

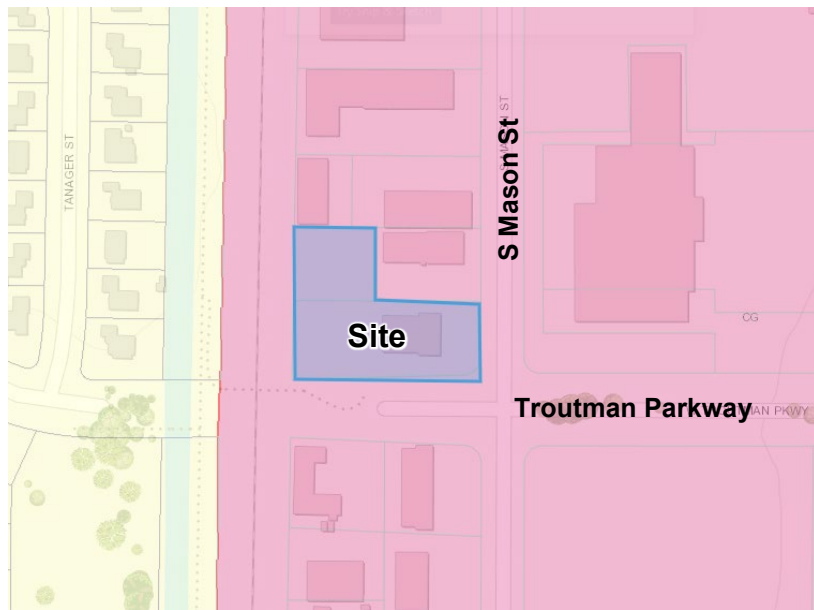
Administrative Hearing: September 29, 2021

4235 S Mason St – Mason Center South, Final Development Plan – FDP200010

Summary of Request

This is a request to establish a minor vehicle repair facility at 4235 S Mason (parcel # 9735406003 & 9735406012). The project would change the use of the existing building from retail sales into minor vehicle repair. The project site is located within the General Commercial (C-G) zone district.

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the decision maker, the applicant would be required to submit a final plan set for review, minor clean-up, and recording. Once recorded, the applicant can apply for site and building permits.

Site Location

The site is located at the northwest corner of S Mason St and W Troutman Parkway.

Zoning

General Commercial (C-G)
Transit Oriented Development (TOD) Overlay Zone

Property Owner

Mason Center South LLC
401 S Lincoln Avenue
Loveland, CO 80537

Applicant/Representative

Marc Shen
Maliakai Architectural Design
636 Fairfield Lane
Louisville, CO 80027

Staff

Kai Kleer, City Planner

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Staff Recommendation

Approval of the Final Development Plan

1. Project Introduction

A. PROJECT DESCRIPTION

- The proposed project would change the use of the existing building and an adjoining vacant parcel from Retail Foothills Vacuum and Sewing Center into a Minor Vehicle Repair land use. This building is a component of an existing body shop (Blue Ribbon Auto Body) located at 4221 S Mason Street (two parcels north) and will only be used for calibration of sensors, detailing, polishing or the like.
- Site improvements include upgraded lighting, Connecting Walkway between the front of the building and the Troutman Parkway sidewalk system, perimeter screen fence and paving of the vehicle staging area, landscaping along the south property boundary, removal of rooftop HVAC, and new drive apron to comply with ADA standards.

B. SITE CHARACTERISTICS

1. Development Status/Background

The property was annexed as part of the Horsetooth Harmony Annex in 1978 and later platted by the Fossil Creek Commercial Plaza subdivision in 1979. The site was developed in 1983 as a rental business and included a gravel storage yard, 50'x75' engineered steel building, parking lot, and landscaping. The site has remained largely unchanged since the original development of the site.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	General Commercial (C-G) & TOD Overlay Zone	General Commercial (C-G) & TOD Overlay Zone	General Commercial (C-G) & TOD Overlay Zone	General Commercial (C-G) & TOD Overlay Zone
Land Use	Major Vehicle Repair (Blue Ribbon Auto Body); Retail (Magpies Boutique and Studio)	Minor Vehicle Repair (Big O Tires); Major Vehicle Repair (Fort Collins Collision Repair)	Retail (Big Lots)	Max Bus Rapid Transit (Troutman Stop); Mason Trail, New Mercer Canal, and BNSF Railway

C. OVERVIEW OF MAIN CONSIDERATIONS

Major issues that required clarification and refinement through the review process have included:

- Paving of the vehicle staging area with an alternative city-approved surface.
- Screening of the vehicle staging area.
- Selection of low maintenance landscaping along south side of the site.
- Retrofitting the building placement to meet commercial building orientation standards.

2. Public Outreach

A. NEIGHBORHOOD MEETING

A virtual neighborhood meeting was held on March 9, 2020, where no members of the public were in attendance.

B. PUBLIC COMMENTS:

Staff has not received any comments for this proposal and will forward and any comments received between the public notice period and hearing will be forwarded to the Administrative Hearing Officer for their consideration.

3. Article 2 – Applicable Standards

A. BACKGROUND

This project was submitted on June 12, 2020 and required three rounds of staff review.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Conceptual Review – CDR190092

A conceptual review meeting was held on November 14, 2019.

2. Neighborhood Meeting

Originally the project proposed a change of use to Major Vehicle Repair which was subject to review by the Planning & Zoning Commission (Type 2); however, during the review of the project the scope of use was changed to align with Minor Vehicle Repair land use definition and does not require a neighborhood meeting. Nevertheless, a neighborhood meeting was held with no one from the public in attendance.

3. First Submittal – FDP200010

The first submittal of this project was completed on June 12, 2020. The FDP required three rounds of staff review.

4. Notice (Posted, Written and Published)

Written Hearing Notice: September 15, 2021; 116 addresses mailed.

Published Hearing Notice: September 19, 2021, Coloradoan

4. Article 3 - Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	<p>This Code Section requires a fully developed landscape plan that addresses relationships of landscaping to the circulation system and parking, the building, abutting properties, and users of the site in a manner appropriate to the neighborhood context.</p> <p>The landscape plan includes the following main components:</p> <ul style="list-style-type: none"> • Five canopy shade trees along the southern property boundary in adequate size, species and spacing. • Removal of intervening asphalt between the building and revegetation with several shrubs. <p>The landscape plan submitted with the FDP addresses the more specific requirements in this section as outlined below.</p>	Complies
3.2.1(D) – Tree Planting Standards	<p>All developments are required to establish groves and belts of trees along all city streets, in and around parking lots, and in all landscape areas that are located within fifty (50) feet of any building or structure. Trees may be combined or interspersed with other landscape areas in remaining portions of the development. This section sets minimum requirements for “full tree stocking” and tree spacing.</p> <ul style="list-style-type: none"> • Trees meet spacing requirements of 30-40 foot spacing for canopy shade trees and 20-40 foot spacing for evergreen or ornamental trees. • No species exceeds 15% of the total number of trees. • All trees proposed meet the minimum size required – 2-inch caliper for canopy shade trees. 	Complies
3.2.1(E) – Landscape Standards	<p>This section sets minimum standards for landscape plans for all development applications to prevent erosion and meet the functional and visual purposes such as defining spaces, accommodating, and directing circulation patterns, managing visibility, attracting attention to building entrances and other focal points, and visually integrating buildings with the landscape area and with each other.</p> <p>The Final Development Plan meets requirements in this section as follows:</p> <ul style="list-style-type: none"> • Low water use plans that complement the fence placement along the southern property line. • Maintaining existing ornamental and evergreen shrubs on site. • Planting beds at least 5 feet in width surround the buildings and frame the pedestrian network. Plant selection for these areas is included on the planting schedule for the landscape plans. 	Complies
3.2.1(F) – Tree Preservation and Mitigation	<p>There are nine existing trees on site, all of which will be protected in place.</p>	Complies
3.2.2 – Access, Circulation and Parking	<p>This standard requires that development projects accommodate the movement of vehicles, bicycles, pedestrians, and transit throughout the project and to and from surrounding areas safely and conveniently and contribute to the attractiveness of the neighborhood. In compliance, the Final Development Plan includes the following:</p> <ul style="list-style-type: none"> • Improvement of the drive apron to comply with the requirements of the City’s Americans With Disabilities Act. • Clear connection between the street and entrance of the building without needing to walk through the parking lot or driveway. 	Complies

3.2.2(C)(4) – Bicycle Facilities	Bicycle parking requirements for minor vehicle repair requires a minimum of 4 spaces. The plan provides a 4 space bike rack along the southeast corner of the building.	Complies
3.2.2(C)(5) – Walkways	This section requires walkways that are located and aligned to connect areas or points of pedestrian origin and destination directly and continuously. Walkways must be at least 6 feet in width and must connect to the larger pedestrian network outside the site. When walkways cross a street, a striped crosswalk or other similar pavement treatment is required. The circulation of the site will remain largely unchanged with exception of the removal of a portion of the parking lot and addition of a Connecting Walkway. The Connecting Walkway is 6 feet in width and provides a direct connection from the street sidewalk to the front entry of the building.	Complies
3.2.2(K)(2) – Nonresidential Parking Requirements	Existing Buildings Exemption: Change in use of an existing building shall be exempt from minimum parking requirements. For the expansion or enlargement of an existing building which does not result in the material increase of the building by more than twenty-five (25) percent, but not to exceed five thousand (5,000) square feet in the aggregate, shall be exempt from minimum parking requirements. Though the project is exempt from current parking standards it does provide six parking spaces which includes one van accessible parking space.	Complies
3.2.2(L) – Parking Stall Dimensions	Land Use Code Section 3.2.2(L) details parking stall and drive-aisle requirements for parking lots. The proposed parking consists of 9'x19' stalls in compliance with minimum dimensional requirements.	Complies
3.2.4 – Site Lighting	The plan proposes the removal of three non-conforming wall mounted light fixtures and the installation of two light fixtures, one above the front entrance and a second above the rear shop door. The proposed fixtures are 3,000K or less, fully shielded, and down directional.	Complies

B. DIVISION 3.3 - ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C)	An applicant is required to dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed and/or platted. In cases where any part of an existing road is abutting or within the tract being developed and/or subdivided, the applicant shall dedicate such additional rights-of-way as may be necessary to increase such roadway to the minimum width required under this Land Use Code for such street. In compliance with the standard the project is dedicating 12 feet of additional right-of-way and behind that, a 15' utility easement along S Mason Street.	Complies

C. DIVISION 3.5 - BUILDING STANDARDS

The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(l)(1-7) – Outdoor Storage Areas / Mechanical Equipment	<p>This section is designed to ensure outdoor storage, trash collection, loading areas and utility equipment are screened and designed in a way that are harmonious with the overall architecture of the site.</p> <ul style="list-style-type: none"> The project proposes the removal of rooftop equipment in an effort to eliminate the need for rooftop screening. It was communicated that the roof was not strong enough withstand the additional load of a screen wall. The areas behind the building and the adjoining lot that will be used for vehicle staging will be screened by a 6-foot wood picket fence with split face CMU columns spaced on 40 foot intervals. 	Complies
3.5.3(C) – Relationship of Buildings to Streets, Walkways and Parking	<p>This standard requires that the main entrance of a commercial building to face and open directly onto a connecting walkway with pedestrian frontage.</p> <p>The plan proposes to comply with the standard to the extent feasible by removing a portion of the paved area between the building and Troutman Parkway and introducing a 6 foot wide connecting walkway that leads from the front entrance of the building into the street sidewalk system.</p>	Complies

D. 3.6 TRANSPORTATION AND CIRCULATION

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.6 – Emergency Access	<p>This section is intended to ensure that emergency vehicles can gain access to, and maneuver within, the project so that emergency personnel can provide fire protection and emergency services without delays.</p> <p>The plan has been reviewed by Poudre Fire Authority and demonstrates the appropriate level of compliance with International Fire Code. The plan meets the requirements for perimeter access, signage, premise identification and security gates.</p>	Complies

E. DIVISION 3.8 - SUPPLEMENTARY REGULATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.8.11 – Fences and Walls	<p>The standards contained within this section control the height and placement of fencing.</p> <p>The project provides the necessary 2-feet of setback from the sidewalk leading to the transit center and 5-feet along the Troutman Parkway frontage.</p> <p>Due to the unique security requirements of the vehicle staging area it is appropriate to exceed the 4-foot height maximum (6-foot is proposed) along a portion of Troutman Parkway. The height is also mitigated by the setback from the street and proposed use of high quality materials which include 6" cedar pickets and split-face CMU columns.</p>	Complies

5. Article 4 – Applicable Standards:

A. DIVISION 4.21 – GENERAL COMMERCIAL (C-G)

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(B) - Permitted Uses	The Plan proposes minor vehicle repair. This land use is permitted subject to a Type 1 (Administrative Hearing) and is defined by the City’s Land Use Code as, “servicing and maintenance shall mean the use of any building, land area, premises or portion thereof, where light maintenance activities such as engine tune-ups, lubrication, carburetor cleaning, brake repair, car washing, detailing, polishing or the like are conducted.”	Complies
4.5(G) – Development Standards for the TOD Overlay Zone	Though this project is located within the TOD Overlay Zone it was found not subject to the requirements of Division 3.10 based on the level of change to the existing site. If the project were to fully redevelop the applicable standards of this section would apply.	N/A

6. Findings of Fact/Conclusion

In evaluating the request for the 4235 S Mason Street – Mason Center South, FDP200010, Staff makes the following findings of fact:

1. The Final Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. The Final Development Plan complies with relevant standards located in Article 3 – General Development Standards.
3. The Final Development Plan complies with relevant standards located in Division 4.21 General Commercial District (C-G).

7. Recommendation

Staff recommends approval of 4235 S Mason Street – Mason Center South Final Development Plan, FDP200010, based on the Findings of Fact.

8. Attachments

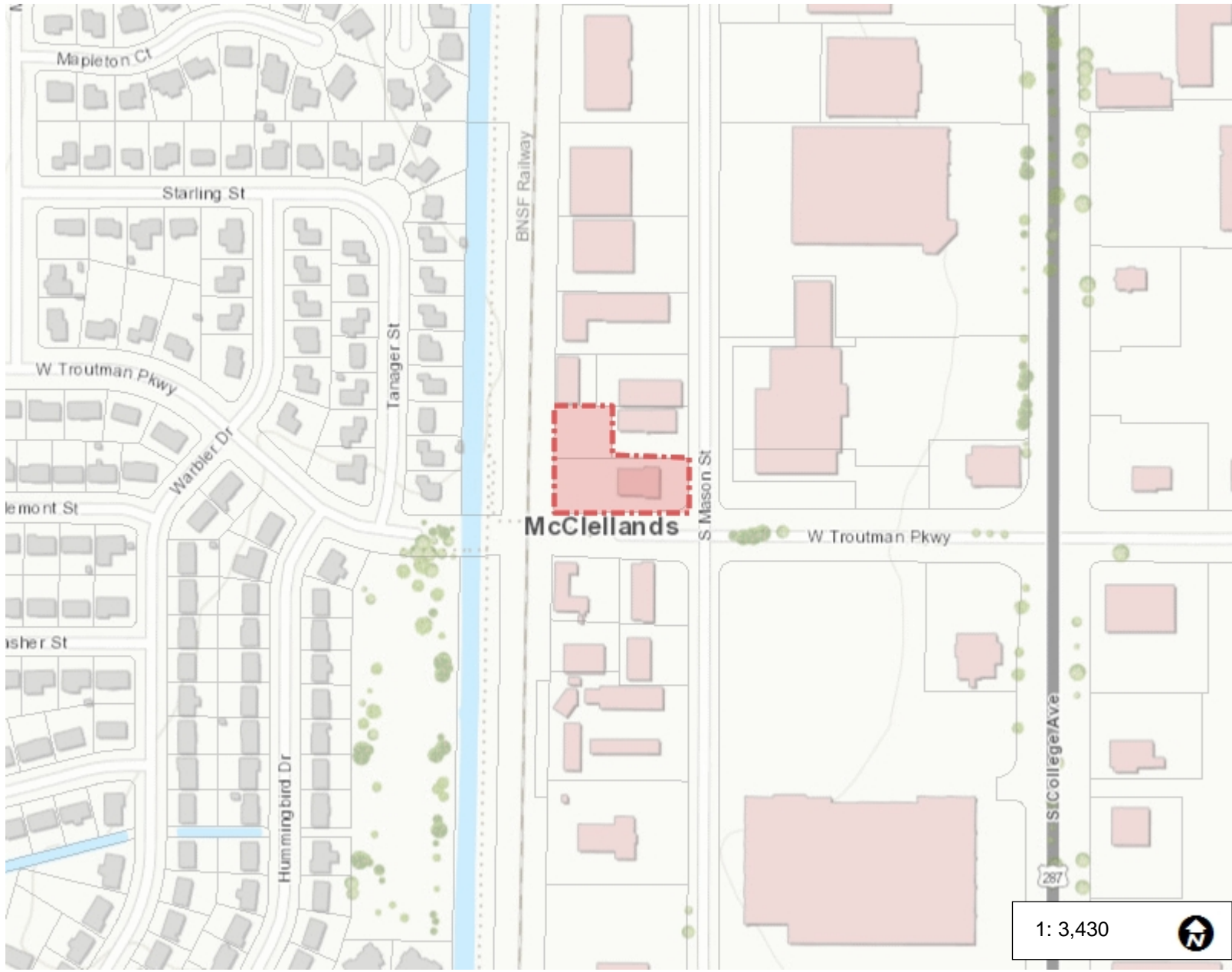
1. Vicinity Map
2. Site Plan
3. Utility Plan
4. Drainage Report

