City over four phases. The corridor is considered the southern gateway to the City. The following excerpts from the Plan describe the purpose, vision and applicable land use policies:

The purpose is to articulate a common vision that reflects the objectives of the many diverse stakeholders involved, including businesses and property owners, residents, the City of Fort Collins, CDOT and the broader community. The Plan provides direction on land use, transportation, appearance and design, community partnerships, financing, and infrastructure. (Page 1.)

“From Trilby Road to Fossil Creek, we envision neighborhood compatibility. Here the Corridor will continue to support community and neighborhood commercial uses with landscaping and building forms that lessen the negative impacts of the highway. Retail development activity will front South College and major street intersections, and new service commercial and light industrial uses, will be located behind retail uses in appropriate areas while adequately buffering adjacent residential uses. The highway will continue to influence land use, but the area will transform over time towards a more attractive pedestrian environment.” (Page 29.)

“Land Use and Business Activity. Goal LU 1: Retain the eclectic business mix while supporting new uses that strengthen the South College market.” (Page 38.)

“Community Appearance and Design. CAD 1.3 – Architectural Character. The overall image will continue to be defined by unique storefronts in individual buildings. While quality materials will continue to be important, creative building forms and a mixture of materials may be introduced to provide an eclectic ambience.” (Page 46.)

In general, the Plan does not provide specific guidance for this particular land use on this individual parcel. A broad reading of the Plan, however, indicates that C-G zoning is affirmed which, in turn, allows for mixed use. The P.D.P. supports the eclectic direction with a unique building and the aesthetic aspirations by providing a generous amount of landscaping. By redeveloping an existing building into a building that serves both commercial and residential needs, the business activity in the Corridor is enhanced. There has not been any significant development activity in the Corridor since the Plan's adoption with the lone exception of the recently approved self-storage facility on West Skyway Drive. Redevelopment of a single parcel, while minor over the 608-acre plan area, may prove to be a small but highly visible addition to the business climate in the South College Corridor.

3. Article Four – General Commercial Zone District:

The P.D.P. complies with the following applicable development standards in General Commercial zone district:

A. Section 4.21(B)(3) – General Commercial Zone District Permitted Uses:

The C-G zone district allows for Mixed-Use Residential/Professional Office as a permitted use subject to Administrative Review.

B. Section 4.21(D) – Land Use Standards:

The maximum allowable height in the G-C zone is four stories. The existing building is two stories and proposed accessory building is one story.

4. Article Three – General Development Standards:

A. Section 3.2.1 – Landscaping and Tree Protection:

The key attributes of the Landscape Plan are as follows:

- An existing vehicle use area between the front of the existing building and the frontage road will be removed and planted with informal groupings of trees, turf, and shrub beds. Additional landscaping will be provided in shrub beds on the west and south side of the building.
- Both the parking lot perimeter and parking lot will be brought into compliance with a combination of shrub beds and landscape islands.
- Street frontage improvements have been deferred to a later date. The South College Corridor Access Control plan envisions the vacation of existing frontage road and the construction of a collector road on the rear portion of the site. It is unclear when improvements could be made.
- The rear yard will be planted with a native grass seed mix.

B. Section 3.2.1(E)(4)(a) - Parking Lot Perimeter Landscaping:

There are 52 parking spaces that will remain after the vehicle-use area in front of the building is removed. The remaining parking spaces will face internally to the parcels and will include landscaping on west south and northwest portions of the site. The portion of perimeter landscaping missing on the north end of the site is encumbered by an access agreement with the property to the north.

C. Section 3.2.1(5) – Parking Lot Interior Landscaping:

In parking lots between 6 and 100 spaces, 6% of the interior space is required to be landscaped. The applicant proposes the addition of four landscape islands which include a combination of canopy shade trees and shrubs. The proposed landscaping meets and exceeds the minimum interior parking lot landscaping and intervening tree requirements.

D. Section 3.2.1(F) – Tree Mitigation:

The site has been inspected by the City Forestry Department. There is a single tree on the rear of the site that is scheduled to be removed and is also found to have value. The landscape Plan reflects the mitigation of this tree with two trees in the front lawn.

E. Section 3.2.2 – Access, Circulation and Parking:

- Because the ultimate configuration of the College Avenue Right-of-Way has yet to be determined, engineering staff have deferred a sidewalk and subsequent onsite connection to the sidewalk to a later date.
- The project will retain existing access from the S College Avenue frontage road with future access indicated generally on northeast corner of Lot 4.
- Internal pedestrian circulation will be improved with ADA ramps and a pedestrian walkway that will connect the parking lot to both residential and commercial entryways on site.
- An emergency access easement is dedicated internal to the site to ensure unobstructed circulation for emergency responders.
- Bike parking will be provided for close to entryways for the residential and commercial portions of the site.
- Both bike and vehicle parking meet or exceed the minimum requirements for the proposed use.

F. Section 3.2.2(C)(4) – Bicycle Facilities

For commercial the standard requires 1.5 spaces per 1,00 square feet, or a minimum of four, and that 80% may be located outside in fixed racks and 20% be interior. The plan provides three fixed racks outside and indicates one interior bike parking space.

The multi-family residential standard requires 1 space per bedroom with 60% enclosed and 40% on fixed bicycle racks. The plan provides fixed racks for 4 spaces outside and indicates 6 interior bike parking spaces.

Both commercial and residential components of this plan meet the minimum bike parking spaces required.

G. Section 3.2.2(K) – Parking Lots – Required Number of Off-Street Spaces for Type of Use

The 51 parking spaces provided exceed the 19 required residential and commercial parking spaces.

H. Section 3.2.4 – Site Lighting:

Staff recommend the deferral of the lighting plan to Final Development Plan (FDP) review due to the commercial nature of the site and intervening right-of-way between the residential use to the east. The project must comply with Land Use Code 3.2.4 at the time of FDP.

I. 3.2.5 – Trash and Recycling Enclosures.

The proposed trash enclosure on the eastern side of the site is adequately sized, screened and meet all applicable regulations of this section.

J. 3.5.3(E) – Character and Image

The proposal is a change of use of an existing building therefore many of the typical requirements are not applicable. The newly proposed accessory building is consistent with the character and image of the surrounding area and provides a pitched roof, awning, eaves and change in colors that establish a base and middle.

K. 3.6.6 - Emergency Access

Emergency access will be provided through an updated emergency access easement that provides a 20-24-foot drive aisle around the parking lot.

6. Findings of Fact/Conclusion:

In evaluating the request for Breeze Thru Headquarters Project Development Plan, Staff makes the following findings of fact:

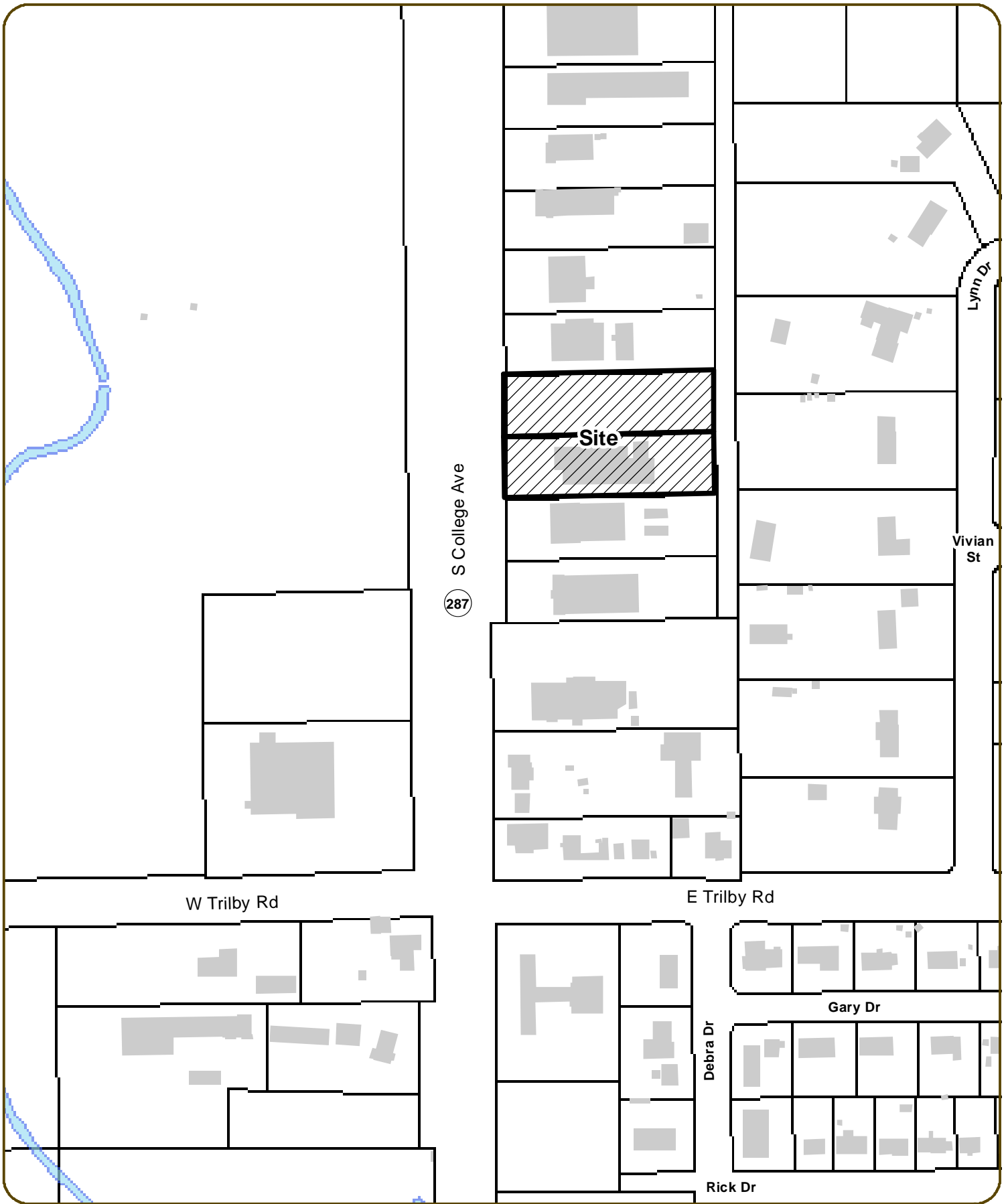
1. This P.D.P. is in conformance with the fundamental vision of the Northwest Sub-Area Plan.
2. Mixed-Use (Multi-family residential / Professional Office) and the accessory building as proposed is a permitted use in the General Commercial (C-G) zone district, subject to Administrative Review (Type One).
3. This P.D.P. complies with the development standards of the C-G zone district.
4. The P.D.P. complies with the applicable standards of Article Three – General Development Standards.

RECOMMENDATION

Staff recommends approval of the Breeze Thru Headquarters Project Development Plan, PDP180013.

ATTACHMENTS

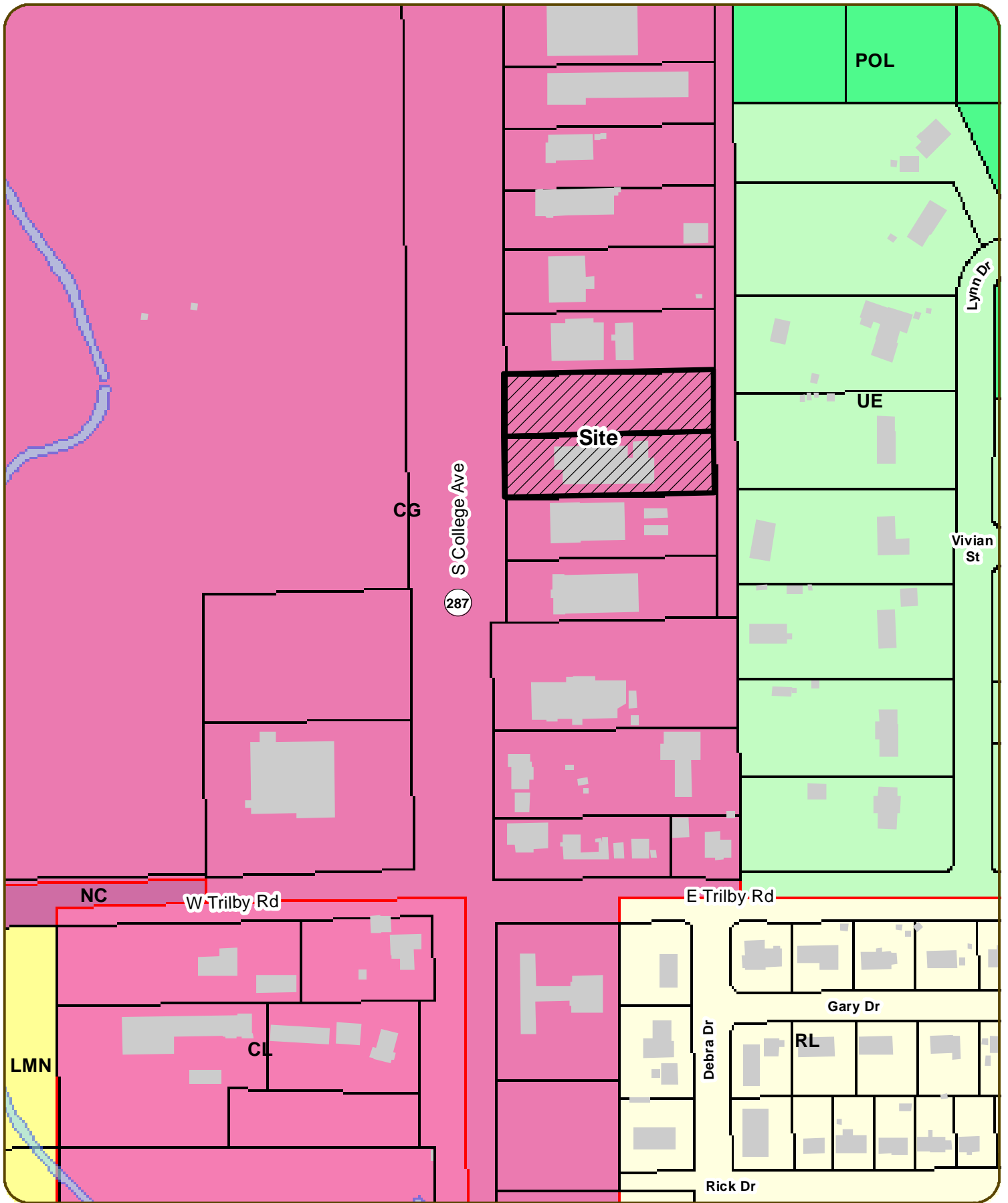
1. Vicinity Map
2. Zoning Map
3. Applicant's Planning Objectives/Narrative
4. Site Plan
5. Landscape Plan
6. Primary Architectural Elevations
7. Accessory Building Architectural Elevations
8. Fire Striping and Signage Plan



Breeze Thru Headquarters Vicinity Map

1 inch = 208 feet





Breeze Thru Headquarters Zoning Map

1 inch = 208 feet



August 6, 2018



City of Fort Collins
Community Development and Neighborhood Services
281 N. College Ave.
Fort Collins, CO 80522-0580

RE: Breeze Thru Headquarters – Site Development Plan
6464 So. College Ave.

