

# Conceptual Review Agenda

Schedule for 07/22/21

Meetings hosted via Zoom Web Conferencing

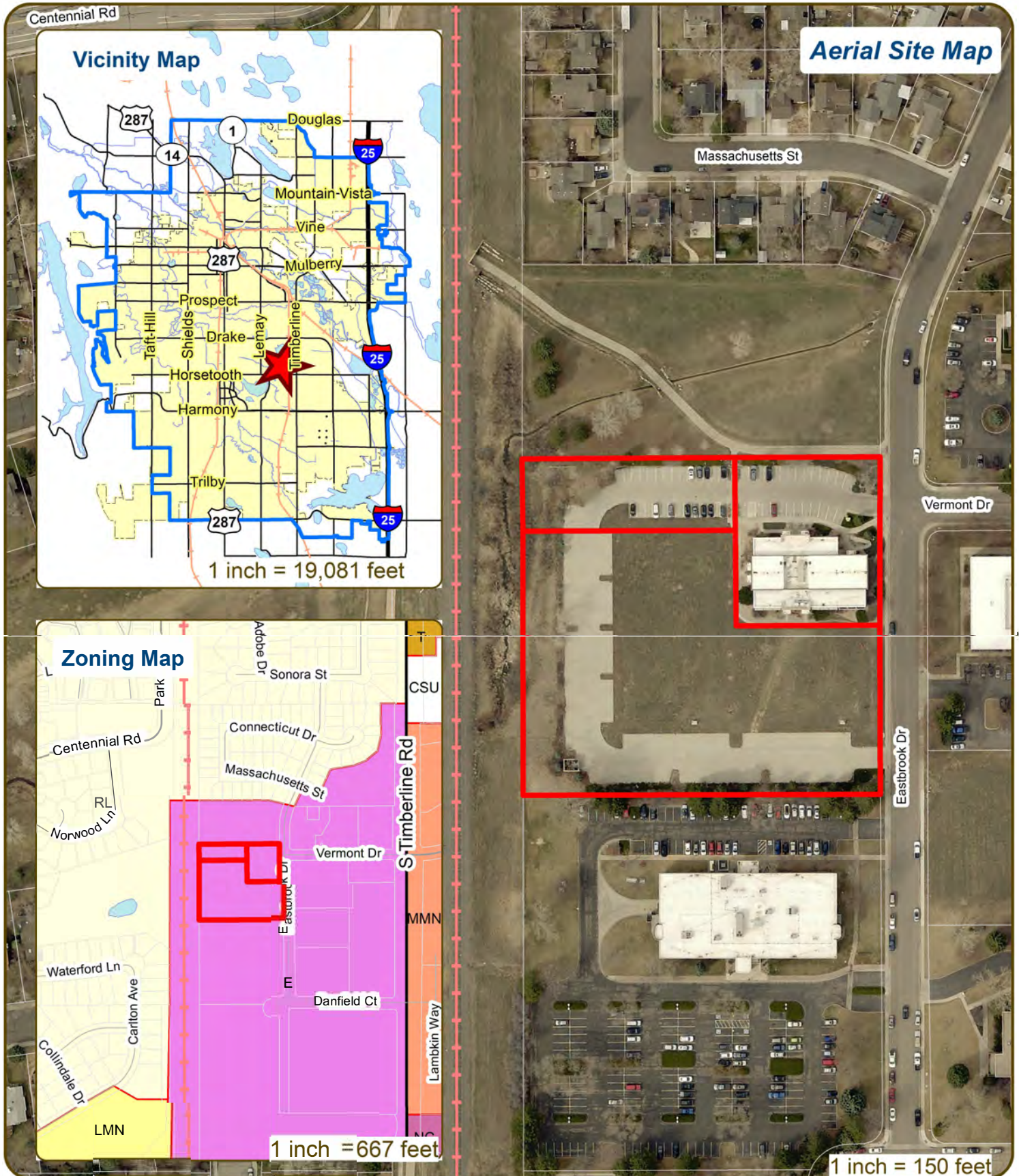
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## Thursday, July 22, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	3221 Eastbrook Dr Multi-Family Dwellings  CDR210057	Russel Baker 970-657-2399 rbaker@blacktimbergroup.com	This is a request to develop multi-family dwellings at 3221 Eastbrook Dr (parcel # 8730406002). The proposed plan would be to match the previously approved building footprints (see previously approved site plan attached), and construct 2-3 story condominiums. The previous site plan allocated 168 vehicle parking spaces on site for the office use. Access is taken from Eastbrook Dr directly to the east. The site is approximately .3 miles north of E Horsetooth Rd and .1 miles west of S Timberline Rd. The site is within the Employment (E) zone district and the proposal is subject to Planning & Zoning Commission (Type 2) Review.	Planner: Jason Holland Engineer: Sophie Buckingham DRC: Todd Sullivan

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# 3221 Eastbrook 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](mailto: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) \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

**Site Address or Description** (parcel # if no address) \_\_\_\_\_

**Description of Proposal** (attach additional sheets if necessary) \_\_\_\_\_

**Proposed Use** \_\_\_\_\_ **Existing Use** \_\_\_\_\_

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

**Age of any Existing Structures** \_\_\_\_\_

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

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

**Is your property in a Flood Plain?** ☐ Yes ☐ No If yes, then at what risk is it? \_\_\_\_\_

Info available on FC Maps: <http://gisweb.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?





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417 Jefferson St. Fort Collins, CO 80524

**June 6, 2021**

Current Planning Narrative

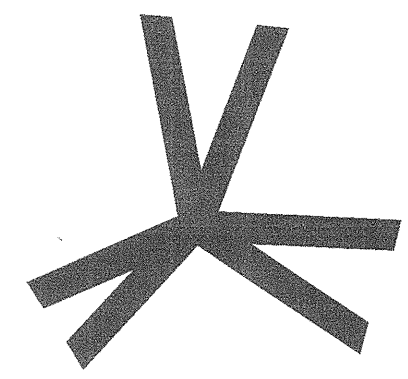
**PROPERTY:** 3221 Eastbrook Dr, Fort Collins, CO 80525

The Seven Generations Office Park located off of Timberline and Horsetooth roads was originally developed in 2006, with the goal of becoming a leader in Green building in Fort Collins. The first and only building constructed was built to a LEED standard. Since the first building was constructed, no additional buildings have been deemed viable and the site has remained vacant. In conjunction with the land owner, Black Timber Builders would like to review the opportunity to “re-develop” the site for a multi-family style product. Adjacent property uses include both residential and commercial properties.

Currently the site is improved with infrastructure for 2 future buildings, one 10,000sf and one that is 36,000. The previous site plan is attached. The goal of the development would be to use the existing infrastructure and re-purpose if for residential use.

The anticipated product for the site, while not currently designed, is imagined to be 2 and 3 story condominium buildings that would fit closely with the existing building footprints. The architecture would be complimentary to the existing building that is onsite, and while it would not be LEED certified, would include numerous green building features.





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#### OWNER

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#### ARCHITECT

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#### ENGINEER

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(970) 674-3303-fax

#### SURVEYOR

STEWART & ASSOCIATES INC  
103 South Meldrum  
Fort Collins, CO 80521  
(970) 482-9331

SEVEN GENERATIONS  
OFFICE PARK

COLORADO

FT. COLLINS

#### FINAL SITE PLAN

DATE 1/08/07  
JOB NO. 05-068  
DRAWN JF  
CHECKED LR  
REVISED

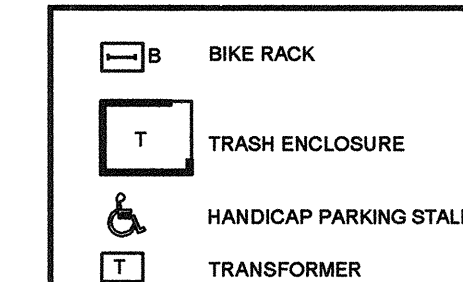
#### VICINITY MAP



#### GENERAL NOTES

- ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ALL BUILDINGS WILL BE LOCATED WITHIN 150' OF AN ACCESS ROADWAY IN WHICH EMERGENCY FIRE EQUIPMENT CAN BE MANEUVERED OR THE BUILDINGS WILL BE PROVIDED WITH AN APPROVED FIRE EXTINGUISHING SYSTEM.
- REFER TO UTILITIES PLAN FOR LOCATION OF UTILITIES AND DRAINAGE.
- SIDEWALKS AND RAMPS WILL CONFORM TO CITY STANDARDS.
- PROPOSED EXTERIOR LIGHTING WILL BE POLE-MOUNTED LUMINAIRES AT DRIVES AND PARKING AREAS. BOTH POLE AND BUILDING-MOUNTED FIXTURES WILL FEATURE DOWN-DIRECTIONAL AND SHARP CUTOFF LUMINAIRES.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT IS TO BE FULLY SCREENED FROM PUBLIC VIEW WITH ROOFTOP PARAPET WALLS AND LANDSCAPING.
- ALL SIGNAGE TO COMPLY WITH LOCAL SIGN CODE.
- THE TRASH ENCLOSURES WILL BE MOUNTED ON CONCRETE AND BE CONSTRUCTED OF MATERIALS TO MATCH THE BUILDINGS. ANY GATES CONSTRUCTED WILL BE OF SOLID MATERIAL.
- BIKE RACKS ARE TO BE PERMANENTLY ANCHORED TO CONCRETE.
- ALL HANDICAP PARKING SPACES, AND RAMPS ARE TO BE VERIFIED WITH CIVIL ENGINEER FOR GRADING, DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHOULD SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES SHOULD SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:48 CROSS SLOPE.