9. Links

The documents available at the following links provide additional information regarding the development proposal under review and are incorporated by reference into the hearing record for this item:

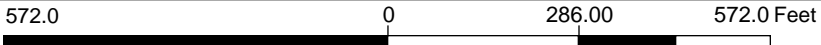
1. [All Submittal Documents](#) (enter FDP200010 into search bar)

Mason Center South



- Legend**
- Parcels
 - Growth Management Area
 - Parks
 - Schools
 - Natural Areas
 - City Limits

1: 3,430



WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMAPS Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

SITE PLAN DRAWINGS - 4235 S. MASON STREET - MASON CENTER SOUTH

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

PROPERTY DESCRIPTION:

**PART TRACT A, FOSSIL CREEK COMMERCIAL PLAZA,
PARCEL #9735406012 AS SHOWN ON THIS SHEET.**

PLUS

PT TR A, FOSSIL CREEK COMMERCIAL PLAZA, FTC; BEG AT SW COR, N 1 6' 24" E 111.05 FT, S 89 48' 52" E 262.7 FT, S 0 13' 8" W 76.02 FT, TH ALG ARC 25 FT RAD CUR R, 38.23 FT, L/C S 44 1' 26" W 34.61 FT, S 87 49' 45" W 240.67 FT TPOB (SPLIT FROM 97354 06 001); LESS ROW PER 20100013588

The above Property Description taken from that certain QuitClaim Deed recorded July 27, 2016 at Reception No. 20160048666

OWNERS CERTIFICATE:

The undersigned, does/do hereby certify that I/WE are the lawful owners of 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 by.

OWNER: MASON CENTER SOUTH LLC

REGISTERED AGENT DONALD E ROY IV

STATE OF COLORADO)
COUNTY OF LARIMER)SS

The foregoing instrument was acknowledged before me this day of _____, 2020, by DONALD E. ROY IV

Witness my hand and official seal.

My commission expires: _____

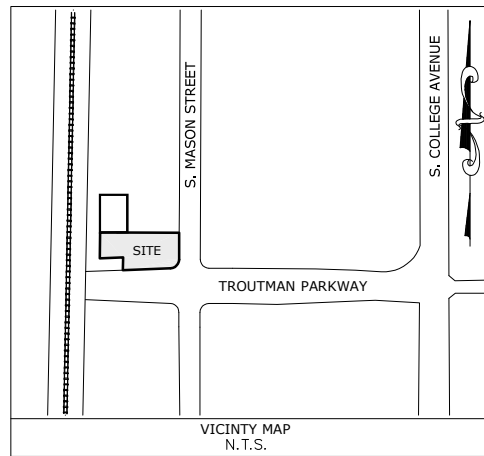
Notary Public _____

PLANNING CERTIFICATE:

Approved by the director of Community Development and Neighborhood Services of the City of Fort Collins, Colorado on this _____ day of _____.

DIRECTOR SIGNATURE _____

FC118 LLC
PARCEL NO. 9735405007
PART OF LOT 1
FOSSIL CREEK COMMERCIAL PLAZA



LEGEND

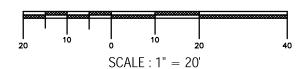
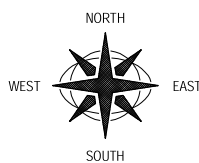
- = Bush
- = Cable Pedestal
- = Concrete Curb and Gutter
- = Down Spout
- = Electric Meter
- = Electric Transformer
- = Electric Vault
- = Found monumentation as labeled hereon.
- = Set 1/2" Rebar with Red Plastic Cap Marked: "LS 30462".
- = Calculated Point (Did Not Find Or Set)
- = Light Pole
- = Sign
- = Telephone Pedestal
- = Tree (Conifer)
- = Tree (Deciduous)

--- = Adjoiner Line
--- = Boundary Line
--- = Easement Line
--- = Right of Way Line

PARKING TABLE:

PARKING SPACE NO.	STALL DESCRIPTION	DIMENSIONS
Exist. 4 Spaces	90 Degree Compact	10'x14'
Prop. 6 Spaces	90 degree	9'x19'
1 Space	90 degree Van Accessible	16'x19' (w/ 8' aisle)

Zoning: General Commercial District (C-G)
Transit Overlay Zone
Existing Land Use: Retail Establishment
Proposed Land Use: Minor Vehicle Repair.



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

BASIS OF BEARINGS STATEMENT: Basis of Bearings for this survey are based on a record bearing of South 00°13'08" East on the East line of Tract A, of the Plat of Fossil Creek Commercial Plaza, as filed for record in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado. Note: Monumentation of said line as shown on Map.

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

**PROJECT AREA
(2 LOTS)**

EXISTING CONDITIONS

ROBERT L. HOMOLKA
AND
PATRICIA J. HOMOLKA
PARCEL NO. 9735406012
PART OF TRACT A
FOSSIL CREEK COMMERCIAL PLAZA

RIGHT OF WAY ACQUISITION
MARCH 10, 2010
REC. NO. 20100013588

BURLINGTON NORTHERN RAILROAD
(Colorado and Southern Railroad)
PER THE PLAT OF
FOSSIL CREEK COMMERCIAL PLAZA

TROUTMAN PARKWAY
(R.O.W. VARIES)
PER THE PLAT OF
FOSSIL CREEK COMMERCIAL PLAZA

S. MASON STREET
(McCLELLAND DRIVE)
(60' R.O.W.)
PER THE PLAT OF
FOSSIL CREEK COMMERCIAL PLAZA

One-Story
Metal and Brick Building
(4235 S. Mason Street
Fort Collins, Colorado)
OWNER: MASON CENTER SOUTH LLC
REGISTERED AGENT: DONALD E. ROY IV

JENKINS FAMILY TRUST
PARCEL NO. 9735426001

LOT B - 1
TROUTMAN P.U.D.
PHASE ONE

DAYTON-HUDSON CORP.
PARCEL NO. 9735450002

LOT 2
FOSSIL CREEK COMMERCIAL PLAZA
1st REPLAT

SHEET INDEX

- SP1. COVER SHEET & EXISTING CONDITIONS
- SP2. SITE PLAN, TREE, & LANDSCAPE NOTES
- SP3. ELEVATION PHOTOS W/ PROPOSED DESCRIPTIONS
- SP4. SITE PLAN IMPROVEMENTS + FIRE + EXISTING TREES
- SP5. DETAILS & LANDSCAPE PLAN

DATE: _____
BY: _____
REVISIONS: _____

PROJECT DEVELOPER:
BLUE RIBBON AUTO CENTER, 401 S. LINCOLN AVE, LOVELAND, CO 80537
OFFICE: 970-663-4378 DIRECT: 970-581-1581
EMAIL: Droy@blueribbonautocenter.com

4235 S. MASON STREET - MASON CENTER SOUTH
4235 S. Mason Street
Fort Collins, Colorado 80525

SITE PLAN
PART OF TRACT A FOSSIL CREEK COMMERCIAL PLAZA

DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
DATE: **SEPT 8, 2021**
SCALE: 1"=20'

PROJECT NO.: _____

SHEET	OF
SP1	5

BUILDING SHELL IMPROVEMENTS NOTE:
 NO CHANGES OR ADDITIONS TO THE EXISTING BUILDING'S EXTERIOR SHELL ARE PROPOSED WITH THIS SITE PLAN.

LIGHTING AND PHOTOMETRIC NOTE:
 ALL NON-COMFORMING EXTERIOR LIGHT FIXTURES ARE TO BE REMOVED FROM THE BUILDING AND/OR SITE.
 AT FRONT (EAST) DOOR & REAR (WEST) MAN-DOOR, INSTALL THE FOLLOWING LIGHT FIXTURE:
 LAMPS PLUS DWELD VERVE 26" HIGH BRUSHED ALUMINUM LED OUTDOOR WALL LIGHT, STYLE #41XZ7 OR APPROVED EQUAL.
 DOUBLE 23.5 LED MODULES: 1215 LUMENS REPLACES 220 WATT INCANDESCENT. SEE DETAILS SHEET FOR CUT SHEETS.
 FOR EMERGENCY ONLY LIGHTS: BATTERY BACKUP EMERGENCY LIGHTS WILL BE INSTALLED AT ALL EGRESS DOORS. USE: E-COINOIGHT MODEL # C-EE-A-EMG-DECIL-WETCOLD-BB-WH OR APPROVED EQUAL.
 REPLACES 120W INCANDESCENT, 1300 LUMENS. SEE DETAILS SHEET FOR CUT SHEETS. NOTE: EMERGENCY ONLY --- DOES NOT NEED TO MEET DOWNLIGHTING CRITERIA.

ROOFTOP MECHANICAL NOTE:
 EXISTING ROOFTOP MECHANICAL EQUIPMENT WILL BE REMOVED DURING BUILDING INTERIOR REMODELING AND REPLACED WITH INTERIOR UNITS. THUS THERE WILL BE NO EQUIPMENT ON THE ROOF THAT WILL NEED SCREENED.

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 SUBMISSION 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 CONDUNIT, 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.
- IF APPLICABLE - INCLUDE LANGUAGE FOR ANY MODIFICATIONS AND CONDITIONS APPROVED WITH PDP(OOPI).
- IF APPLICABLE ALL SINGLE FAMILY DETACHED HOMES SHALL MEET OR EXCEED THE GARAGE DOOR STANDARDS AS OUTLINED IN 3.5.2(E) OF THE LAND USE CODE.
- IF APPLICABLE A MINIMUM OF (NUMBER TBD) HOUSING MODELS FOR THE SINGLE FAMILY HOMES SHALL BE REQUIRED, THESE HOUSING MODELS SHALL MEET OR EXCEED THE STANDARDS AS OUTLINED IN 3.5.2(C) OF THE LAND USE CODE.
- 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 POUDDRE 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. ACCESSABLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSABLE PARKING SPACES. ACCESSABLE 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&R'S), 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 XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-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 ad 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 Poudre 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.

TREE & LANDSCAPING NOTE:
 NO CHANGES OR ADDITIONS TO THE EXISTING LANDSCAPING ARE PROPOSED FOR THE NORTHERN OR EASTERN SIDES OF THE PROPERTY. PLEASE SEE LANDSCAPING SHEETS FOR DETAILS OF PROPOSED LANDSCAPING IMPROVEMENTS.
 NO PUBLIC OR PRIVATE TREE REMOVAL IS PROPOSED. ONE PRIVATE SHRUB IS PROPOSED TO BE REMOVED TO MAKE ROOM FOR A SIDEWALK FROM THE PUBLIC ROW TO THE BUILDING.
 ADDITIONAL IRRIGATION IS PROPOSED FOR THE LANDSCAPE BUFFERS AT THE S.W. CORNER OF THE SITE AND AT THE S.E. CORNER OF THE BUILDING. THESE AREAS CONTAIN ONLY LOW-HYDROZONE PLANTS. TWO TREES ARE PROPOSED IN THE PRIVATE IRRIGATED TURF AREA TO THE SOUTH OF THE BUILDING AND THESE TREES WILL BE IRRIGATED BY THE EXISTING IRRIGATION SYSTEM.

STREET TREE NOTES:

- 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.
- 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.
- 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 ARBORIST WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
- 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.
- 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.

TREE PROTECTION NOTES:

- 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.
- 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.
- 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.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERRECTED 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.
- 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.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "BIBSONED OFF" RATHER THAN ERRECTING 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.
- 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)
6-2	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.

GENERAL LANDSCAPE NOTES:

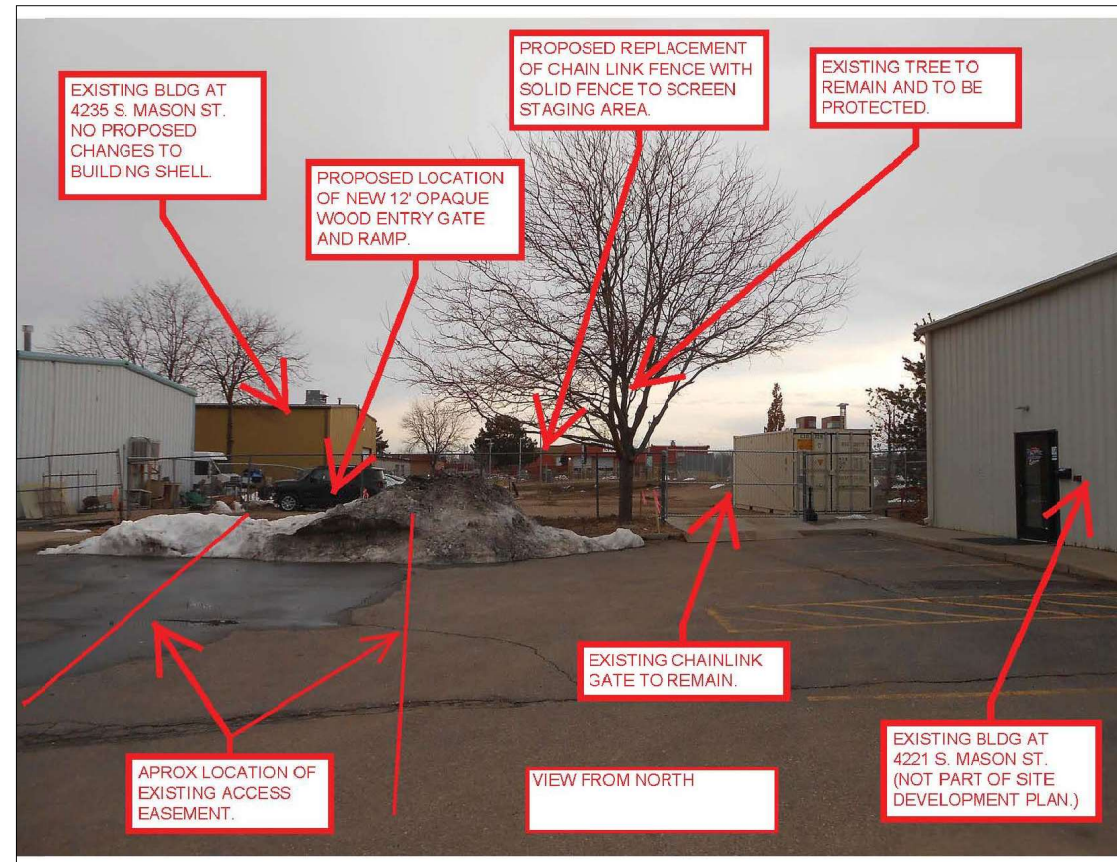
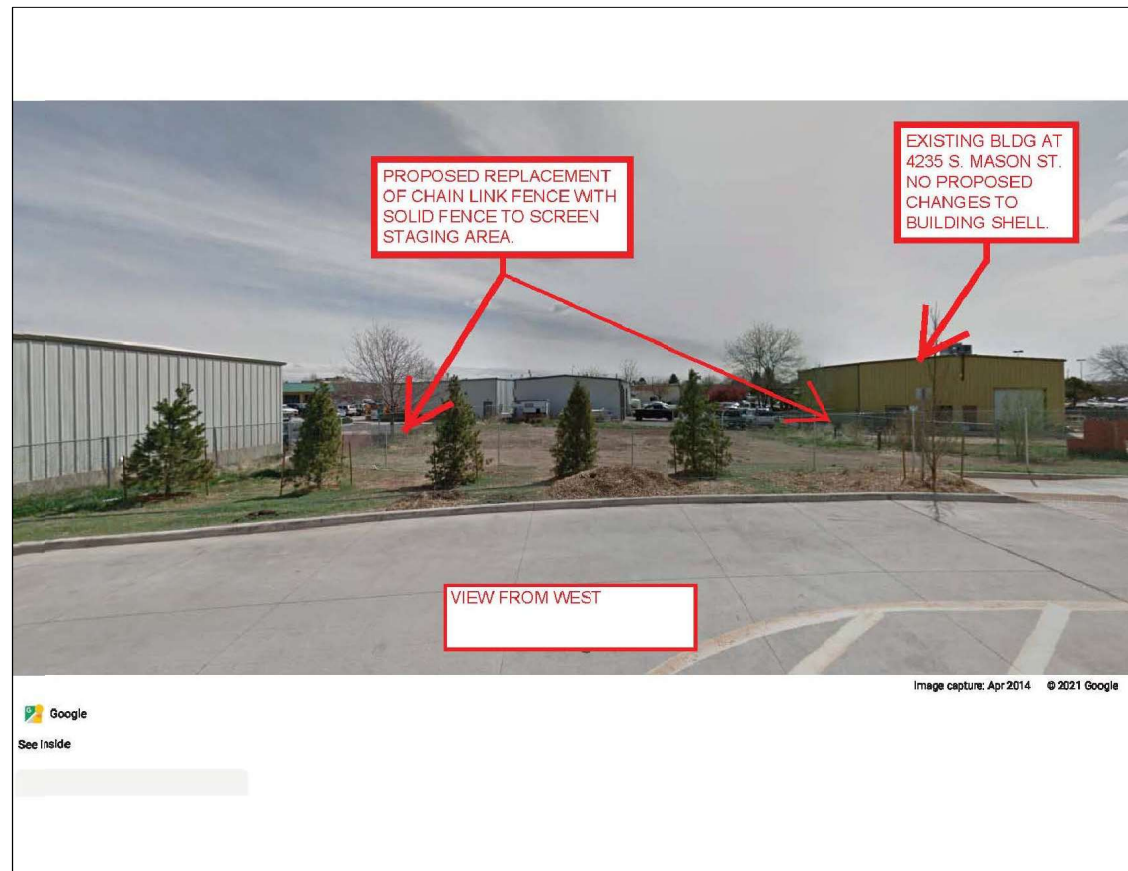
- PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- IRRIGATION: 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 POP-UP 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. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION STANDARDS. DESIGN REVIEW SHALL OCCUR DURING UTILITIES DEPARTMENT IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.
- 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.
- 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 MEDIANS, 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, DISCING 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 loosened and the soil amended, consistent with the requirements set forth in SECTION 12-132.
- 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.
- 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.
- REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- 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 AND 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 LUC 3.2.1(D)(2)(a).
- 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.
- 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.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