Statement of Planning Objectives

This is a request to remodel an existing building to support a mixed use of office, training and 10 apartments for the Breeze Thru Car Wash Company. The 2-story building is 16,826 SF in size, and is situated on 2-.78 acre lots known as Lots 3 & 4 KelMar Strip. The total site area is 1.56 Acres in size. A new garage building is proposed on the east side of the site with a total floor area of 2,400 SF. The proposed project is within the General Commercial (CG) zone district and is subject to administrative (Type 1) Review.

Site Plan

New construction on the site will consist of removal of asphalt to incorporate buffer yards and landscape islands in and around the parking lot. Parking will be removed between the building and the frontage road. There is an existing access easement along the north property line to allow for access to the property to the north. A portion of this easement has an existing landscape strip, which will be preserved and re-planted. A new garage will be built on the east side of the property for car wash materials and supplies.

The existing 2-story building will be renovated to create offices, a classroom and 10 apartments, each will have one-bedroom. The floor plan is not yet complete, and it is unknown if the project would qualify for affordable housing incentives. The open space for the residents will consist of a patio and green space on the east side of the building.

Utilities

There is an existing sewer line on the east side of the building and an existing water line on the west side of the building. There are existing services for each utility. An additional sewer service and water service will be incorporated to serve the residential uses of the building.

Grading, Drainage & Stormwater Management

The overall imperviousness of the site will be reduced from 83% to 77% of the site. Direction of flow is generally west to east. New runoff has been accounted for and treated, and historic drainage patterns have been maintained.

Thank you for your review of this project, I look forward to the conclusion of this review process.

Sincerely,

Deanne Frederickson

Corporate Headquarters
112 N Rubey Drive, Suite 210
Golden, Colorado 80403
Ph 303.940.9966
Fax 303.940.9959

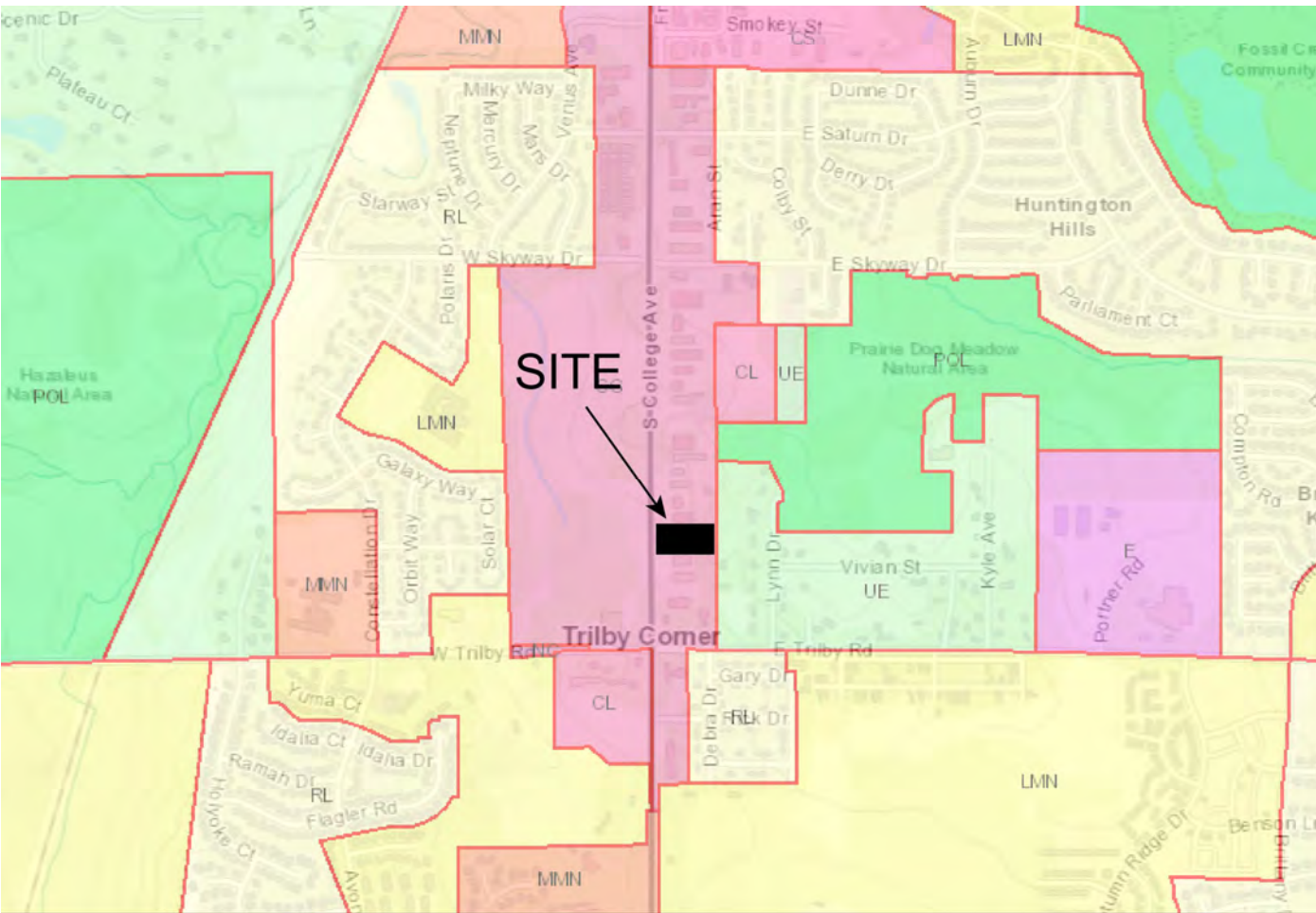
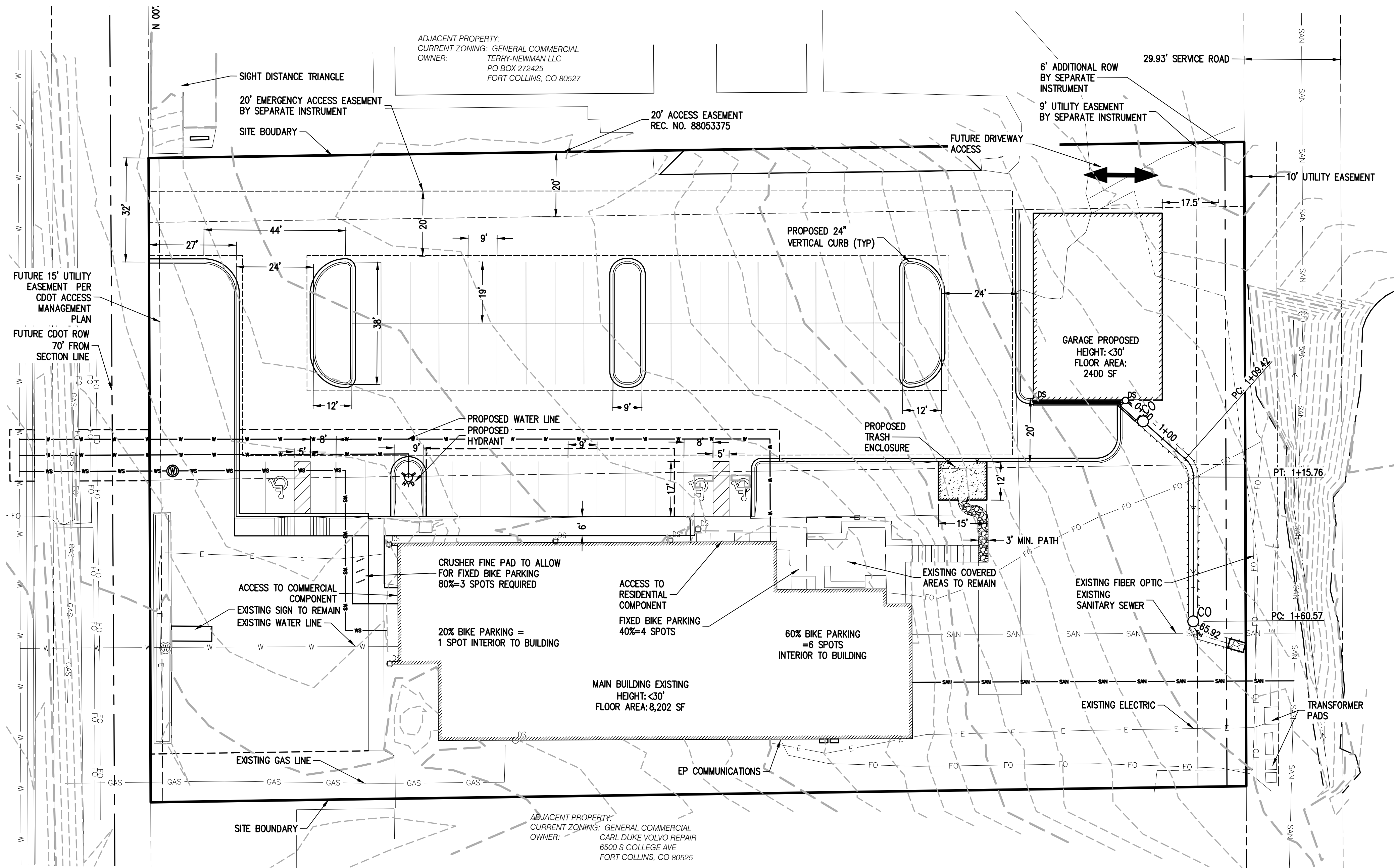
Rocky Mountains
1169 Hilltop Pkwy, Suite 204, PO Box 770152
Steamboat Springs, Colorado 80477
Ph 970.879.1825
Fax 303.940.9959

Northern Colorado
4007 S Lincoln Avenue, Suite 405
Loveland, Colorado 80537
Ph 970.353.7600
Fax 866.679.4864

N:\PLANNING LLC\375 Breeze Thru HQ bldg\Drawings\375_Site Plan.dwg, 11/27/2018 2:48:01 PM, Jessie Stenberg

SITE PLAN BREEZE THRU HEADQUARTERS

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
LOT 5, KEL-MAR STRIP, FTC, NEIGHBORHOOD 194
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



SITE PLAN NOTES

- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
- SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
- FIRE HYDRANTS MUST MEET OR EXCEED POUDEUR FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
- DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS. UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.
- PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF LANDSCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), OODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
- ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
- PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDEUR FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

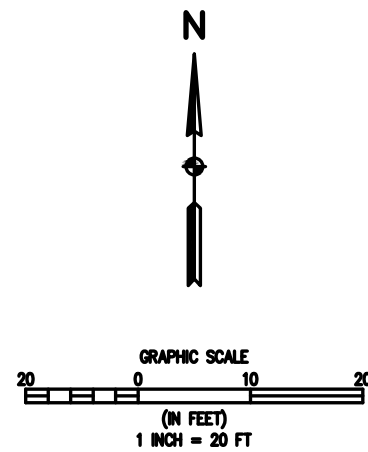
SIGNATURES

OWNER'S CERTIFICATION
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER _____ DATE _____
NOTARY CERTIFICATE
STATE OF COLORADO ss.)
COUNTY OF _____)
SUBSCRIBED and sworn to before this _____ day of _____ 20____
by _____
WITNESS my hand and official seal: _____ My commission expires: _____
Notary Public _____

DIRECTOR OF PLANNING
APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS,
COLORADO, THIS _____ DAY OF _____ A.D. 20____

CDS DIRECTOR _____



LEGEND

	PROPOSED GROUND SURFACE CONTOUR AND ELEVATION, FT
	PROPERTY LINE
	FLOWLINE, CURB AND GUTTER
	EASEMENT
	SANITARY SEWER LINE
	ELECTRIC LINE
	WATER LINE
	GAS LINE
	FIBER OPTIC LINE
	STORM SEWER LINE
	PROPOSED SITE LIGHT
	PROPOSED FIRE HYDRANT

SHEET INDEX

SHEET NUMBER	SHEET TITLE
S1	SITE PLAN
S2	ELEVATIONS
S3	ELEVATIONS AND DETAILS
F1	FIRE STRIPING AND SIGNAGE PLAN

SITE DATA TABLE

EXISTING ZONING:	GEN. COMMERCIAL	
AREA COVERAGE		
TOTAL BUILDING AREA:	10,602 SF	15.6%
EX. MAIN BUILDING:	8,202 SF	(77%)
PROPOSED GARAGE:	2,204 SF	(23%)
TOTAL AREA PAVEMENT:	28,863 SF	42.4%
TOTAL AREA OPEN SPACE:	28,535 SF	42.0%
TOTAL PUBLIC STREET ROW:	N/A	0%
TOTAL PARCEL AREA:	68,000 SF	100.0%
BUILDING AREA:	10,602 SF	
LOT AREA:	68,000 SF	
FLOOR AREA RATIO:	15%	
TOTAL BUILDINGS:	2	
- EXISTING MAIN:		
BUILDING HEIGHT:	<30'	2 STORY
RESIDENTIAL:	4,400 SF	10 UNITS
OFFICE	3,802 SF	
- PROPOSED GARAGE:		
BUILDING HEIGHT:	<30'	1 STORY
RESIDENTIAL DENSITY:	6.4 DU/AC	

PROJECT PARKING	PROVIDED	REQUIRED
RESIDENTIAL PARKING HANDICAPPED	x 2	15 (1.5 PER UNIT)
COMMERCIAL PARKING HANDICAPPED	x 1	4 (1/1,000 SF)
TOTAL	51	19
BICYCLE PARKING	PROVIDED	REQUIRED
RESIDENTIAL ENCLOSED (60%) FIXED (40%)	6 4	6 4
COMMERCIAL ENCLOSED (20%) FIXED (80%)	1 3	1 3
TOTAL	14	14

BASELINE

Engineering • Planning • Surveying
12 N RIBEY DRIVE, SUITE 200 • GOLDEN, COLORADO 80403
P. 303.940.9866 • F. 303.940.9866 • www.baselinecorp.com

