



ADMINISTRATIVE HEARING

STAFF REPORT

PROJECT: Maple Mixed Use Project Development Plan #150025

APPLICANT: Craig Russell
Russell + Mills Studios
141 College Ave.
Fort Collins, CO 80524

OWNERS: Development Company LLC, Manager Connie Dohn
2642 Midpoint Dr. Unit A
Fort Collins, CO 80525

PROJECT DESCRIPTION:

This is a proposal for a Project Development Plan (PDP) located at the northeast corner of Maple and Meldrum Streets, directly across Maple Street from City Hall.

The plan proposes a predominately 3-story mixed-use building with partial fourth-story loft spaces. The ground floor includes 4,900 square feet of office space along Maple street frontage, and four dwelling units along Meldrum Street frontage. Upper levels contain 25 dwelling units for a total of 29 dwelling units in the building. Units are a mix of studio, 1-, 2-, and 3-bedrooms with a total residential occupancy of 46 bedrooms. The second floor has a central rooftop terrace of 2,770 square feet.

The property is 28,500 square feet, or .65 acres. Building coverage is 22,455 square feet, of which 14,042 square feet is covered ground floor parking. Total building floor area is 44,966 square feet.

39 vehicle parking spaces are provided within the building structure, covered by residential units above. Access is from the alley which runs north-south on the east side of the property. 22 on-street parking spaces will exist along the property frontage, including 4 new spaces created by the development plan with removal of a driveway.

An existing vacant light industrial building and one single family house will be demolished and removed from the subject property. These buildings have been found not eligible for historic designation.

Proposed new streetscape development includes new curb, gutter, sidewalks, landscaping, and patio areas.

The property is located within the Downtown (D) Zoning District, at the western edge of the zone.

The project is requesting a Modification of Standards to Section 4.16(D)(5)(e) of the Land Use Code to allow the use of cement fiber lap siding and panels on portions of the building.

RECOMMENDATION:

Staff recommends approval of the 320 Maple Mixed Use PDP.

EXECUTIVE SUMMARY:

Zoning encourages the *mixed use dwelling* land use with its designation as a 'Type 1' use requiring administrative hearing. Zoning describes height limits for this particular block as 3-4 stories, 45' +/-, with the intent to convey a scale of building rather than exact points or lines. The building is mostly limited to a maximum of 3 stories and 40 feet in height, with the minor exception of 4-story loft portions reaching 49 feet at the highest points.

Building materials include brick and fiber cement lap siding intended to relate to traditional building materials in the neighborhood. Accents of fiber reinforced concrete panels and fiber cement panels are intended to relate to more-contemporary and commercial aspects of the area. These are used to define the commercial portion of the building at the corner, along Maple Street, and to frame residential balconies. A pedestrian-oriented ground floor base portion is designed in conjunction with extensive streetscape development. Parking exceeds code requirements.

COMMENTS:

1. Context and Background

The subject block is the very northwestern corner of the Downtown zoning district; and the subject property is at the west edge of the block. Facing blocks to the north and west are zoned Neighborhood Conservation Buffer (NCB), which is intended for areas that are a transition between residential neighborhoods and more intensive commercial-use areas or higher traffic zones.

NCB zoning allows limited multifamily and office uses, with a three-story building height limit. The transitional zoning is intended to allow limited conversion from single family residential to other uses, in recognition of its location around edges of the Downtown. These NCB blocks comprise predominately single family houses with a historic character.

At the other end of the subject block face (the north end), a 3-story mixed-use building exists as a result of redevelopment under the D zoning. It is somewhat similar to the proposed project, albeit on a much smaller lot (11,000 square feet vs. 28,500 square feet for the subject property; with 9 dwelling units and 4,000 square feet of commercial space).