OWNER: Blue Ribbon Auto Body Contact: Marc James Shen Malakai Architectural Design 636 Fairfield Land, Louisville, CO 80027 Ph: 303.478.1875 www.malakaidesign.com		Chk
		By
		Date
	No. Revision	
	Checked By: KNA	

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**4235 S. MASON STREET
 MASON CENTER SOUTH**
**SITE PLAN, TREE,
 & LANDSCAPE NOTES**

Scale:
 Date: SEPT 8, 2021
 Job No. BR-2020-1
 File No.
 Sheet SP2 of 5



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No.	Revision	Date	By	Chk

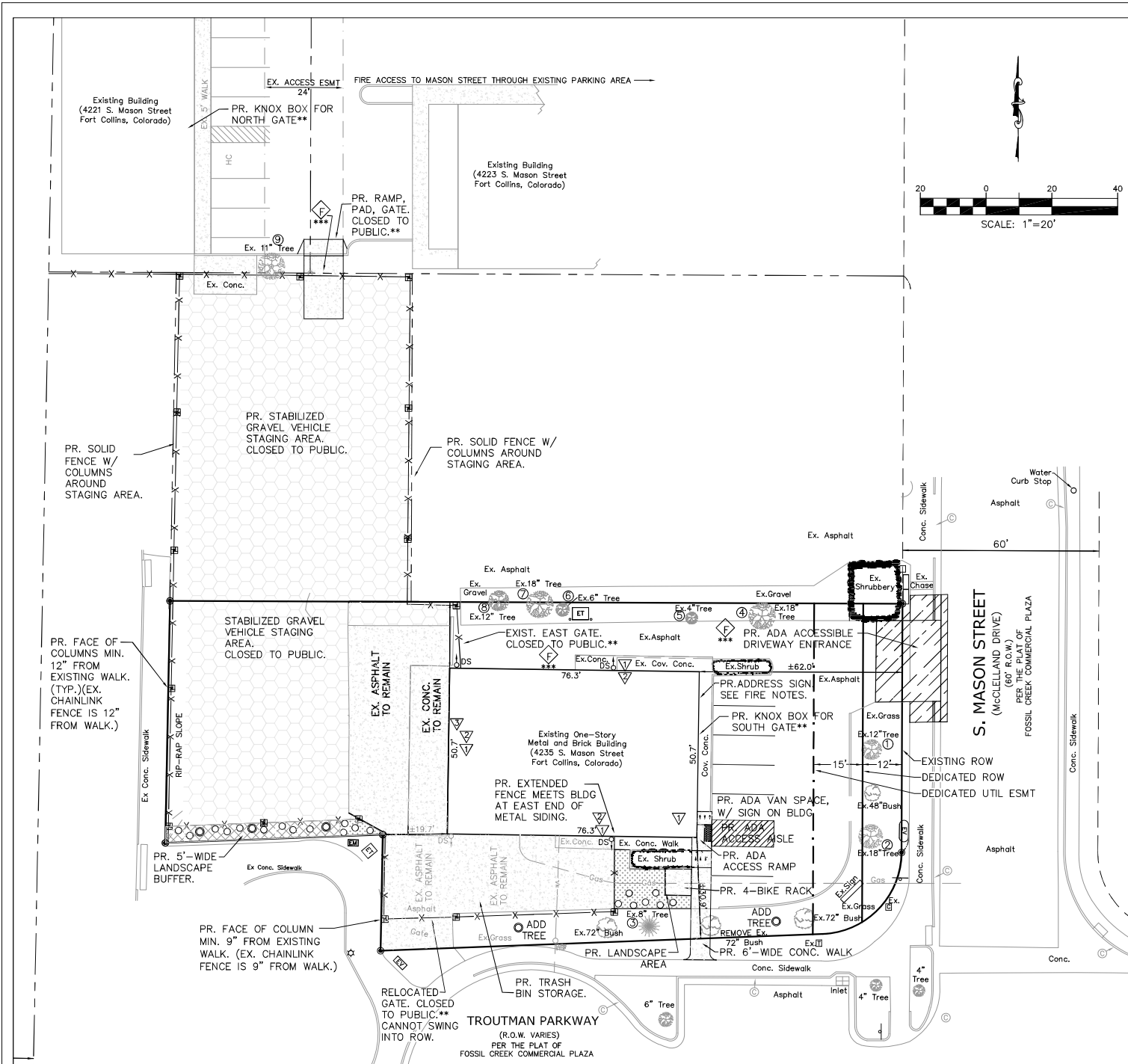
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**4235 S. MASON STREET
MASON CENTER SOUTH**

**ELEVATION PHOTOS
WITH PROPOSED DESCRIPTIONS**

Scale:
Date: SEPT 8, 2021
Job No. BR-2020-1
File No.
Sheet SP3 of 5



FIRE ACCESS NOTES:**

1. NORTH, EAST, & SOUTH GATES CLOSED TO PUBLIC AND LOCKED AT NIGHT.
2. ALL GATES ARE NON-ELECTRIC AND HAND-OPERATED.
3. KNOX BOX FOR NORTH GATE ON BUILDING WALL BY FRONT DOOR AT 4221 S. MASON ST.
4. KNOX BOX FOR SOUTH & EAST GATES ON BUILDING WALL BY FRONT DOOR AT 4235 S. MASON ST.
5. NORTH, SOUTH, & EAST GATES TO HAVE SIGN THAT STATES "NO PARKING FIRE LANE".
6. \diamond INSTALL SIGNS THAT STATE "NO PARKING FIRE LANE".
7. FIRE LANE SIGNS TO CONFORM TO POUFRE FIRE AUTHORITY STANDARDS. SEE DETAIL SHEET.
8. INSTALL ADDITIONAL FIRE-LANE SIGNS AS DIRECTED BY POUFRE FIRE AUTHORITY.
9. INSTALL ADDRESS SIGN ON FRONT OF BUILDING. MINIMUM OF 8" HIGH NUMBERS ON A CONTRASTING BACKGROUND, VISIBLE FROM STREET.

TREE INVENTORY & MITIGATION INFORMATION:

#	Species	DBH	Condition	Mitigation	Notes
1	PEAR	10"	FAIR	1.5	PRESERVE AND PROTECT
2	PEAR	17"	FAIR	2	PRESERVE AND PROTECT
3	JUNIPER	10"	FAIR	1	PRESERVE AND PROTECT
4	CRABAPPLE	18"	FAIR	2.5	PRESERVE AND PROTECT
5	SUMAC	3"	FAIR	0	PRESERVE AND PROTECT
6	HONEYLOCUST	9"	FAIR	1	PRESERVE AND PROTECT
7	HONEYLOCUST	12, 13, 15"	FAIR	1.5	PRESERVE AND PROTECT
8	HONEYLOCUST	15"	FAIR	2	PRESERVE AND PROTECT
9	HONEYLOCUST	11"	FAIR	1.5	PRESERVE AND PROTECT

EXTERIOR LIGHTING NOTES:

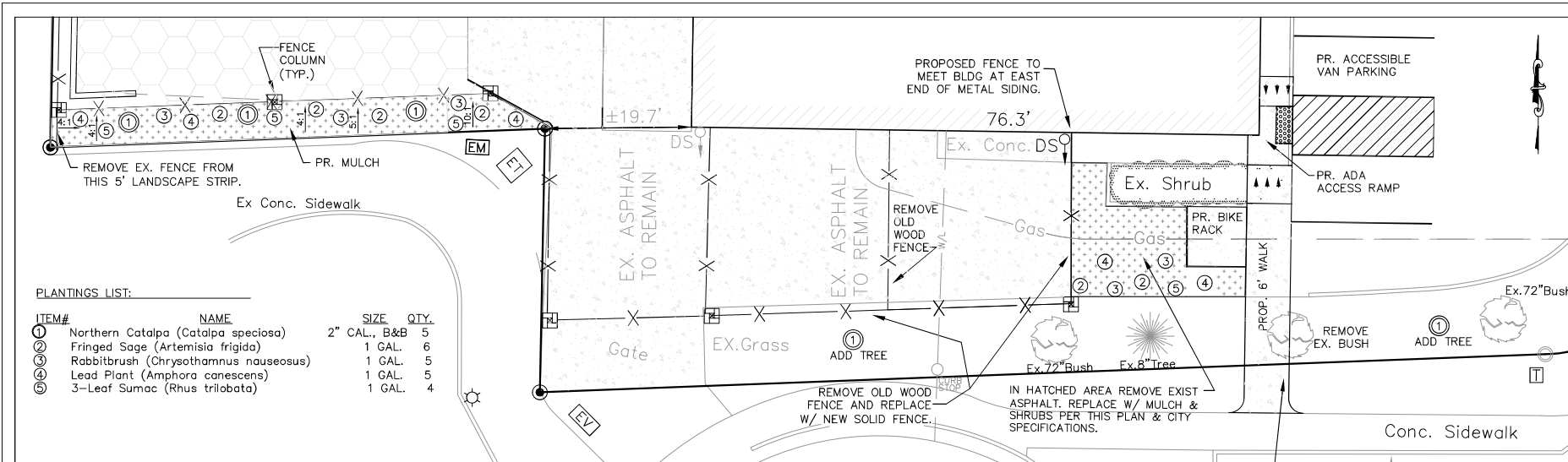
1. REMOVE EXISTING NON-CONFORMING LIGHT FIXTURE.
2. INSTALL EMERGENCY BATTERY BACKUP EGRESS LIGHT. SEE DETAILS.
3. INSTALL CONFORMING DOWNLIGHT. SEE DETAILS.

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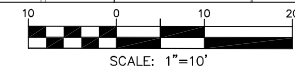
**4235 S. MASON STREET
 MASON CENTER SOUTH
 SITE PLAN IMPROVEMENTS
 + FIRE + EXISTING TREES**



PLANTINGS LIST:

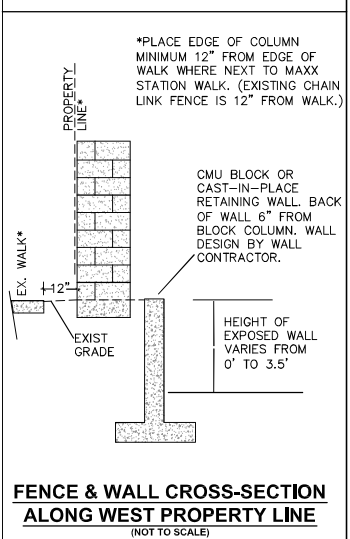
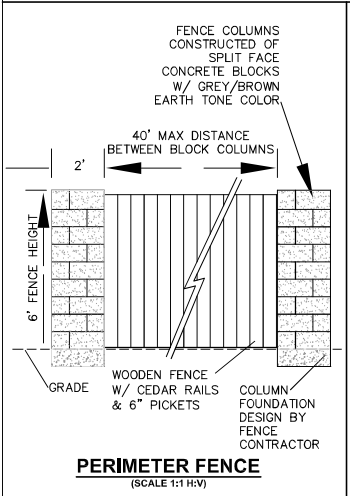
ITEM#	NAME	SIZE	QTY.
①	Northern Catalpa (Catalpa speciosa)	2" CAL., B&B	5
②	Fringed Sage (Artemisia frigida)	1 GAL.	6
③	Rabbitbrush (Chrysothamnus nauseosus)	1 GAL.	5
④	Lead Plant (Amphora caescens)	1 GAL.	5
⑤	3-Leaf Sumac (Rhus trilobata)	1 GAL.	4

LANDSCAPE PLAN



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.

ALL PROPOSED PLANTS ARE CONSIDERED TO BE IN THE "LOW" HYDROZONE, REQUIRING 3 GALLONS/SF/SEASON.
 400 SF x 3 G/SF = 1,200 GALLONS/YEAR WATER USE. SEE UTILITY/CIVIL PLANS FOR IRRIGATION PLANS.



9/8/21, 6:52 PM dweLED verve 14" High Brushed Aluminum LED Outdoor Wall Light - #41X26 | Lamp Plus

★ Dweled Verve / Style # 41X26

dweLED Verve 14" High Brushed Aluminum LED Outdoor Wall Light

\$188.95

FREE SHIPPING & FREE RETURNS* | Low Price Guarantee

IN STOCK - [Check Stock](#)

1 ADD TO CART SAVE

or 4 interest-free payments of \$47.24 w/

sez

Check Store Availability
Question? Ask a Store Associate

PRODUCT DETAILS

Sleek and modern, this brushed aluminum outdoor wall light provides energy-efficient LED illumination.