#### LEGEND



#### LAND USE STATISTICS

DESCRIPTION	GROSS AREA SQ. FT. *	GROSS AREA ACRES *	% OF TOTAL	NET AREA SQ. FT. **	NET AREA ACRES **	% OF TOTAL
BUILDING COVERAGE	56,000 SQ.FT.	1.06 ACRES	29%	56,000 SQ.FT.	1.06 ACRES	29%
DRIVES AND STREETS	55,250 SQ.FT.	1.28 ACRES	32%	48,008 SQ.FT.	1.12 ACRES	31%
LANDSCAPE	61,130 SQ.FT.	1.3 ACRES	33%	56,774 SQ.FT.	1.23 ACRES	34%
SIDEWALKS/PAVING	14,084 SQ.FT.	0.24 ACRES	6%	12,050 SQ.FT.	0.21 ACRES	6%
TOTAL SITE AREA	188,775 SQ.FT.	3.9 ACRES	100%	158,533 SQ.FT.	3.6 ACRES	100%

\* GROSS AREAS MEASURED TO THE CENTERLINE OF EASTBROOK DRIVE  
\*\* NET AREAS EXCLUDE THE PUBLIC RIGHT-OF-WAY ON EASTBROOK DRIVE.  
STREET RIGHT-OF-WAY: 10,277 SQ.FT.

MAXIMUM BUILDING HEIGHT-2 STORY: 36'-0"

EXISTING ZONING: E - EMPLOYMENT ZONING DISTRICT

#### PARKING ANALYSIS

LAND USES	MAXIMUM SQ. FT.	PARKING PROVIDED	PARKING RATIO
OFFICE	56,000 SQ.FT.	168 SPACES	3/1000 SQ.FT.

STANDARD SPACES	102
COMPACT SPACES	60
HANDICAPPED SPACES REQUIRED:	5
HANDICAPPED SPACES PROVIDED:	6
BIKE PARKING PROVIDED:	20

#### OWNER'S CERTIFICATION

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

Sitzman Investments, LLP  
By David D. Sitzman, General Partner  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
THIS DAY OF A.D., 20

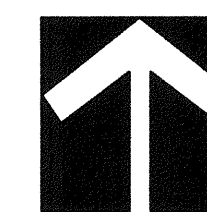
(PRINT NAME)  
AS  
MY COMMISSION EXPIRES:  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC ADDRESS

#### PLANNING CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF FORT COLLINS, COLORADO  
ON THIS DAY OF 20

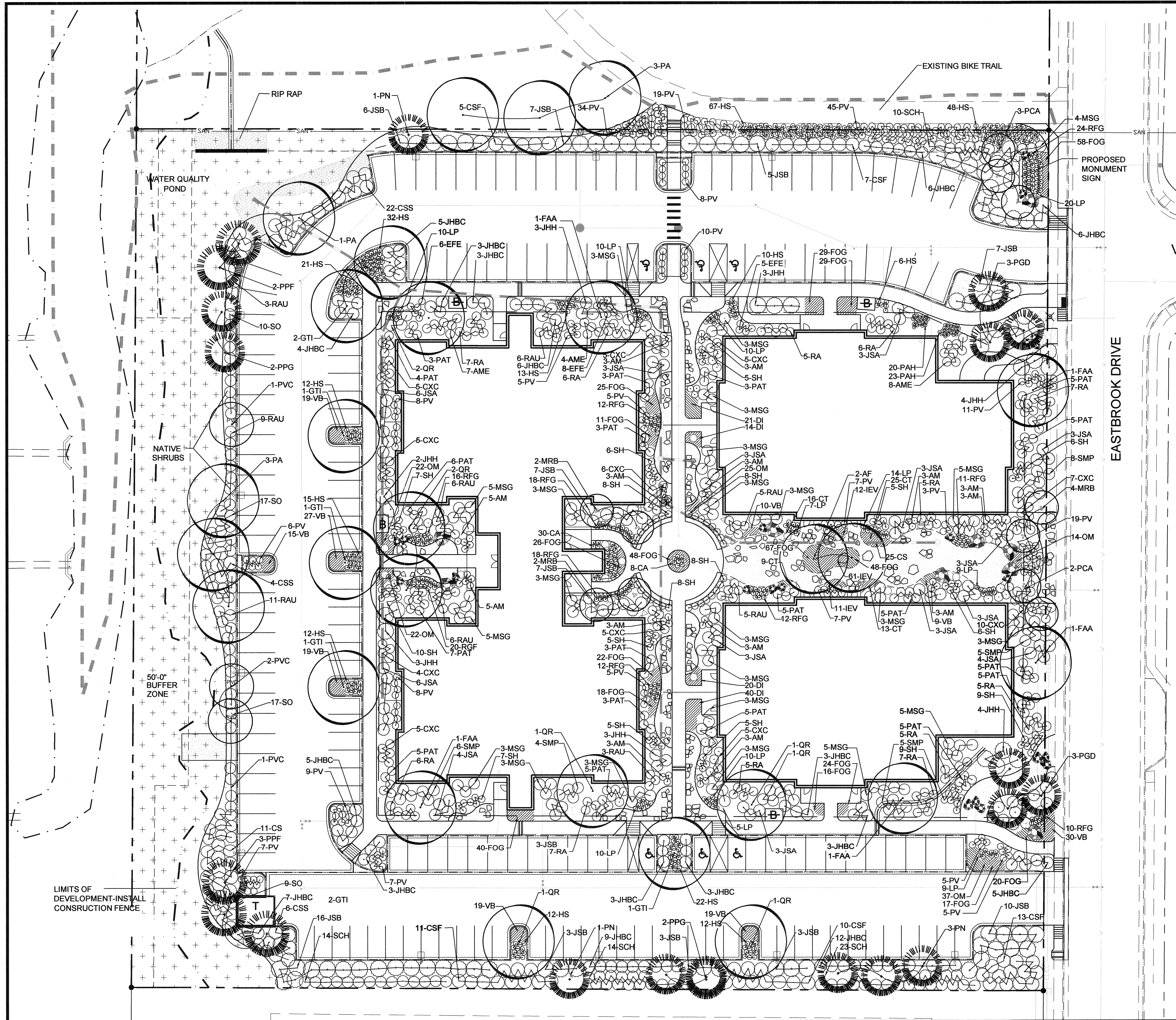
Director of Planning



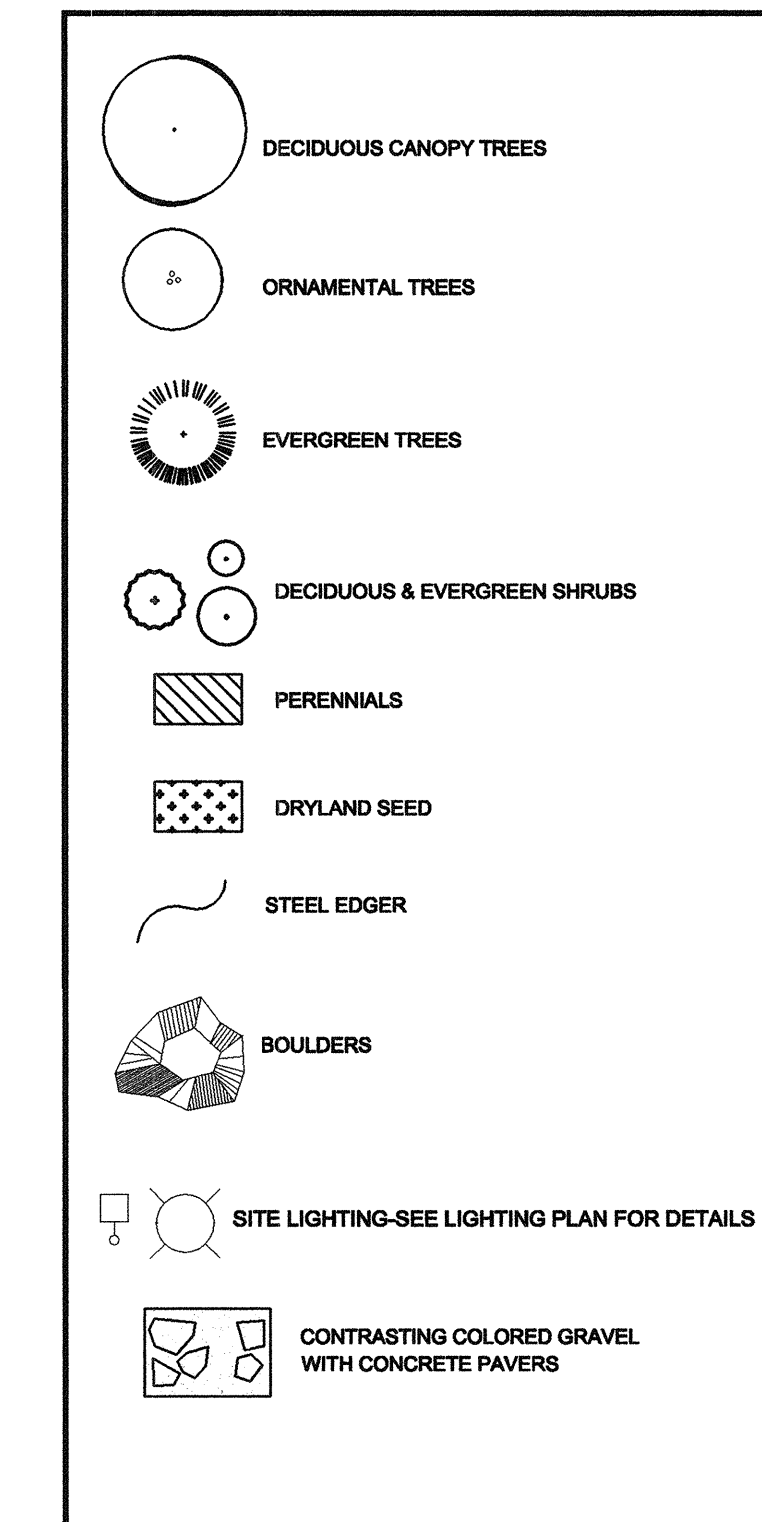
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SCALE: 1"=30'

This is a Land Use Planning Document,  
not a Construction Document. Refer to  
Civil Engineering Plans.





PLANT LEGEND



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**SEVEN GENERATIONS  
OFFICE PARK**

FT. COLLINS COLORADO

PLANTING PLAN

DATE	1/08/07
JOB NO.	05-068
DRAWN	JF
CHECKED	LR
REVISED	

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Civil Engineering Plans.