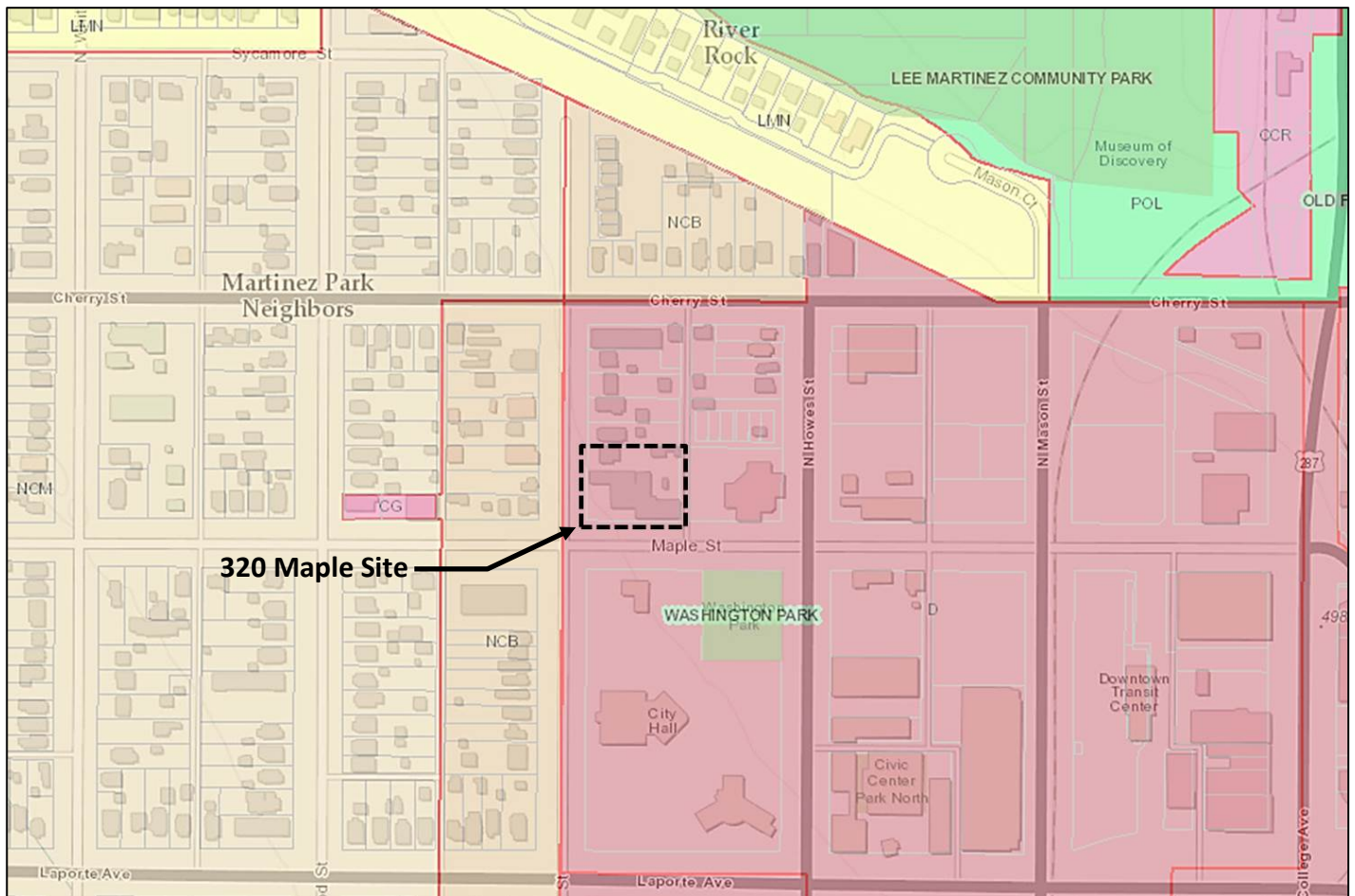
The opposite, east face of the subject block includes a new 3-story townhouse development currently under construction with 6 units in two buildings on a 19,000 square foot mid-block lot.

Surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Downtown (D) on the subject block; Neighborhood Conservation Buffer (NCB) on facing block	Single family residential and a mixed use multi-family dwelling
West	Neighborhood Conservation Buffer (NCB)	Single family residential, across the street, including several historic properties
South	Downtown (D)	City Hall across the street
East	Downtown (D)	Office Building across the alley, new townhouse development under construction

Below is a site location and zoning map.

Location Map



2. Compliance with Article 4 of the Land Use Code, Division 4.16 - Applicable Downtown Zone District Standards

Staff finds that the proposed PDP complies with the applicable standards in Division 4.16 Downtown District – Civic Center Subdistrict, as explained below.

Section 4.16(B) - Permitted Use

The proposed mixed use dwelling is permitted in the Downtown District, and requires administrative review by a Hearing Officer (a Type 1 use).

Section 4.16(D) – Building Standards

(1) *Setback from Streets.* This standard requires a landscaped setback for all block faces west of Mason Street.

- The proposed frontage along Maple Street has a 14-foot wide landscaped area between the sidewalk and the building, 9 feet of which is setback distance from the right-of-way line. This frontage also includes a 10-foot parkway area between the curb and sidewalk with turfgrass and street trees consistent with the traditional neighborhood pattern.
- Similarly, the proposed frontage along Meldrum Street provides 12 feet of landscaped area behind the sidewalk and a 12-foot wide parkway.

These landscaped setbacks demonstrate a generous landscaped edge along the street, consistent with standards and enhancing the transition between the west side neighborhood and downtown.

(2) *Building Height.* Maximum building height for this block is stated as 3 – 4 stories, 45 feet+/- . This limit is stated to convey a scale of building, rather than exact points or lines.

- The building fits this scale. The predominate 3-story portion of the building is 40 feet in height. The massing is highly modulated with significant recessed portions and stepped back terracing on the north side to reduce shading on adjoining property. On the north side of the building, upper-story portions are set back further than the ground floor by dimensions ranging from 9 to 20 feet.
- The partial 4th story loft portions of the building reach a maximum of 49 feet in height, but are set back 38-40 feet from the lower portion of the building on all sides except the Maple Street side, where the additional setback is 13 feet. These deep setbacks mitigate any visual or shading impacts.

(5) *Building Character and Facades.* This standard requires that buildings provide architectural interest, encourage outdoor activity and interaction, and are constructed with high-quality, durable materials.