Additional Info:

- Offering a clean modern look with an industrial touch, this outdoor wall light is a great choice for a contemporary setting. It has a slim, rectangular frame with a brushed aluminum finish and a silk-screened diffuser with a white ceramic glaze. A versatile fixture, it can be installed vertically or horizontally as you see fit, and comes with a built-in energy-efficient LED light source.
- 14" high x 3.24" wide. Extends 3" from the wall. Backplate is 3.1/2" wide x 5.1/2" high x 1/2" deep. Weighs 3.99 lbs.
- Two built-in, dimmable 12 watt LED modules: 600 lumen light output, comparable to a 20 watt incandescent, 3000K color temperature, 90 CRI.
- Verve ADA compliant, short-throw light energy-efficient LED outdoor wall light from dweLED by W.A.C.
- Brushed aluminum finish over aluminum frame. Silk-screened diffuser with a white ceramic glaze.
- Fixture can be installed either horizontally or vertically. Fixture can be installed with lights facing up or down.
- Dimming to 10 percent with an ELV dimmer.
- LED averages 35,000 hours at 3 hours per day.
- California Title 24 compliant.

https://www.lampplus.com/products/dweled-verve-14-inch-high-brushed-aluminum-led-outdoor-wall-light_41x26.html

1/1

EXTERIOR LIGHT AT FRONT (EAST) DOOR & REAR (WEST) MAN-DOOR

LAMP PLUS MODEL # dweLED VERVE 26" HIGH BRUSHED ALUMINUM LED OUTDOOR WALL LIGHT, STYLE #41X27

9/8/21, 7:19 PM C-Lite LED Wet-Listed-Cold Location Emergency Light | C-EE-A-EMG Series | Battery Backup | White

Product Overview

Replaces 100-watt incandescent LED Wet-Listed, Cold Location Emergency Light, Normal AC Mode - 12W | EM Mode - 3W with 1900 delivered lumens, 5000K in both Normal and EM modes. White, UL Listed and cold location certified, 5-year limited warranty.

RECOMMENDED USE

- General purpose emergency lighting
- Indoor/outdoor commercial, retail & industrial applications

Specifications

APPLICATIONS: Commercial, Commercial Kitchens & Lunchrooms, Educational Setting, Entrways, General Area Lighting, Offices, Security, Warehouses

CASE QUANTITY: 6

CERTIFICATION: UL Listed, 5 Year Limited Warranty, Wet Locations

COLOR TEMPERATURE: 5000K

DIMENSIONS: 10.5/2" H x 6.9/16" W x 3.5/8" D

INPUT VOLTAGE: Universal (120V - 277V Operator)

LIGHT OUTPUT: 1900 Lumens

OPERATING TEMPERATURE MINIMUM: -23° (-10°C)

POWER CONSUMPTION: Normal AC Mode - 12W | EM Mode - 3W

REPLACES (COMPARABLE TO): 100W Incandescent

SHIPPING WEIGHT: 0.45 (lb)

WARRANTY: 5 Year

How much light do you need? Create a custom plan with our simple free tools.

[INDOOR LIGHTING LAYOUT TOOL](#) | [OUTDOOR LIGHTING LAYOUT TOOL](#)

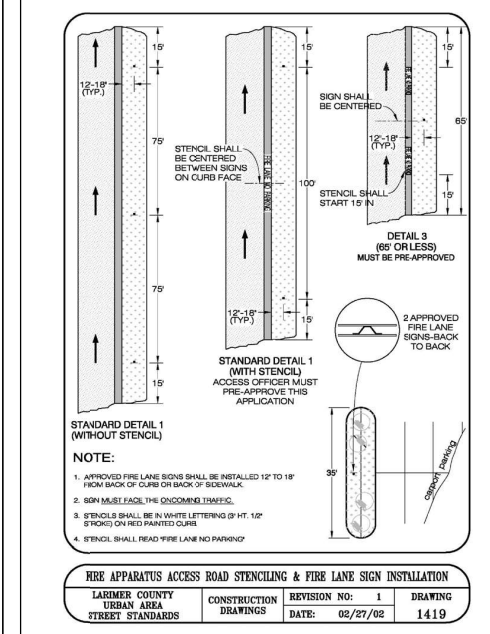
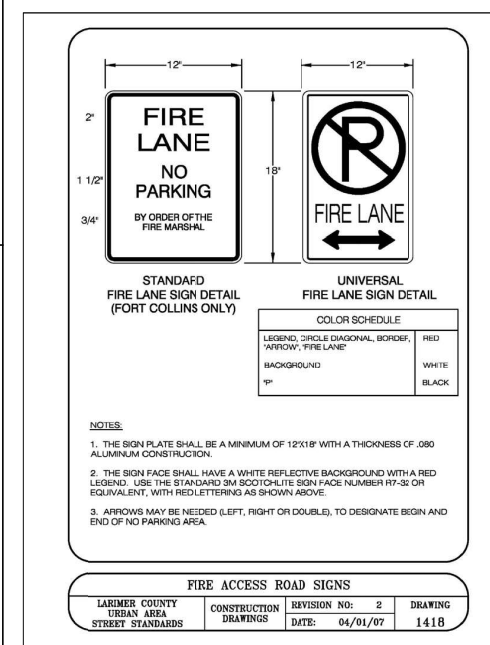
https://www.e-conlight.com/c-lite-led-wet-listed-emergency-light-c-ee-a-emg-series-5000k-white.html?utm_source=google&utm_medium=cpc&utm_campaign=191321&site=se-b-related

2/2

EMERGENCY EGRESS LIGHTS FOR ALL EXTERIOR EGRESS DOORS

E-CONLIGHT MODEL # C-EE-A-EMG-DEC1L-WETCOLD-BB-WH

NOTE: EMERGENCY ONLY, DOES NOT NEED TO MEET DOWNLIGHTING CRITERIA



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 armfieldengineering.com

4235 S. MASON STREET MASON CENTER SOUTH

DETAILS & LANDSCAPE PLAN

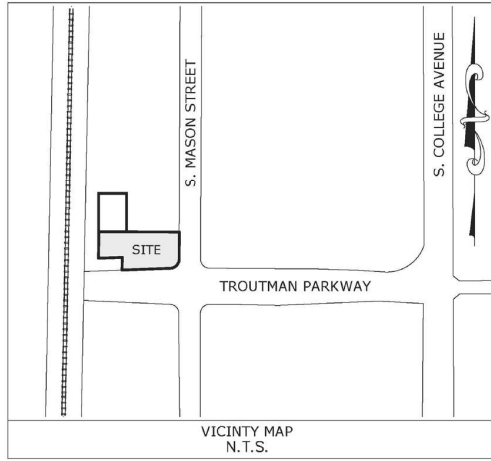
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Job No. BR-2020-1

File No.

Sheet SP5 of 5



CIVIL / UTILITY CONSTRUCTION PLANS FOR 4235 S. MASON STREET, FORT COLLINS, CO MASON CENTER SOUTH

**PART OF TRACT A, FOSSIL CREEK COMMERCIAL PLAZA
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.**

OWNER:
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No.	Revision	Date	By	Chk

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**4235 S. MASON STREET
MASON CENTER SOUTH
COVER SHEET**

Scale: _____
Date: SEPT 8, 2021
Job No. BR-2020-1
File No. _____
Sheet C1 of 8

SURVEY & BENCHMARK NOTES:

ORIGINAL BASE MAPPING/SURVEYING BY INTERMILL LAND SURVEYING, INC. 1301 N. CLEVELAND AVENUE, LOVELAND, COLORADO 80537. (970) 669-0516. PROJECT # P20-8930

PROJECT DATUM: NAVD88

Benchmark #48-01. It is described as "a 2-inch aluminum cap set in concrete stamped "City of Fort Collins Benchmark 48-01" & is located approximately 1/2 mile South of Horsetooth Road, West of College Ave. at the entrance to Barnes & Noble Bookstore, in the Northeast corner of their parking lot on a concrete curb. NAVD88 = 5036.76."

PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) = NAVD88 DATUM - 3.19'.

CONTACT INFORMATION:

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Don Roy
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Office: 970-663-6378
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ENGINEER:
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SHEET INDEX:

- C1 COVER SHEET
- C2 STANDARD NOTES
- C3 UTILITY PLAN
- C4 IMPROVEMENTS OVERVIEW + FIRE + EXISTING TREES
- C5 SITE IMPROVEMENTS (WEST SIDE)
- C6 GRADING PLAN (WEST SIDE)
- C7 MASON ST. DRIVEWAY RECONSTRUCTION
- C8 TRU-GRID SPECIFICATIONS - STABILIZED GRAVEL

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____	_____	_____
City Engineer,	Approved Sheets	Date
APPROVED: _____	_____	_____
Water & Wastewater Utility,	Approved Sheets	Date
APPROVED: _____	_____	_____
Stormwater Utility,	Approved Sheets	Date
APPROVED: _____	_____	_____
Park Planning and Development,	Approved Sheets	Date
APPROVED: _____	_____	_____
Traffic Operations,	Approved Sheets	Date
APPROVED: _____	_____	_____
Environmental Planner,	Approved Sheets	Date

GENERAL NOTES (CITY OF FORT COLLINS)

General Notes (City of Fort Collins and Larimer County)

1. All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the Local Entity.
2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
3. These public improvement construction plans shall be valid for a period of three years from the date of approval by the Local Entity Engineer. Use of these plans after the expiration date will require a new review and approval process by the Local Entity prior to commencement of any work shown in these plans.
4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the Local Entity, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the Local Entity Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the Local Entity, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.
5. All sanitary sewer, storm sewer, and water line construction, as well as power and other "dry" utility installations, shall conform to the Local Entity standards and specifications current at the date of approval of the plans by the Local Entity Engineer.
6. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The Developer shall be responsible for unknown underground utilities.
7. The Engineer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be Larimer County Urban Area Street Standards - Repealed and Reenacted April 1, 2007 Adopted by Larimer County, City of Loveland, City of Fort Collins Page E-1-FC/Lar-1 the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
8. The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
9. If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the Local Entity prior to beginning construction.
10. The Developer shall coordinate and cooperate with the Local Entity, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.
11. No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.
12. The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.
13. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
14. A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.
15. The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (Contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the Storm Water Management Plan, and the Erosion Control Plan.
16. The Local Entity shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
17. Prior to final inspection and acceptance by the Local Entity, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.
18. The Local Entity shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater Larimer County Urban Area Street Standards - Repealed and Reenacted April 1, 2007 Adopted by Larimer County, City of Loveland, City of Fort Collins Page E-1-FC/Lar-2 flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the Local Entity failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
19. All recommendations of the DRAINAGE REPORT, APRIL 30, 2021 by ARMFELD ENGINEERING, LLC shall be followed and implemented.
21. The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the Local Entity street inspector.
22. No work may commence within any improved or unimproved public Right-of-Way

23. The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the Local Entity Engineering Inspector (Fort Collins - 221-6605) and the Local Entity Erosion Control Inspector (Fort Collins - 221-6700) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the Local Entity Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineer absence. However, the Local Entity reserves the right not to accept the improvement if subsequent testing reveals an improper installation.

25. The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets, and other locations requested by the Local Entity inspector. The engineer or surveyor must certify in a letter to the Local Entity that these elevations conform to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the Local Entity before installation of base course or asphalt will be allowed on the streets.
Larimer County Urban Area Street Standards - Repealed and Reenacted April 1, 2007 Adopted by Larimer County, City of Loveland, City of Fort Collins Page E-1-FC/Lar-3

30. The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.

31. The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority. (Local Entity, County or State), for approval, prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.

33. The Developer is responsible for all costs for the initial installation of traffic signing and striping for the Development related to the Development's local street operations. In addition, the Developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the Development.

34. There shall be no site construction activities on Saturdays, unless specifically approved by the Local Entity Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by the Local Entity.

35. The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.

36. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.

37. The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.

Larimer County Urban Area Street Standards - Repealed and Reenacted April 1, 2007 Adopted by Larimer County, City of Loveland, City of Fort Collins Page E-1-FC/Lar-4

38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the Local Entity Engineer immediately.

39. The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Local Entity's Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the Local Entity Engineer.

40. SEE COVER PAGE FOR BENCHMARK INFORMATION.

42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

43. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Local Entity Construction Inspector before any cuts are made.

Patching shall be done in accordance with the Local Entity Street Repair Standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Local Entity Engineer and/or the Local Entity Inspector at the time the cuts are made.

44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.

46. After acceptance by the Local Entity, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.

Larimer County Urban Area Street Standards - Repealed and Reenacted April 1, 2007 Adopted by Larimer County, City of Loveland, City of Fort Collins Page E-1-FC/Lar-5

Standard Grading and Erosion and Sediment Control Construction Plan Notes

1. The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.
2. There shall be no earth-disturbing activity outside the limits designated on the accepted plans.
3. All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.
4. At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.
5. Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.
6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street right-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Local Entity.
7. In order to minimize erosion potential, all temporary (structural) erosion control measures shall:
 - a. Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function. Larimer County Urban Area Street Standards - Repealed and Reenacted April 1, 2007 Page E-2-1
 - b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
 - c. Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.
8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
9. The contractor shall clean up any inadvertent deposited material immediately and make sure streets are free of all materials by the end of each working day.
10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.
11. No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.
12. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the Local Entity or Homeowners Association (HOA).
13. City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.
14. A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.
15. To ensure that sediment does not move off of individual lots one or more of the following sediment/erosion control BMPs shall be installed and maintained until the lots are sufficiently stabilized, as determined by the erosion control inspector, (Within Loveland GMA and City Limits Only).
 - a. Below all gutter downspouts.
 - b. Out to drainage swales.
 - c. Along lot perimeter.
 - d. Other locations, if needed.
- Larimer County Urban Area Street Standards - Repealed and Reenacted April 1, 2007 Page E-2-2 Adopted by Larimer County, City of Loveland, City of Fort Collins
16. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City/County.
17. A vehicle tracking control pad shall be installed when needed for construction equipment, including but not limited to personal vehicles exiting existing roadways. No earthen materials, i.e. stone, dirt, etc. shall be placed in the curb & gutter or roadway as a ramp to access temporary stockpiles, staging areas, construction materials, concrete washout areas, and/or building sites.
18. Add notes to reflect the stormwater runoff control plan of the individual development.

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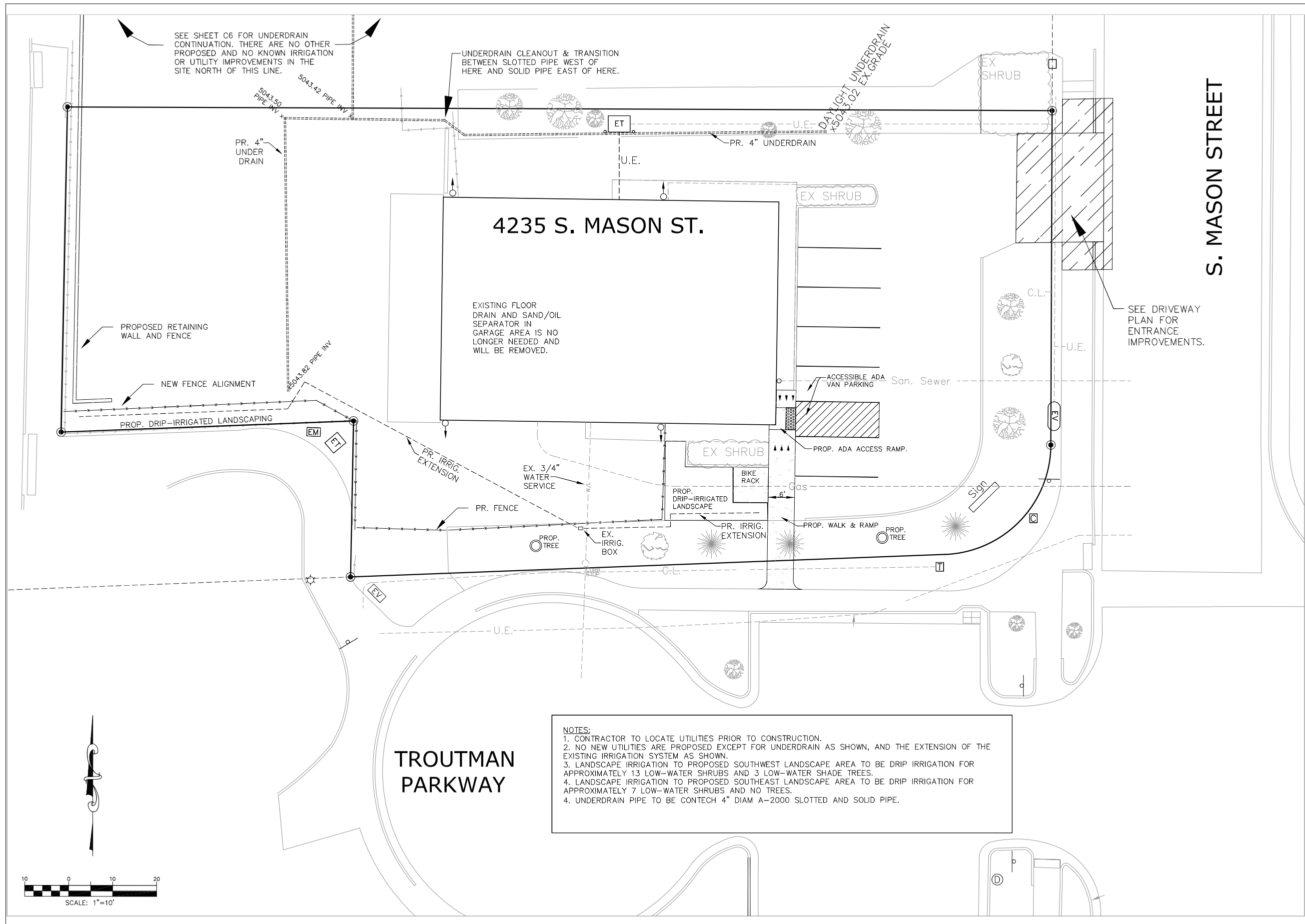
No.	Revision	Date	By	Chk

ARMFIELD ENGINEERING, LLC
904 Alta Street, Longmont, CO 80501
(720) 363-7125
armfieldengineering.com

4235 S. MASON STREET

STANDARD NOTES

Scale:
Date: SEPT 8, 2021
Job No. BR-2020-1
File No.
Sheet C2 of 8



SEE SHEET C6 FOR UNDERDRAIN CONTINUATION. THERE ARE NO OTHER PROPOSED AND NO KNOWN IRRIGATION OR UTILITY IMPROVEMENTS IN THE SITE NORTH OF THIS LINE.