DESIGNED BY JKC
DRAWN BY JKC
CHECKED BY NJN

DATE 10.17.2018
PREPARED BY JKC

REVISION DESCRIPTION
RESUBMIT TO JURISDICTION

LARIMER
WENGA LLC
BREEZE THRU HQ
6464 SOUTH COLLEGE AVE
SITE PLAN

FORT COLLINS
PREPARED UNDER THE DIRECT
SUPERVISION OF

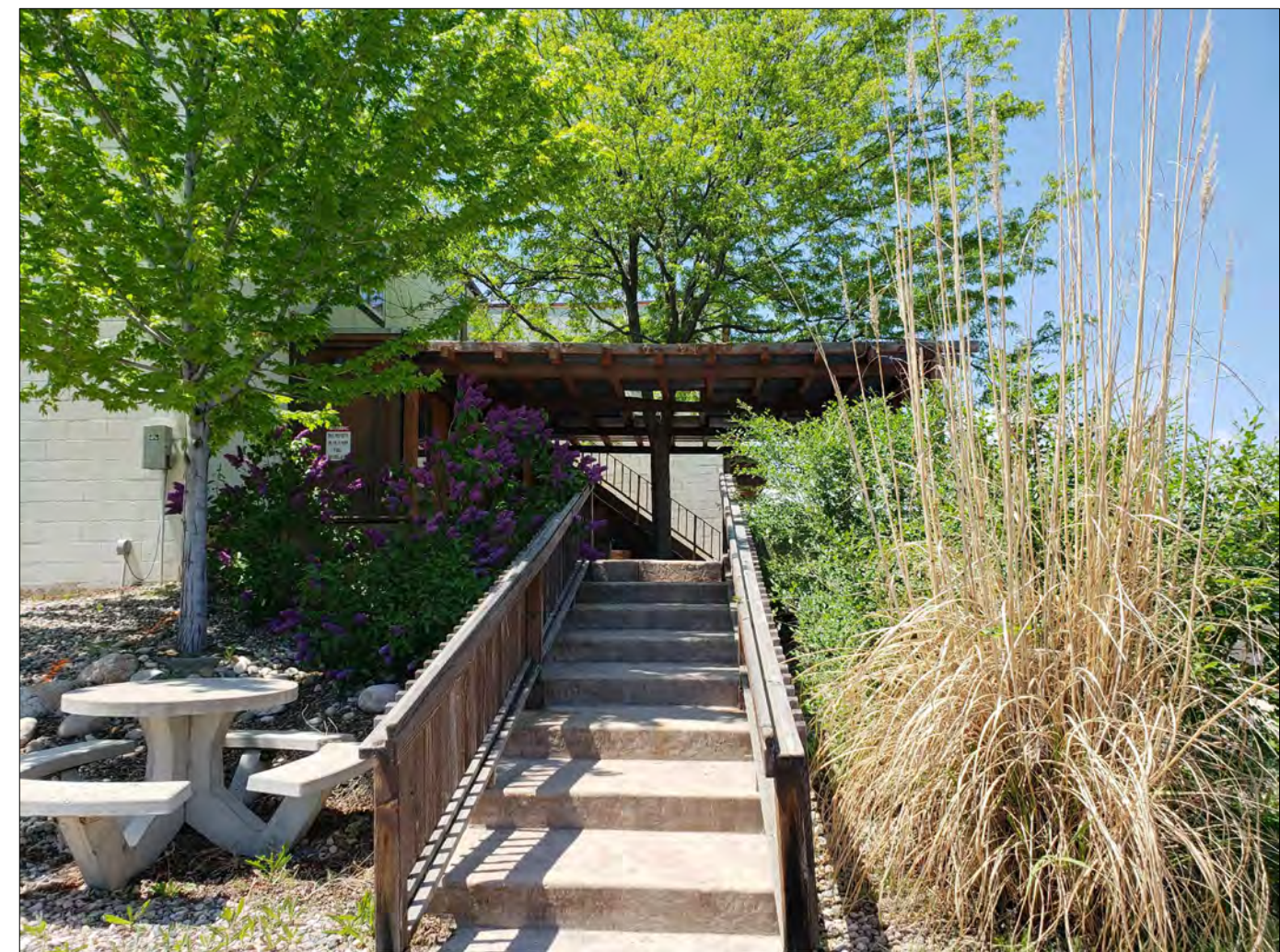
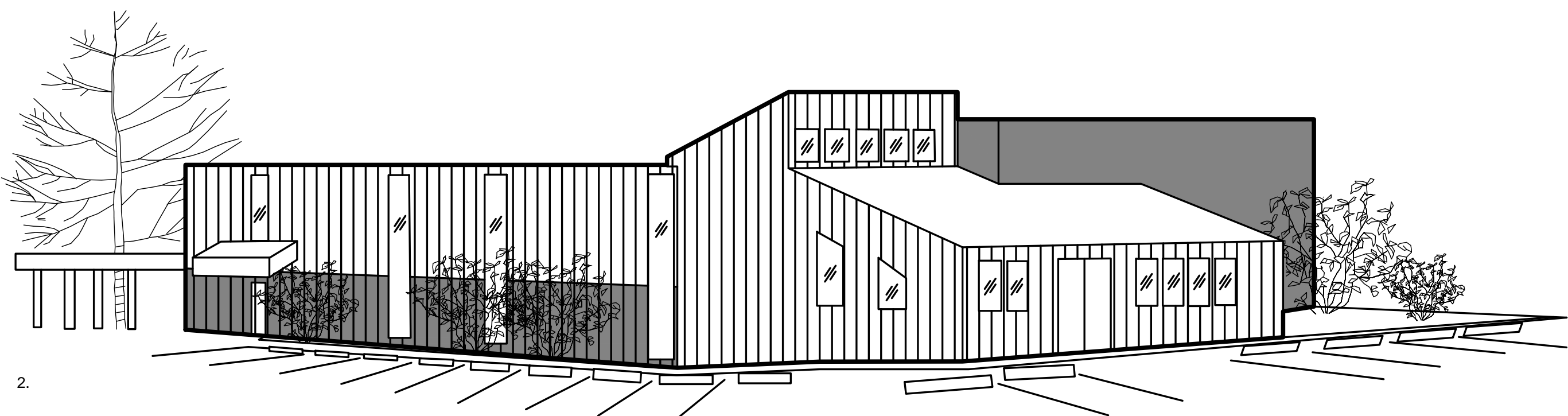
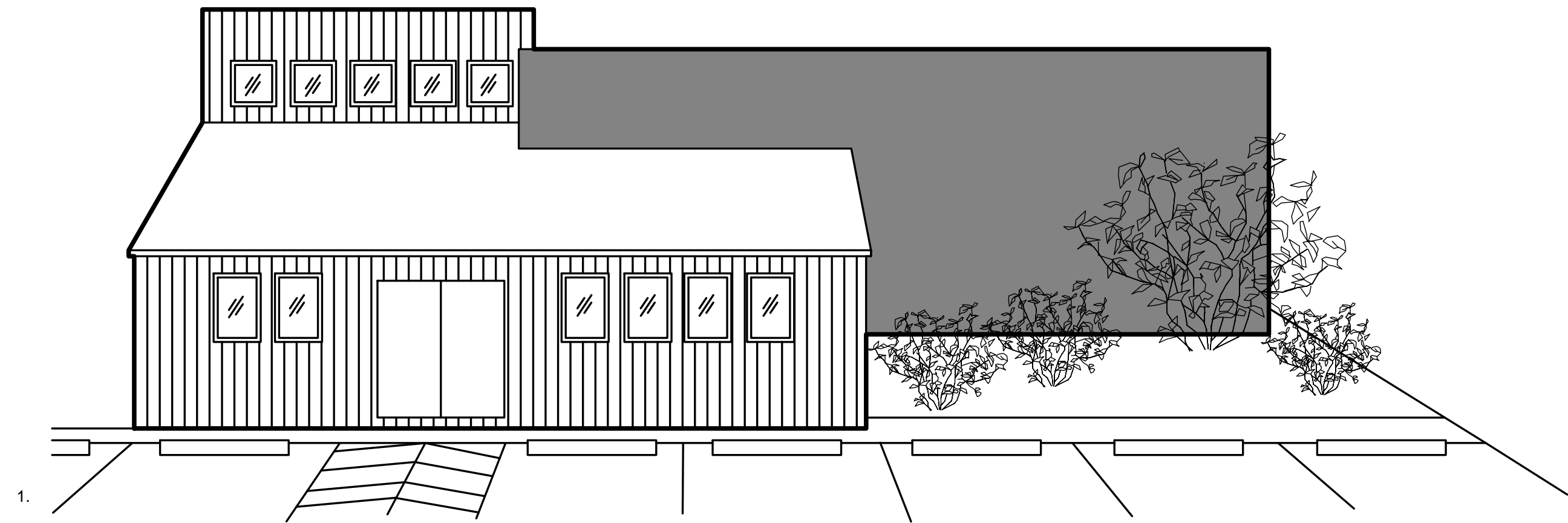
PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 08.31.2018
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
BASELINE 05/10/2018
JOB NO. PL375
DRAWING NAME
375_Site Plan.dwg
SHEET 1 OF 4
S-1

BUILDING ELEVATIONS AND DETAILS
BREEZE THRU HEADQUARTERS

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
LOT 5, KEL-MAR STRIP, FTC, NEIGHBORHOOD 194
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

- 1. WEST ELEVATION - OFFICE ENTRANCE
- 2. NORTH ELEVATION - TREE AND PERGOLA COVERED PATIO TO THE EAST AND OFFICE ENTRANCE TO THE WEST
- 3. EAST ELEVATION - OUTDOOR SEATING AREA AND RESIDENTIAL ENTRANCE TO COVERED PATIO, SEATING, AND BICYCLE PARKING AREA
- 4. NORTH ELEVATION - RESIDENTIAL ENTRANCE
- 5. NORTH ELEVATION - TREE AND PERGOLA COVERED PATIO WITH BICYCLE PARKING AREA
- 6. EAST SIDE ELEVATION - RESIDENTIAL STAIRWAY THROUGH LANDSCAPING TO COVERED PATIO
- 7. SOUTH ELEVATION - VIEW LOOKING EAST
- 8. EAST ELEVATION - LOOKING WEST



BASELINE

Engineering • Planning • Surveying
102 N. RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9966 • www.baselinecorp.com

DESIGNED BY JKC
DRAWN BY JKC
CHECKED BY NJN

DATE 10.17.2018

PREPARED BY JKC

REVISION DESCRIPTION
RESUBMIT TO JURISDICTION

LARIMER

WENGA LLC
BREEZE THRU HQ
6464 SOUTH COLLEGE AVE
ELEVATIONS

FORT COLLINS

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF
BASELINE CORPORATION

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DRAWING SIZE 24" X 36"