- The proposed building massing is heavily modulated both horizontally and vertically, with modulations designed to express different units within the building and to define outdoor spaces. Outdoor activity is encouraged with extensive balconies and terraces, the main commercial entry at the corner, ground floor patios, and doorways to ground floor units along Meldrum Street.

- Predominate exterior materials are brick, which clearly defines a base portion oriented to pedestrians; fiber cement lap siding which relates to siding on adjacent houses and is a high quality durable material; and architectural grade fiber reinforced concrete panels in a large-shingle pattern which add a more contemporary and commercial aspect to the corner and the Maple Street frontage. The use of fiber cement siding requires a modification to this standard (4.16(D)(5)(e)), which is discussed later in the staff report.
- Cornice features, window and door trim, and recessed windows are provided in conjunction with the different materials as appropriate to add interest and highlight the modulation and fenestration.

3. Compliance with Article 3 of the Land Use Code - Applicable General Development Standards for All Development

Zoning district standards noted above work in conjunction with several General Development Standards for all development city-wide in Article Three of the Land Use Code. Staff finds that the PDP complies with the applicable General Development Standards, as explained below.

Section 3.2.1 – Landscaping and Tree Protection

Standards in this section require a fully developed landscape plan that addresses relationships of landscaping to the street, the building, abutting properties, and users on site.

- The PDP protects existing street trees and adds street trees to fill gaps.
- A new section of turfgrass parkway will be added where an existing driveway is being removed.
- Existing trees on site are to be removed per a tree mitigation plan approved by the City Forester. Most are volunteer Siberian Elms in poor to fair condition. Three mitigation trees are required and are provided in the PDP.
- All areas of the site not paved for pedestrian use and vehicular access are to be landscaped per a fully developed landscape plan. Key components are generous streetscape areas along the two streets in compliance with standards for street trees in parkways, landscaped setback areas, and trellised vines to enhance the fence along the north side of the project.

Section 3.2.1(E)(4) - Parking Lot Perimeter Landscaping

Parking lots with six or more spaces must be screened from abutting uses and from the street with fences or walls in combination with plant material.

- Parking is enclosed and screened by the building. Screening on the north side is augmented by a solid 6-foot fence with trellised vines.

Section 3.2.2(C)(4)(b) - Bicycle Parking Space Requirements

For the multi-family residential units, one bike parking space is required per bedroom with at least 60% provided in an enclosed space. For the commercial space, one bike parking space is required per 4,000 square feet with a minimum of four spaces. 20% of these bike parking spaces provided by commercial uses must be in an enclosed space. Since there will be 46 bedrooms and the retail use will be smaller than 16,000 square feet, the total required bike parking must comprise at least 50 bike parking spaces.

- The proposal provides 68 bike parking spaces with 62 in enclosed locations and 6 on fixed outdoor racks, exceeding the code standard requirements.

Section 3.2.2(K) – Off-Street Parking Requirements

This Section contains a formula for required residential parking in development projects within the Transit Oriented Development (TOD) overlay zone, based on bedroom and unit counts. A subsection exempts the nonresidential portion of the proposed PDP from parking requirements based on no net increase in the nonresidential floor area above the existing building floor area to be demolished.

- 26 spaces are required for the residential use, and the PDP provides 39 spaces. In addition, the property frontage will provide 22 on-street parking spaces.

The exemption from nonresidential parking requirements is found in code subsection 3.2.2(K)(2)(b) states (bold and underline applied for emphasis):

*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. **For the redevelopment of a property which includes the demolition of existing buildings, the minimum parking requirement shall be applied to the net increase in the square footage of new buildings.***

Where nonresidential space is included in a mixed use dwelling, the standard is intended to refer to the nonresidential portion of the new building.

The existing nonresidential building to be demolished is 9,900 square feet. The new non-residential component is proposed to be 4,900 square feet. Since there is no net increase in the square footage of the nonresidential area, this project is exempt from the minimum parking requirements for the non-residential portion of the building.

Although code does not address on-street parking, the presence of 22 street parking spaces along the property are a factor in the overall parking situation.

Section 3.2.2(K)(5) - Handicap Parking

Parking lots with 26-50 parking spaces are required to provide two handicap parking spaces.

- The site plan shows two handicap parking spaces alongside the alley, which is in close proximity to entrances on the north, south, and east sides of the building.

Section 3.2.3 - Solar access, orientation, shading

All developments must be designed to accommodate active and/or passive solar installations and must not deny adjacent properties access to sunshine.

- The proposed building is designed to avoid undue shading of adjacent property and could accommodate active and/or passive solar installations.

Section 3.2.4 – Site Lighting

The purpose of this section is to ensure that the functional and security needs of a project are met in a way that does not adversely affect the adjacent properties and neighborhood.

- The only outside lighting will be building lighting. All fixtures will be down-directional, full cutoff, residential scale fixtures. No footcandle levels will exceed one-tenth as measured 20 feet from property lines as required under this standard.

Section 3.2.5 - Trash and Recycling Enclosures

Trash and recycling enclosures must be adequate and convenient and accessible as appropriate for the proposed use.