UNDERDRAIN CLEANOUT & TRANSITION BETWEEN SLOTTED PIPE WEST OF HERE AND SOLID PIPE EAST OF HERE.

DAYLIGHT UNDERDRAIN
+5043.02 EX. GRADE

4235 S. MASON ST.

EXISTING FLOOR DRAIN AND SAND/OIL SEPARATOR IN GARAGE AREA IS NO LONGER NEEDED AND WILL BE REMOVED.

SEE DRIVEWAY PLAN FOR ENTRANCE IMPROVEMENTS.

NOTES:
 1. CONTRACTOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION.
 2. NO NEW UTILITIES ARE PROPOSED EXCEPT FOR UNDERDRAIN AS SHOWN, AND THE EXTENSION OF THE EXISTING IRRIGATION SYSTEM AS SHOWN.
 3. LANDSCAPE IRRIGATION TO PROPOSED SOUTHWEST LANDSCAPE AREA TO BE DRIP IRRIGATION FOR APPROXIMATELY 13 LOW-WATER SHRUBS AND 3 LOW-WATER SHADE TREES.
 4. LANDSCAPE IRRIGATION TO PROPOSED SOUTHEAST LANDSCAPE AREA TO BE DRIP IRRIGATION FOR APPROXIMATELY 7 LOW-WATER SHRUBS AND NO TREES.
 5. UNDERDRAIN PIPE TO BE CONTECH 4" DIAM A-2000 SLOTTED AND SOLID PIPE.

S. MASON STREET

TROUTMAN PARKWAY

OWNER:
 Blue Ribbon Auto Body
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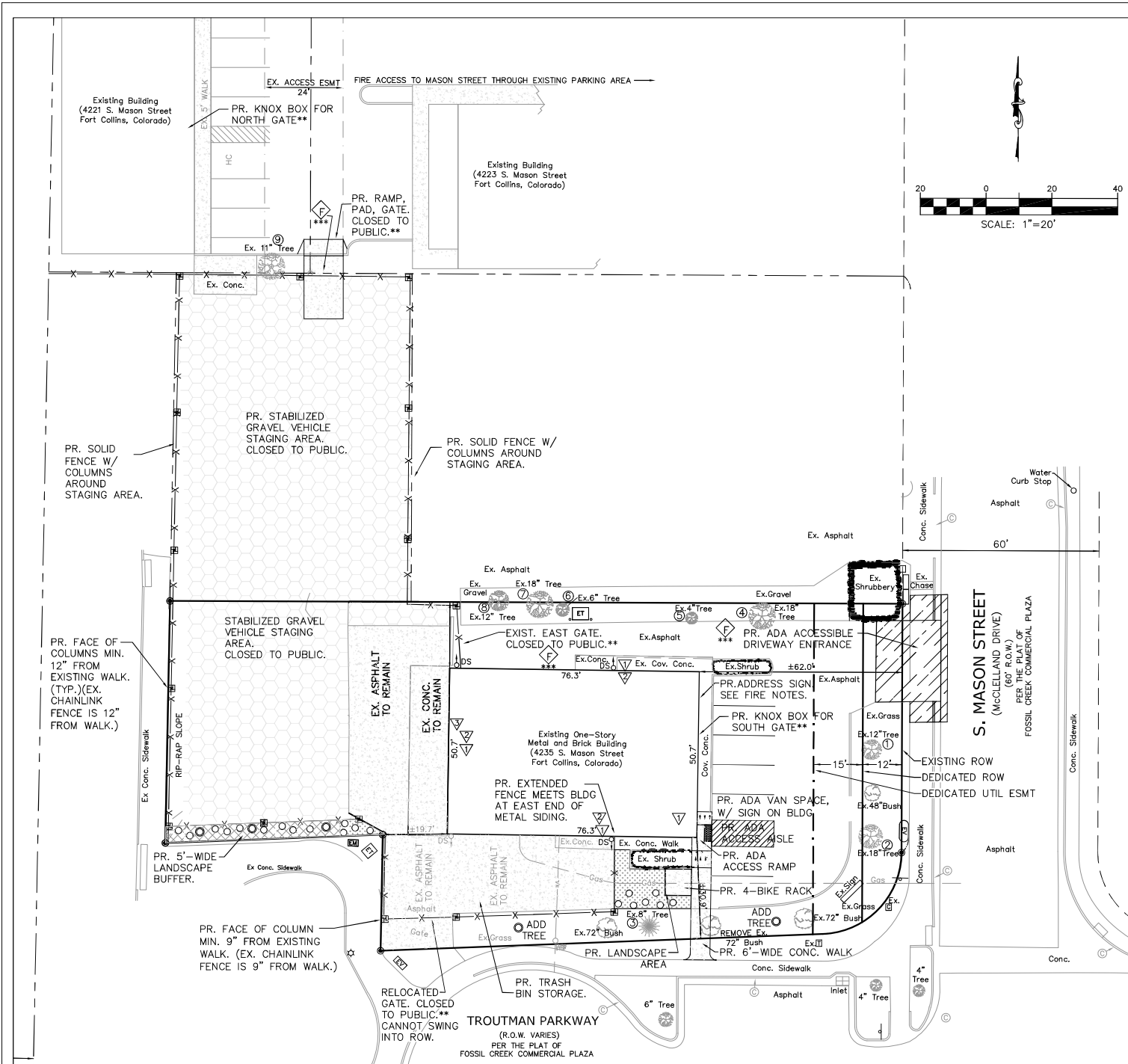
No.	Revision	Date	By	Chk

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 armfieldengineering.com

**4235 S. MASON STREET
 MASON CENTER SOUTH**

UTILITY PLAN

Scale:
 Date: SEPT 8, 2021
 Job No. BR-2020-1
 File No.
 Sheet C3 of 8



FIRE ACCESS NOTES:**

1. NORTH, EAST, & SOUTH GATES CLOSED TO PUBLIC AND LOCKED AT NIGHT.
2. ALL GATES ARE NON-ELECTRIC AND HAND-OPERATED.
3. KNOX BOX FOR NORTH GATE ON BUILDING WALL BY FRONT DOOR AT 4221 S. MASON ST.
4. KNOX BOX FOR SOUTH & EAST GATES ON BUILDING WALL BY FRONT DOOR AT 4235 S. MASON ST.
5. NORTH, SOUTH, & EAST GATES TO HAVE SIGN THAT STATES "NO PARKING FIRE LANE".
6. INSTALL SIGNS THAT STATE "NO PARKING FIRE LANE".
7. FIRE LANE SIGNS TO CONFORM TO POU DRE FIRE AUTHORITY STANDARDS. SEE DETAIL SHEET.
8. INSTALL ADDITIONAL FIRE-LANE SIGNS AS DIRECTED BY POU DRE FIRE AUTHORITY.
9. INSTALL ADDRESS SIGN ON FRONT OF BUILDING. MINIMUM OF 8" HIGH NUMBERS ON A CONTRASTING BACKGROUND, VISIBLE FROM STREET.

TREE INVENTORY & MITIGATION INFORMATION:

#	Species	DBH	Condition	Mitigation	Notes
1	PEAR	10"	FAIR	1.5	PRESERVE AND PROTECT
2	PEAR	17"	FAIR	2	PRESERVE AND PROTECT
3	JUNIPER	10"	FAIR	1	PRESERVE AND PROTECT
4	CRABAPPLE	18"	FAIR	2.5	PRESERVE AND PROTECT
5	SUMAC	3"	FAIR	0	PRESERVE AND PROTECT
6	HONEYLOCUST	9"	FAIR	1	PRESERVE AND PROTECT
7	HONEYLOCUST	12, 13, 15"	FAIR	1.5	PRESERVE AND PROTECT
8	HONEYLOCUST	15"	FAIR	2	PRESERVE AND PROTECT
9	HONEYLOCUST	11"	FAIR	1.5	PRESERVE AND PROTECT

EXTERIOR LIGHTING NOTES:

1. REMOVE EXISTING NON-CONFORMING LIGHT FIXTURE.
2. INSTALL EMERGENCY BATTERY BACKUP EGRESS LIGHT. SEE DETAILS.
3. INSTALL CONFORMING DOWNLIGHT. SEE DETAILS.

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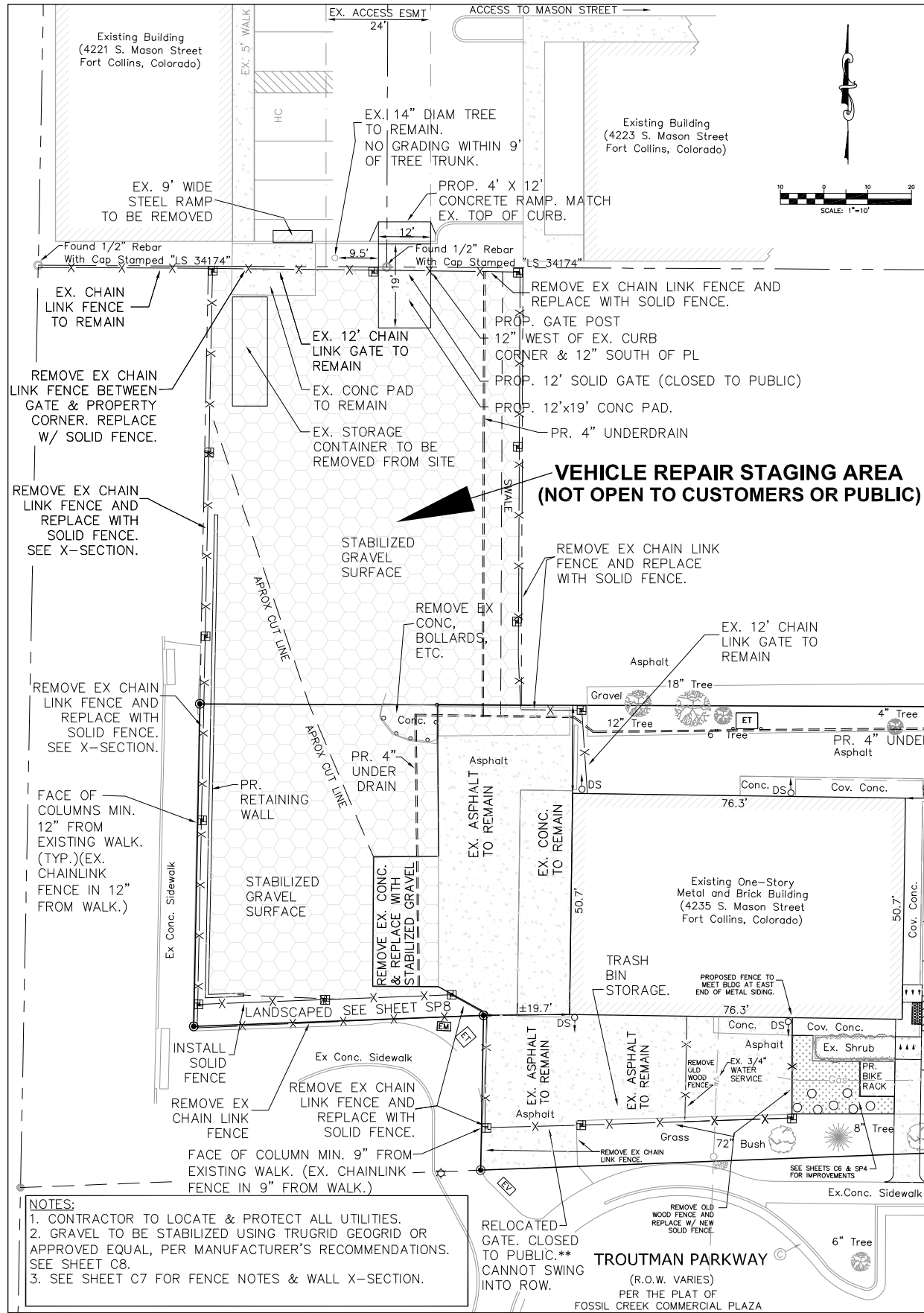
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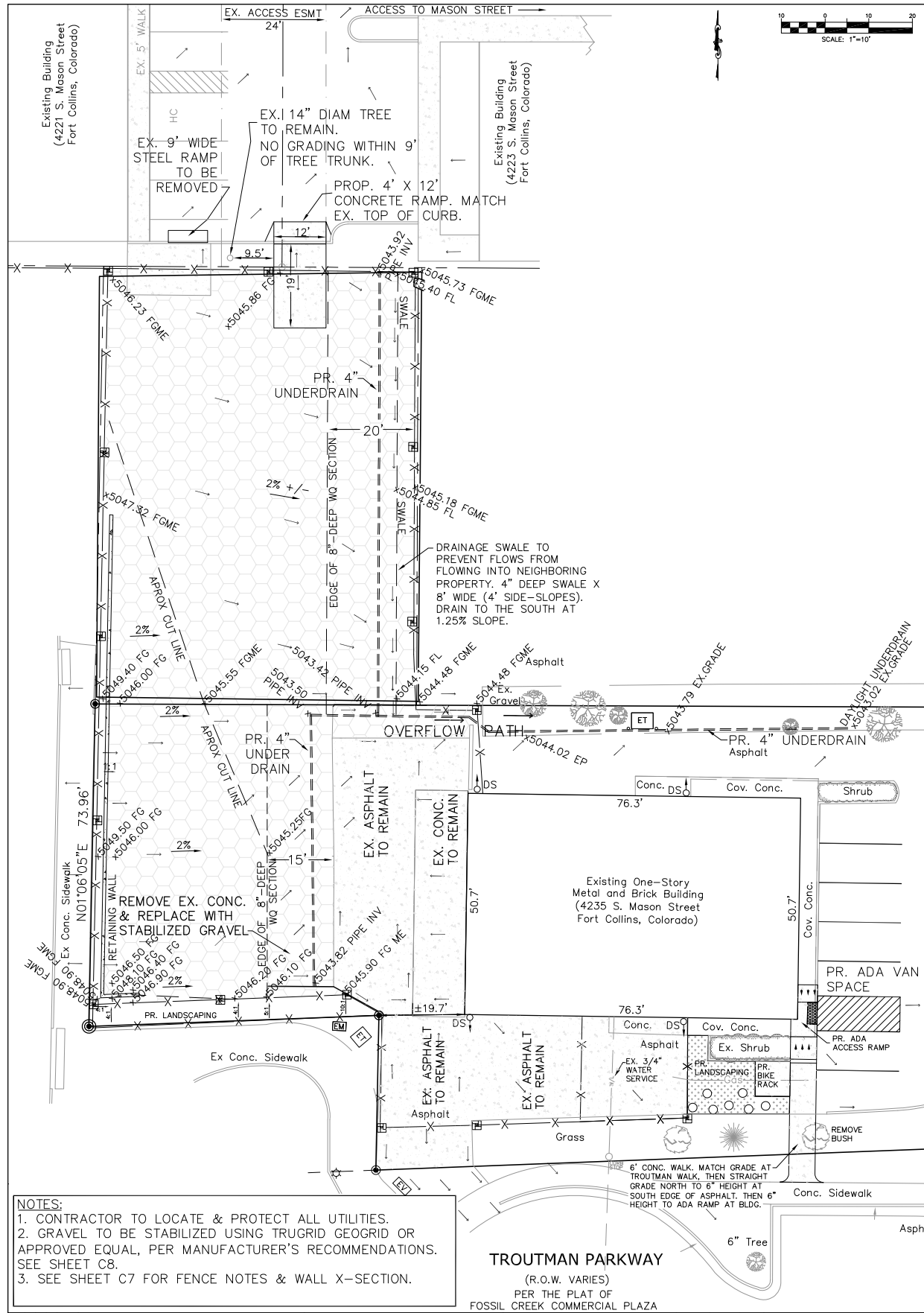
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**4235 S. MASON STREET
 MASON CENTER SOUTH
 IMPROVEMENTS OVERVIEW
 + FIRE + EXISTING TREES**