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BASELINE 05/10/2018

JOB NO. PL375

DRAWING NAME

375_Site Plan.dwg

SHEET 2 OF 4

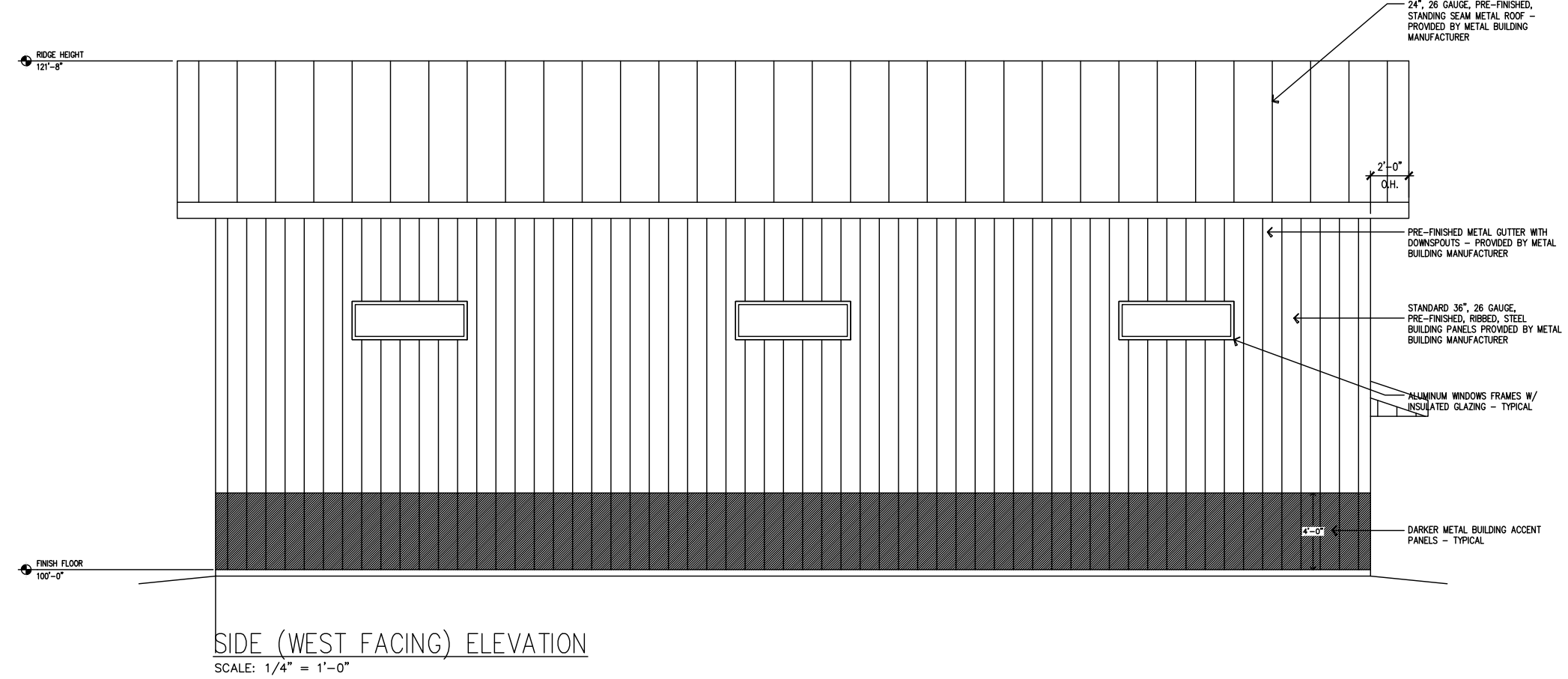
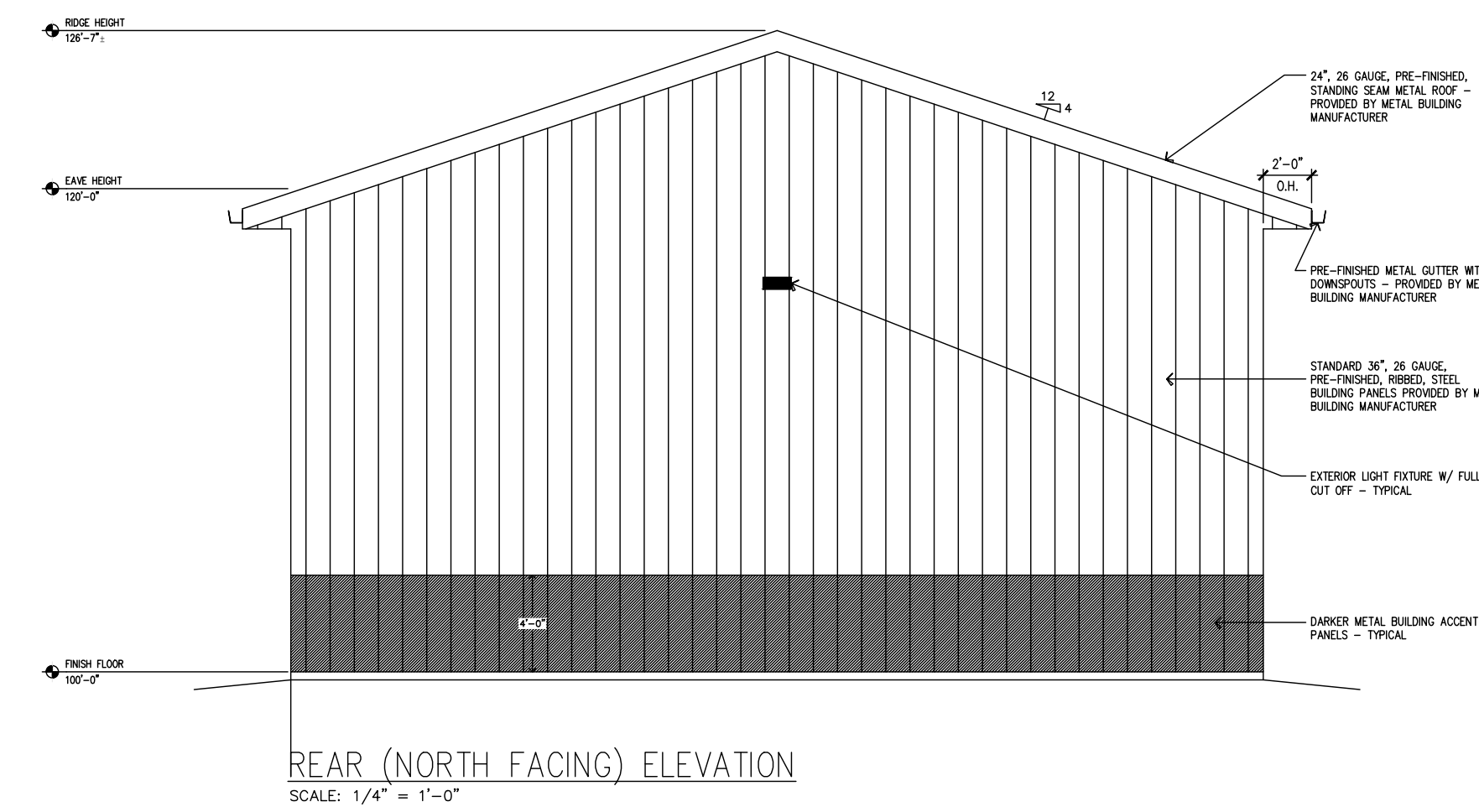
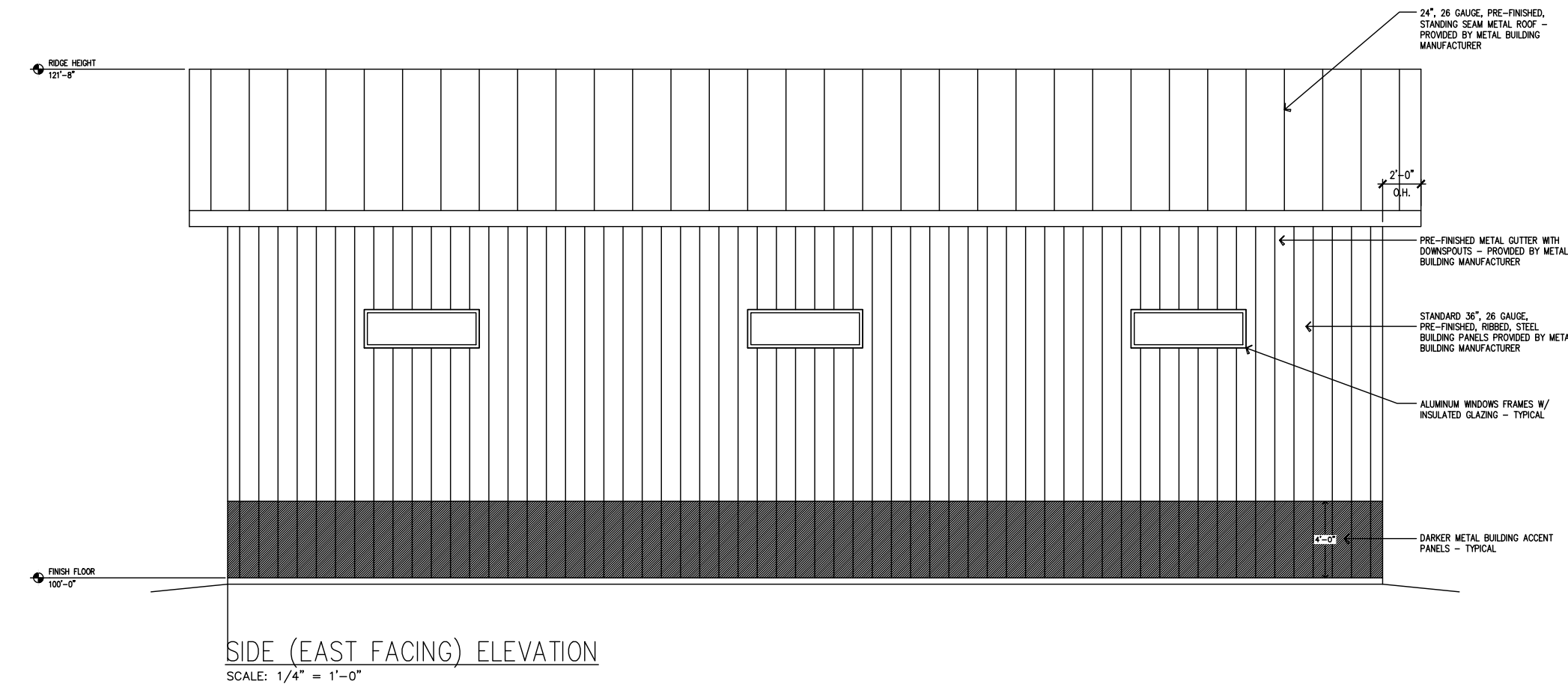
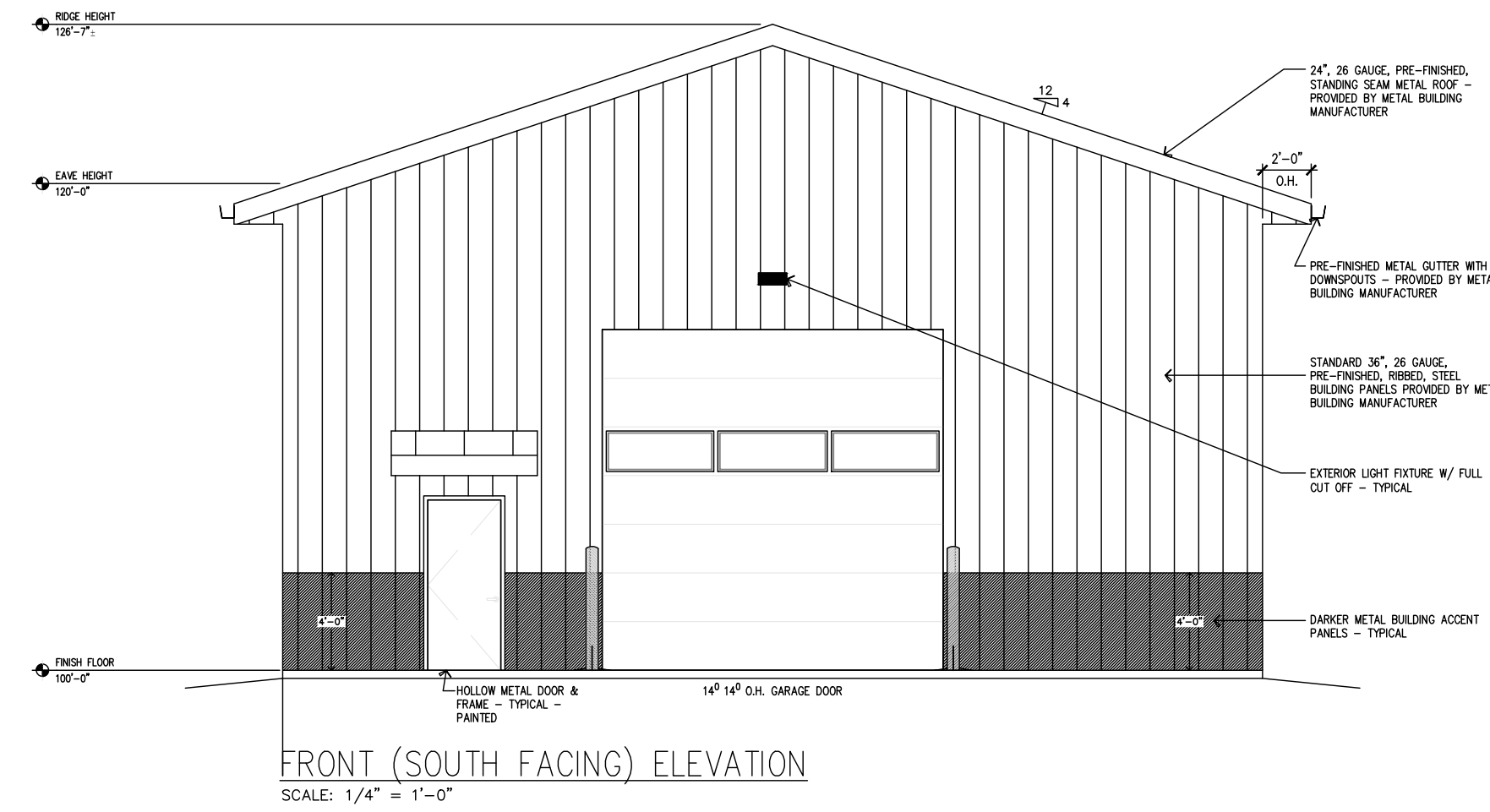
S-2

BUILDING ELEVATIONS AND DETAILS

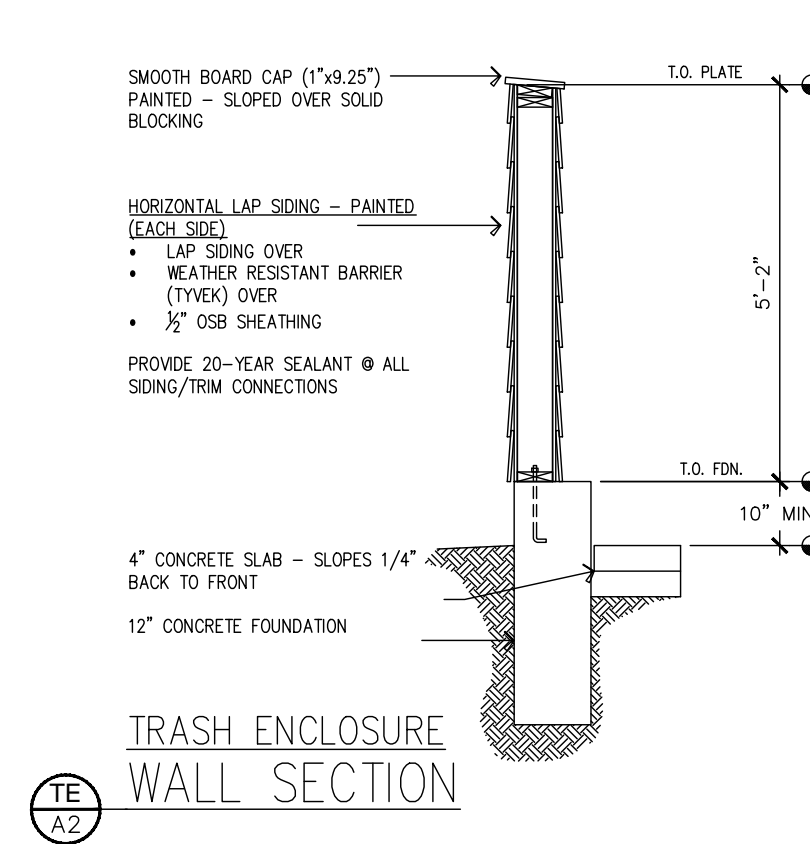
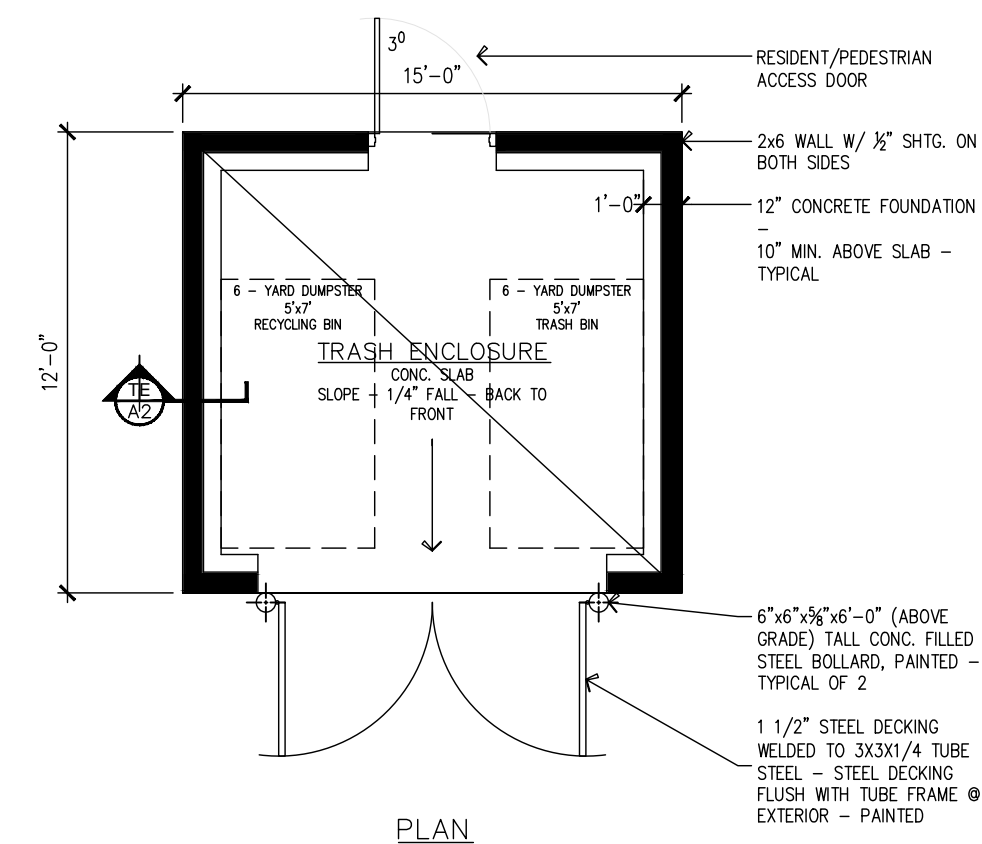
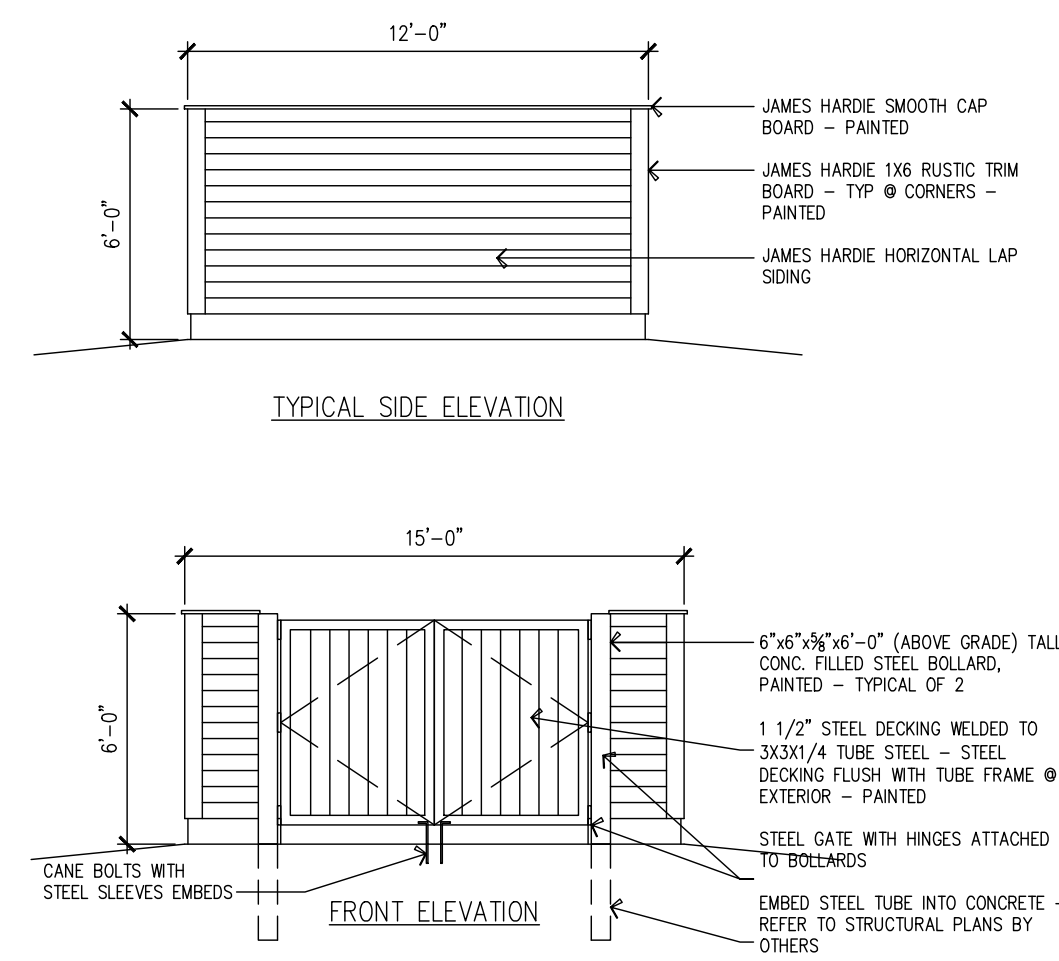
BREEZE THRU HEADQUARTERS