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY
RECOMMENDED DECIDUOUS TREES						DECIDUOUS SHRUBS					
AF	Acer franseria Autumn Blaze	Autumn Blaze Maple	2" cal	B+B	2	AME	Aronia melanocarpa elata	Black Chokeberry	5 gal.	5' o.c.	19
FAA	Fraxinus pennsylvanica Marshall	Marshall's Ash	2" cal	B+B	6	CSF	Cornus stolonifera 'Flaviramea'	Yellowtwig Dogwood	5 gal.	5' o.c.	45
GTI	Gleditsia triscanthis in. 'Shademaster'	Shademaster Honeylocust	2" cal	B+B	5	CSS	Cornus sericea 'stolonifera'	Red Osier Dogwood	5 gal.	6' o.c.	26
PA	Populus aluminata	Lanceleaf Cottonwood	2" cal	B+B	7	CXC	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 gal.	4' o.c.	62
QR	Quercus robur	English Oak	2" cal	B+B	6	PAT	Perovskia atriplicifolia	Russian Sage	5 gal.	6' o.c.	90
ORNAMENTAL TREES						RA	Ribes alpinum	Alpine Currant	5 gal.	5' o.c.	48
MRB	Malus x 'Red Baron'	Red Baron Crabapple	1.5" cal	B+B	8	RAU	Ribes aureum	Golden currant	5 gal.	4' o.c.	54
PCA	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	1.5" cal	B+B	3	SO	Symphoricarpos oreophilus	Mountain Snowberry	5 gal.	4' o.c.	53
PVC	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	1.5" cal	B+B	3	SCH	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	5 gal.	8' o.c.	47
EVERGREEN TREES						SMP	Syringea meyeri 'Palibin'	Dwarf Korean Lilac	5 gal.	6' o.c.	34
PGD	Picea glauca 'Densata'	Black Hills Spruce	6' ht.	B+B	6	PERENNIALS AND ORNAMENTAL GRASSES					
PN	Pinus nigra	Austrian Pine	8' ht.	B+B	5	AM	Achillea x 'Moonshine'	'Moonshine' Yarrow	1 gal.	24" o.c.	43
PTD	Picea pungens 'Glausa'	Colorado Blue Spruce	6' ht.	B+B	4	CA	Calamagrotis x 'Karl Foerster'	Feather Reed Grass	1 gal.	2' o.c.	36
PPF	Picea pungens 'Fat Albert'	Fat Albert Spruce	6' ht.	B+B	5	CT	Cerastium tomentosum	Snow-in-Summer	1 gal.	18" o.c.	39
EVERGREEN SHRUBS						DI	Dielsia integrifolia 'Coral Canyon'	Coral Canyon Twispur	1 gal.	18" o.c.	117
JHBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	6' o.c.	71	EFE	Eunonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	5 gal.	3' o.c.	19
JHH	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	5' o.c.	20	FOG	Festuca ovina glauca	Blue Fescue	1 gal.	12" o.c.	498
JSA	Juniperus sabinna 'Arcadia'	Arcadia Juniper	5 gal.	6' o.c.	47	HS	Helictotrichon sempervirens	Blue Oat Grass	1 gal.	24" o.c.	282
JSB	Juniperus sabinna 'Buffalo'	Buffalo Juniper	5 gal.	6' o.c.	73	IEV	Iris ensata Variegata	Variegated Japanese Iris	1 gal.	24" o.c.	84
						LP	Liatris spicata	Purple Gayfeather	1 gal.	18" o.c.	120
						MSG	Miscanthus sinensis 'Gracivilla'	Maiden Grass	5 gal.	3' o.c.	86
						OM	Oenothera macrocarpa 'Comanche Campfire'	Silverleaf Evening Primrose	1 gal.	24" o.c.	95
						PAH	Pennisetum alopecuroides 'Harelei'	Dwarf Fountain Grass	1 gal.	18" o.c.	43
						PV	Panicum vergatum	Switchgrass	5 gal.	3' o.c.	246
						RFG	Rudbeckia fulgida 'Goldstrum'	'Goldstrum' Black-eyed Susan	1 gal.	24" o.c.	157
						SH	Stipa hymenoides	Indian Ricegrass	5 gal.	3' o.c.	116
						VB	Verbena bipinnatifida	Native Verbena	1 gal.	18" o.c.	136

\* SHRUBS ON NORTH AND SOUTH END OF SITE TO CONTAIN BOTH NATIVE AND NON NATIVE SPECIES

PLANT NOTES

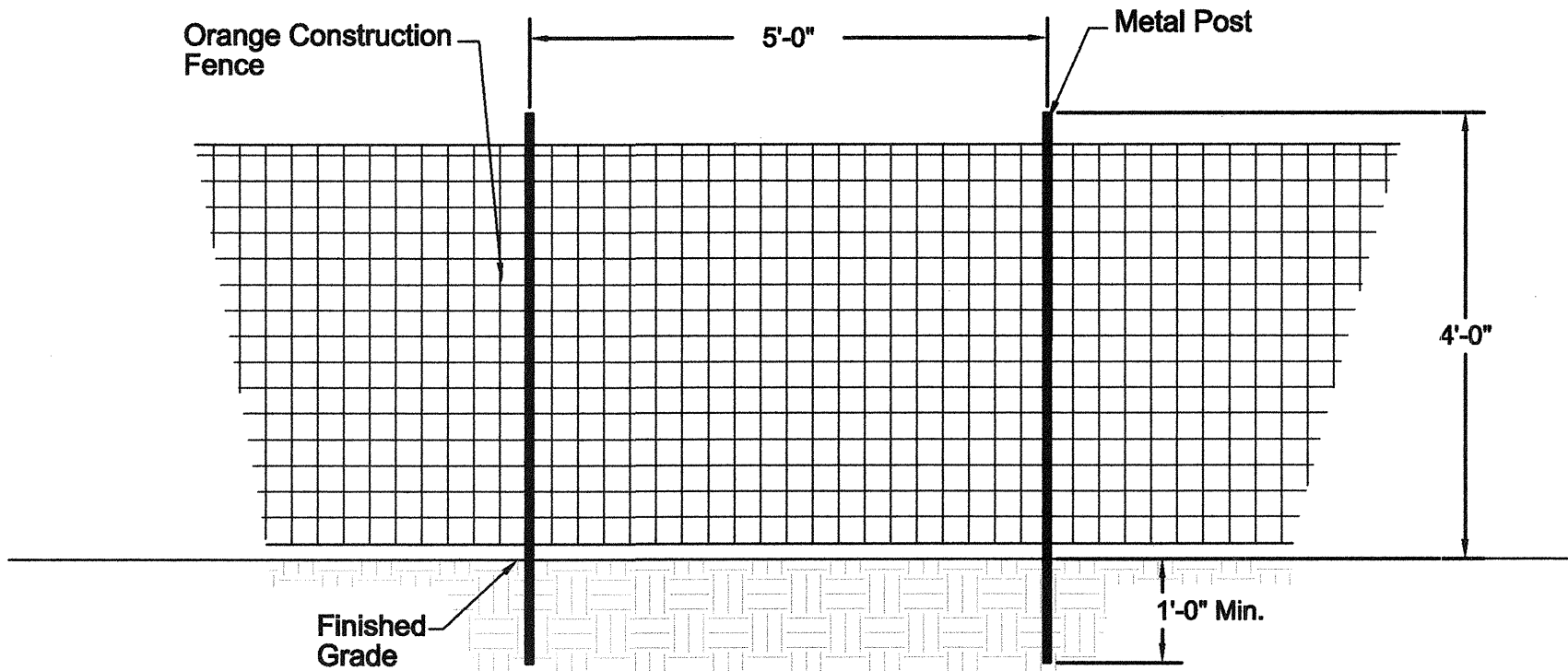
1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
2. TREES SHALL NOT BE PLANTED CLOSER THAN 4 FEET TO ANY GAS LINE AND NO CLOSER THAN 10 FEET TO ANY WATER OR SEWER LINE. SHRUBS SHALL NOT BE PLANTED 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. LANDSCAPING SHALL BE INSTALLED OR SECURED WITH A LETTER OF CREDIT, ESCROW, OR PERFORMANCE BOND FOR 125 % OF THE VALUE OF THE LANDSCAPING AND INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
5. ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
6. SHRUB BEDS AND TREES, INCLUDING IN DRYLAND SEED AREAS, ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
7. ALL SHRUB BEDS TO BE MULCHED WITH MIXED GRAVEL MULCH OR WOOD BARK MULCH.
8. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOD.
9. TOPSOIL. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
10. SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED.

WATER USAGE TABLE

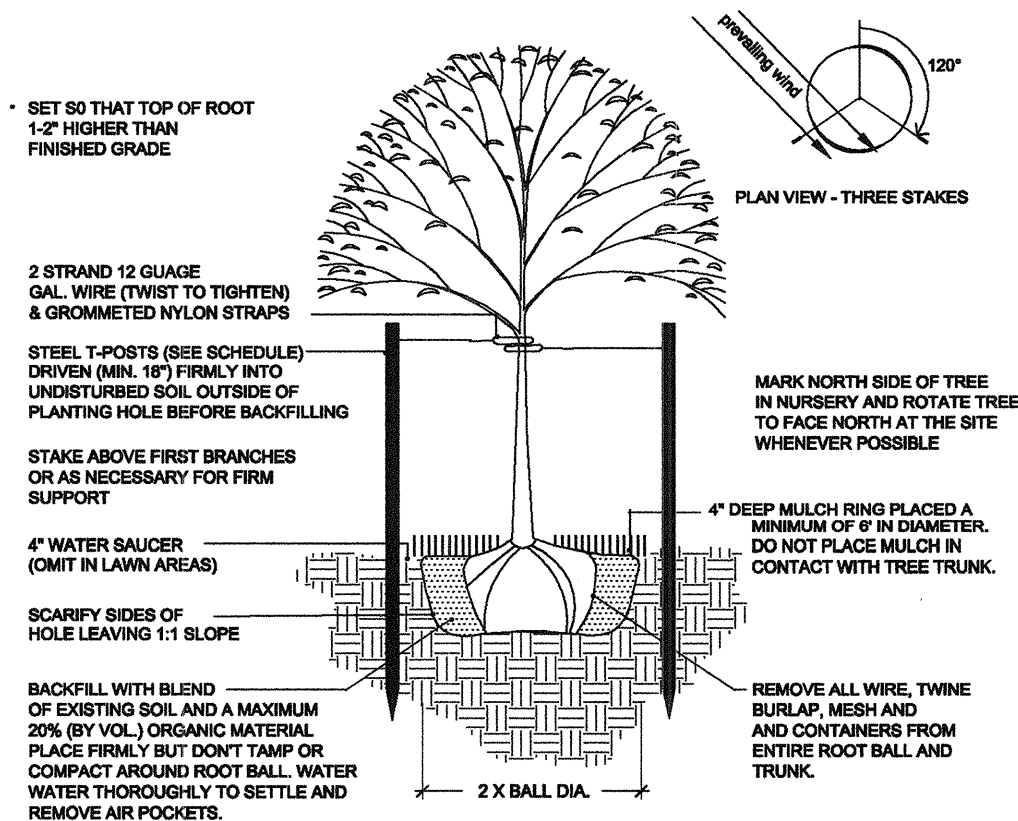
LANDSCAPE CATEGORIES INCLUDE THE FOLLOWING:	
NON IRRIGATED DRY LAND SEED AREAS	15,517 SF
LOW- MODERATE WATER SHRUB BED AREAS	41,257 SF
TOTAL:	56,774 SF