Scale:
 Date: SEPT 8, 2021
 Job No. BR-2020-1
 File No.
 Sheet C4 of 8

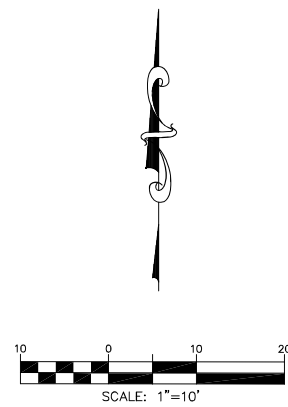
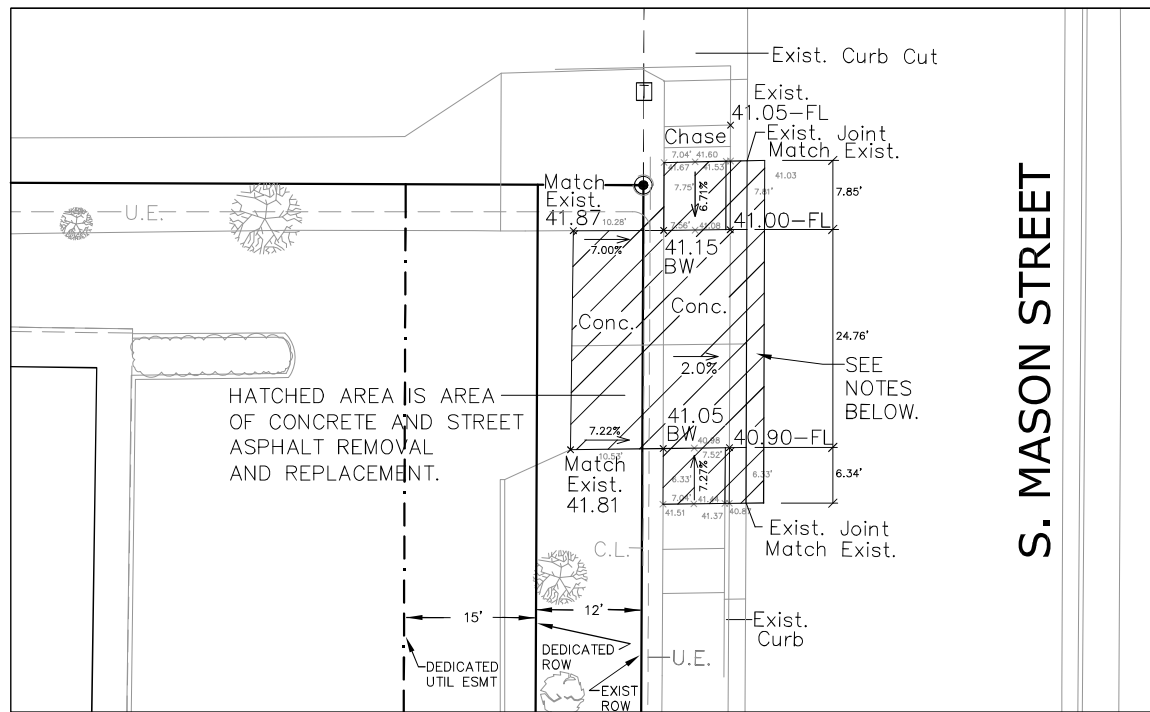


SHEET C5 OF 8 DATE: SEPT 8, 2021 FILE NO.: 20-030-01	4235 S. MASON STREET MASON CENTER SOUTH SITE IMPROVEMENTS (WEST SIDE)	ARMFIELD ENGINEERING, LLC 904 Ala Street, Longmont, CO 80501 (720) 363-7125 armfielddesign.com	OWNER: Blue Ribbon Auto Body Contact: Marc James Shen Maliakai Architectural Design 636 Fairfield Land, Louisville, CO 80027 Ph: 303.478.1875 www.maliakaidesign.com									
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No.	Revision	Date	By	Chk								

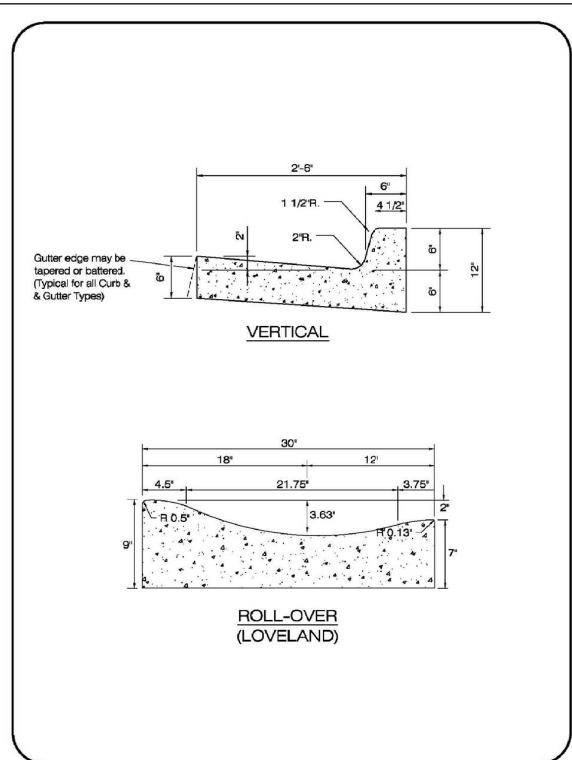


- NOTES:**
1. CONTRACTOR TO LOCATE & PROTECT ALL UTILITIES.
 2. GRAVEL TO BE STABILIZED USING TRUGRID GEOGRID OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEET C8.
 3. SEE SHEET C7 FOR FENCE NOTES & WALL X-SECTION.

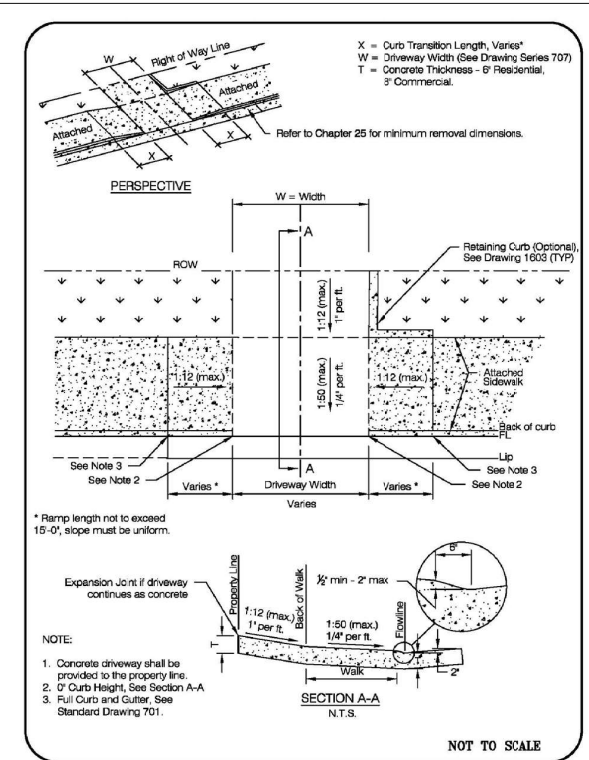
4235 S. MASON STREET MASON CENTER SOUTH GRADING PLAN (WEST SIDE)	ARMFIELD ENGINEERING, LLC 904 Ala Street, Longmont, CO 80501 (720) 363-7125 armfieldengineering.com	OWNER: Blue Ribbon Auto Body Contact: Marc James Shen Maliakai Architectural Design 636 Fairfield Land, Louisville, CO 80027 Ph: 303.478.1875 www.maliakaidesign.com	
		No. Revision Date By Chk	Checked By: KNA Checked By: KNA



S. MASON STREET



CURB AND GUTTER			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 03/01/02	DRAWING 701



STANDARD DRIVEWAY APPROACH ATTACHED WALK (TYPE II)			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 02/17/15	DRAWING 706.2

GENERAL NOTES:

- SEE LARIMER COUNTY URBAN AREA STREET STANDARDS DRAWING 706.2 FOR ENTRY DRIVE DETAILS.
- SEE LARIMER COUNTY URBAN AREA STREET STANDARDS DRAWING 701 FOR VERTICAL CURB AND GUTTER DETAIL.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

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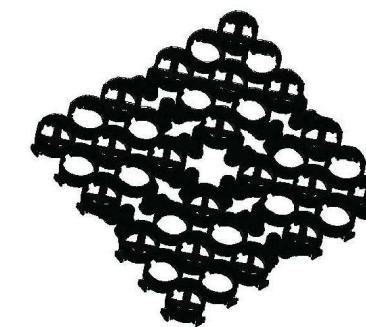
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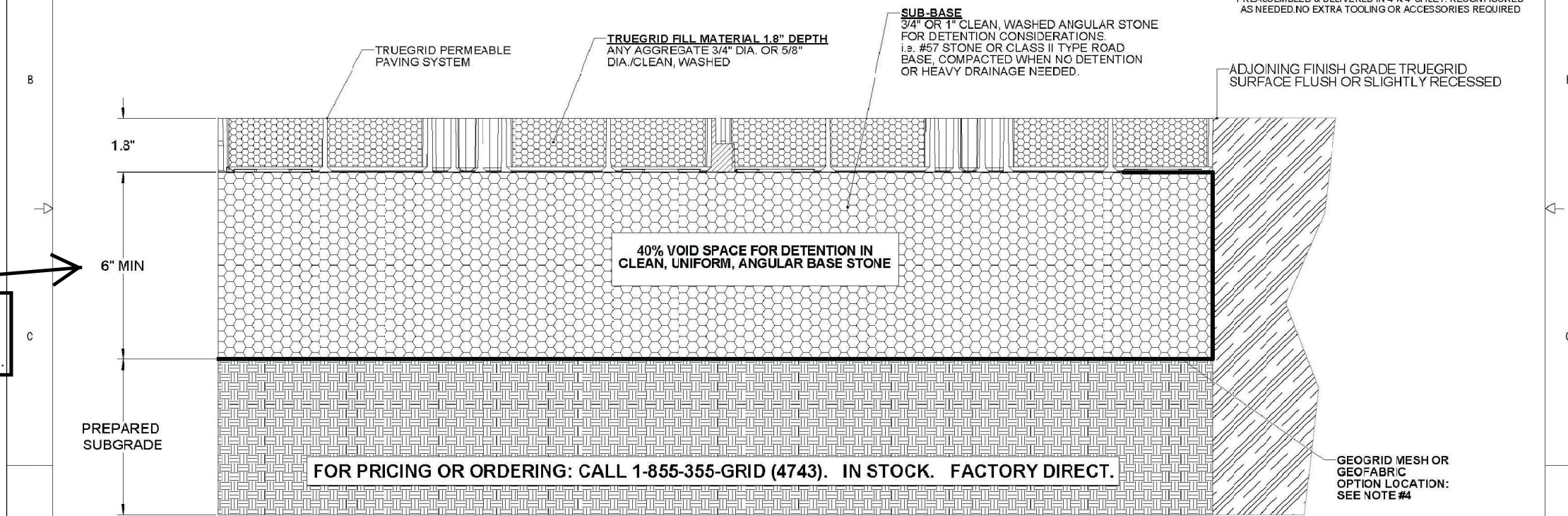
**4235 S. MASON STREET
MASON CENTER SOUTH
MASON ST. DRIVEWAY
RECONSTRUCTION**

NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
3. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
4. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUB-GRADE & SUB-BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
5. INCREASE SUB-BASE DEPTH FOR INCREASED STORM WATER DETENTION.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 10 DEGREES. ASSESS PROJECT, AS NEEDED
7. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
8. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED. NO EXTRA TOOLING OR ACCESSORIES REQUIRED



USE 8" MINIMUM BASE THICKNESS OF AGGREGATE IN WATER QUALITY (WQ) AREAS SHOWN ON SHEET C6.

FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.

APPLICATION:

PARKING LOT, RV PARKING, PARKING PADS, DRIVEWAYS

GRAVEL FILL MEDIUM LOAD TRUEGRID PRO PLUS

REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
00			JT	JT	CVW
03	UPDATED TRUEGRID STANDARDS	9/20/2017	JT	JT	CVW

1-855-355-GRID (4743)

MADE IN U.S.A.

TRUEGRIDPAVER.com

CLIENT / PROJECT		APPROVAL INFORMATION	
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.			
<small>PROPRIETARY DESIGN RIGHTS NOTICE: THIS DESIGN WAS ORIGINATED BY AND IS THE EXCLUSIVE PROPERTY OF TRUEGRID. IT IS DISCLOSED IN CONFIDENCE. WITH THE UNDERSTANDING THAT NO REPRODUCTION OR OTHER USE OF THE INFORMATION IS AUTHORIZED WITHOUT SPECIFIC AGREEMENT IN WRITING BY TRUEGRID.</small>		TRUEGRID GRAVEL FILL INSTALLATION MEDIUM LOAD	
DRAWN BY: J. Thilly CHECKED BY: J. Thilly APPROVED BY: C. White	DATE: 1/9/2016 DATE: 1/9/2016 DATE: 1/9/2016	SCALE: 1/16"	SHEET: 1 OF 1

OWNER: Blue Ribbon Auto Body
 Contact: Marc James Shen
 Malakai Architectural Design
 636 Fairfield Lane, Louisville, CO 80027
 Ph: 303.478.1875
 www.malakaidesign.com

No.	Revision	Date	By	Chk

ARMFIELD ENGINEERING, LLC
 904 Alta Street, Longmont, CO 80501
 (720) 363-7125
 armfieldengineering.com

4235 S. MASON STREET
MASON CENTER SOUTH
TRU-GRID SPECIFICATIONS
STABILIZED GRAVEL

Scale:
 Date: SEPT 8, 2021
 Job No. BR-2020-1
 File No.
 Sheet C8 of 8

DRAINAGE REPORT

Blue Ribbon Auto Body Site Improvements

**4235 & 4221 S. Mason Street
(NORTHWEST CORNER OF MASON STREET
& TROUTMAN PARKWAY)**

FORT COLLINS, COLORADO

April 30, 2021

Revised July 21, 2021

Revised Sept 8, 2021

Prepared for:

Blue Ribbon Auto Body
Contact: Marc James Shen
Maliakai Architectural Design
636 Fairfield Lane, Louisville, CO 80027
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Prepared By:

Armfield Engineering, LLC
Kenneth N. Armfield, P.E.
904 Alta Street, Longmont, CO 80501
(720) 363-7125

Compliance statement:

“I hereby attest that this report for the [preliminary or final] drainage design for the 4235 S. Mason Street - Mason Center South project was prepared by me or under my direct supervision, in accordance with the provisions of the Fort Collins Stormwater Criteria Manual. I understand that the City of Fort Collins does not and will not assume liability for drainage facilities designed by others.”

Kenneth N. Armfield
Registered Professional Engineer
State of Colorado No. 32527

**FINAL DRAINAGE REPORT
BLUE RIBBON AUTO BODY SITE IMPROVEMENTS
4235 & 4221 S. MASON STREET, LONGMONT, COLORADO**

I. INTRODUCTION

This report describes the storm drainage design and conformance to applicable drainage criteria for the proposed improvements for the site.

Please also refer to the drawings in the appendix of this report.