- The proposed trash and recycling enclosure is located in the covered parking area, fully screened from public view. Staff will ensure that if the PDP is approved, the Final Plan will further explore the adequacy of the facilities in full

detail for the commercial and residential uses, including adequacy and details of recycling accommodations.

Section 3.4.7 – Historic and Cultural Resources

Code Section 3.4.7, *Historic and Cultural Resources*, contains standards for new building construction where the surrounding neighborhood context includes designated or eligible historic landmarks or historic districts are part of. The proposed project is adjacent or in close proximity to several such historic properties. Therefore, the project must comply with Section 3.4.7.

Section 3.4.7(A) *Purpose*, states:

“This Section is intended to ensure that, to the maximum extent feasible: ...new construction is designed to respect the historic character of...any historic properties in the surrounding neighborhood. This Section is intended to protect designated or individually eligible historic sites, structures or objects as well as sites, structures or objects in designated historic districts, whether on or adjacent to the development site.”

- Staff finds that the project is designed to respect the character of the historic properties in the surrounding neighborhood because of building modulation, setbacks, upper floor step backs and recessed portions, brick and lap siding, window and doorway patterns, and streetscape improvements.

Section 3.4.7(B) *General Standard* reinforces the *Purpose* discussed above. It states

“The development plan and building design shall protect and enhance the historical and architectural value of any historic property that is...located on property adjacent to the development site and...is determined to be individually eligible for local landmark designation. New structures must be compatible with the historic character of any such historic property, whether on the development site or adjacent thereto.”

Staff finds that the project is designed to protect and enhance the historical and architectural value of the adjacent historic properties as required, and is compatible with the historic character of the historic properties for the reasons stated previously.

Section 3.4.7(F)(1) states:

“(1) To the maximum extent feasible, the height, setback and width of new structures shall be similar to: (a) those of existing historic structures on any block face on which the new structure is located and on any portion of a block face across a local or collector street from the block face on which the new structure is located....

Notwithstanding the foregoing, this requirement shall not apply if, in the judgment of the decision maker, such historic structures would not be negatively impacted with respect to their historic exterior integrity and significance by reason of the new structure being

constructed at a dissimilar height, setback and width. Where building setbacks cannot be maintained, elements such as walls, columns, hedges or other screens shall be used to define the edge of the site and maintain alignment. Taller structures or portions of structures shall be located interior to the site.”

- Staff finds that the project is designed to protect and enhance the historical and architectural value of the adjacent historic properties as required, and is compatible with the historic character of the historic properties for the reasons stated previously. The existing historic buildings on N. Meldrum are one-story and two-story wood frame structures with lap siding. The new building is proposed to be one-and-a-half to three stories with a step down to the north as it approaches the adjacent residential property. The setback of the proposed building from the street along Meldrum and Maple is similar to those of existing historic structures. Taller portions are located interior to the site, away from streets.

3.4.7(F)(2) states: “New structures shall be designed to be in character with such existing historic structures. Horizontal elements, such as cornices, windows, moldings and sign bands, shall be aligned with those of such existing historic structures to strengthen the visual ties among buildings. Window patterns of such existing structures (size, height, number) shall be repeated in new construction, and the pattern of the primary building entrance facing the street shall be maintained to the maximum extent feasible.”

- During the design review process, several aspects of the design were developed to create compatibility with adjacent historic residential buildings along Meldrum Street. These include: extensive use of lap siding on the west elevation; projecting bay window on the west elevation; trim details in conjunction with wood siding; and overall window pattern variety in single, double, and triple configurations.

LUC 3.4.7(F)(3) states: "The dominant building material of such existing historic structures adjacent to or in the immediate vicinity of the proposed structure shall be used as the primary material for new construction. Variety in materials can be appropriate, but shall maintain the existing distribution of materials in the same block."

- Horizontal lap siding on the 1.5-story section and upper portions of the west façade provides an important material connection to the surrounding neighborhood. The historic buildings along Meldrum do not contain brick as a primary material, however brick is found throughout the historic downtown area and is a universally compatible high quality material compatible with all styles of building. This is demonstrated by its use on several more-recent buildings on the block including the 3-story mixed-use Cherry Street Lofts building and the 3-story Brownes on Howes buildings.

Section 3.4.7 (F)(6) states: “In its consideration of the approval of plans for properties containing or adjacent to sites, structure, objects or districts that: (a) have been determined to be or potentially be individually eligible for local landmark designation or for individual listing in the National Register of Historic Places or the State Register of Historic Properties, or (b) are officially designated as a local or state landmark or are listed on the National Register of Historic Places or (c) are located within a officially designated national, state or local historic district or area, the decision maker shall receive and consider a written recommendation from the Landmark Preservation Commission unless the Director has issued a written determination that the plans would not have a significant impact on the individual eligibility or potential individual eligibility of the site, structure, object or district.”

- The LPC reviewed the PDP and forwarded a recommendation of approval to the Hearing Officer, finding the project in compliance with Section 3.4.7 and *“that the project is compatible and respectful to the character of the surrounding historic context for the following reasons:*
 - The project design uses massing and scale that is compatible with adjacent historic buildings.
 - The project uses appropriate step-backs to mitigate height relative to the historic context.
 - The project relies on building materials that are compatible with adjacent historic properties.
 - The project uses window patterning and proportions that are typical of the adjacent historic context.
 - The pedestrian scale of the main floor of the proposed project is compatible with the historic context.