NATIVE SEED MIX

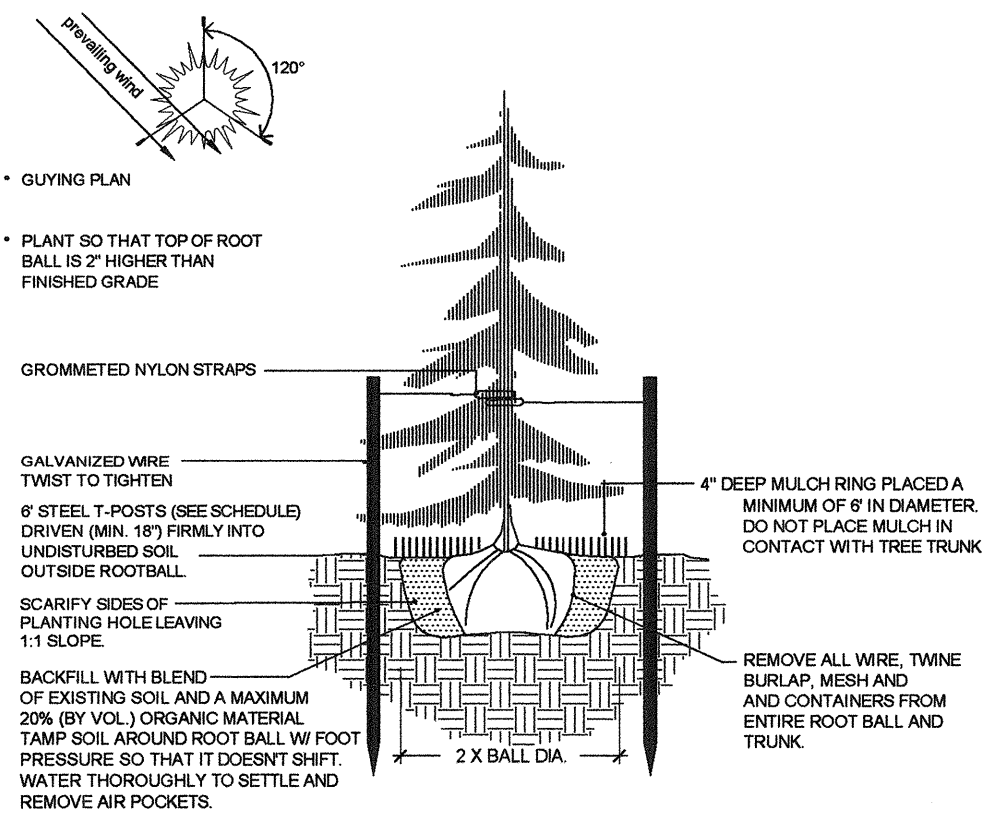
Species	Preferred Varieties	Rate Lbs./Acre Planted (Drilled 1)	Percent Of Mix	PLS Seeded/Acre
Green needlegrass Stipa viridula	Lodorm	2.00	15%	362,000
Slender wheatgrass Agropyron trachycaulum	Primar, Revenue	4.00	25%	640,000
Streambank or Thicksipke wheatgrass Agropyron dasystachyum	Critana	4.00	30%	744,000
Western wheatgrass Agropyron smithii	Amiba, Barton	6.00	30%	756,000
Totals		16.00	100	% 2,502,000 (57 seeds/sq.ft.)



