

Conceptual Review Agenda

Schedule for 03/18/21

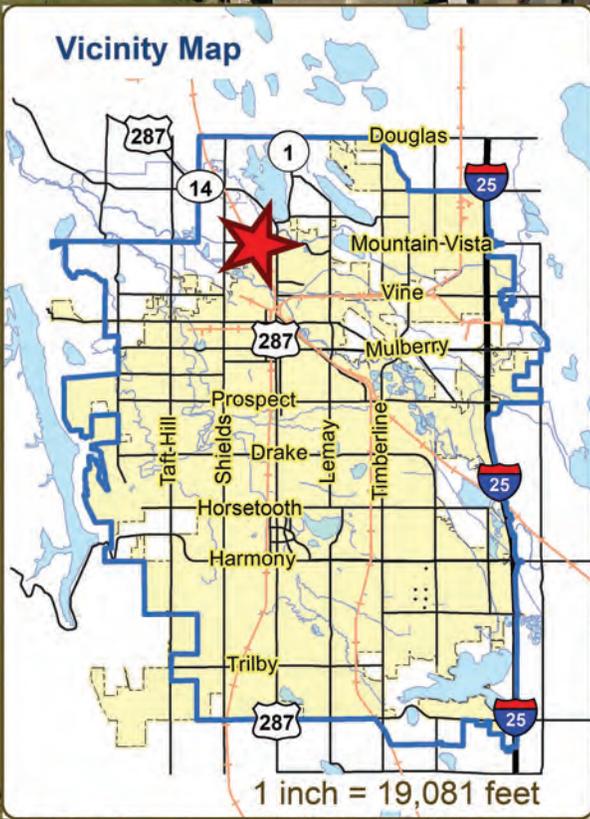
Meetings hosted via Zoom Web Conferencing

Thursday, March 18, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	W Willox Ln Outdoor Vehicle Storage CDR210021	Pierre Leblanc 561-644-7944 Pierre@PRLocalinc.com	This is a request to develop an outdoor vehicle storage lot for RV, Boat, and Trailer storage northwest of the intersection of Willox Ct and W Willox Ln (parcel # 9835406004). The development would include a 20-foot wide gate for access, and a perimeter fence encircling the site. Access to the site would be Willox Ct directly to the east. The site is approximately 150 feet north of W Willox Ln and approximately 700 feet west of N College Ave. The site is within the Service Commercial (CS) zone district and the proposal is subject to an Addition of Permitted Use process with a Planning & Zoning Board (Type 2) Review.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Brandy Bethurem Harras
10:15	1127 Oakridge Dr & 1108 Oak Park Dr Multi-Family Dwellings CDR210022	Peter Grenney 970-456-7343 peter@itrrealestate.com	This is a request to convert an existing hotel at 1127 Oakridge Dr and 1108 Oak Park Dr (parcel # 8606298001; 8606238004) into multi-family dwelling units. The existing buildings total approximately 80,678 sf, with 113 guest rooms. There are 77 existing parking spaces for the affiliated hotel use. Access to the site would be from Oak Park Dr to the west. The site is approximately 350 feet east of S Lemay Ave and 800 feet south of E Harmony Rd. The site is within the Harmony Corridor (HC) zone district and the proposal is subject to Planning & Zoning Board (Type 2) Review.	Planner: Sylvia Tatman-Burruss Engineer: Spencer Smith DRC: Tenae Beane
11:15	1200 Oakridge Dr Multi-Family Dwellings CDR210023	Peter Grenney 970-456-7343 peter@itrrealestate.com	This is a request to convert an existing hotel at 1200 Oakridge Dr (parcel # 8606255001) into multi-family dwelling units. The existing building is 56,084 sf, with 112 guest rooms. There are 116 existing parking spaces for the affiliated hotel use. Access to the site would be from Oakridge Dr to the southeast and Haxton Dr to the southwest. The site is approximately 320 feet east of S Lemay Ave and is directly south of E Harmony Rd. The site is within the Harmony Corridor (HC) zone district and the proposal is subject to Planning & Zoning Board (Type 2) Review.	Planner: Sylvia Tatman-Burruss Engineer: Spencer Smith DRC: Tenae Beane

W Willox Ln Outdoor Vehicle Storage

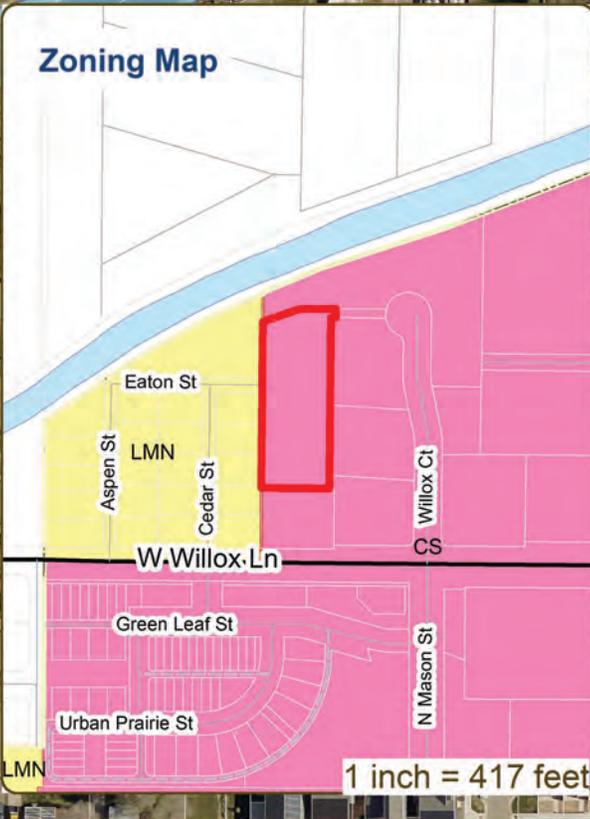
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Pierre Leblanc and Adelle Leblanc (Owners)

Business Name (if applicable)

Your Mailing Address 3033 Conquest Street Fort Collins CO 80524

Phone Number 561-644-7944 Email Address Pierre@PRLocalinc.com

Site Address or Description (parcel # if no address) 132 Willox Lane (9835406004)

Description of Proposal (attach additional sheets if necessary) Proposing to use the property as a storage lot for RV,boats, trailers etc.