Section 3.5.1 - Building and Project Compatibility

Standards in this Section require compatibility with the context of the surrounding area in terms of building size, massing proportions, design character and building materials. Where the established character of the relevant area is not definitively established, or is not consistent with the purposes of the Land Use Code, projects must set an enhanced standard appropriate for the area.

Staff finds no predominant architectural character in the area. Buildings vary from older single-story wood houses to the 3-story mixed use loft building at the north end of the subject block face, to City Hall across Maple Street. The zoning is different on abutting blocks to the north and west. The abutting block to the south contains City Hall. The D zone envisions potential long- term redevelopment with mixed-use multi-story buildings emphasizing pedestrian interest to establish an enhanced standard of quality. This is evident in the specific height limits set for the block at 3-4 stories.

Section 3.5.1(B) requires that new developments have a design that is complementary to the existing developed area.

- The project site is in the Downtown zone district but is at the edge of a commercial-civic area and the adjacent transitional Neighborhood Conservation Buffer District zone. The project includes brick on the ground floor as a defining feature, with brick seen in the abutting “Terracon” building, City Hall (across Maple Street), Cherry Street Lofts at the opposite end of the block face, the Brownes on Howes on the east face of the block, and the historic Trolley Barn on the block to the east. The ground floor of the building is defined by brick, windows and doorways, awnings, and landscaping. This ground floor component brings the height and mass down to pedestrian scale.

The remainder of the building includes significant modulation and detail features to create visual interest and break down the massing proportions and outdoor spaces into compatible scale. Upper stories and the west side use a cement fiber lap siding which is a high quality, material similar to wood siding in character to wood siding, which is found on all the single-family houses in the adjacent area.

Section 3.5.1(C) requires that buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures on the block face. The other structures are single-story houses, with the exception of the 3-story mixed use dwelling at the north end of the block face.

- The proposed building is predominately three stories and incorporates extensive modulation, terracing, and recessed portions to reduce the sheer mass. These aspects include a strong change in material from the heavier brick base portion to lighter lap siding and shingle-patterned panels.
- The commercial corner is similar in form to the other end of the block face.

Section 3.5.1(D) requires that the project minimize infringement on the privacy of adjoining uses.

- Where the proposed building would overlook the neighboring property to the north, the upper levels are set back to reduce looming, shading, and privacy effects. This set-back area is used as a second-floor terrace space with a parapet wall enclosure.

The other three sides of the project overlook streets and alley parking areas.

4. Modification of Standards for Siding Material – Division 2.8 of the Land Use Code

Division 2.8 empowers the decision maker to grant Modifications to standards based on certain criteria. In order to grant a modification of standard, the decision maker must find that the modification is not detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Modification Request – subsection 4.16(D)(5)(e)

The applicant requests a Modification to the following standard:

“All street-facing facades shall be constructed of high quality exterior materials for the full height of the building. Such materials, with the exception of glazing, shall include stone, brick, clay units, terra cotta, architectural pre-cast concrete, cast stone, prefabricated brick panels, architectural metals or any combination thereof.”

Cement fiber lap siding and architectural grade concrete fiber and cement fiber rainscreen panels in a stylized shingle pattern are proposed on upper levels of the building and the lap siding is also used as the primary material on the 1.5-story transitional module next to the neighboring single family house to the north.

- Staff finds that the request is not detrimental to the public good, and that the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard. This siding is a high quality, durable material that relates well to the wood siding on all houses found in the adjacent area. At this edge of the D zone, the siding material helps meet several code standards that reference compatibility with adjacent neighborhood character.

Furthermore, the material was not available or well-known at the time the standard was written, and staff will propose to add it to the subsection because staff finds it highly appropriate in the Canyon Avenue and Civic Center subdistricts. This finding has been made in two recently approved PDPs under the same zoning (Brownes on Howes and Uncommon) for similar purposes.

5. Neighborhood Meeting

Although not required, a voluntary open house neighborhood meeting was held on October 22, 2015. Preliminary concept drawings were reviewed. Seven neighbors attended, including owners of the house next door on the north and owners of the historic Emma Malaby grocery building across Meldrum Street. Neighbors primarily had questions, and were generally supportive of the proposal with no controversy or opposition evident. Neighbors particularly appreciated the stepping of the mass at the north end of the building, next door to the neighboring single-story house.

6. Recommendation from Landmark Preservation Commission

At its February 10, 2015 Regular Meeting, the Landmark Preservation Commission voted 7-0, with one member recused, to forward a recommendation of approval of the proposed PDP. A memo is attached summarizing their discussion and findings.