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
LOT 5, KEL-MAR STRIP, FTC, NEIGHBORHOOD 194
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

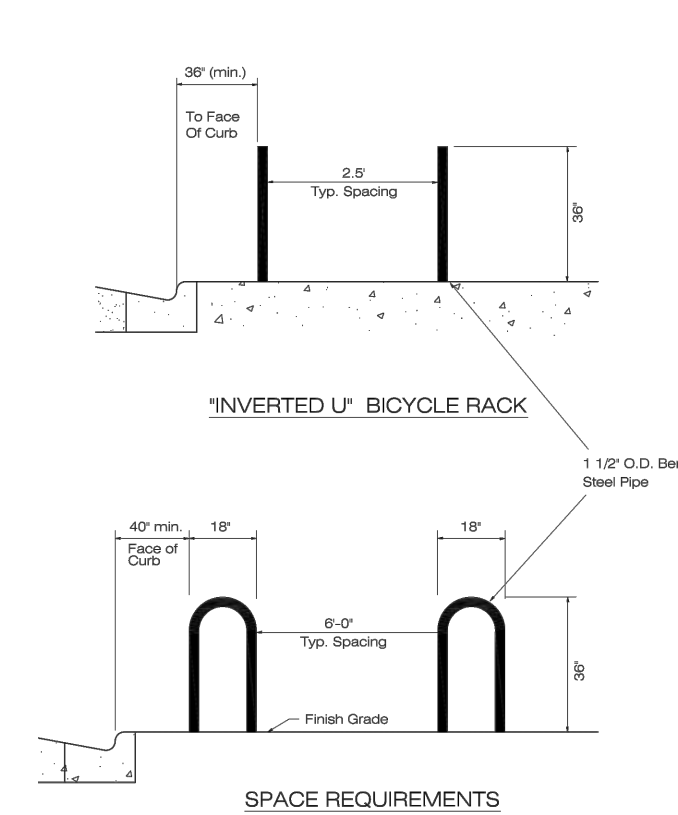
STORAGE BUILDING PLAN



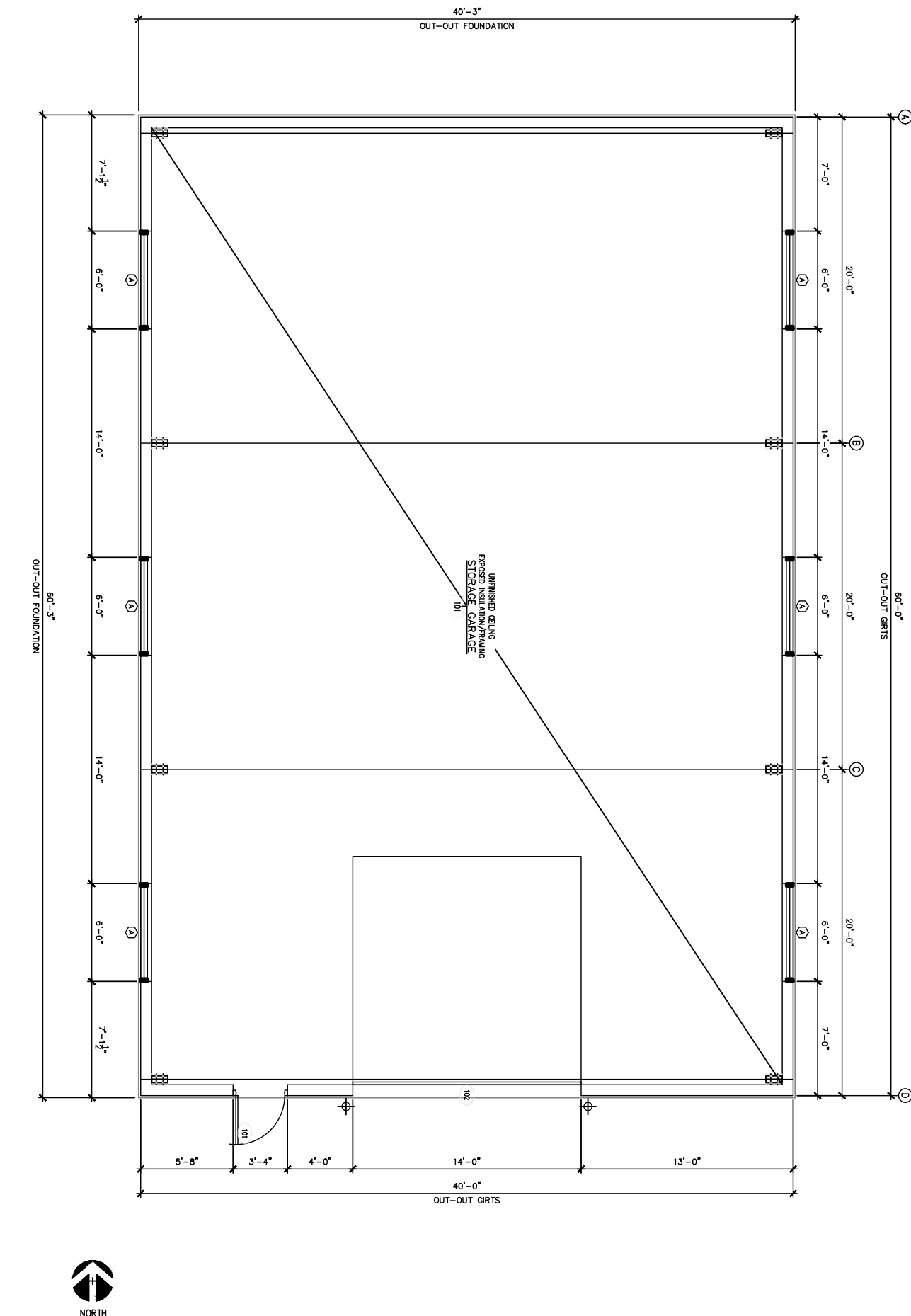
TRASH ENCLOSURE DETAILS



BIKE RACK DETAILS



STORAGE BUILDING PLAN



BASELINE

Engineering • Planning • Surveying

112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P: 303.940.9966 • F: 303.940.9959 • www.baselinescnp.com

DESIGNED BY	JKC
DRAWN BY	JKC
CHECKED BY	NJN

PREPARED BY	DATE
JJC	10.17.2018

REVISION DESCRIPTION
RESUBMIT TO JURISDICTION

LARIMER

WENGA LLC
BREEZE THRU HQ
6464 SOUTH COLLEGE AVE
ELEVATIONS AND DETAILS

FORT COLLINS

PREPARED UNDER THE DIRECT
SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 08/31/2018

DRAWING SIZE	24" X 36"
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SURVEY FIRM	SURVEY DATE
BASELINE	05/10/2018
JOB NO	PI 375