In general, the proposed improvements for the site will include fence, landscaping, and the placement of stabilized gravel for a vehicle staging area located the west of the existing building at 4235 S. Mason Street and southeast of the existing Blue Ribbon Auto Body building at 4221 S. Mason Street.

In addition, the driveway entrance onto Mason Street at the 4235 S. Mason Street building will be re-worked to bring it up to ADA standards. (Approx. 700 sf.)

The amount of disturbed area on the site includes the grading of approximately 4,000 square feet (0.09 acres) to the west of the building at 4235 S. Mason Street to level out the land in preparation for the placement of the stabilized gravel.

In addition, stabilized gravel will also be placed over another 6,600 sf (0.15 acres) of land behind 4235 S. Mason and between this area and the south end of 4221 S. Mason. This area is currently a gravel storage area and will require relatively little grading prior to the addition of the stabilized gravel layer on top of it.

Total disturbed area for all improvements is expected to be approximately 5,000 SF, well below the City's 10,000 SF threshold for a separate erosion control plan.

The proposed stabilized gravel will be a layer of gravel placed in a TrueGrid Geogrid (or approved equal) geotextile mat. This gravel stabilization method has previously been used in Fort Collins at 3325 S. Timberline Road. To provide Water Quality treatment, ¼ of the gravel area will have an 8" thick storage/treatment section with an underdrain.

II. GENERAL LOCATION AND DESCRIPTION

The site is located at 4235 S. Mason Street, on the northwest corner of Mason Street and Troutman Parkway in Fort Collins, Colorado. It also includes an area between the back half of 4235 S. Mason and the southwest corner of the existing Blue Ribbon Auto Body building at 4221 S. Mason Street.

A Trans-Fort Bus stop borders the site on the west, a commercial building is to the north of 4235 S. Mason, and the streets border the east and south sides.

III. CALCULATION METHODS, PROGRAMS, AND CRITERIA

The property is located within the boundaries of the Mail Creek Master Drainage Plan, however based upon conversation with the City of Fort Collins engineering department there are no special drainage requirements pertaining to that master plan for this site.

The proposed project will increase the imperviousness of the site by 0.2%. Please refer to the imperviousness spreadsheet and the Existing and Proposed Conditions basin maps in the appendix.

The net change in impervious area is approximately negative 300 sf. The modified paved area is approximately 905 sf including the addition of the landscape area at the SE corner of the building. (MIA = impervious surfaces changing type. eg. paving to building or regrading a paved area). The sum of these areas is approximately 600 sf, which is less than 1000 sf. Because approximately 11,000 sf of existing area will be regraded or modified by placing the stabilized gravel, stormwater water quality (WQ) treatment will be provided. Per agreement with the City of Fort Collins stormwater department, this WQ treatment may be achieved by increasing the gravel base below the geo-grid to an 8" thickness with an underdrain.

IV. TOPOGRAPHY

The site of the proposed vehicle staging area is an existing gravel storage area on the west side of the existing building at 4235 S. Mason, plus an existing gravel storage area to the north of the back half of 4235 S. Mason.

Behind (west of) the building at 4235 S. Mason street the site slopes generally to the northeast with 10% slopes along the west and southwest side of the proposed paved area which flatten out to flatter slopes in the center of the parking area. The existing parking area drains to the northeast and then eastward to Mason Street through an existing gate and paved driveway on the north side of the 4235 building.

The area to the north of the back half of 4235 S. Mason drains to the south and east with slopes of approximately 1 to 2%. This area also drains eastward to Mason Street through the existing gate and paved driveway on the north side of the 4235 building, and by sheet flow through the paved parking area of 4229 S. Mason Street.

V. EXISTING DRAINAGE CONDITIONS

The site is not in a FEMA floodplain.

Drainage Basins: (Please refer to the Existing Basins drainage map exhibit.)

Runoff from the 4235 S. Mason Street property currently drains either eastward into Mason Street or southward into Troutman Parkway. From these two streets, the runoff flows to the existing public storm inlet located at the NW corner of these two streets.

Basin E: Basin E on the Existing Basins map contains 0.26 acres and consists of the area west of and northwest of the existing building at 4235 S. Mason Street that is proposed to have grading and stabilized gravel improvements.

Runoff from the existing west rear storage area of 4235 S. Mason (the south portion of Basin E on the Existing Basins map) currently drains to and through the gate and paved driveway at the northeast corner of the parking area at Design Point 1 (DP1). Once the runoff passes through the gate at DP1, it flows eastward into Mason Street.

Runoff from the area to the north of the back half of 4235 S. Mason Street Mason (the north portion of Basin E on the Existing Basins map) drains to the south and east with slopes of approximately 1 to 2%. This area also drains eastward to Mason Street through the existing gate and paved driveway on the north side of the 4235 building at Design Point 1, and by sheet flow through the paved parking area of 4229 S. Mason Street.

Basin B: Basin B on the Existing Basins map consists of 0.06 acres of an existing asphalt paved area on the west side of the 4235 S. Mason Street building. This basin is not proposed for any reconstruction and drains to DP1 at the NW corner of the 4235 S. Mason Street building. No change in imperviousness is proposed for this basin.

Basin C: Basin C on the Existing Basins map consists of 0.33 acres on the eastern half of the 4235 S. Mason Street property and contains the roof of the existing building and the existing parking, driveway, and landscape areas. This basin is not proposed for any improvement (except for the reconstruction of the Mason Street driveway) and drains both eastward to Mason Street and southward into the Troutman Parkway cul de sac. No change in imperviousness is proposed for this basin.

VI. DRAINAGE FACILITY DESIGN

In the following paragraphs will be discussed the proposed drainage concepts for the developed conditions. Supporting calculations and drawings are contained in the appendix of this report.

Runoff Patterns:

Runoff patterns will remain the same for all basins. Basins B and C will remain essentially unchanged from existing conditions (except for the reconstruction of the

Mason Street driveway). Basin P will have the same runoff pattern as the existing conditions of Basin E, except that an interceptor swale will be added along the east side of the northern half of the staging area to direct runoff away from the neighboring property.

A small area (aprox 400 sf) at the SE corner of the building will be modified to add some landscaping and to install a sidewalk between the building and the Troutman Parkway sidewalk. The amount of pavement being removed is slightly more than the amount of concrete being added, but still considered to be a negligible amount.

Basin P: Basin P consists of the 0.26 acres contain in Basin E. Improvements in Basin P will include grading, placement of stabilized gravel, and the addition of a landscaping buffer on the south side of the basin.

Work in Basin P will include the removal of approximately 540 SF of existing concrete pavement and the addition of approximately 230 SF of concrete at the north end of Basin P at the proposed entrance gate, for a net removal of approximately 310 SF of concrete.

To provide Water Quality treatment, $\frac{1}{4}$ of the gravel area in Basin P will have an 8" thick storage/treatment section with an underdrain. The underdrain will route flows to a location north of the the NE corner of the existing building, where it will daylight into an existing landscape area. This is the historic flow direction and destination for runoff from Basin P.

Although there will be a net reduction of impervious concrete areas in Basin P, there will also be a net reduction in the amount of grass area (which will be replaced by gravel/riprap). Because the imperviousness of grass is 0% but the imperviousness of gravel/riprap is 40%, this results in a net increase of 0.5% imperviousness for Basin P compared to Basin E.

When the rest of the site's imperviousness (adding in Basins B and C) is taken into account, the total site's imperviousness changes from 64.5% to 64.7%, for a net increase of 0.2%. This is considered to be a negligible change regarding potential stormwater runoff.

VIII. CONCLUSION:

The drainage plan for this site is designed to provide for the safe conveyance of stormwater runoff away from the proposed development and to follow the criteria of the City of Fort Collins as well as standard engineering practices.

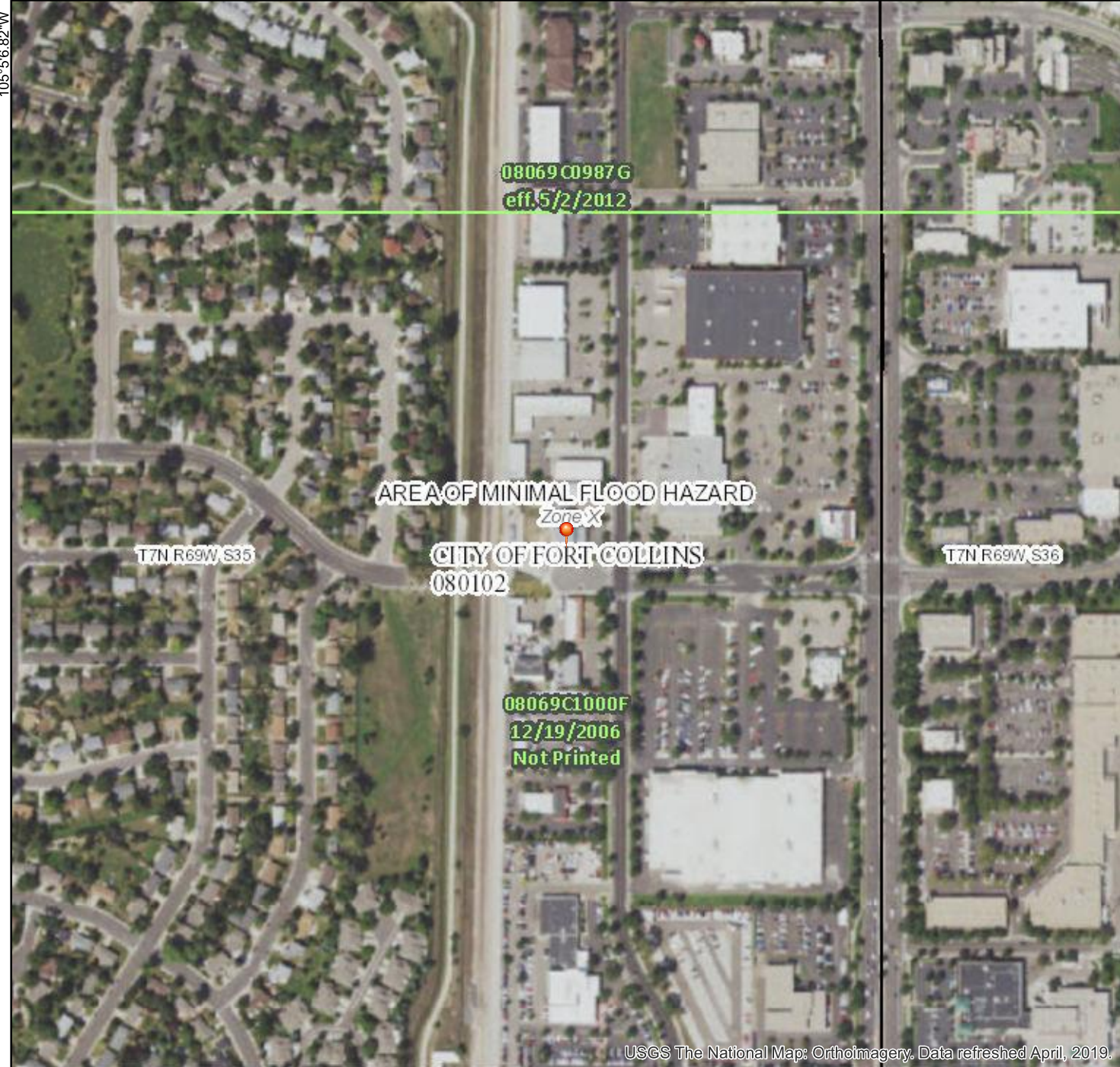
Runoff from the site will be released downstream in its historical drainage patterns and with negligible increase in runoff amount, and the proposed improvements are not expected to cause damage to downstream property owners.

APPENDIX

National Flood Hazard Layer FIRMette



40°31'57.92"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



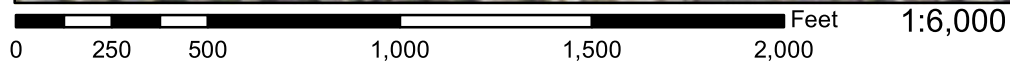
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/31/2020 at 11:42:54 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

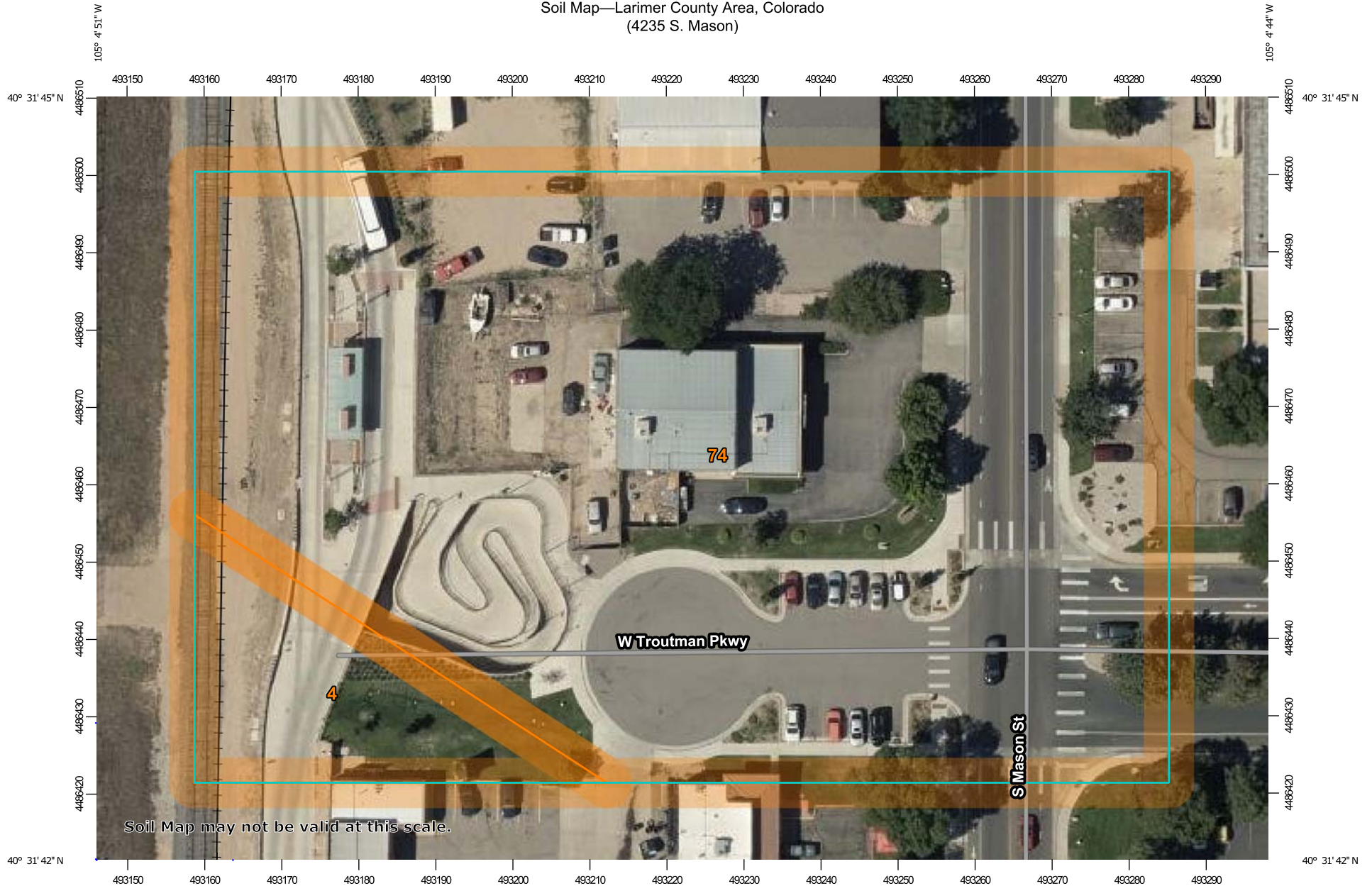


40°31'30.58"N

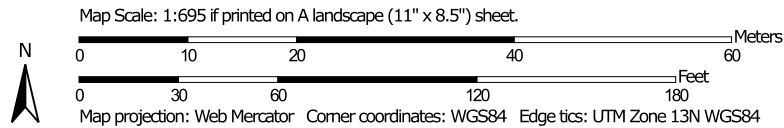
105°4'29.36"W

105°5'56.82"W

Soil Map—Larimer County Area, Colorado
(4235 S. Mason)




Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Larimer County Area, Colorado

Survey Area Data: Version 14, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 11, 2018—Aug 12, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Altvan-Satanta loams, 3 to 9 percent slopes	0.2	9.3%
74	Nunn clay loam, 1 to 3 percent slopes	2.3	90.7%
Totals for Area of Interest		2.5	100.0%

Chemical Soil Properties

This table shows estimates of some chemical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Cation-exchange capacity is the total amount of extractable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. Soils having a low cation-exchange capacity hold fewer cations and may require more frequent applications of fertilizer than soils having a high cation-exchange capacity. The ability to retain cations reduces the hazard of ground-water pollution.