7. Findings of Fact

Staff makes the following finding of fact and conclusions:

1. The request for a modification of standard to Section 4.16(D)(5)(e) to allow use of cement fiber lap siding and architectural grade concrete fiber and cement fiber rainscreen panels is not detrimental to the public good, and the granting of the modification will promote the purpose of the standard better than would a plan which complies with the standard, because the proposed materials are more compatible with the particular neighborhood context and add emphasis to the brick base along streetfronts as described in the staff report.
2. The Project Development Plan contains permitted uses and complies with the applicable development standards of the Downtown District – Civic Center Subdistrict in Article 4, Division 4.16 of the Land Use Code.

3. The Project Development Plan complies with the applicable General Development Standards of Article 3 of the Land Use Code with the exception of the requested Modification of Standards.
4. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.

RECOMMENDATION:

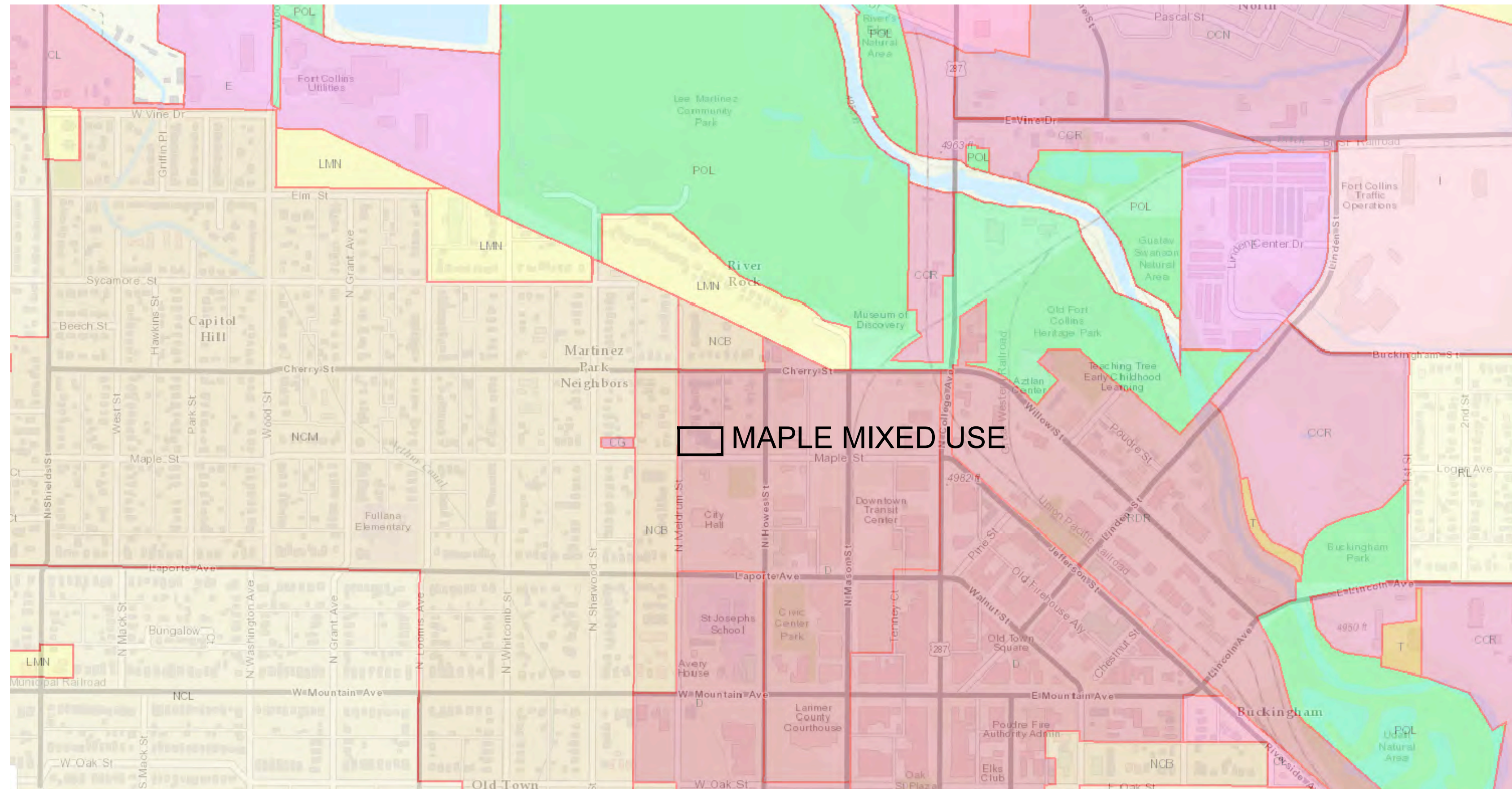
Staff recommends approval of the Modification of Standards to subsection 4.16(D)(5)(e) and approve the 320 Maple Mixed Use Project Development Plan #150025.