DRAWING NAME
375_Site Plan.dwg

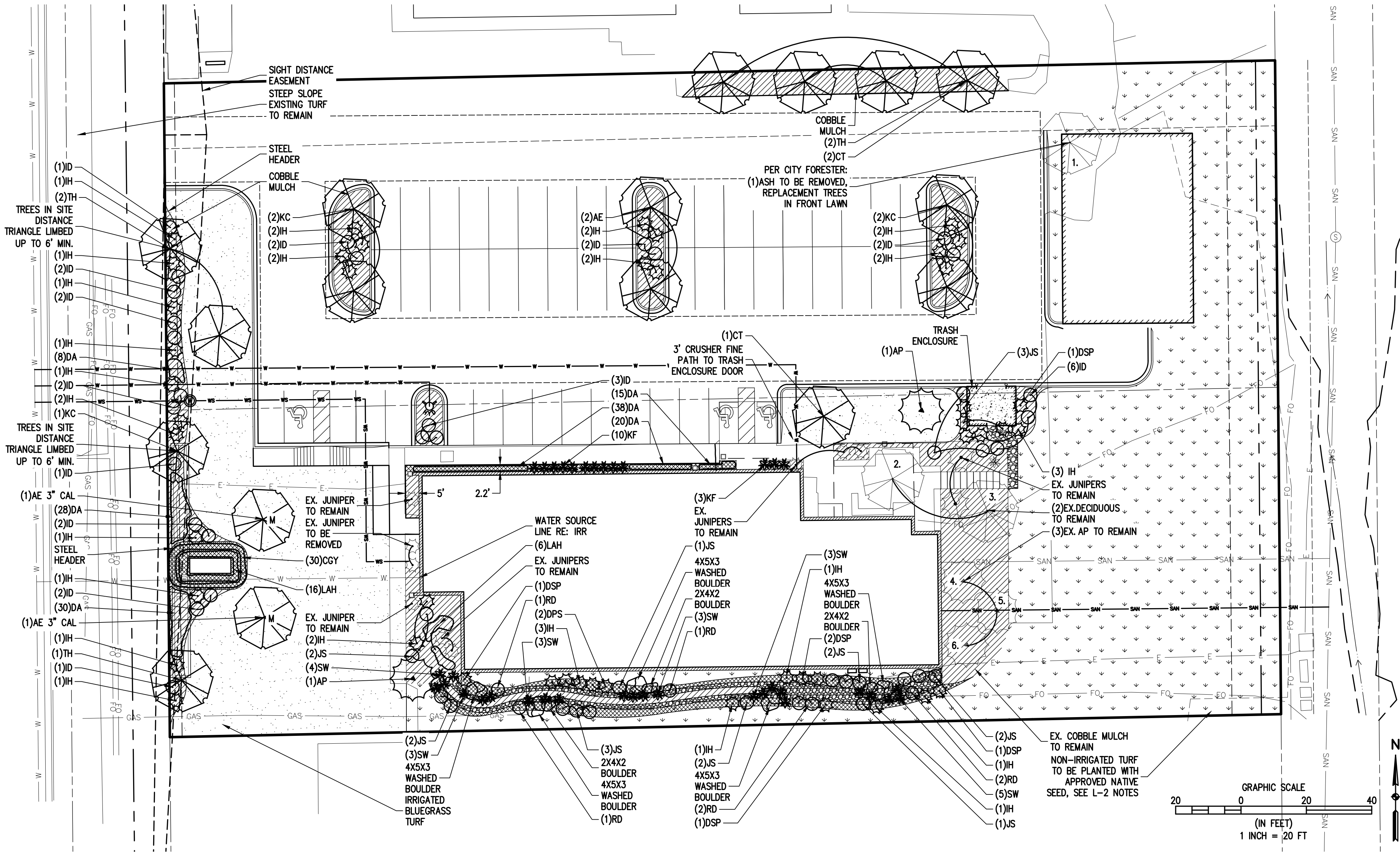
SHEET 3 OF 4

S-3

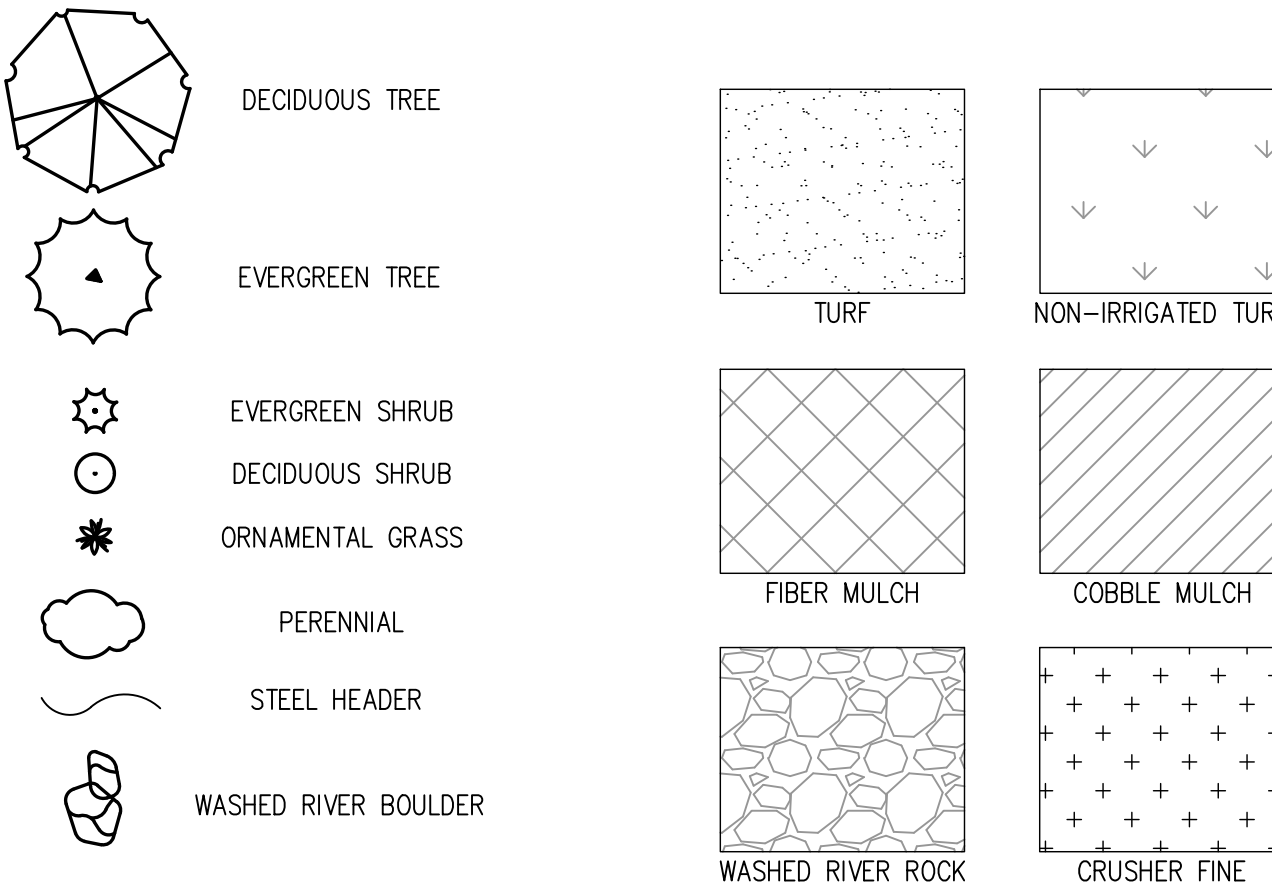
LANDSCAPE PLAN

BREEZE THRU HEADQUARTERS

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LANDSCAPE PLAN LEGEND

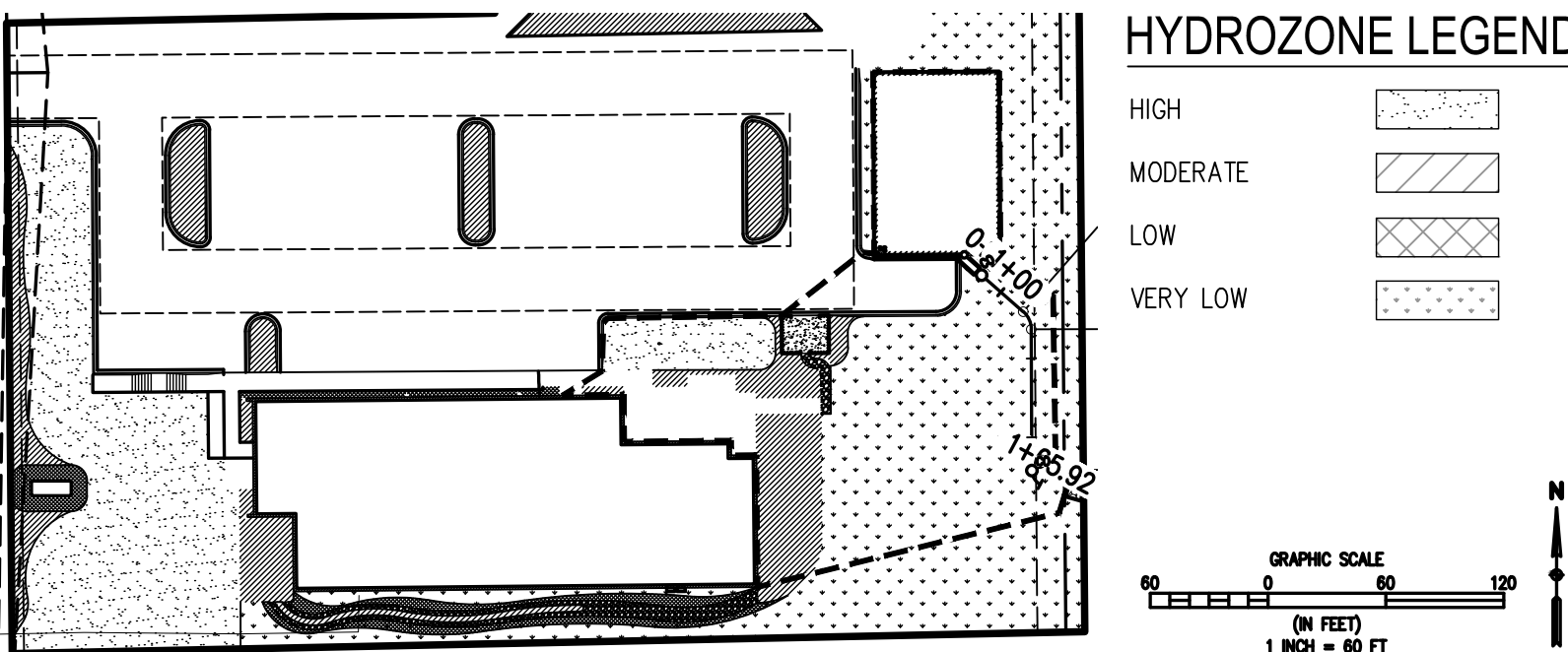


PLANT LIS

ABB.	SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	GROWTH RATE	WATER USAGE	QTY.	PERCENT
DECIDUOUS TREES									
KC	2" CAL	Kentucky Coffeetree	Gymnocladus dioicus	40'-50'	30-40'	M	MOD	5	26
AE	2-3" CAL *	Accolade Elm	Ulmus sp.	40'-50'	25'-30'	M	MOD	4	22
*see plan for up-sized mitigation trees to replace Ash tree									
CT	2" CAL	Northern Catalpa	Catalpa speciosa	40-50'	25-30'	M	MOD	5	26
TH	2" CAL	Thornless Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	35'-40'	30'-40'	M	MOD	5	26
EVERGREEN TREES									
AP	6'-8'	Austrian Pine	Pinus nigra	40'-60'	20'-40'	M	MOD	2	5
DECIDUOUS SHRUBS									
ID	5 GAL	Isanti Dogwood	Cornus seicea 'Isanti'	4'-6'	4'-6'	M	MOD	29	45
RD	5 GAL	Bailey Redtwig Dogwood	Cornus seicea 'baileii'	6'-8'	4'-6'	M	MOD	7	10
JS	5 GAL	Japanese Spirea	Spirea japonica	2'-3'	2'-3'	M	MOD	29	45
CONIFEROUS SHRUBS									
IH	5 GAL	Compact Inkberry Holly	Ilex glabra	4'-6'	4'-6'	M	MOD	37	80
DSP	5 GAL	Dwarf Globe Scotch Pine	Pinus sylvestris 'Glaucia Nana'	4'-6'	4'-6'	M	LOW	9	20
PERENNIALS									
LAH	1 GAL	Deep Blue Lavender	Lavendula angustifolia 'Hidcote'	15"-20"	15"-20"	M	LOW	22	12
GY	1 GAL	Coronation Gold Yarrow	Achillea 'Coronation Gold'	2'-3'	2'-3'	M	LOW	30	15
DA	1 GAL	Daylily	Hemerocallis 'Apricot'	2'-3'	1.5'-2.5'	M	MED	139	73
GRASSES									
KF	1 GAL	Karl Foerster	Calamagrostis x acutiflora 'Karl Foerster'	2'-6'	1.5'-2'	M	MOD	13	38
SW	1 GAL	Switchgrass	Panicum virgatum	3'-6'	3'-6'	M	LOW	21	62

GENERAL NOTES

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO.1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPOILED APPROXIMATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC FLOW IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIAN, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISING OR OTHER SUITABLE METHOD. AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENEED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-123.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE 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 FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE FINAL PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
 - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
 - 15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS
 - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES
 - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER, SANITARY AND STORM SEWER LINES
 - 4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER ILL. C.2.1(1)(2)(3)(4).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITIES, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED ON THE PLANTS LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATIONS MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
14. AREAS MARKED FOR IRRIGATED TURF SHALL BE PLANTED WITH BLUEGRASS SO. ALL AREAS MARKED FOR NON-IRRIGATED TURF SHALL BE SEEDDED WITH APPROVED NATIVE SEED MIX. SEE I-2.
15. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.



WATER BUDGET CHAR

HYDROZONE	AREA	WATER NEEDED	ANNUAL USE
HIGH	7,552 SF	18 GAL	135,936 GAL
MODERATE	4,633 SF	10 GAL	46,330 GAL
LOW	835 SF	3 GAL	2,505 GAL
VERY LOW	13,802 SF	0 GAL	0 GAL
TOTAL	26,822 SF		184,771 GAL
TOTAL SF AVERAGE		6.88 GALLONS/SF/SEASON	

1. The average shall not exceed fifteen (15) gallons/square foot for the landscape total annual water use.
2. 'High' hydrozone includes sod areas; 'moderate' hydrozone includes tree, shrub, and landscape island areas; 'low' hydrozone includes perennial area.

SITE INDEX

- L-1. Landscape Plan
- L-2. Landscape Specifications and Details

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED, OR REMOVED OR CITY PROPERTY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

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LANDSCAPE SPECIFICATIONS

STREET TREE NOTES

1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
5. SUBJECT TO APPROVAL BY THE CITY FORESTER – STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

NATIVE GRASS SEED MIX

NATIVE GRASS - DETENTION BASIN MIX		
COMMON NAME	%	Lbs/PLS
INDIAN RICEGRASS	8%	1.13
SIDEOTS GRAMA	8%	1.15
BUFFALOGRASS	22%	3.27
BLUE GRAMA	2%	0.25
INLAND SALTGRASS	3%	0.35
BOTTLEBRUSH SQUIRRELTAIL	6.5%	0.95
STREAMBANK WHEATGRASS	9.5%	1.36
PRAIRIE JUNEGRASS	0.5%	0.08
WESTERN WHEATGRASS	11%	1.61
LITTLE BLUESTEM	5%	0.7
PLAINS COREOPSIS	1%	0.17
WHITE PRAIRIE CLOVER	4.5%	0.65
PURPLE PRAIRIE CLOVER	5.5%	0.81
INDIAN BLANKETFLOWER	12%	1.65
MEXICAN HAT		0.2
TOTAL FOR DETENTION BASIN MIX		14.54 LBS/PLS/ACRE

ACCEPTABLE SUBSTITUTES FOR GRASSES
SALT AND PEPPER GRASS (DESCHAMPSIA CAESPITOSA) 0.07 LBS/PLS/ACRE
SIX WEEKS FESCUE (VULPIA OCTOFLORA) 0.19 LBS/PLS/ACRE
SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS) 1.36 LBS/PLS/ACRE
ACCEPTABLE SUBSTITUTES FOR WILDFLOWERS
BLUE FLAX (LINUM LEWISII) 0.83 LBS/PLS/ACRE
BLACK-EYED SUSAN (RUDBECKIA HIRTIA) 0.14 LBS/PLS/ACRE
PRAIRIE ASTER (MACHAERANTHERA TANACETIFOLIA) 0.49 LBS/PLS/ACRE

LANDSCAPE DETAILS AND SPECIFICATIONS
BREEZE THRU HEADQUARTERS

NATIVE SEED MIX NOTES

1. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA. DRILL SEED ALL INDICATED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS.
2. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
3. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
4. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/8 INCH DEPTH (OR APPROPRIATE DEPTH FOR SELECTED SPECIES); FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
5. PREPARE A WEED MANAGEMENT PLAN TO ENSURE THAT WEEDS ARE PROPERLY MANAGED BEFORE, DURING AND AFTER SEEDING ACTIVITIES.
6. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW, JUTE MESH, OR OTHER APPROPRIATE METHODS.
7. WHERE NEEDED, TEMPORARY IRRIGATION SHOULD BE PROVIDED UNTIL SEED IS ESTABLISHED. IF IRRIGATION IS USED, THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING AND SHALL ENSURE 100% HEAD-TO-HEAD COVERAGE OVER ALL SEEDED AREAS. ALL METHODS AND REQUIREMENTS IN THE APPROVED IRRIGATION PLAN SHALL BE FOLLOWED.
8. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
9. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
10. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT VEGETATIVE COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES AND EROSION CONTROL.
11. THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SEEDLING COVERAGE AND GROWTH AT THE TIME OF FINAL STABILIZATION, AS DEFINED BY STATE AND LOCAL AGENCIES. IF FINAL STABILIZATION IS NOT ACHIEVED TO THE SATISFACTION OF THE AGENCY, THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES TO SATISFY FINAL VEGETATIVE REQUIREMENTS FOR CLOSEOUT.

MULCH IN ALL NATIVE SEED AREAS

1. IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
2. APPLY STRAW MULCH AT A MINIMUM OF 1 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER/CRUMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10MPH.
3. WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DIST AT LEAST 1/4 INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 3 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
4. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
5. WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

TREE PROTECTION NOTES

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
4. 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 FOUR (4) FEET IN 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.
5. 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.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

Tree Diameter at Breast Height (inches)	Auger Distance From Face of Tree (feet)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

9. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.

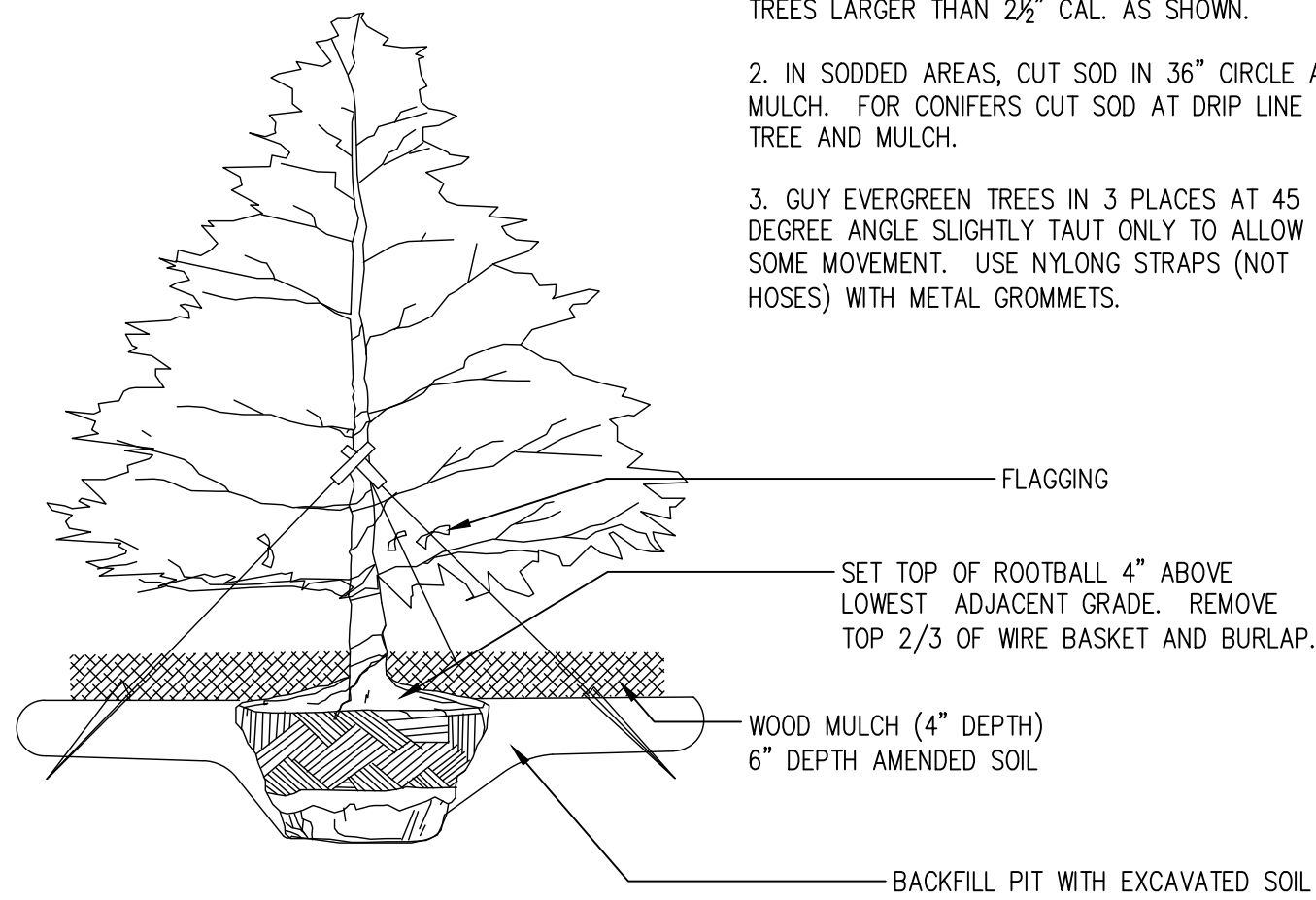
TREE MITIGATION TABLE

NUM.	SPECIES	DBH	CONDITION	MITIGATION TYPE	MITIGATION VALUE
1	Ash	8, 8, 9	Fair Minus	Remove	2
2	Honeylocust	12"	Fair	Retain	1.5
3	Autumn Blaze Maple	8"	Fair Plus	Retain	1
4	Colorado Blue Spruce	5"	Good	Retain	0
5	Colorado Blue Spruce	5"	Good	Retain	0
6	Colorado Blue Spruce	5"	Good	Retain	0