Effective cation-exchange capacity refers to the sum of extractable cations plus aluminum expressed in terms of milliequivalents per 100 grams of soil. It is determined for soils that have pH of less than 5.5.

Soil reaction is a measure of acidity or alkalinity. It is important in selecting crops and other plants, in evaluating soil amendments for fertility and stabilization, and in determining the risk of corrosion.

Calcium carbonate equivalent is the percent of carbonates, by weight, in the fraction of the soil less than 2 millimeters in size. The availability of plant nutrients is influenced by the amount of carbonates in the soil.

Gypsum is expressed as a percent, by weight, of hydrated calcium sulfates in the fraction of the soil less than 20 millimeters in size. Gypsum is partially soluble in water. Soils that have a high content of gypsum may collapse if the gypsum is removed by percolating water.

Salinity is a measure of soluble salts in the soil at saturation. It is expressed as the electrical conductivity of the saturation extract, in millimhos per centimeter at 25 degrees C. Estimates are based on field and laboratory measurements at representative sites of nonirrigated soils. The salinity of irrigated soils is affected by the quality of the irrigation water and by the frequency of water application. Hence, the salinity of soils in individual fields can differ greatly from the value given in the table. Salinity affects the suitability of a soil for crop production, the stability of soil if used as construction material, and the potential of the soil to corrode metal and concrete.

Sodium adsorption ratio (SAR) is a measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration. Soils that have SAR values of 13 or more may be characterized by an increased dispersion of organic matter and clay particles, reduced saturated hydraulic conductivity and aeration, and a general degradation of soil structure.

Report—Chemical Soil Properties

Chemical Soil Properties—Larimer County Area, Colorado								
Map symbol and soil name	Depth	Cation-exchange capacity	Effective cation-exchange capacity	Soil reaction	Calcium carbonate	Gypsum	Salinity	Sodium adsorption ratio
	<i>In</i>	<i>meq/100g</i>	<i>meq/100g</i>	<i>pH</i>	<i>Pct</i>	<i>Pct</i>	<i>mmhos/cm</i>	
4—Altvan-Satanta loams, 3 to 9 percent slopes								
Altvan	0-9	10-20	—	6.1-7.8	0	0	0	0
	9-16	10-25	—	6.6-8.4	0-5	0	0	0
	16-31	5.0-10	—	7.4-9.0	1-10	0	0	0
	31-60	0.0-5.0	—	7.4-9.0	1-10	0	0	0
Satanta	0-9	5.0-20	—	6.1-7.8	0	0	0	0
	9-14	10-30	—	6.6-8.4	0-5	0	0	0
	14-60	5.0-20	—	7.4-8.4	1-10	0	0	0
74—Nunn clay loam, 1 to 3 percent slopes								
Nunn	0-9	22-29	—	6.6-7.8	0-1	0	0.1-2.0	0
	9-13	27-33	—	6.6-7.8	0-1	0	0.1-2.0	0
	13-25	26-31	—	7.4-8.5	0-5	0	0.1-2.0	0
	25-38	14-24	—	7.9-8.6	2-5	0	0.1-2.0	0-1
	38-80	11-24	—	7.4-8.6	2-7	0	0.1-2.0	0-1

Data Source Information

Soil Survey Area: Larimer County Area, Colorado
 Survey Area Data: Version 15, Jun 9, 2020

IMPERVIOUSNESS CALCULATIONS EXISTING & DEVELOPED AREA

Blue Ribbon Auto Body

KNA

7/21/21

Basin B (same for existing & proposed)	AREA (SF.)	% OF TOTAL AREA	IMPERV %
gravel	0.00	0.0	40
pavement	2,620.00	100.0	100
grass/weeds	0.00	0.0	0
TOTAL	2,620.00	100.0	100.00

Basin C (same for existing & proposed)	AREA (SF.)	% OF TOTAL AREA	IMPERV %
gravel	0.00	0.0	40
pavement/roof	11,100.00	77.4	100
grass/landscaping	3,250.00	22.6	0
TOTAL	14,350.00	100.0	77.352

Basin E (existing west side)	AREA (SF.)	% OF TOTAL AREA	IMPERV %
gravel	9,860.00	86.3	40
pavement	660.00	5.8	100
grass/weeds	910.00	8.0	0
TOTAL	11,430.00	100.0	40.28

Basin P (proposed west side)	AREA (SF.)	% OF TOTAL AREA	IMPERV %
gravel	10,780.00	94.3	40
pavement (P1)	350.00	3.1	100
grass/landscaping	300.00	2.6	0
TOTAL	11,430.00	100.0	40.79

EXISTING CONDITIONS (entire site)	AREA (SF.)	% OF TOTAL AREA	IMPERV %
BASIN E	11,430.00	40.2	40.28
BASIN B	2,620.00	9.2	100
BASIN C	14,350.00	50.5	77.35
TOTAL	28,400.00	100.0	64.52

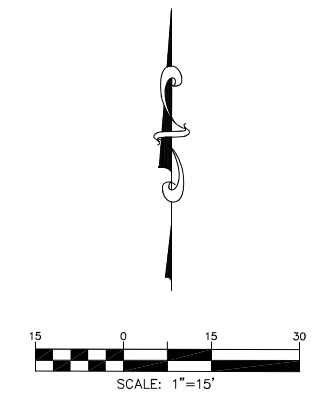
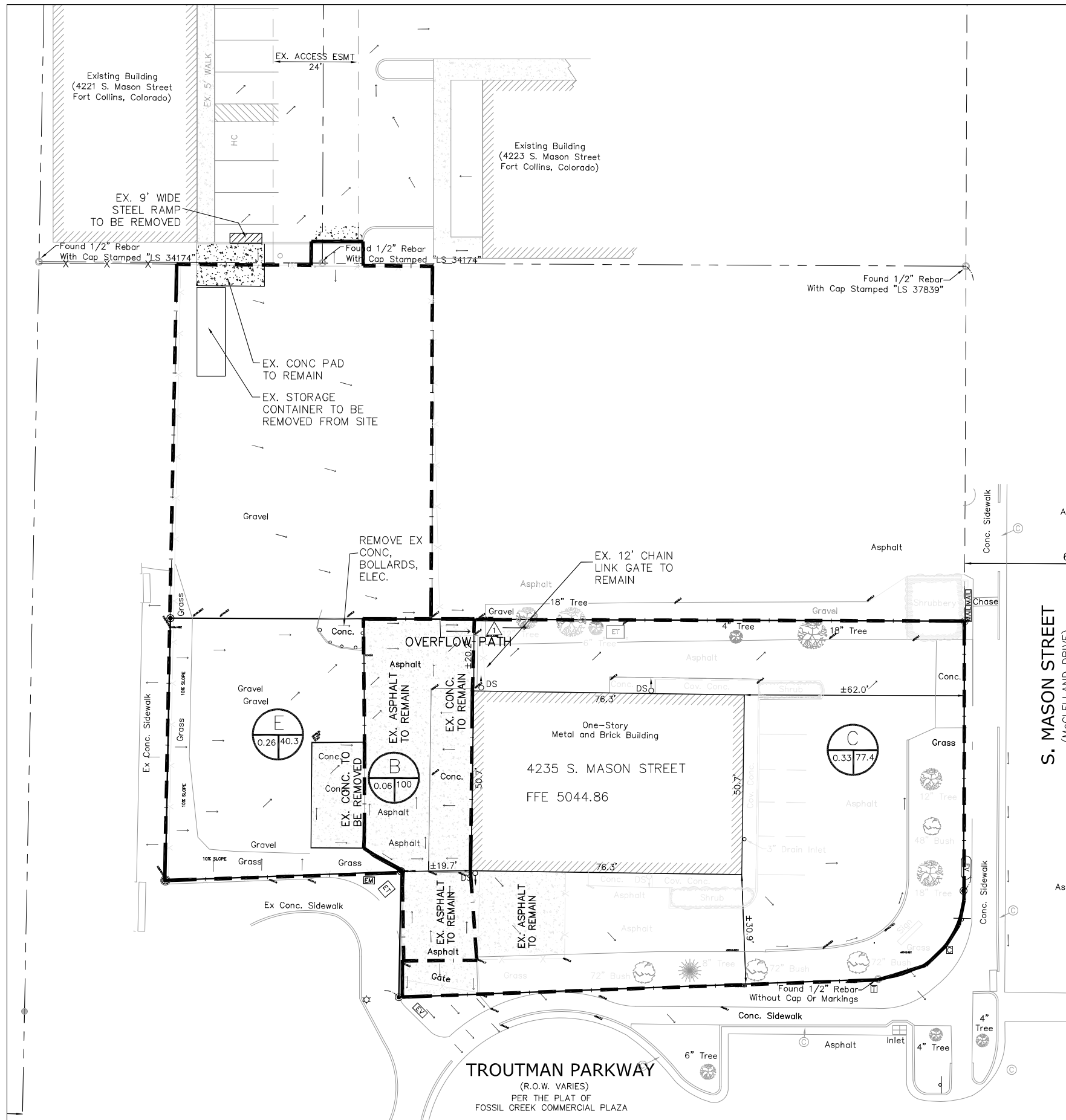
EXISTING CONDITIONS (entire site by surface)	AREA (SF.)	% OF TOTAL AREA	IMPERV %
gravel	9,860.00	34.7	40.28
pavement/roof	14,380.00	50.6	100
grass/landscaping	4,160.00	14.6	77.35
TOTAL	28,400.00	100.0	75.95

PROPOSED CONDITIONS (entire site)	AREA (SF.)	% OF TOTAL AREA	IMPERV %
BASIN P	11,430.00	40.2	40.79
BASIN B	2,620.00	9.2	100
BASIN C	14,350.00	50.5	77.35
TOTAL	28,400.00	100.0	64.73

PROP. CONDITIONS (entire site by surface)	AREA (SF.)	% OF TOTAL AREA	IMPERV %
gravel	10,780.00	38.0	40.79
pavement/roof	14,070.00	49.5	100
grass/landscaping	3,550.00	12.5	77.35
TOTAL	28,400.00	100.0	74.69

CHANGE FROM EXIST TO PROP. CONDITION*	AREA (SF.)
gravel	920.00
pavement/roof	-310.00
grass/landscaping	-610.00

*Assumes negligible change in Basins B&C



LEGEND

- SUB-BASIN BOUNDARY
- FLOW DIRECTION
- CONCENTRATION/DESIGN POINT
- SUB-BASIN ID#
IMPERVIOUSNESS
SUB-BASIN AREA (ACRES)

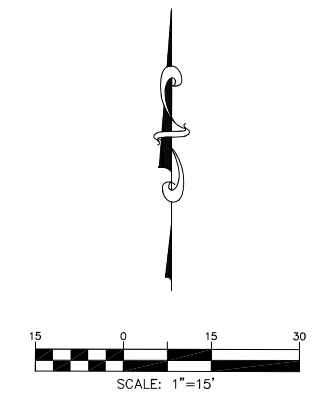
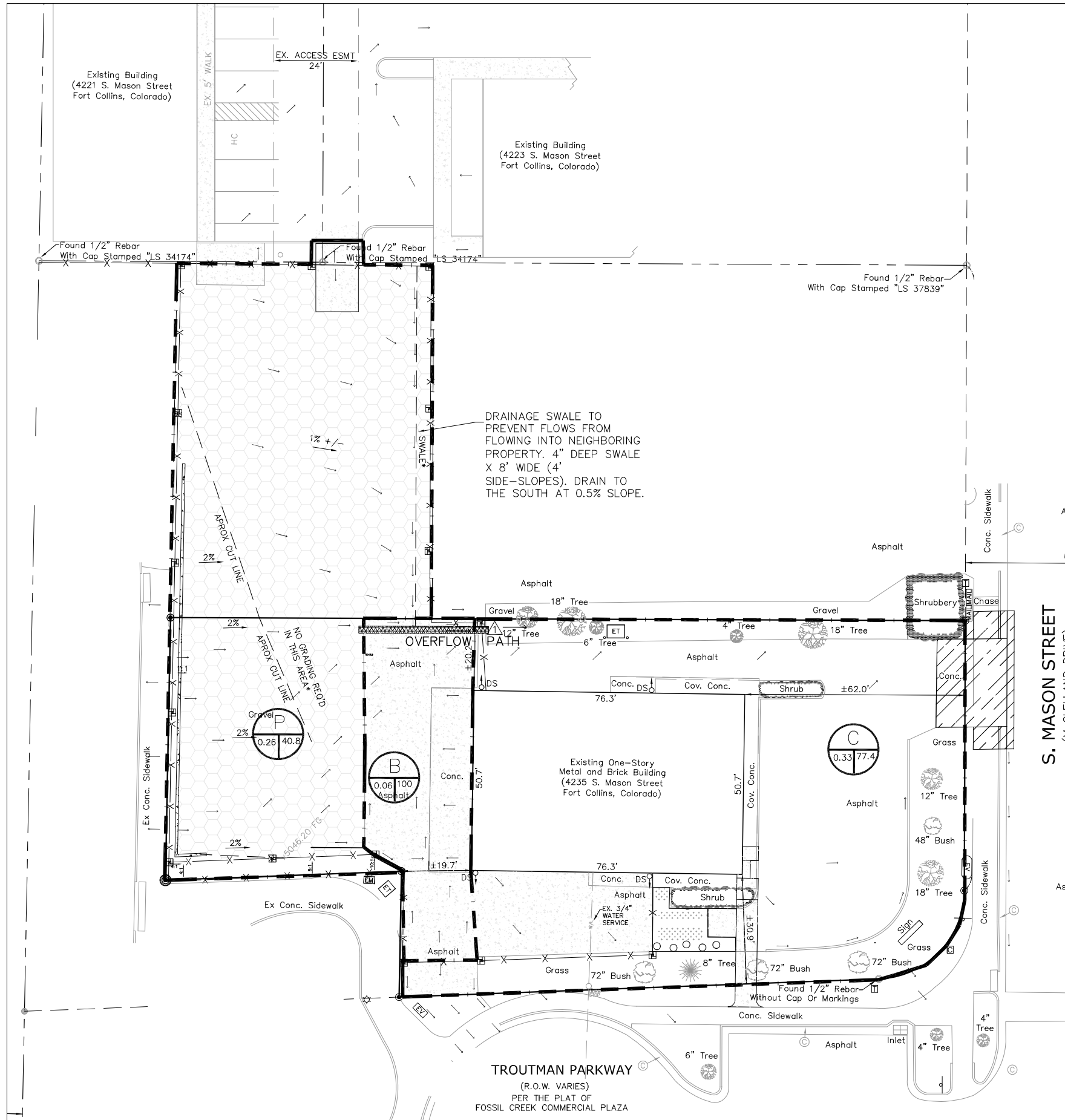
EXISTING CONDITIONS		
BASIN	AREA (AC.)	IMPERVIOUSNESS (%)
E	0.26	40.3
B	0.06	100.0
C	0.33	77.4
TOTAL	0.65	64.5

Blue Ribbon Auto Body
 Contact: Marc James Shen
 Maliakai Architectural Design
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No.	Revision	Date	By	Chk

ARMFIELD ENGINEERING, LLC
 904 Alta Street, Longmont, CO 80501
 (720) 363-7125
 armfielddesign.com

4235 S. MASON STREET
BLUE RIBBON AUTO BODY
EXISTING DRAINAGE BASINS



LEGEND

- SUB-BASIN BOUNDARY
- FLOW DIRECTION
- CONCENTRATION/DESIGN POINT
- SUB-BASIN ID#
- IMPERVIOUSNESS
- SUB-BASIN AREA (ACRES)

PROPOSED CONDITIONS		
BASIN	AREA (AC.)	IMPERVIOUSNESS (%)
P	0.26	40.8
B	0.06	100.0
C	0.33	77.4
TOTAL	0.65	64.7

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