Proposed Use Storage Lot Existing Use Land

Total Building Square Footage 0 S.F. Number of Stories 0 Lot Dimensions

Age of any Existing Structures NA

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

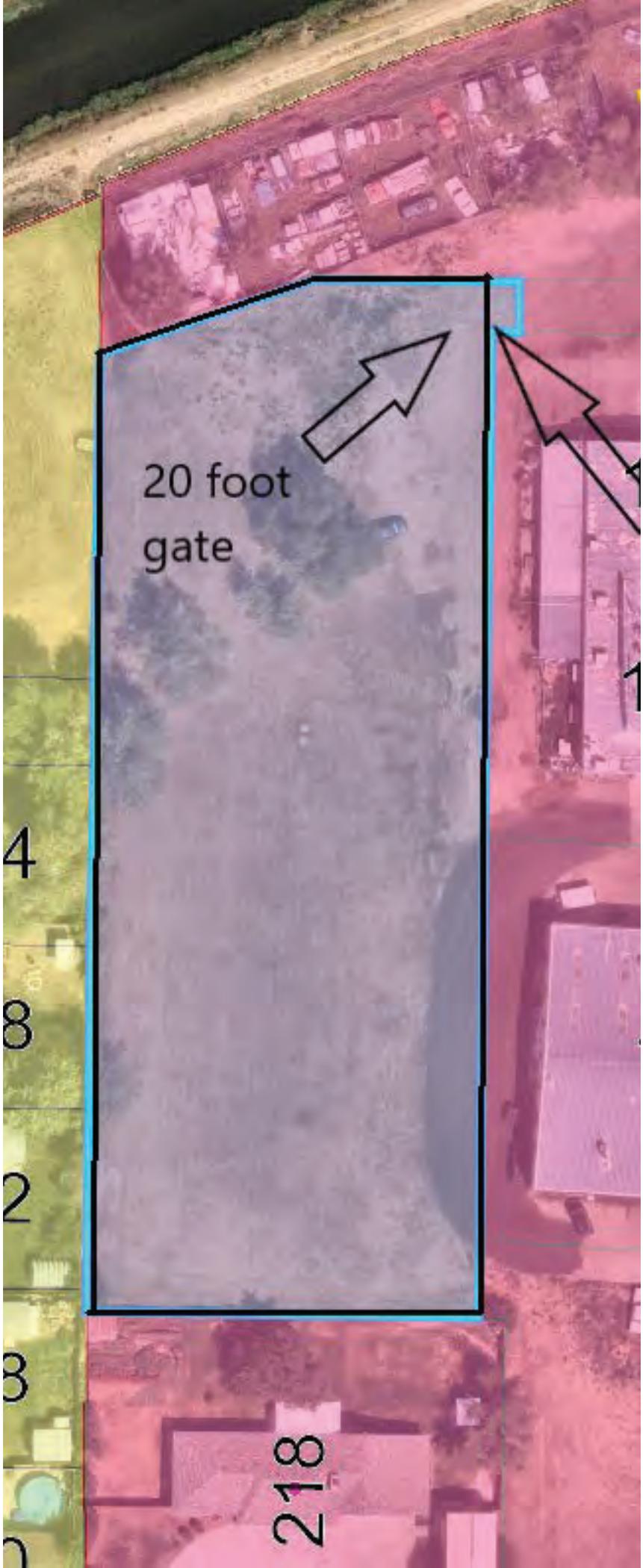
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