TREE AND SHRUB INSTALLATION

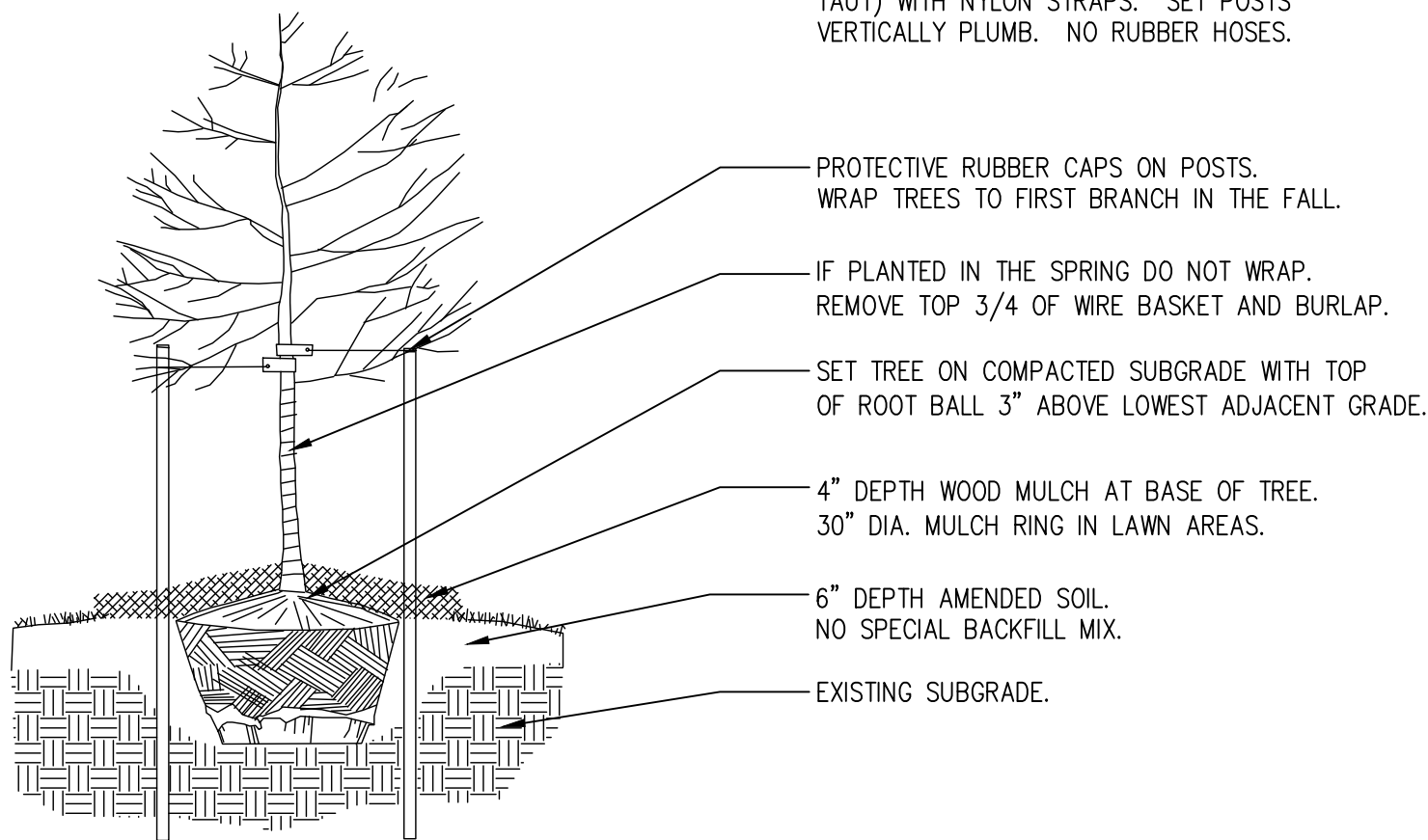
EVERGREEN TREES

1. GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 2 1/2" CAL. AS SHOWN.
2. IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH. FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.
3. GUY EVERGREEN TREES IN 3 PLACES AT 45 DEGREE ANGLE SLIGHTLY TAUT ONLY TO ALLOW SOME MOVEMENT. USE NYLON STRAPS (NOT HOSES) WITH METAL GROMMETS.



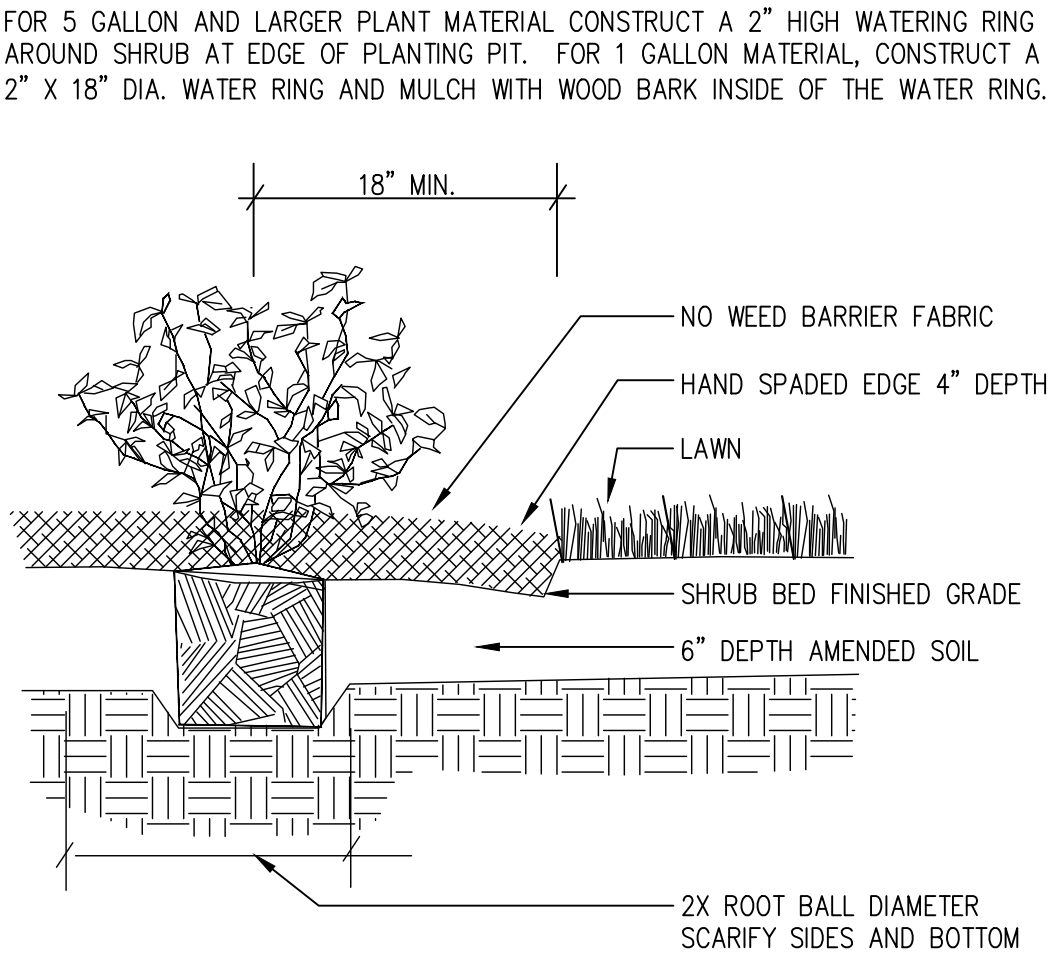
DECIDUOUS TREES

STAKE TREES USING METAL POSTS WIRED (SLIGHTLY TAUT) WITH NYLON STRAPS. SET POSTS VERTICALLY PLUMB. NO RUBBER HOSES.

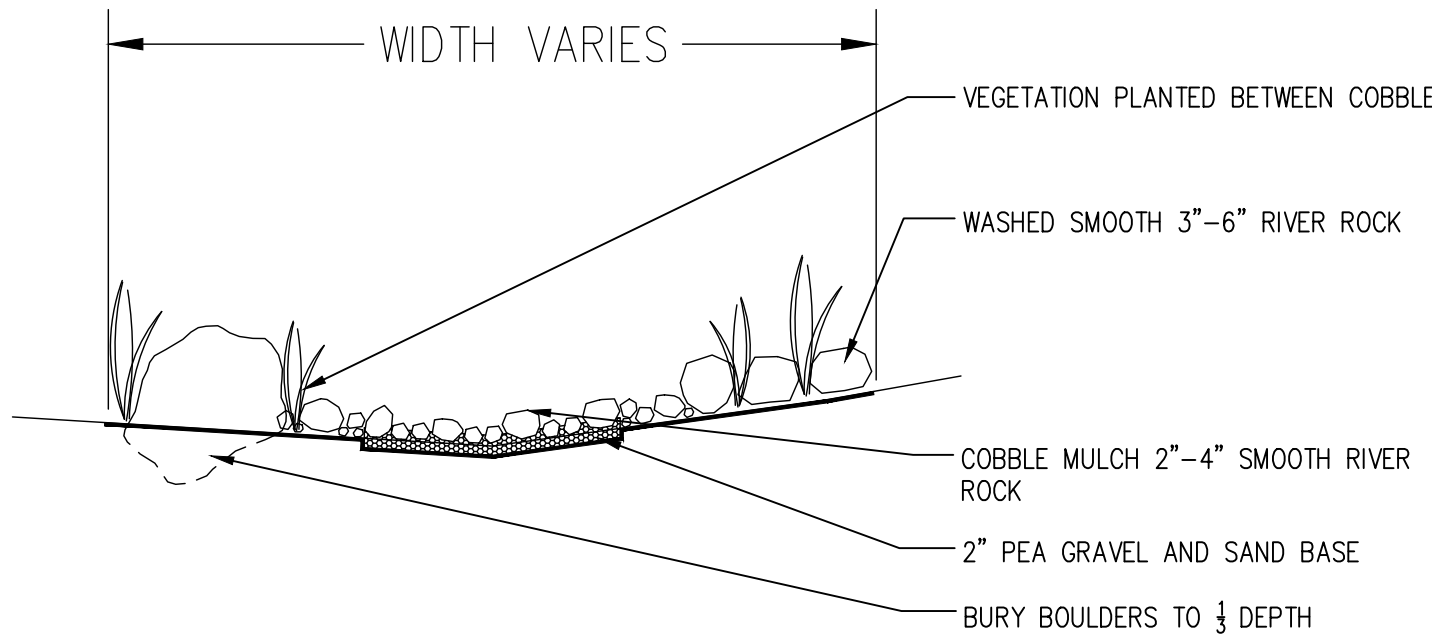


SHRUBS

PLACE SHRUBS A MINIMUM OF 18" FROM PLANTING BED EDGE (STEEL HEADER, CURBS, WALKS, WALLS, ETC.) FOR 1 GALLON SHRUBS, 3' MINIMUM FOR 5 GALLON DECIDUOUS SHRUBS, 4' FOR CONIFER SHRUB.



DRY STREAM BED



BASELINE

Engineering • Planning • Surveying

102 N. RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P: 303.940.9966 • F: 303.940.9960 • www.baselinecorp.com

DESIGNED BY	DRAWN BY	CHECKED BY
JFS	JFS	DF
DATE	PREPARED BY	REVISION DESCRIPTION

BT-II, LLC

LARIMER COUNTY

FORT COLLINS

BREEZE – THRU HQ BUILDING
6464 S. COLLEGE AVE
LANDSCAPE DETAILS AND SPECIFICATIONS

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 08/07/2018

DRAWING SIZE 24" X 36"

SURVEY FIRM BASELINE

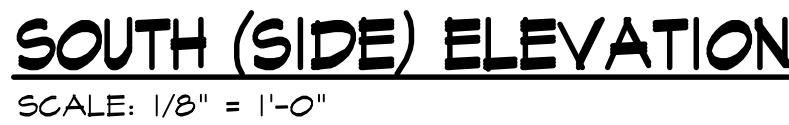
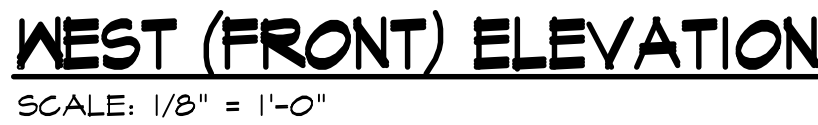
SURVEY DATE 2018