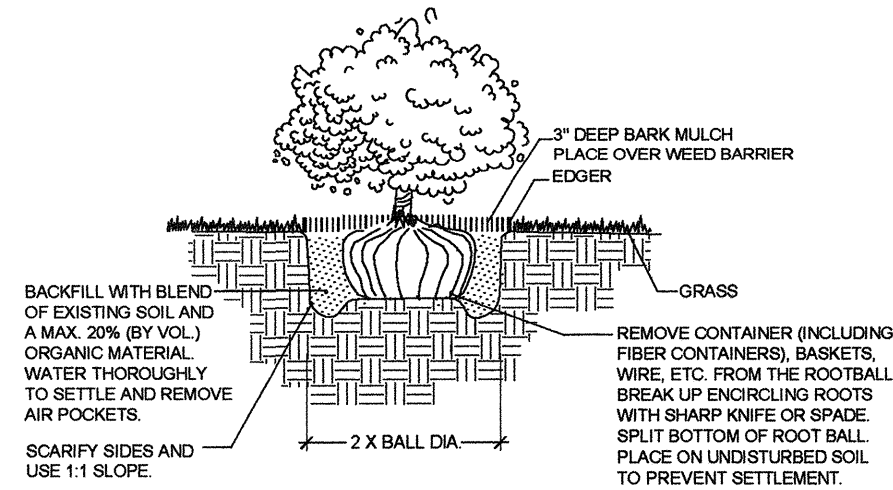
1 CONSTRUCTION FENCE DETAIL  
NOT TO SCALE



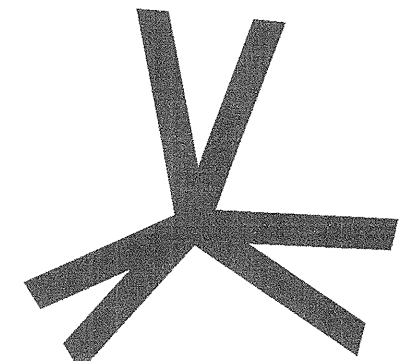
A TREE PLANTING - VERTICAL STAKES  
NOT TO SCALE



B CONIFER TREE PLANTING - GUY WIRES  
NOT TO SCALE



C SHRUB PLANTING  
NOT TO SCALE



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OFFICE PARK

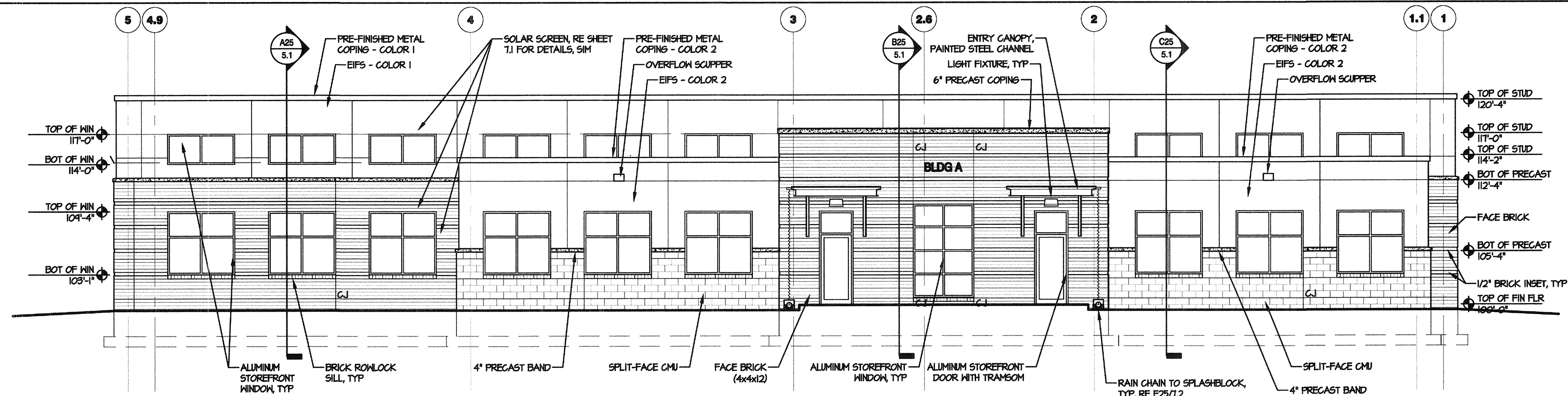
COLORADO

FT. COLLINS

PLANTING PLAN  
INFORMATION  
AND DETAILS

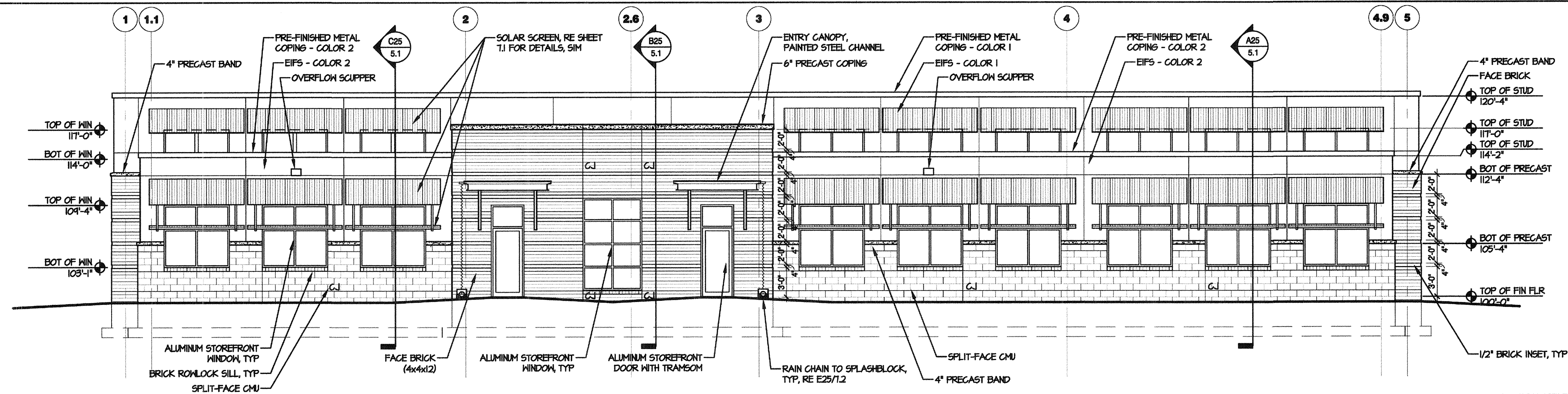
DATE 1/08 / 07  
JOB NO. 05-088  
DRAWN JF  
CHECKED LR  
REVISED





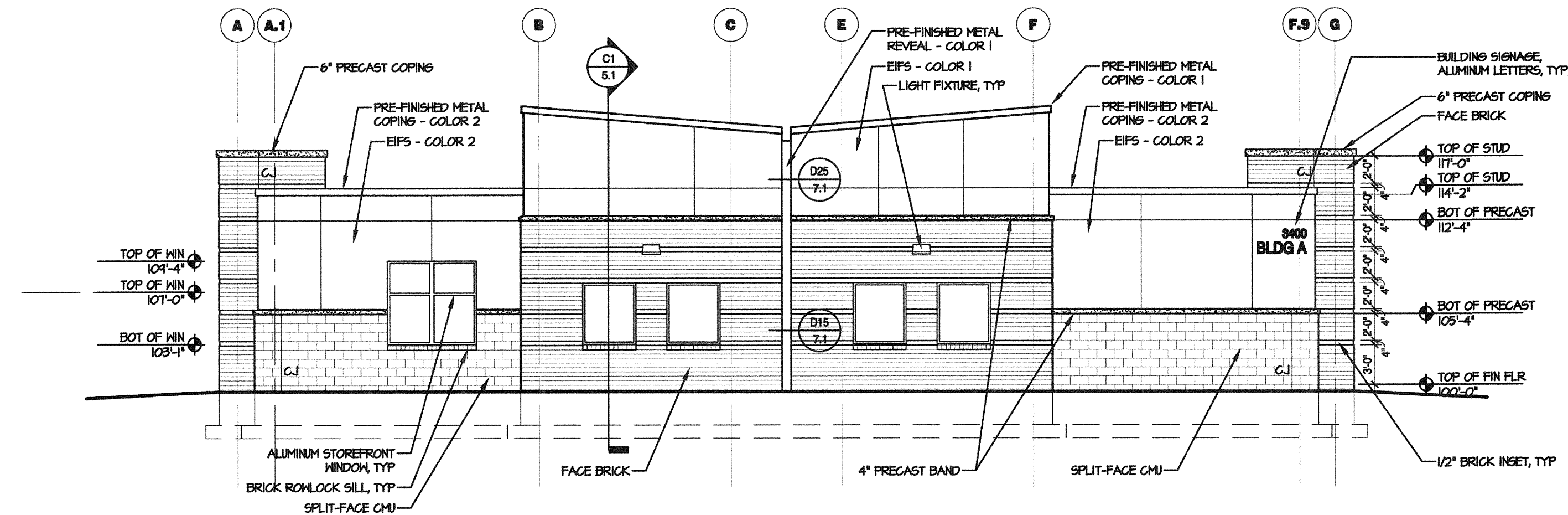
D1 NORTH ELEVATION

1/8"=1'-0"



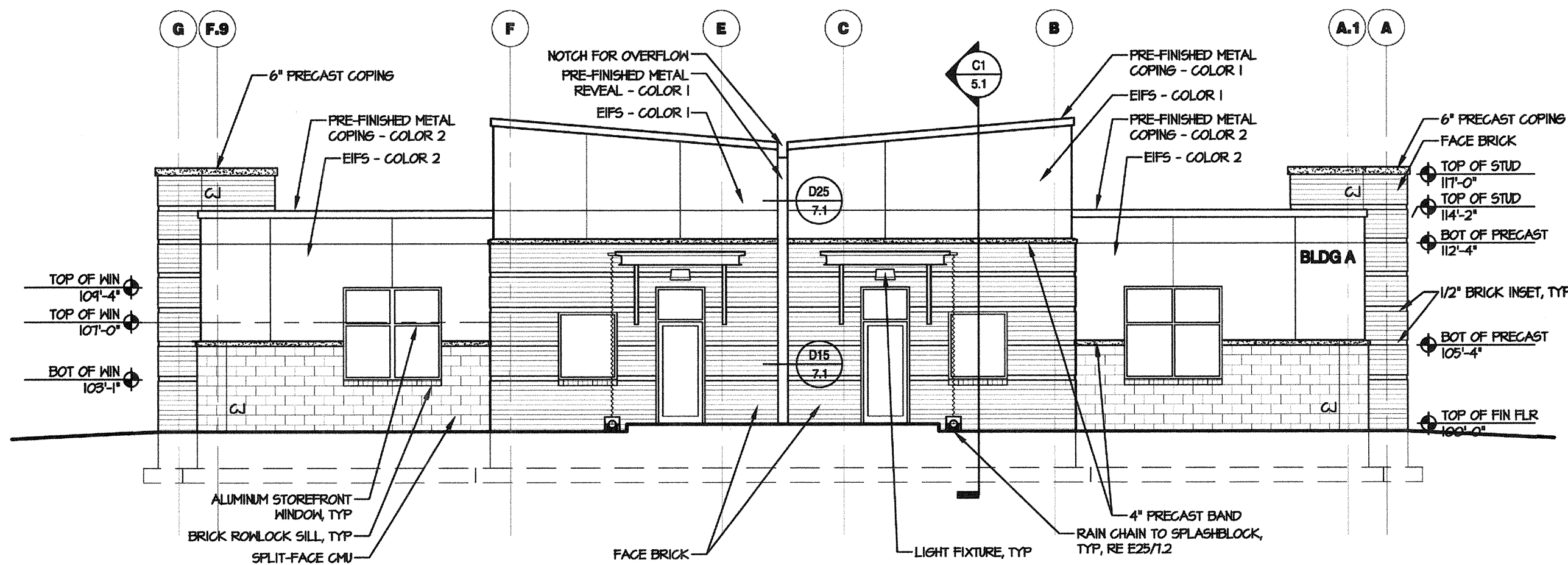
C1 SOUTH ELEVATION

1/8"=1'-0"



B1 EAST ELEVATION

1/8"=1'-0"



A1 WEST ELEVATION

1/8"=1'-0"

SEVEN GENERATIONS OFFICE PARK  
**BUILDING A**  
3400 EASTBROOK DRIVE  
FORT COLLINS, CO 80526

RB+B ARCHITECTS, INC.  
315 EAST MOUNTAIN AVENUE  
SUITE 100  
FORT COLLINS, CO 80524  
PHONE: (970) 484-0117  
FAX: (970) 484-0264  
E-MAIL: rbbinc@rbbarchitects.com

**RBB**

RB+B JOB NUMBER:  
06-28

DRAWN:  
RB+B

CHECKED:  
RB+B

ISSUE DATE:  
12-29-06

REVISIONS:

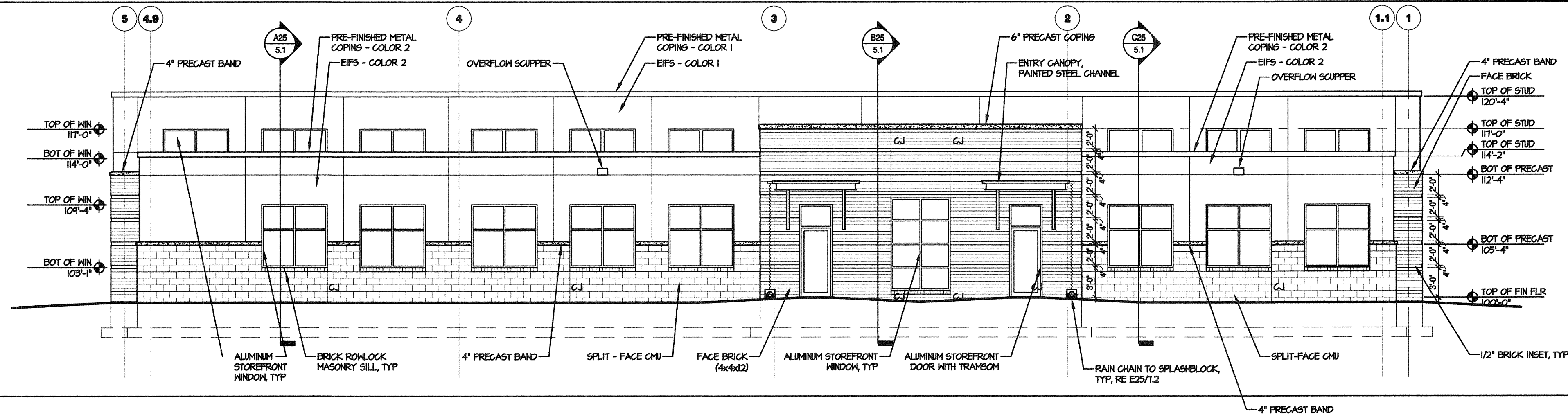
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EXTERIOR ELEVATIONS  
FOR BUILDING A

SHEET NUMBER:

**4**

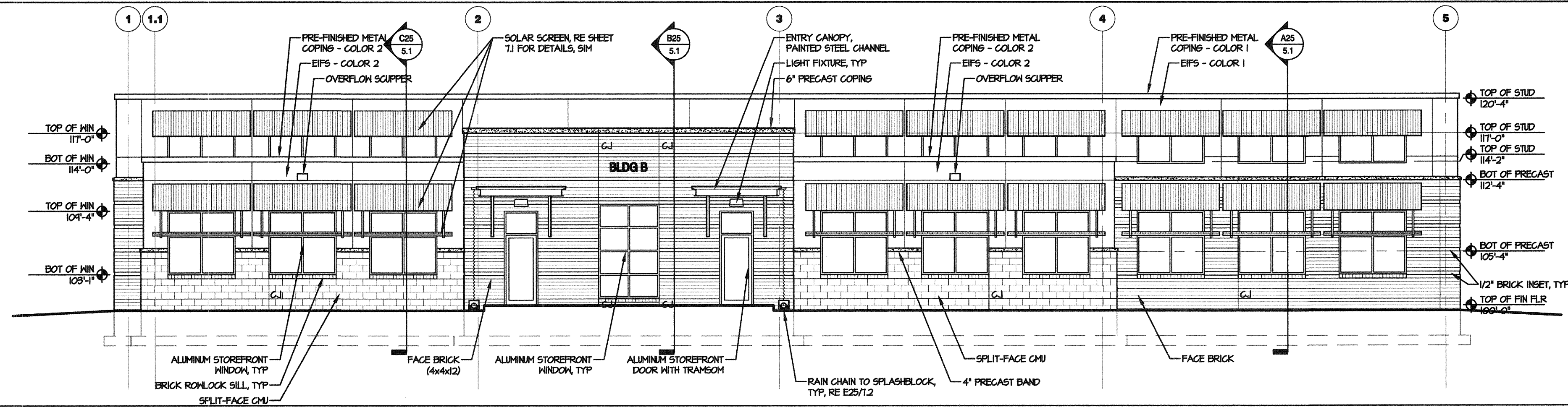
SHEET 4 OF 7





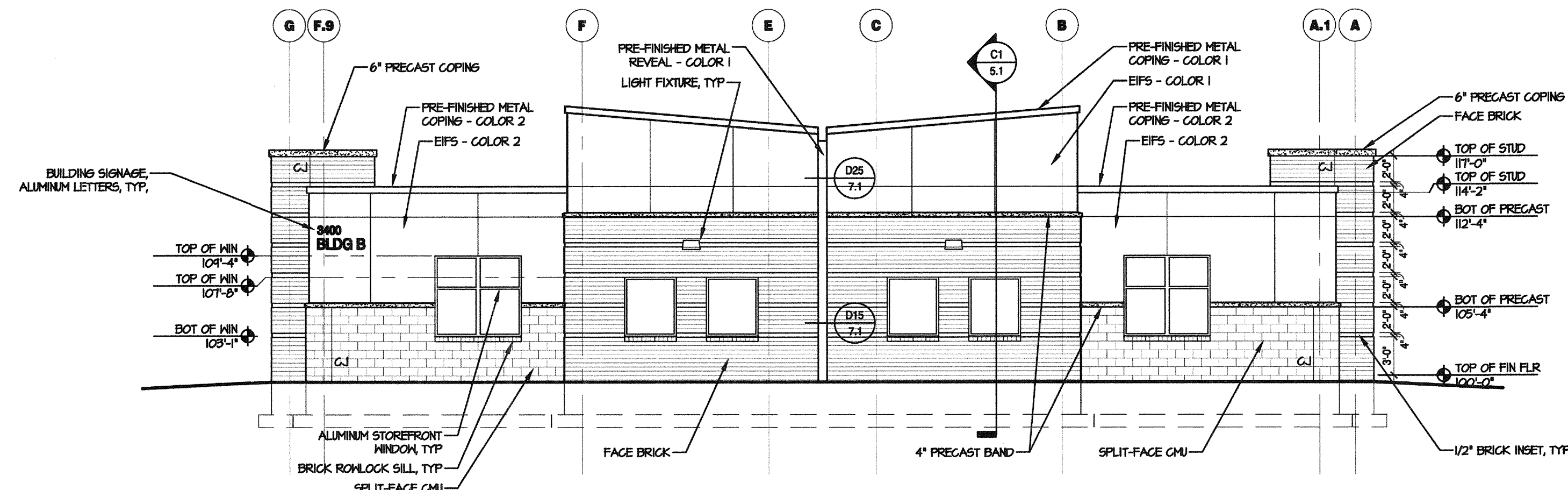
D1 NORTH ELEVATION

1/8"=1'-0"



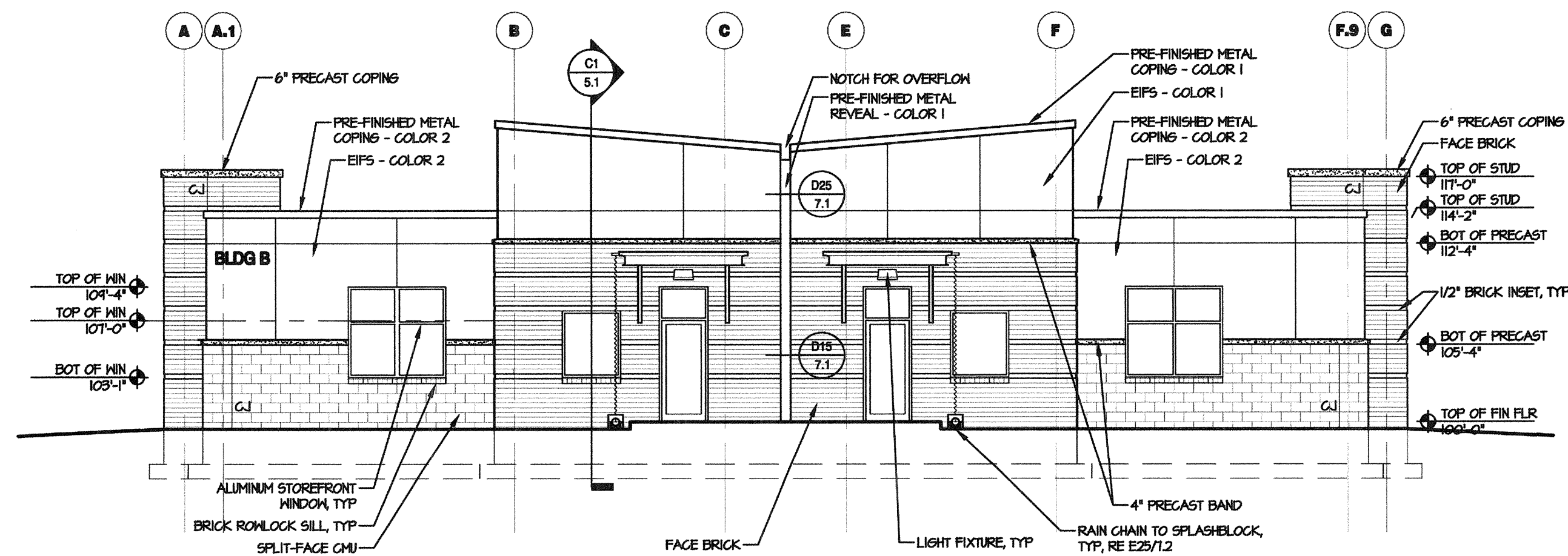
C1 SOUTH ELEVATION

1/8"=1'-0"



B1 EAST ELEVATION

1/8"=1'-0"



A1 WEST ELEVATION

1/8"=1'-0"

SEVEN GENERATIONS OFFICE PARK  
**BUILDING B**  
3400 EASTBROOK DRIVE  
FORT COLLINS, CO 80526

RB+B ARCHITECTS, INC.  
315 EAST MOUNTAIN AVENUE  
SUITE 100  
FORT COLLINS, CO 80524  
PHONE: (970) 484-0117  
FAX: (970) 484-0264  
E-MAIL: [rbinc@rbarchitects.com](mailto:rbinc@rbarchitects.com)

**RBB**

RB+B JOB NUMBER:  
06-28

DRAWN:  
RB+B

CHECKED:  
RB+B

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REVISIONS:

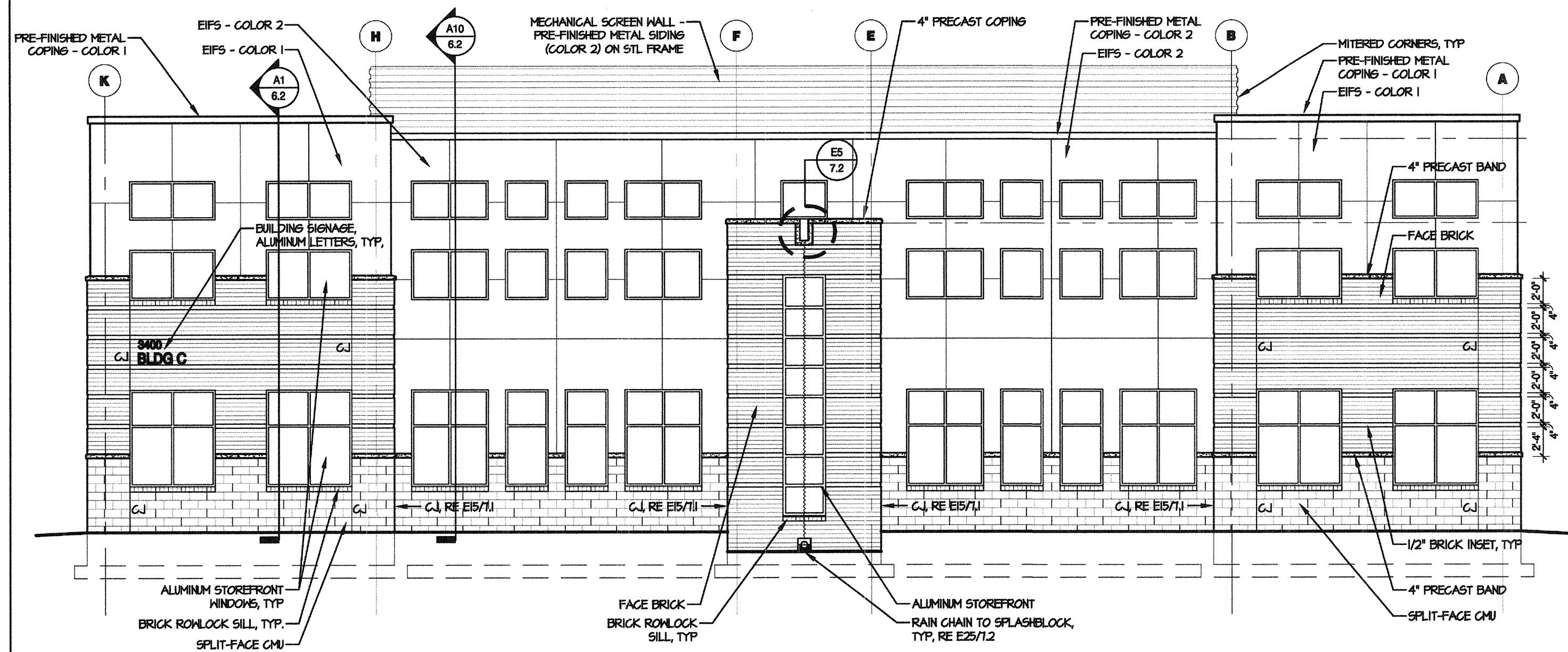
SHEET NAME:  
EXTERIOR ELEVATIONS  
FOR BUILDING B

SHEET NUMBER:

**5**

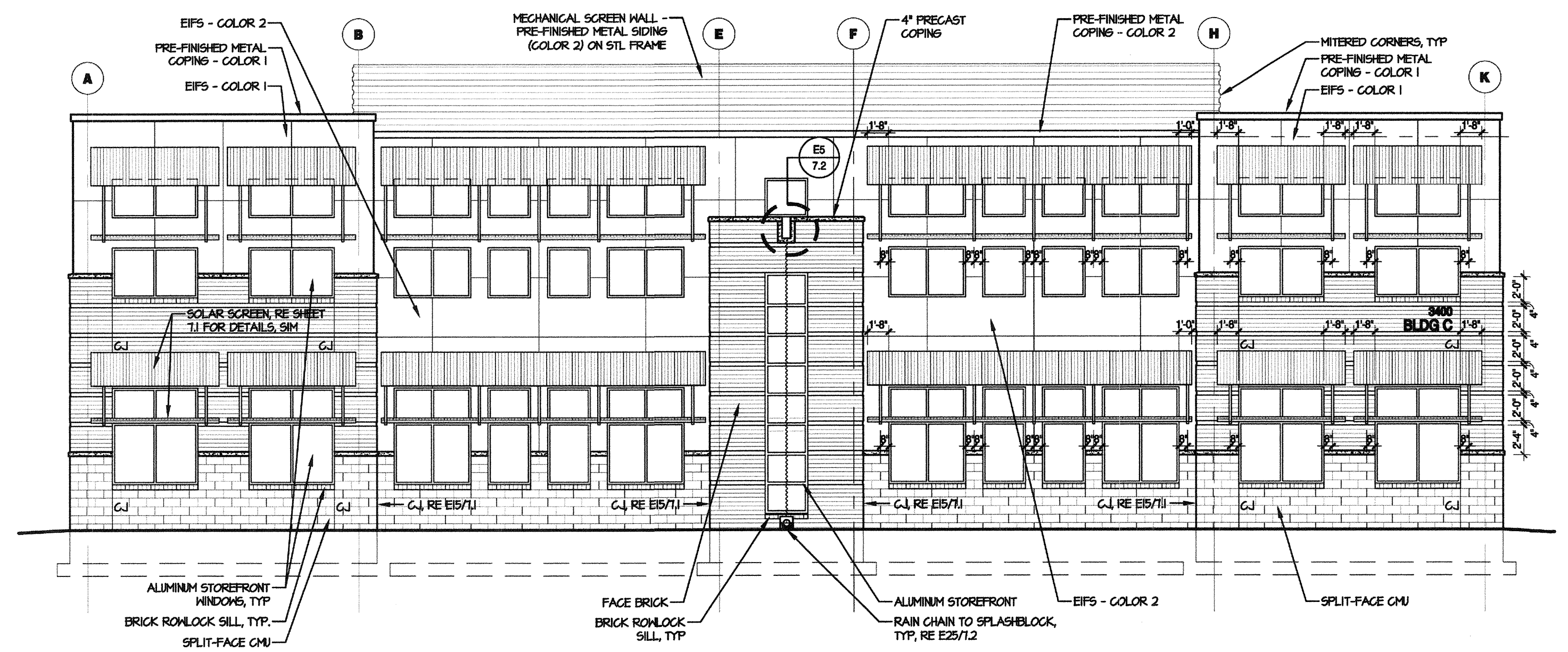
SHEET 5 OF 7





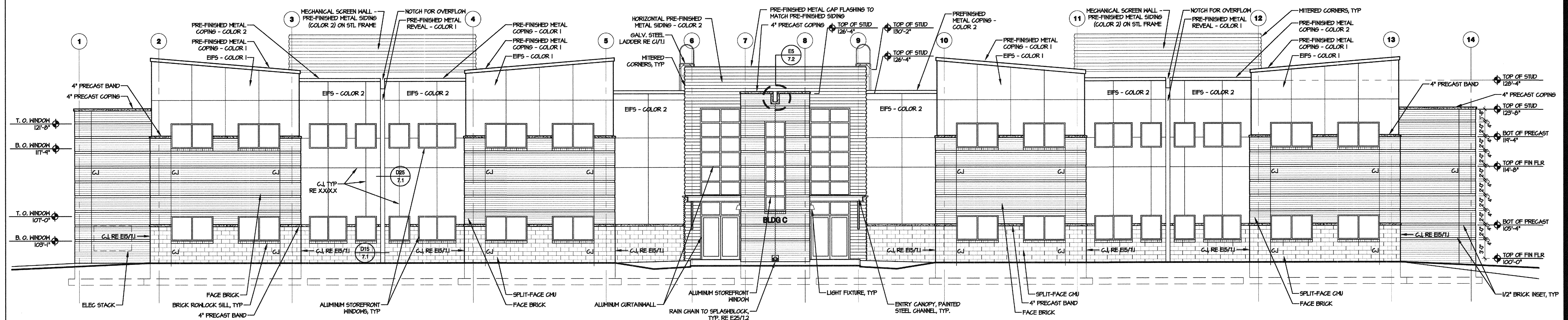
**C1 NORTH ELEVATION**

1/8"=1'-0"



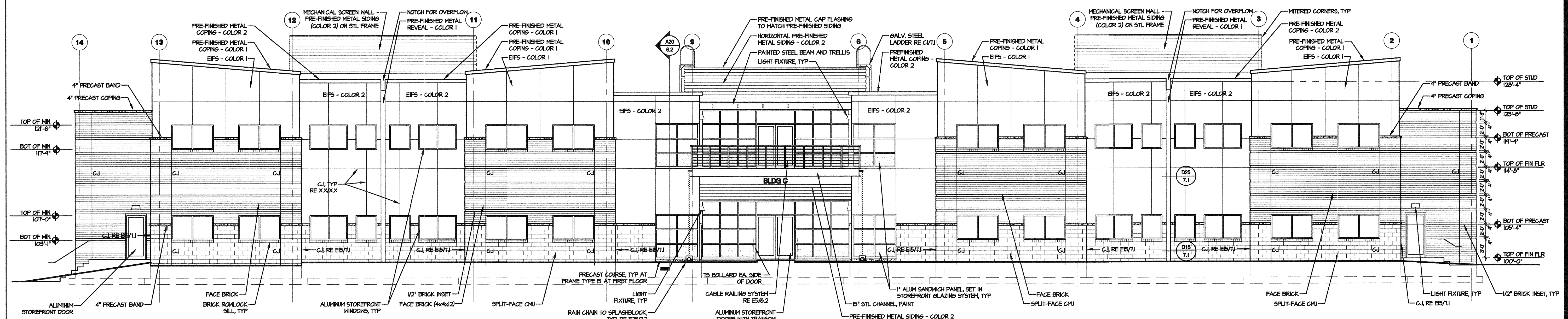
**C20 SOUTH ELEVATION**

1/8"=1'-0"



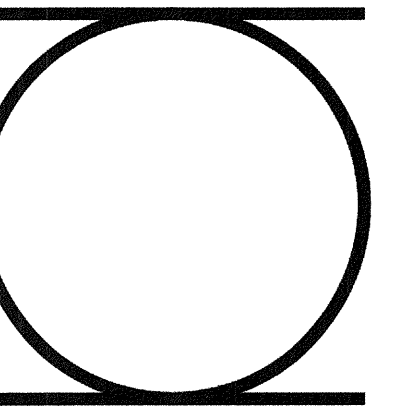
**B1 EAST ELEVATION**

1/8"=1'-0"



**A1 WEST ELEVATION**

1/8"=1'-0"



SEVEN GENERATIONS OFFICE PARK  
**BUILDING C**  
 3400 EASTBROOK DRIVE  
 FORT COLLINS, CO 80526

RB+B ARCHITECTS, INC.  
 315 EAST MOUNTAIN AVENUE  
 SUITE 100  
 FORT COLLINS, CO 80524  
 PHONE: (970) 484-0117  
 FAX: (970) 484-0264  
 E-MAIL: rbbino@rbbarchitects.com

**RBB**

RB+B JOB NUMBER:  
 06-28

DRAWN:  
 RB+B

CHECKED:  
 RB+B

ISSUE DATE:  
 12-29-06

REVISIONS:

SHEET NAME:  
 EXTERIOR ELEVATIONS  
 FOR BUILDING C

SHEET NUMBER:

**6**

SHEET 6 of 7



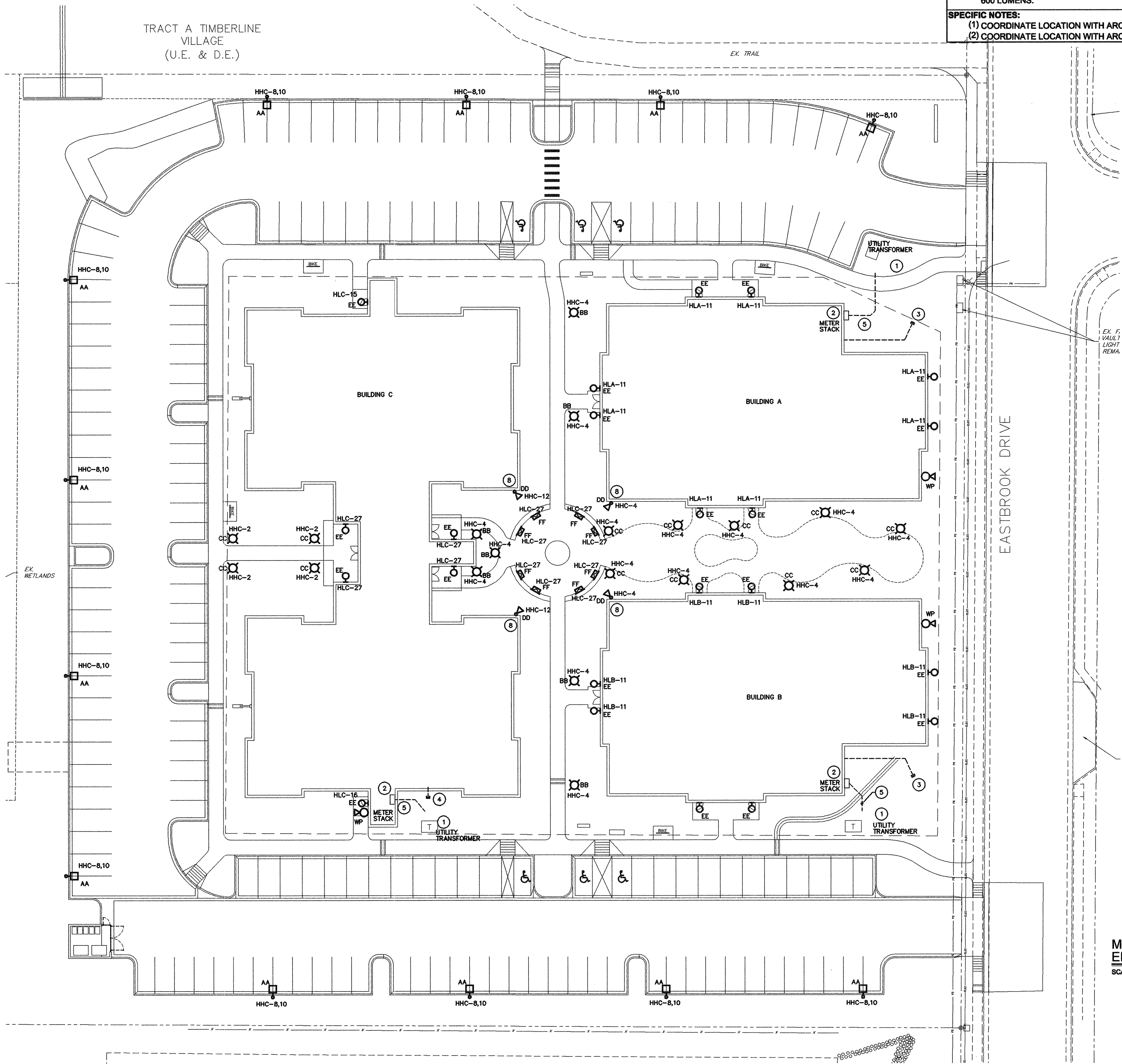
SITE LUMINAIRE SCHEDULE									
TYPE	DESCRIPTION	MOUNTING	LAMPS		INPUT WATTS	VOLT	MANUFACTURER	CATALOG NUMBER	SPECIFIC NOTES
			QTY	TYPE					
AA	POLE-MOUNTED METAL HALIDE AREA LIGHT WITH FORWARD THROW SEGMENTED OPTICS WITH SPILL LIGHT ELIMINATOR, SQUARE POLE, GRAPHITE FINISH	24' AFG, SEE POLE DIAGRAM	1	250W METAL HALIDE	20000	287	480	INVUE	VXM-250-MH-MT-SL-GM-MA1050-GM
BB	POLE-MOUNTED COMPACT FLUORESCENT PEDESTRIAN LIGHT, TYPE III SEGMENTED OPTICS, STRUT ROD, SQUARE POLE, GRAPHITE FINISH	12' AFG, SEE POLE DIAGRAM	1	F42TRT/SPX35	2720	46	277	INVUE	VXS-42-CF-UNV-3S-GM-PRCPS-MA107-1-GM
CC	40" COMPACT FLUORESCENT BOLLARD WITH INTERNAL LOUVERS, FLAT TOP, HOUSE SIDE SHIELD, NATURAL ALUMINUM FINISH	CONCRETE BASE	1	F42TRT/SPX35	2720	46	277	ALLSCAPE	LL-205-42-CFT-120-CLL-NA-FL-HSS
DD	WALL MOUNTED ACCENT LIGHT WITH WALL-MOUNTED MINI ELECTRONIC BALLAST, CITY SILVER FINISH, INTEGRAL HEX CELL LOUVER	SURFACE, WALL 14' AFG	1 PER HEAD	39W PAR20 METAL HALIDE	2000	44	277	LUMIERE MONACO 2004	2004-MH39PAR20-277-ELMWM-CS-LV-R 20
EE	COMPACT FLUORESCENT TRAPEZOIDAL WALL SCONCE WITH EMERGENCY BATTERY, SILVER FINISH	SURFACE, WALL 8' AFG	1	F42TRT/SPX35	2720	46	120	LUMARK	PLIP-T-42-120-CF/EM-120-SY
FF	5" DIAMETER LED STEP LIGHT WITH CITY SILVER LOUVERED FACEPLATE, CONCRETE POUR HOUSING	SEAT WALL, 16" AFF TO TOP	4	LED		4	120	LUMIERE RIO	123SL-RD-C-4LED-120V12-CS
<b>GENERAL NOTES:</b> A. LIGHTING FIXTURE SCHEDULE CAN NOT BE USED INDEPENDENTLY OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN LUMINAIRE FIXTURE COSTS. THE INDIVIDUAL PUTTING TOGETHER FIXTURE COSTS SHALL NOT QUOTE PRICING WITHOUT FIRST SEEING APPLICABLE ELECTRICAL DRAWINGS AND DIVISION 16 SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE NECESSARY DRAWINGS AND SPECIFICATIONS TO THE INDIVIDUAL QUOTING LUMINAIRE PRICING. B. REFER TO DRAWINGS FOR ALL FIXTURES REQUIRING EMERGENCY BATTERY BACKUP OPTION (SHOWN BY HATCH IN/OVER SYMBOL). MINIMUM LIGHT OUTPUT FOR EMERGENCY BALLAST SHALL BE 600 LUMENS. <b>SPECIFIC NOTES:</b> (1) COORDINATE LOCATION WITH ARCHITECT FOR POSITION RELATIVE TO DOORS AND WINDOWS (2) COORDINATE LOCATION WITH ARCHITECT FOR POSITION ON WALL. FIELD AIM AND ADJUST AT NIGHT									

NOTES:

1. USE A MINIMUM #8 AWG FOR ALL SITE LIGHTING.

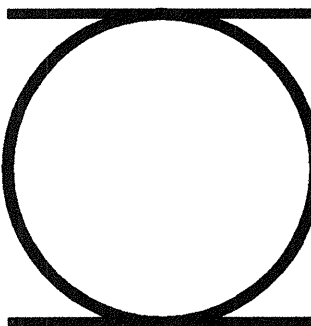
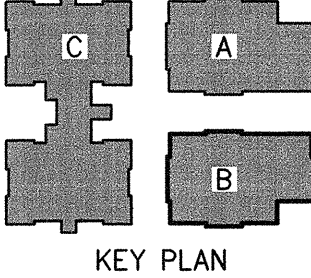
FLAG NOTES:

- (1) PAD MOUNTED UTILITY TRANSFORMER. COORDINATE LOCATION & INSTALLATION WITH FORT COLLINS UTILITIES.
- (2) WALL MOUNTED METER STACK. COORDINATE INSTALLATION REQUIREMENTS WITH FORT COLLINS UTILITIES. REFER TO DIAGRAMS ON SHEETS E4.1A, E4.1B & E4.1C.
- (3) (1) 4" C FOR TELCO (1) 2" C FOR CATV TO DATA ROOM. (1) 2" SPARE, STUB UP INTO TELCO ROOM. COORDINATE PEDESTAL LOCATIONS WITH UTILITY.
- (4) (2) 4" C FOR TELCO (1) 2" C FOR CATV TO DATA ROOM. (1) 2" SPARE, STUB UP INTO TELCO ROOM. COORDINATE PEDESTAL LOCATIONS WITH UTILITY.
- (5) FOR TRANSFORMER SECONDARY TO METER STACK, WIRE AND CONDUIT SIZES, REFER TO ONE LINE DIAGRAMS ON SHEETS E5.1A, E5.1B & E5.1C.
- (6) SITE LIGHTING (NOT MOUNTED ON THE BUILDING) TO BE CONTROLLED BY LIGHTING CONTROL PANEL (LCP) IN BUILDING C. REFER TO DIAGRAM E. ON E4.1C.
- (7) SITE LIGHTING (MOUNTED ON THE BUILDING) TO BE CONTROLLED BY INDIVIDUAL BUILDING'S TIME CLOCK.
- (8) WIRING TO BLDG MOUNTED SPOTLIGHTS TO BE ROUTED INSIDE OF BLDG. (DO NOT RUN SURFACE MOUNTED CABLE ON EXTERIOR OF BUILDING)



MECHANICAL & ELECTRICAL SITE PLAN  
SCALE: 1" = 30'-0"

DESIGN DEVELOPMENT SET  
NOT FOR CONSTRUCTION



SEVEN GENERATIONS  
OFFICE PARK  
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E-MAIL: rbinc@rbarchitects.com

**RBB**

RB+B JOB NUMBER:  
06-28

DRAWN:  
CGW

REVIEWED:  
CMR & BGR

ISSUE DATE:  
12-18-06

REVISIONS:

SHEET NAME:  
ELECTRICAL  
SITE PLAN

SHEET NUMBER:

3 of 7

BEAUDIN  
GANZE  
Consulting Engineers,  
Val (970) 546-8108  
Lark Tahoe (330) 555-7359  
Denver (303) 278-3820  
Fort Collins (970) 221-0891  
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Project No. 0504-00  
www.bgcpe.com



# Seven Generations Office Park



## Legend

Addresses	Railroads	City or Town
Subdivisions	Major Road System	County
Tax Parcels	Road System	State
Platted Lots	Lakes and Ponds	Federal
Home Owners Assoc & Severed Mine Rights	Major Rivers and Streams	Other

## Notes

0.0 0 0.0 Miles

Scale  
1: 1,200



Date Prepared: 6/3/2021 1:31:48 PM

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