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

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

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



20 foot
gate

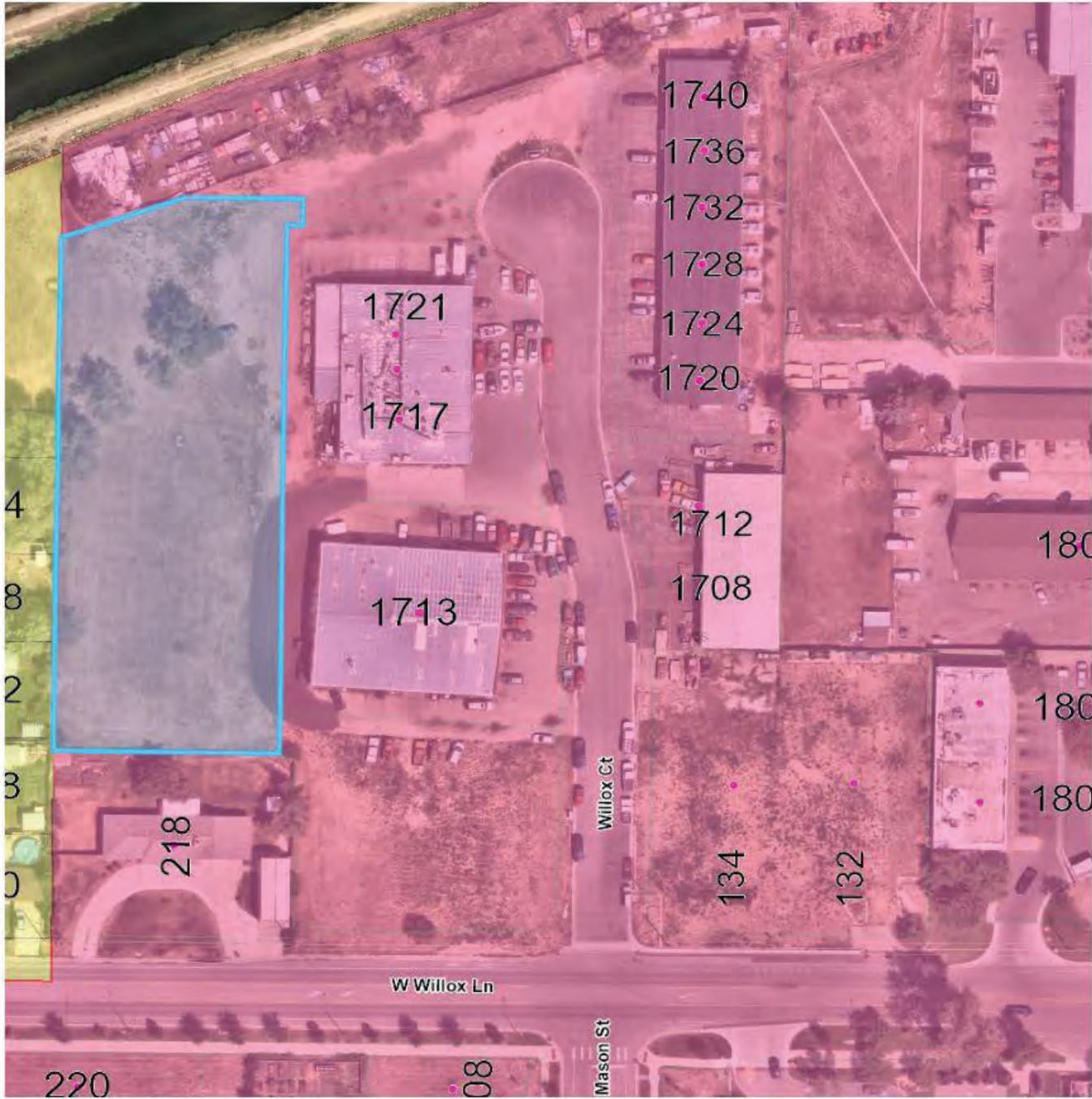
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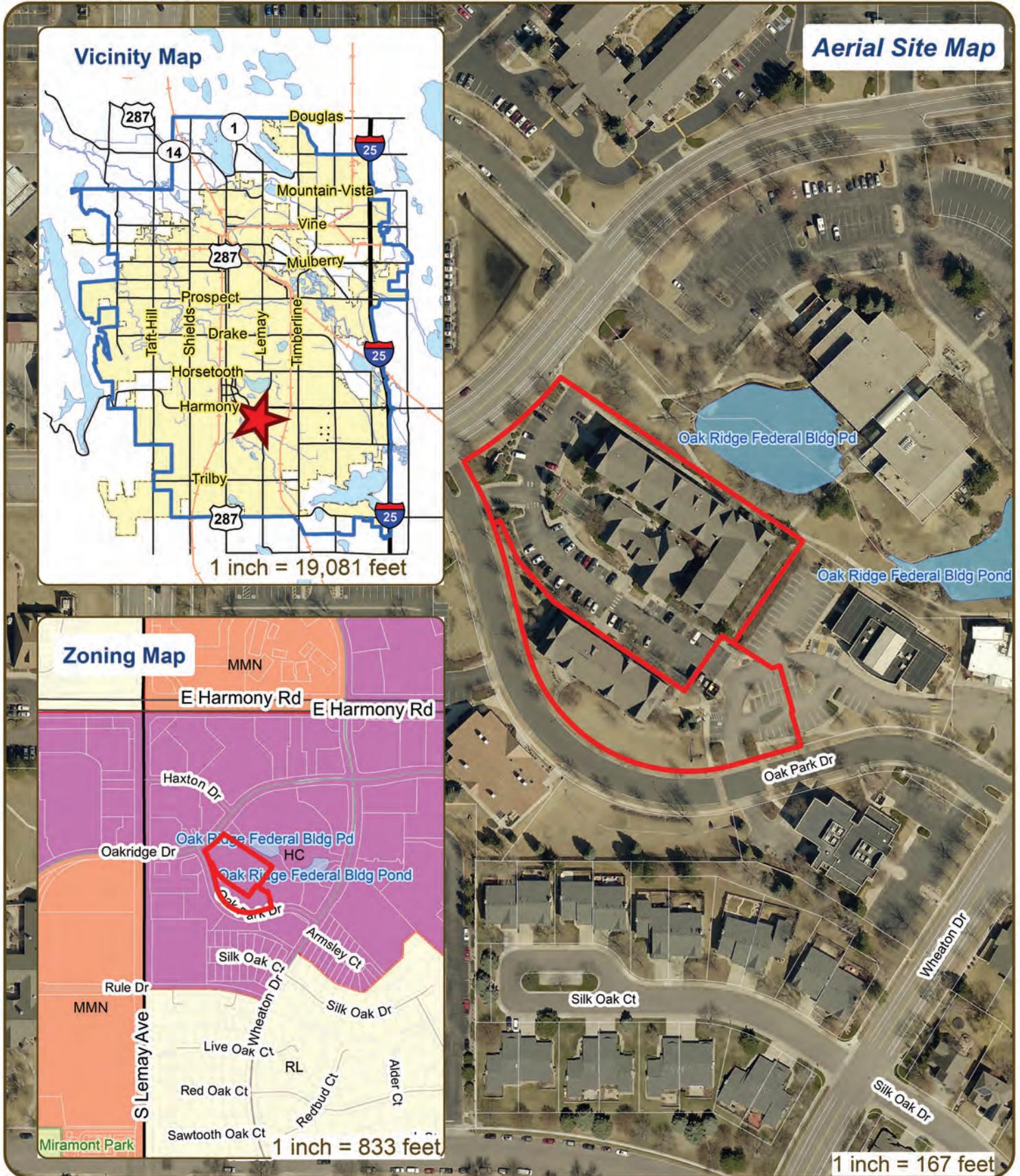
08

1800

1800

1800

1127 Oakridge Dr & 1108 Oak Park Dr Multi-Family Dwellings



Aerial Site Map

Vicinity Map

Zoning Map

1 inch = 19,081 feet

1 inch = 833 feet

1 inch = 167 feet

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

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

Peter Grenney

Business Name (if applicable) ITR Real Estate

Your Mailing Address 531 E Cooper Avenue #1, Aspen CO 81611

Phone Number 970.456.7343 Email Address peter@itrrealestate.com

Site Address or Description (parcel # if no address) 1108 Oak Park Drive & 1127 Oakridge Drive

Description of Proposal (attach additional sheets if necessary) Interested in understanding if the hotel use can be converted to multifamily apartments?

Proposed Use Apartments Existing Use Hotel

Total Building Square Footage 56,0600 S.F. Number of Stories 3 Lot Dimensions 1.05 and 2.05 acres