ATTACHMENTS:

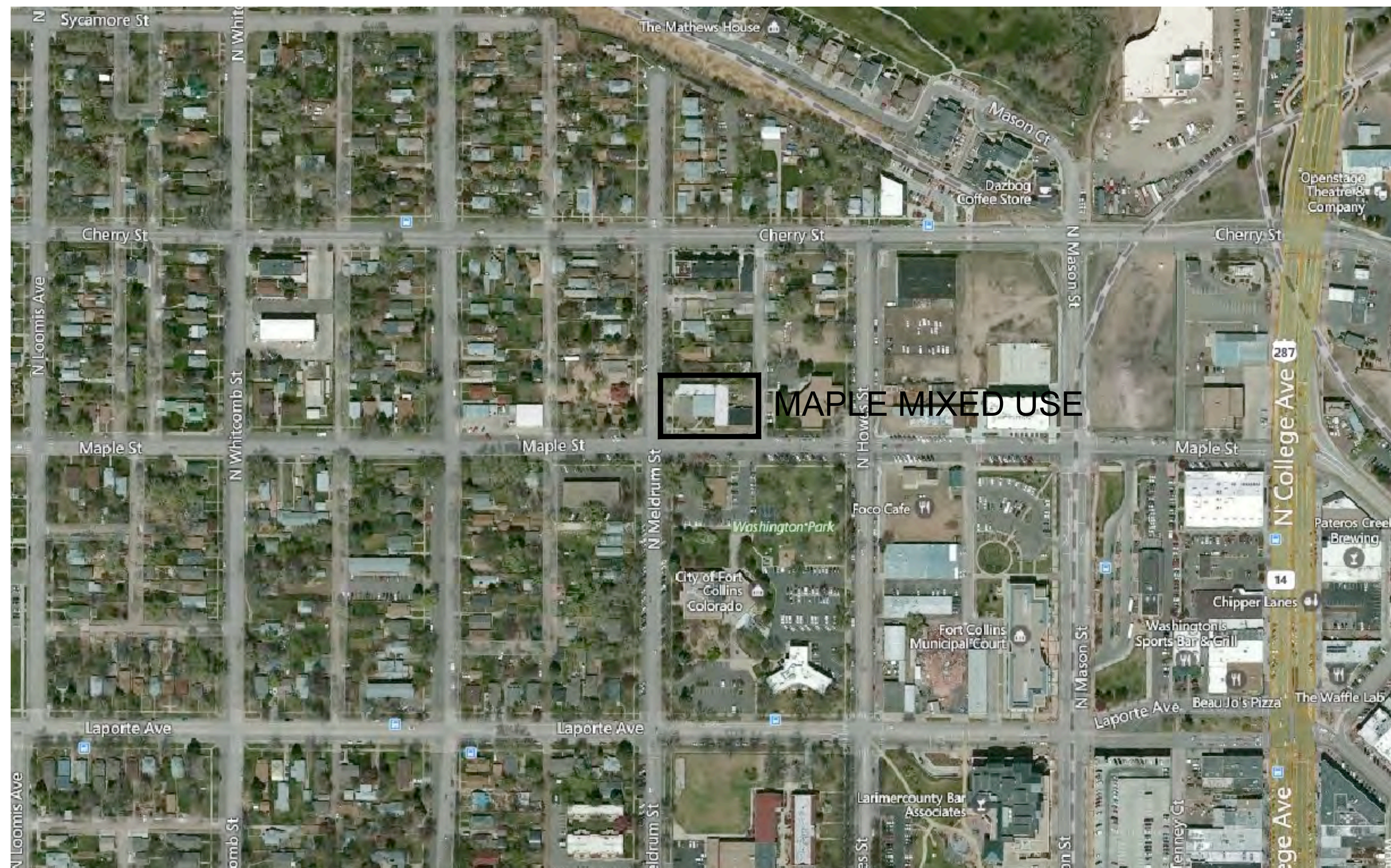
- 1 Site Plan Set
- 2 Landscape Plan Set
- 3 Architectural Elevations
- 4 Architectural Elevations Rendered
- 5 Renderings
- 6 Plat
- 7 Landmark Preservation Commission Recommendation

MAPLE MIXED USE

SITE PLANS



ZONING MAP: DOWNTOWN DISTRICT



CONTEXT MAP



REV.	COMMENT	DATE

<u>SHEET INDEX</u>	
LS001	SITE COVER
LS002	SITE LEGEND AND NOTES
SV001	EXISTING CONDITIONS SURVEY
LS101	SITE PLAN
LS102	SITE PLAN – SECOND LEVEL
LS501	SITE DETAILS

OWNER'S CERTIFICATION

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

OWNER (SIGNED) _____ DATE _____

OWNER (SIGNED) _____ DATE _____

(STATE OF)
()SS
(COUNTY OF)

SUBSCRIBED AND SWORN TO BE BEFORE THIS DAY OF 20 , BY WITNESS MY HAND
AND OFFICIAL SEAL.

NOTARY PUBLIC

ADDRESS _____

MY COMMISSION EXPIRES _____

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES
APPROVED BY THE CURRENT DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES
OF THE CITY OF FORT COLLINS, COLORADO, THIS OF , 20 .