JOB NO. 375

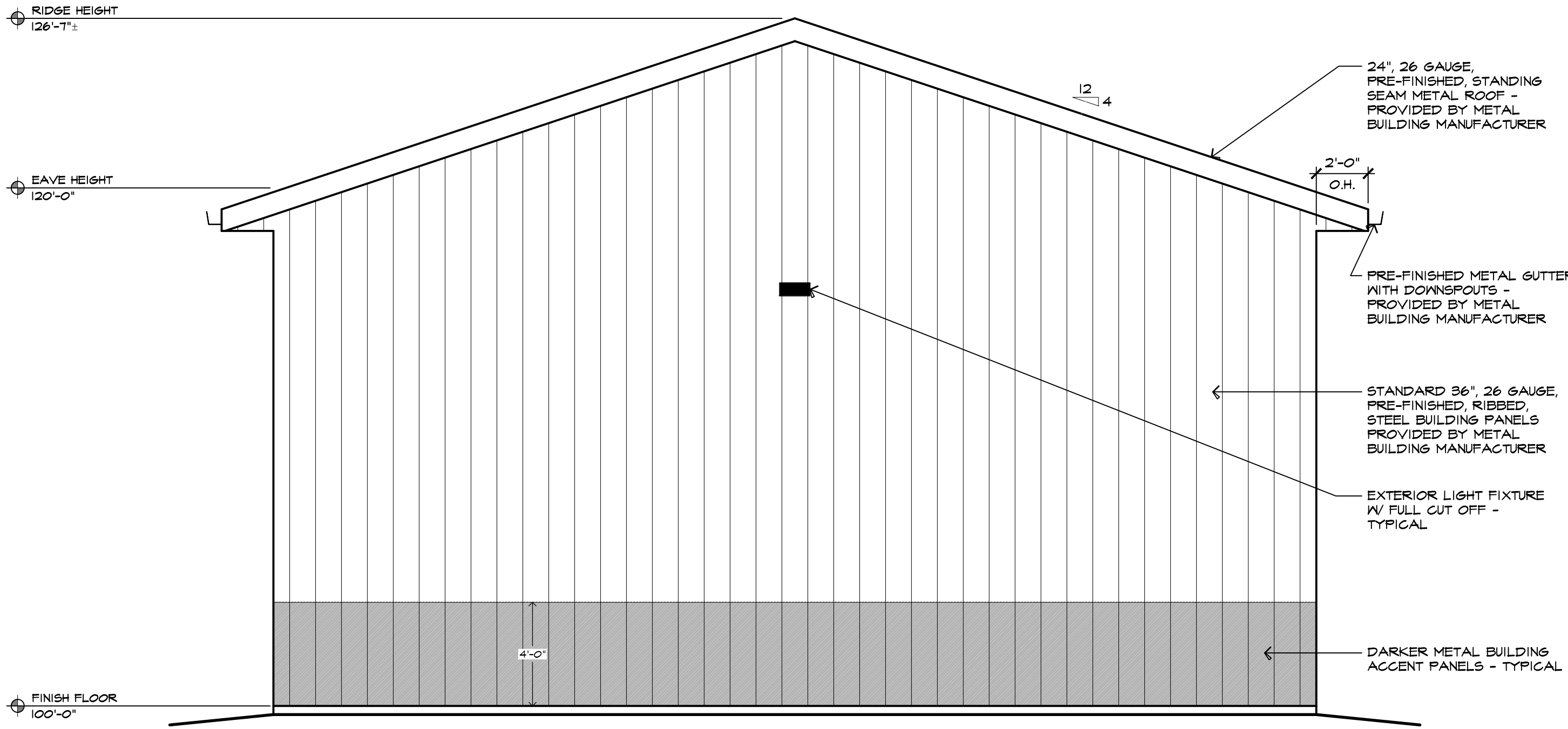
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SHEET 2 OF 02

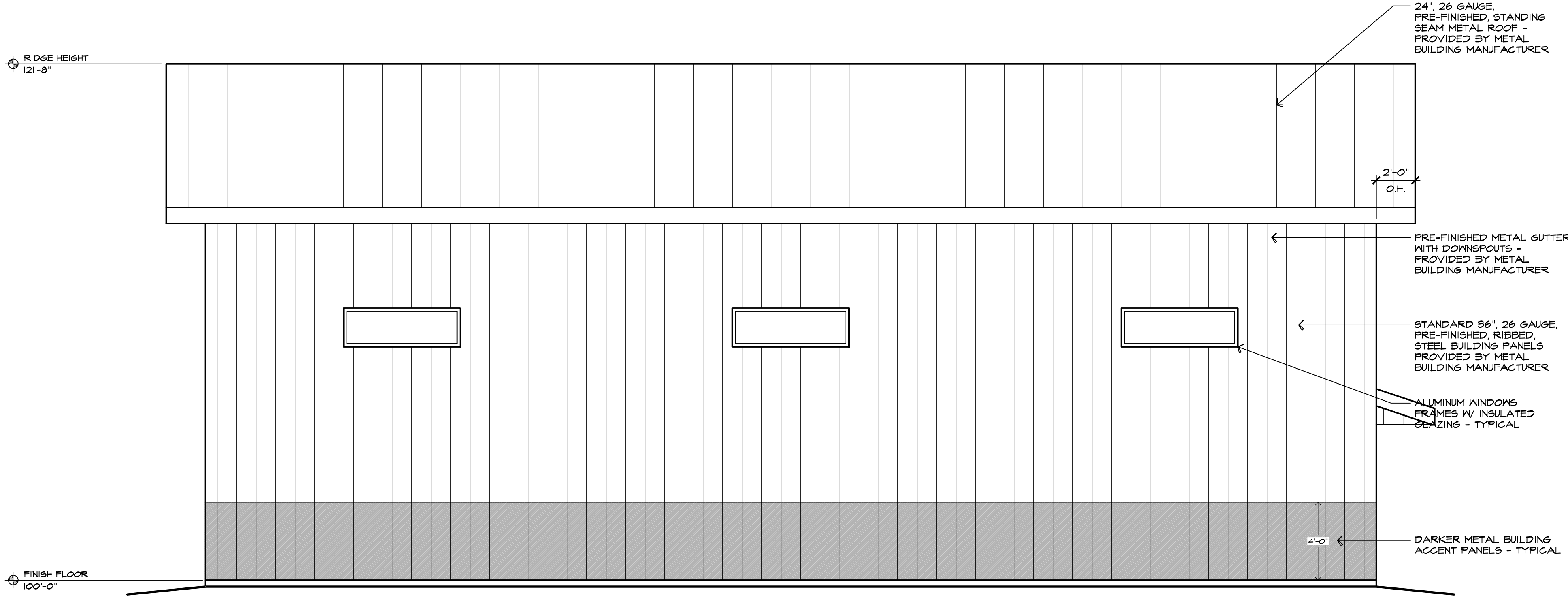
L-2



PROJECT NO.	DRAWN	BUD	11.19.18
	CHECKED		



REAR (NORTH FACING) ELEVATION
SCALE: 1/4" = 1'-0"



SIDE (WEST FACING) ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NO.	DRAWN	BLD	11.19.19
	CHECKED		

**BREEZE THRU
STORAGE GARAGE**
6464 SOUTH COLLEGE AVENUE
FORT COLLINS, COLORADO

SHEET TITLE:
MAIN FLOOR PLAN

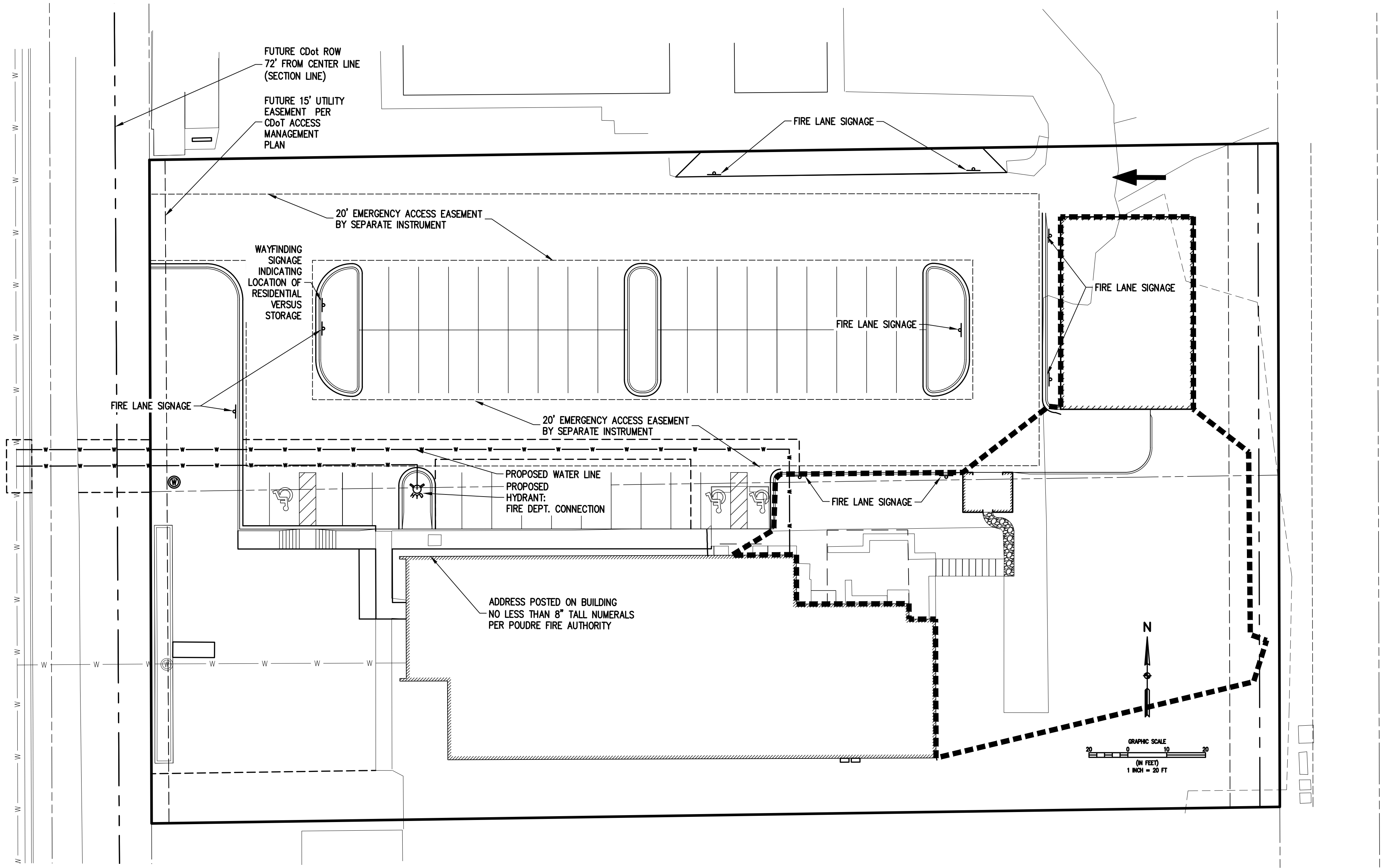
HAUSER
ARCHITECTS

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

N:\PLANNING LLC\375 Breeze Thru HQ bldg\Drawings\375_Fire Striping and Signage Plan.dwg, 11/27/2018 11:13:18 AM, Jessie Stenberg

FIRE STRIPING AND SIGNAGE PLAN BREEZE THRU HEADQUARTERS

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
LOT 5, KEL-MAR STRIP, FTC, NEIGHBORHOOD 194
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- FLOWLINE, CURB AND GUTTER
- EASEMENT
- WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE NO PARKING SIGN

FIRE LANE SIGN DETAIL

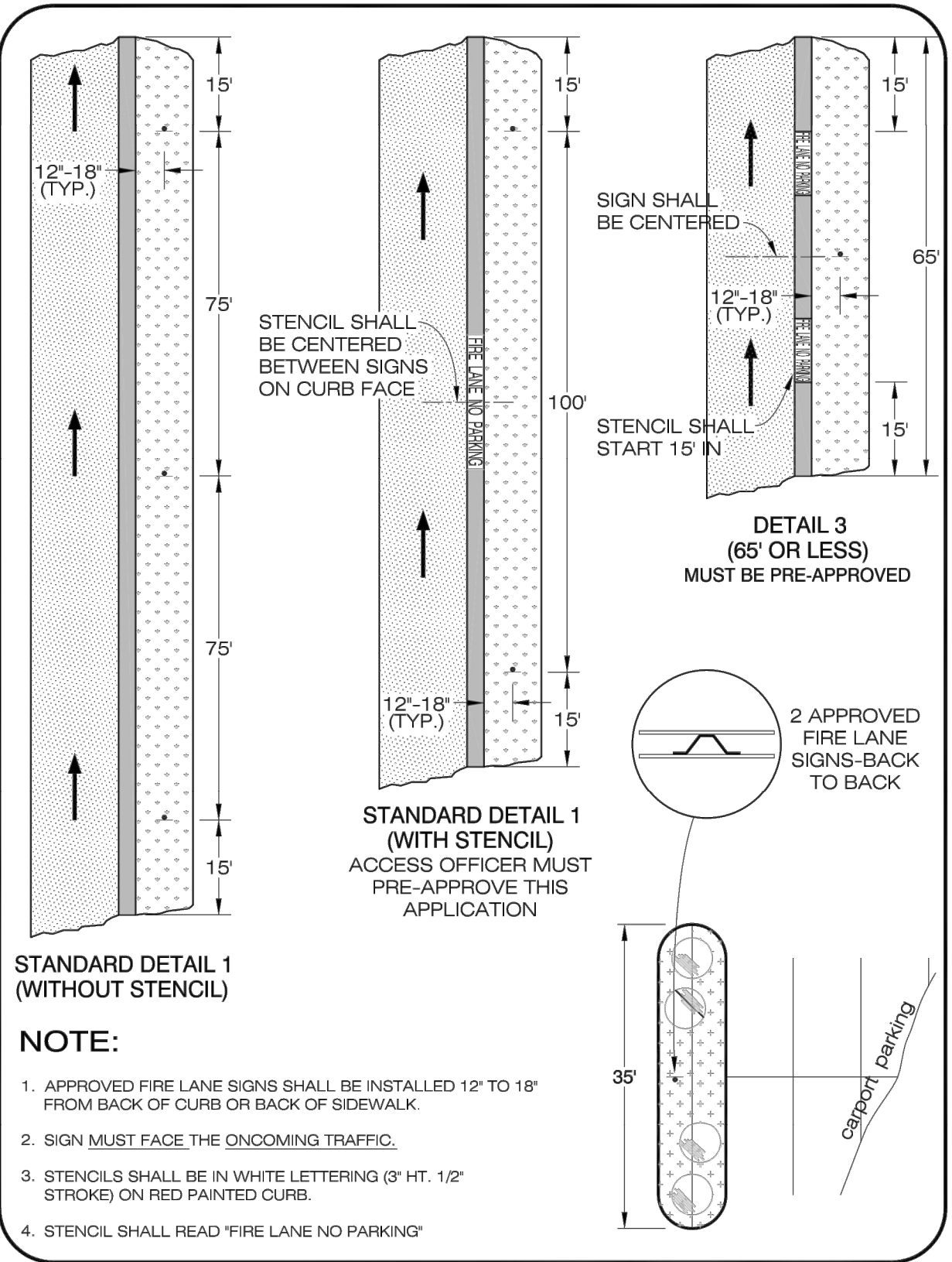


STANDARD
FIRE LANE SIGN DETAIL

COLOR SCHEDULE	
LEGEND, CIRCLE DIAGONAL, BORDER, "ARROW," "FIRE LANE"	RED
BACKGROUND	WHITE

NOTES:

1. THE SIGN PLATE SHALL BE A MINIMUM OF 12"x18" WITH A THICKNESS OF 0.080 ALUMINUM CONSTRUCTION.
2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED LEGEND. USE THE STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT, WITH RED LETTERING AS SHOWN ABOVE.
3. ARROWS MAY BE NEEDED (LEFT, RIGHT, OR DOUBLE), TO DESIGNATE BEGIN AND END OF NO PARKING AREA.
4. STRIPING SHALL COMPLY WITH DETAIL 1419 OF LARIMER COUNTY URBAN AREA STREET STANDARDS.



FIRE APPARATUS ACCESS ROAD STENCILING & FIRE LANE SIGN INSTALLATION			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 02/27/02	DRAWING 1419



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DESIGNED BY	JKC
DRAWN BY	JKC
CHECKED BY	NJN

DATE	10.17.2018
PREPARED BY	JKC

REVISION	DESCRIPTION
RESUBMIT TO JURISDICTION	

WENGA LLC
BREEZE THRU HQ
6464 SOUTH COLLEGE AVE
FIRE STRIPING AND SIGNAGE PLAN

LARIMER
FORT COLLINS

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 08.31.2018

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

BASELINE 05/10/2018

JOB NO. PL375

DRAWING NAME

375_Fire Striping and Signage Plan.dwg

SHEET 1 OF 4

F-1