Age of any Existing Structures 1995

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

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

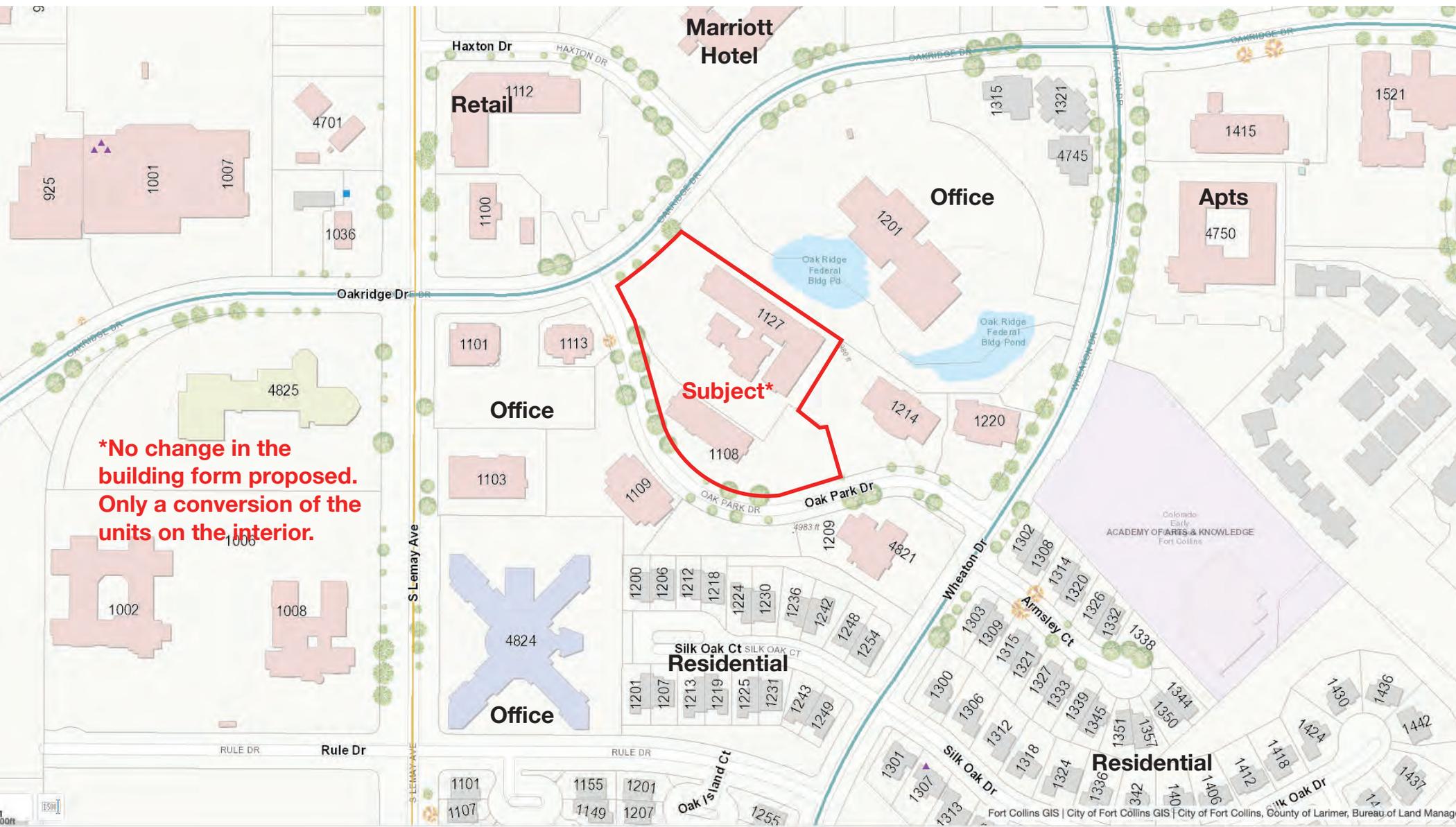
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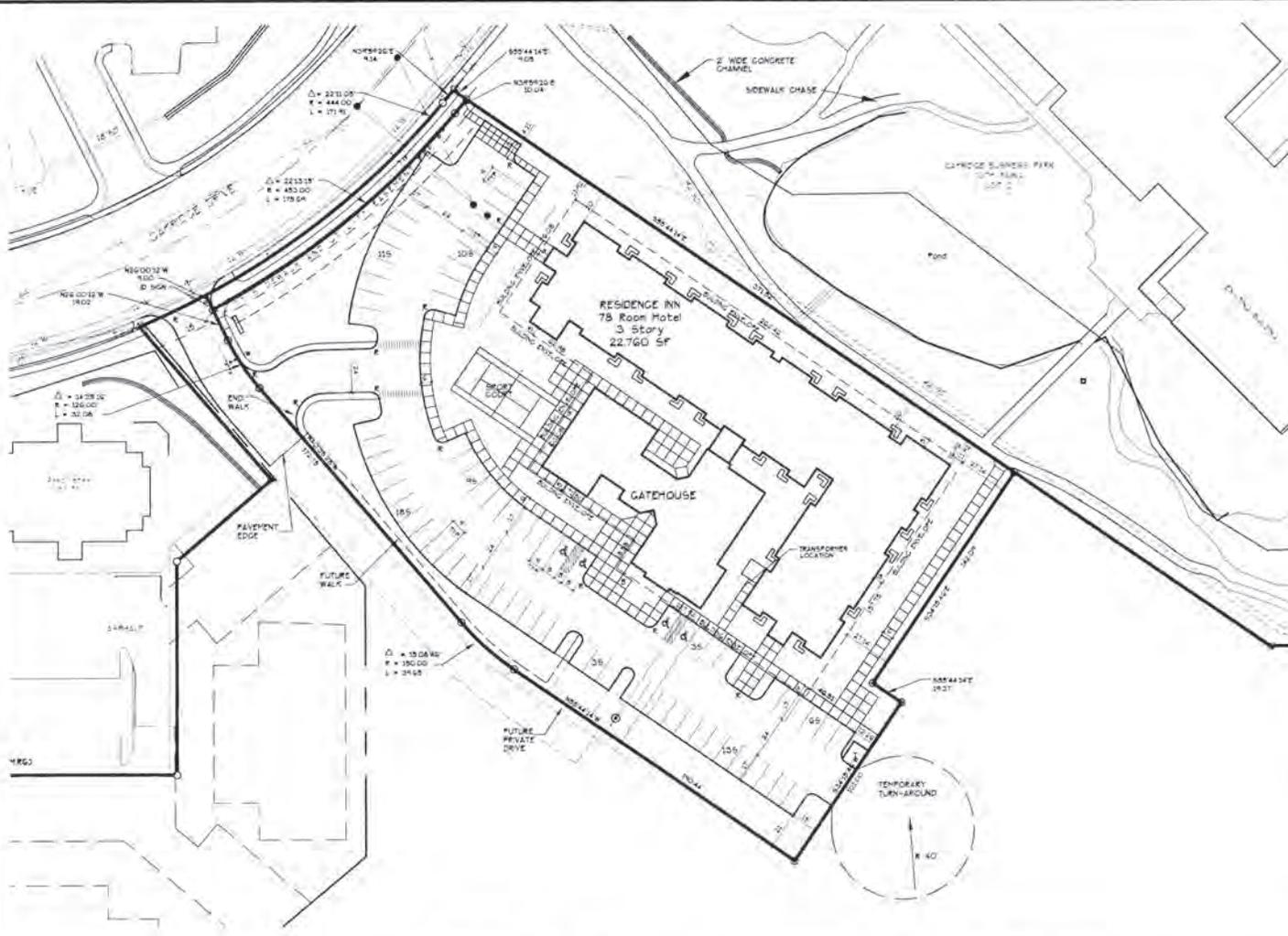
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***No change in the building form proposed. Only a conversion of the units on the interior.**

Subject*



VICINITY MAP SCALE = 1"=100'



LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH RANGE 68 WEST OF THE 10TH PRINCIPAL MERIDIAN CITY OF FORT COLLINS COUNTY OF LARIMER STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NAME OF BEGINNING: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6, MONUMENTED AT THE NORTHWEST CORNER BY A 3" GALV ALUMINUM CAP IN A RANGE BOX STAMPED 10 1747 AND AT THE WEST ONE-QUARTER CORNER BY A 3" GALV ALUMINUM CAP IN A RANGE BOX STAMPED 10 1488 WITH A BEARING BETWEEN ADJACENT TO BE S00S00W074.

BEARING AT A POINT WHICH BEARS N08S04W1 & A DISTANCE OF 408 FEET FROM THE NORTHWEST CORNER OF LOT 3 AS SHOWN ON THAT CERTAIN MAP ENTITLED OAKRIDGE BUSINESS PARK TENTH PLANNED FOR RECORD WITH THE CLERK AND RECORDER OF LARIMER COUNTY FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 6 BEARS N08S04W1 & A DISTANCE OF 402.48 FEET THENCE S08W04E1/4E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 A DISTANCE OF 27.88 FEET THENCE S08W04E1/4W A DISTANCE OF 182.00 FEET THENCE S08W04E1/4W A DISTANCE OF 20.21 FEET THENCE S08W04E1/4W A DISTANCE OF 100.00 FEET THENCE S08W04E1/4W A DISTANCE OF 100.44 FEET TO A POINT ON A CURVE TO THE RIGHT THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 108.00° A RADIUS OF 100.00 FEET AN ARC DISTANCE OF 0.88 FEET THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 108.00° A RADIUS OF 100.00 FEET TO A POINT ON A CURVE TO THE RIGHT THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 108.00° A RADIUS OF 100.00 FEET TO A NON-TANGENT POINT ON A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS N04W20E SAID POINT BEING 100 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OAK RIDGE DRIVE AS SHOWN ON THAT CERTAIN MAP ENTITLED OAK RIDGE S.D. NO. 78 ROAD ALGEMOUTH PLAT FOR RECORD WITH THE CLERK AND RECORDER OF LARIMER COUNTY THENCE PARALLEL WITH AND 100 FEET SOUTHWESTERLY OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF OAK RIDGE DRIVE THE FOLLOWING TWO COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A DELTA OF 225.00° A RADIUS OF 100.00 FEET AN ARC DISTANCE OF 175.00 FEET.

2. N08W04E1/4W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 78.00 SQUARE FEET OR 0.184 ACRES.

OWNERSHIP CERTIFICATION

THIS IS TO CERTIFY THAT AS OF THE 1ST DAY OF December 2011 THE UNDERSIGNED PARTIES ARE THE SOLE OWNERS OF ALL OR THE REAL PROPERTY DESCRIBED IN THE ABOVE SITE PLAN AS CONTAINED IN C.R.S. 31-20-21 AND CONSENTS TO THE DEVELOPMENT OF SAID PROPERTY AS SHOWN ACCORDING TO SAID PLAN.

OWNER: Linva Jensen
 3000 South Gateway Avenue
 Fort Collins Colorado, 80504
 Phone: 970-221-1200
 Email: linva@linvajensen.com

PREPARED BY: Linva Jensen
 12/1/11 BY DAV

AS COMMISSIONER: Linva Jensen
 9/16/2008

SEALS: Linva Jensen (Professional Seal)
Linva Jensen (City Seal)

PLANNING + ZONING CERTIFICATE

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS COLORADO ON THIS 12/1 DAY OF December 2011.

Carl S. Barwood
 Director, Office of Planning and Zoning

CITY OF FORT COLLINS SEAL

NOTES

- The building to be constructed shall be a 78-room, 3-story hotel.
- All construction and ground-mounted equipment is to be fully screened from public view with suitable permanent walls and landscaping.
- All signage is to comply with the requirements of Chapter 24, Article 10 of the City Code (New Sign Code).
- The trash enclosures will be located on concrete and be constructed of materials 5 feet high to match building. One side shall be solid screen gate.

LEGEND

- (R) RAMP
- (P) PAVEMENT PARKING SPACES
- (T) TRASH ENCLOSURE
- (S) BUS PARKING

LAND USE STATISTICS

DESCRIPTION	GRASSY AREA SQ. FT.	TOTAL AREA ACRES	% OF TOTAL	NET AREA SQ. FT.	NET AREA ACRES	% OF TOTAL
BUILDING COVERAGE	22,760 SQ. FT.	0.52 ACRES	1.3%	18,750 SQ. FT.	0.43 ACRES	26%
PARKING + DRIVE	63,000 SQ. FT.	1.44 ACRES	3.3%	17,330 SQ. FT.	0.40 ACRES	26%
LANDSCAPE	14,000 SQ. FT.	0.32 ACRES	0.8%	14,000 SQ. FT.	0.32 ACRES	21%
TOTAL SITE AREA	100,000 SQ. FT.	2.30 ACRES	100%	49,780 SQ. FT.	1.15 ACRES	50%

* GRASSY AREA MEASURED TO THE CENTERLINE OF GARIBOLDI DRIVE
 ** NET AREA EXCLUDES THE PUBLIC RIGHT-OF-WAY OR GARIBOLDI DRIVE

STREET RIGHT-OF-WAY: 714.00 FT.
 BUILDING: 80 FT.
 HOTEL: 100 FT.
 GARIBOLDI: 80 FT.
 TOTAL: 200.00 FT. = 200.00 SQ. FT.

PARKING: 13 STANDING SPACES, 15 DIMENSIONAL SPACES, 10 TOTAL PARKING SPACES.
 MAXIMUM BUILDING HEIGHT: 45' (48' including chimney height).
 EXISTING ZONING: RM

RESIDENCE INN AT OAKRIDGE PUD
FILING 25

FORT COLLINS COLORADO

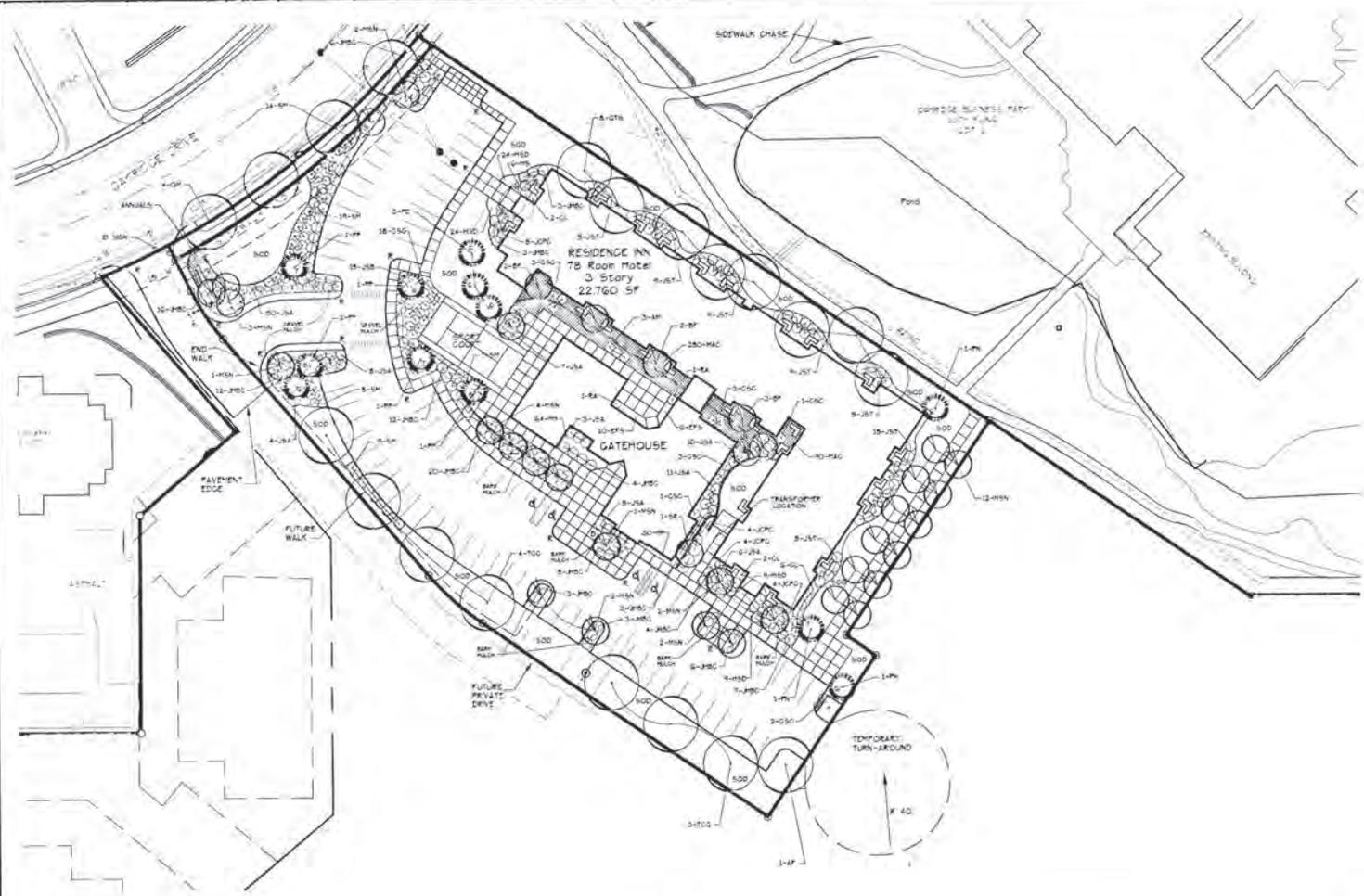
VF RIPLEY ASSOCIATES, INC.
 1111 South 10th Street
 Fort Collins, CO 80504
 970-221-1200

FINAL SITE PLAN

DATE: 3/17/11
 JOB NO: 76-008
 DRAWN: CS
 CHECKED: LW
 REVISED: 3-28-11
 4-20-11
 3-28-11

SCALE: 1" = 30'

1 of 5



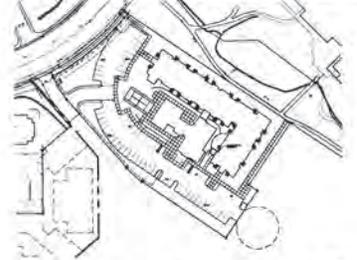
PLANTING NOTES

1. All plant material shall meet specifications of the American Association of Nurseries (AAN) for summer use grade. All trees shall be balled and burlapped or staked.
2. Trees shall not be planted closer than four feet to any gas or electric line and no closer than 10 feet to any water or sewer line. Shrubs shall be planted no closer than 4 feet to any water or sewer line. Tree planting shall be coordinated with Public Service Company. Locations of all utilities shall be verified in the field prior to planting. A horizontal distance of 40' between street trees and street lights shall be maintained.
3. A tree permit must be obtained from the City Forester before trees are planted on City right-of-way.
4. All landscape areas shall be irrigated with an automatic underground irrigation system. An irrigation plan will be required prior to issuance of a building permit.
5. Landscaping shall be installed or secured with a letter of credit escrow or performance bond for 105% of the value of the landscaping prior to the issuance of a Certificate of Occupancy.
6. Developer shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm storage or other construction does not conflict with proposed vegetation and maintenance of landscape elements on the site.
7. The developer shall call for quotes prior to planting.
8. Landscape quantities include:
 High Water: 100 Areas: 15,000 SQ. FT.
 Moderate Water: 2000 Beds: 22,700 SQ. FT.
 TOTAL: 37,700 SQ. FT.

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED CONIFER TREES
- PROPOSED SHRUBS
- ▨ PERENNIALS CAN INDICATED
- EDGE
- ⊗ HANGAR PARKING STALL
- ⊕ TRASH ENCLOSURE
- ⊞ BICYCLE PARKING
- ANGULAR
- ⊞ HANGAR

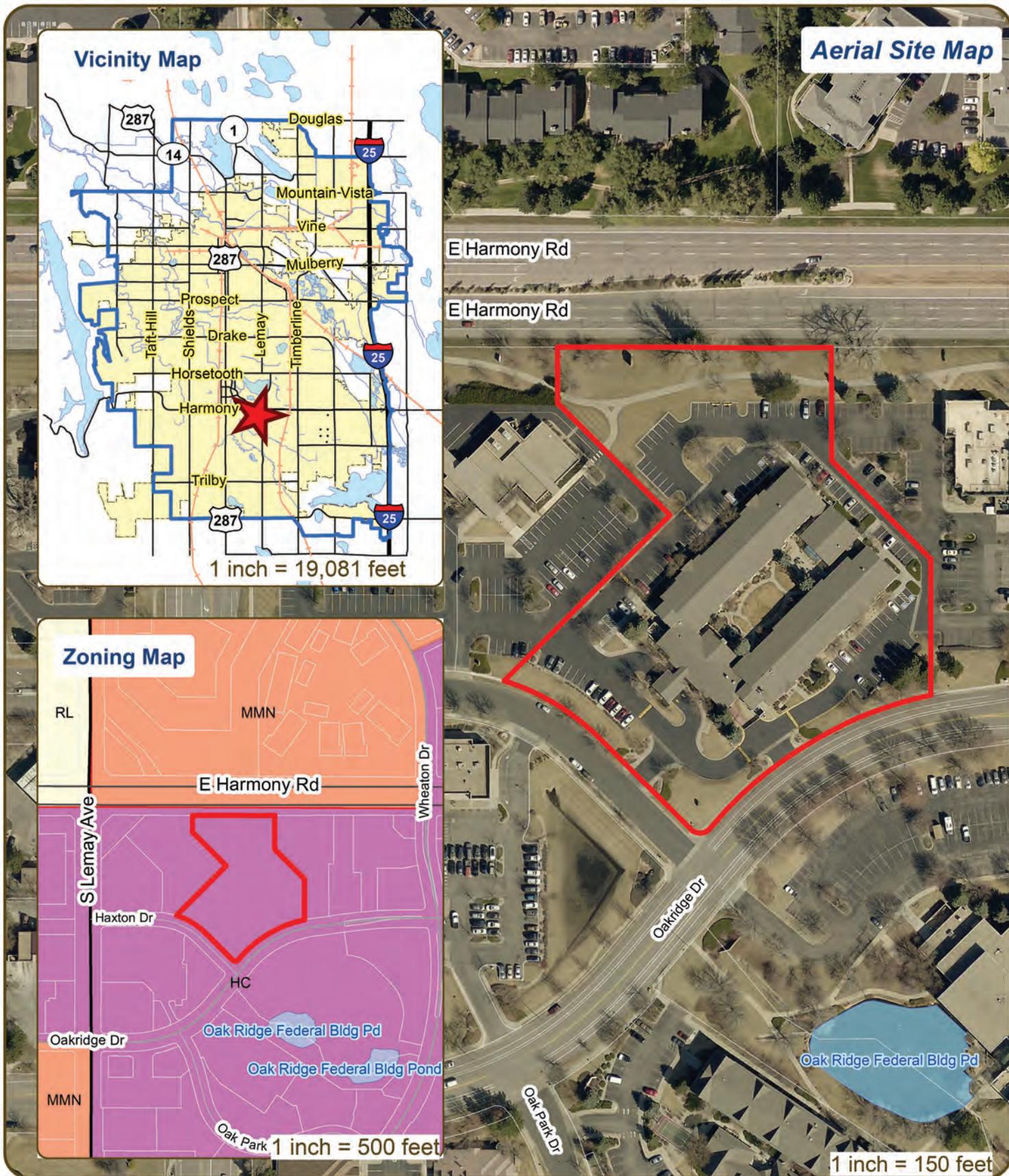
CONTEXTUAL MAP



PLANT LIST

SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
Deciduous Trees			
AF	Acan Fagopyrum	2' DB	1
GA	Gaultheria procumbens var. stylis	1' DB	1
GM	Quercus macrocarpa	2' DB	1
TOD	Thuja occidentalis	2' DB	1
Coniferous Trees			
BP	Betula fontinalis	1 1/2' DB	1
HM	Thuja sibirica	1 1/2' DB	1
SP	Thuja sibirica	1 1/2' DB	1
Shrubs			
AD	Andromeda	6"	1
AL	Alnus	1' DB	1
AR	Artemisia	1' DB	1
BE	Berberis	1' DB	1
BR	Berberis	1' DB	1
BU	Buxus	1' DB	1
CA	Camellia	1' DB	1
CO	Cornus	1' DB	1
CR	Cornus	1' DB	1
CU	Cornus	1' DB	1
DA	Daphne	1' DB	1
DE	Deutzia	1' DB	1
DI	Dioscorea	1' DB	1
DR	Dracopis	1' DB	1
DU	Duchesnea	1' DB	1
EA	Elaeagnus	1' DB	1
EL	Elaeagnus	1' DB	1
EM	Empetrum	1' DB	1
ER	Erythronium	1' DB	1
ES	Euonymus	1' DB	1
ET	Eutima	1' DB	1
EU	Eurotia	1' DB	1
EV	Evonymus	1' DB	1
EX	Excoecaria	1' DB	1
FA	Fatsia	1' DB	1
FE	Fern	1' DB	1
FI	Ficus	1' DB	1
FL	Fuchsia	1' DB	1
FM	Forsythia	1' DB	1
FR	Fragaria	1' DB	1
FS	Fuchsia	1' DB	1
FT	Fuchsia	1' DB	1
GA	Gaultheria	1' DB	1
GB	Gaultheria	1' DB	1
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1200 Oakridge Dr Multi-Family Dwellings



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

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

Peter Grenney

Business Name (if applicable) ITR Real Estate

Your Mailing Address 531 E Cooper Avenue #1, Aspen CO 81611

Phone Number 970.456.7343 Email Address peter@itrrealestate.com

Site Address or Description (parcel # if no address) 1200 Oakridge Drive

Description of Proposal (attach additional sheets if necessary) Interested in understanding if the hotel use can be converted to multifamily apartments?

Proposed Use Apartments Existing Use Hotel

Total Building Square Footage 56,600 S.F. Number of Stories 3 Lot Dimensions 3.79 acres

Age of any Existing Structures 1995

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

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it? _____

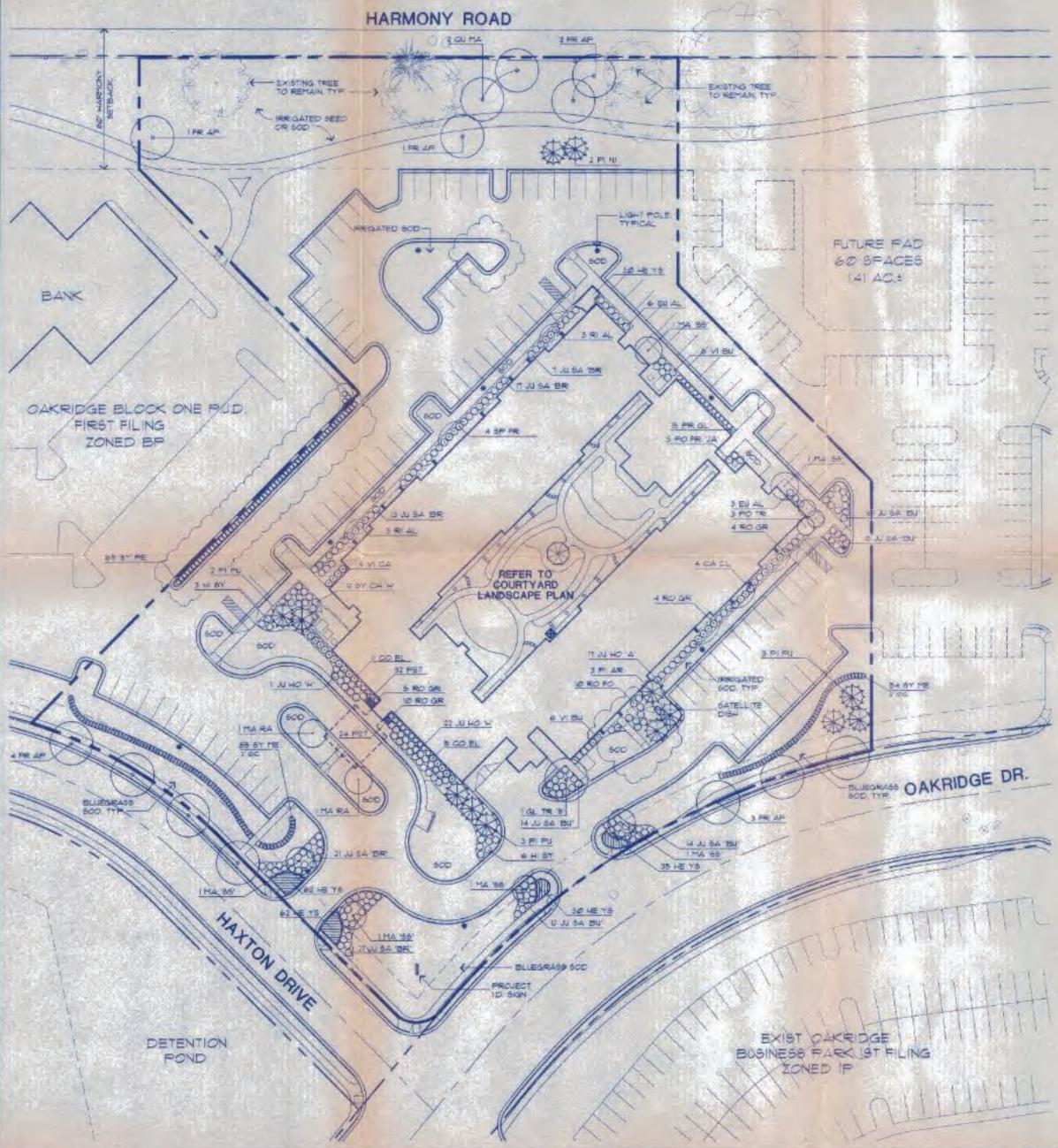
Info available on FC Maps: http://qisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

98-05 9-14-1995



PLANT SCHEDULE

Key	Botanical Name	Common Name	Size	Spacing	Quantity
D1	Quercus macrocarpa	Burr Oak	7' CAL.	DB	See Plan
D2	Fraxinus - Ash	Ash	7' CAL.	DB	See Plan
D3	Quercus bicolor	White Oak	7' CAL.	DB	See Plan
D4	Quercus macrocarpa	Burr Oak	7' CAL.	DB	See Plan
D5	Quercus macrocarpa	Burr Oak	7' CAL.	DB	See Plan
D6	Quercus macrocarpa	Burr Oak	7' CAL.	DB	See Plan
D7	Quercus macrocarpa	Burr Oak	7' CAL.	DB	See Plan
D8	Quercus macrocarpa	Burr Oak	7' CAL.	DB	See Plan
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D99	Quercus macrocarpa	Burr Oak	7' CAL.	DB	See Plan
D100	Quercus macrocarpa	Burr Oak	7' CAL.	DB	See Plan

GENERAL NOTES

- All materials shall be in accordance with AIA specifications for Number One Grack.
- All turf areas shall be irrigated with an automatic pop-up irrigation system. All shrub beds and perennial beds to be irrigated with an automatic 2" high pop-up irrigation system.
- All trees to be balled and burlapped.
- All perennial beds to be mulched with 2" cedar bark mulch. No weed barrier shall be placed in perennial beds.
- All shrub beds within the setback zone shall be mulched with a 2" layer of Cedar Bark. Push-over non-synthetic polypropylene weed barrier such as Tiger or MVAF.
- All shrub beds outside of the setback zone shall be mulched with a 2" layer of 1/2" 1/2" diameter buff colored stone. No weed barrier over a non-synthetic polypropylene weed barrier such as Tiger or MVAF.
- Edging between turf and shrub shall be 1/2" x 4" steel edging. Edging shall be placed at 12" intervals at a minimum. And a 7" opening shall be provided at low points and 20" intervals to allow for drainage. Edging shall also be provided between perennial areas and shrub beds. All edging edging soil on grass shall be set 1" above finished surface.
- All turf along the amenity corridor setback shall be seeded or sodded with a mixture of 20% tall fescue blends. Areas in front of the buildings have been designated as Bluegrass lawns. These areas shall be 100% Bluegrass sod.
- Additional details of shrub beds, planting specifications, and other planting installation information should be provided by Landscape Architects prior to construction.
- All landscaping shall be installed or secured with an irrevocable letter of credit, Performance Bond or escrow account for 25% of the value of the materials prior to issuance of a Certificate of Occupancy.
- All landscaping shall be maintained by the property owners, including the Harmony Rider Right of Way.
- Turf grass along streets and in amenity setbacks shall conform with the Harmony Corridor Plan and consist of 100% tall fescue.
- All parking shall be surfaced from public streets by paving, sealing and/or painting.
- Soil in all turf shall be amended with 2 cu yds of 100% Organic Compost.
- All perennial beds shall be amended with 2 cu yds of 100% Organic Compost and 2 cu yds of 100% slow release fertilizer. Amendments shall be thoroughly incorporated into existing soil.
- Corporate Bone Meal at a rate of 50 lb/1000 sq ft into all perennial and shrub beds.
- Quantities provided in Plant Schedule are for information only. Landscape Contractor shall be responsible for providing quantities shown on plans.

COURTYARD BY MARRIOTT

OAKRIDGE BLOCK ONE P.U.D.
FORT COLLINS, COLORADO



bha design, Inc.
201 West 12th Street
Fort Collins, CO 80521
970-221-1100

SITE LANDSCAPE PLAN

DATE: 5/2/94
DRAWN: RS
CHECKED: BAV
REVISED: 6/16/94
7/18/94
7/26/95
9/18/95