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

MAPLE MIXED USE

SITE COVER

PRELIMINARY DEVELOPMENT PLAN

Date: 03/16/2016
Drawn By: SL
Checked By: CR

Sheet

_S001

SITE PLAN NOTES:

- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
- REFER TO THE FINAL CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION REGARDING PROPOSED TOPOGRAPHY, UTILITY AND STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- ALL LIGHTING FIXTURE ILLUMINATION LEVELS PROVIDED WITH THE DEVELOPMENT SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND WITH CITY OF FORT COLLINS LIGHT AND POWER UTILITY REQUIREMENTS. ALL LIGHTING FIXTURES PROVIDED WITH THE DEVELOPMENT SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE AND SHALL FEATURE SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
- SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THESE FINAL PLANS 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. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- 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.

GENERAL LAND USE DATA				PROPOSED BUILDING DATA				ON SITE BIKE DATA	
EXISTING ZONING	DOWNTOWN DISTRICT			NAME	STATUS	AREA(GROSS)	FAR	LAND USE	
EXISTING PARCEL SIZE	28,489 SF	0.654 AC		MULTI-FAMILY & COMMERCIAL	NEW	44,966	1.58	RESIDENTIAL &	
EXISTING LAND USE	RESIDENTIAL & VACANT BUILDING							COMMERCIAL	
PROPOSED LAND USE	MULTI-FAMILY AND COMMERCIAL			PROPOSED BUILDING INFORMATION		SQ. FOOTAGE			
MAXIMUM PROPOSED BUILDING HEIGHT	46'-8"			FIRST FLOOR		22,455			
PROPOSED PROJECT LAND USE DATA				(3) STUDIOS					
	SITE AREA (AC.)	SITE AREA (S.F)	%TOTAL	(1) 1 BEDROOM (LOFT)					
PROPERTY LIMIT IMPROVEMENTS				COMMERCIAL OFFICE		4,789			
BUILDING-LOT COVERAGE	.53	23,496	82.4	SECOND FLOOR		21,121			
BUILDING-GROUND FLOOR FOOTPRINT	0.19	8,453		(8) 2 BEDROOMS					
COVERED PARKING AND DRIVEWAY	0.32	14,042		(2) 1 BEDROOMS PLUS OFFICE					
LANDSCAPE AREA (SHRUB BEDS)	0.07	3,308	10.6	(4) 1 BEDROOMS					
CONCRETE WALKS	0.05	2,223	7.8	SECOND FLOOR ROOFTOP DECK		2,768			
RIGHT-OF-WAY IMPROVEMENTS				THIRD FLOOR		15,028			
LANDSCAPE AREA (TURF, SHRUBS)	0.10	4,305		(5) 2 BEDROOMS (2 LEVEL UNIT - 2 BEDROOMS ON 3RD FLOOR)					
CONCRETE SIDEWALK	0.04	1,849		(4) 1 BEDROOMS (2 LEVEL UNIT - BEDROOM ON 4TH FLOOR)					
ON SITE VEHICLE DATA				(2) 3 BEDROOMS (2 LEVEL UNIT - 1 BEDROOM ON 3RD FLOOR & 2 BEDROOMS ON 4TH FLOOR)					
TYPE OF PARKING COMPONENT	COUNT			FOURTH FLOOR		3,531			
STANDARD PARKING (9'/9'-6"x19')	14 (1 HANDICAP)			LOFTS & BEDROOMS FOR THIRD FLOOR UNITS					
STANDARD PARKING (9'/9'-6"x17' - 2' OVERHANG)	13 (1 HANDICAP)								
COMPACT PARKING (9'/9'-6"x15')	12 (33% OF TOTAL)								
TOTAL =	39	(.85 SPACES/BEDROOM)							
		(26 SPACES REQUIRED TOD)							
		(47.75 SPACES REQUIRED STD)							
NO PARKING PROVIDED FOR COMMERCIAL AREA PER LUC 3.2.2(K)(2)(B)									

SITE LEGEND:

	EXISTING CONCRETE
	CONCRETE - 6" THICK, STD GRAY
	COLORED CONCRETE - 6" THICK, FLAGSTONE BROWN
	PROPERTY BOUNDARY
	EASEMENT
	EXISTING CITY REGULATED OLD TOWN 100-YR FLOOD PLAIN BOUNDARY (CORRECTION PENDING)
	CORRECTED EFFECTIVE OLD TOWN FLOODPLAIN (PENDING)
	EXISTING TREES
	PLANTING AREA
	BIKE RACK
	BENCH
	LID PLANTER BOX
	TRASH/RECYCLING RECEPTACLE

MAPLE MIXED USE

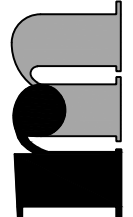
SITE LEGEND & NOTES

PRELIMINARY DEVELOPMENT PLAN

Date: 03/16/2016
Drawn By: SL
Checked By: CR

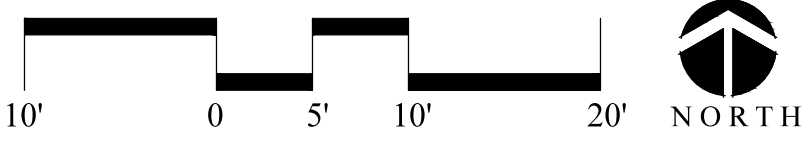
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LS002

REV.	COMMENT	DATE



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141 s. college ave., suite 104
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p: 970.484.8855
www.russellmillsstudios.com

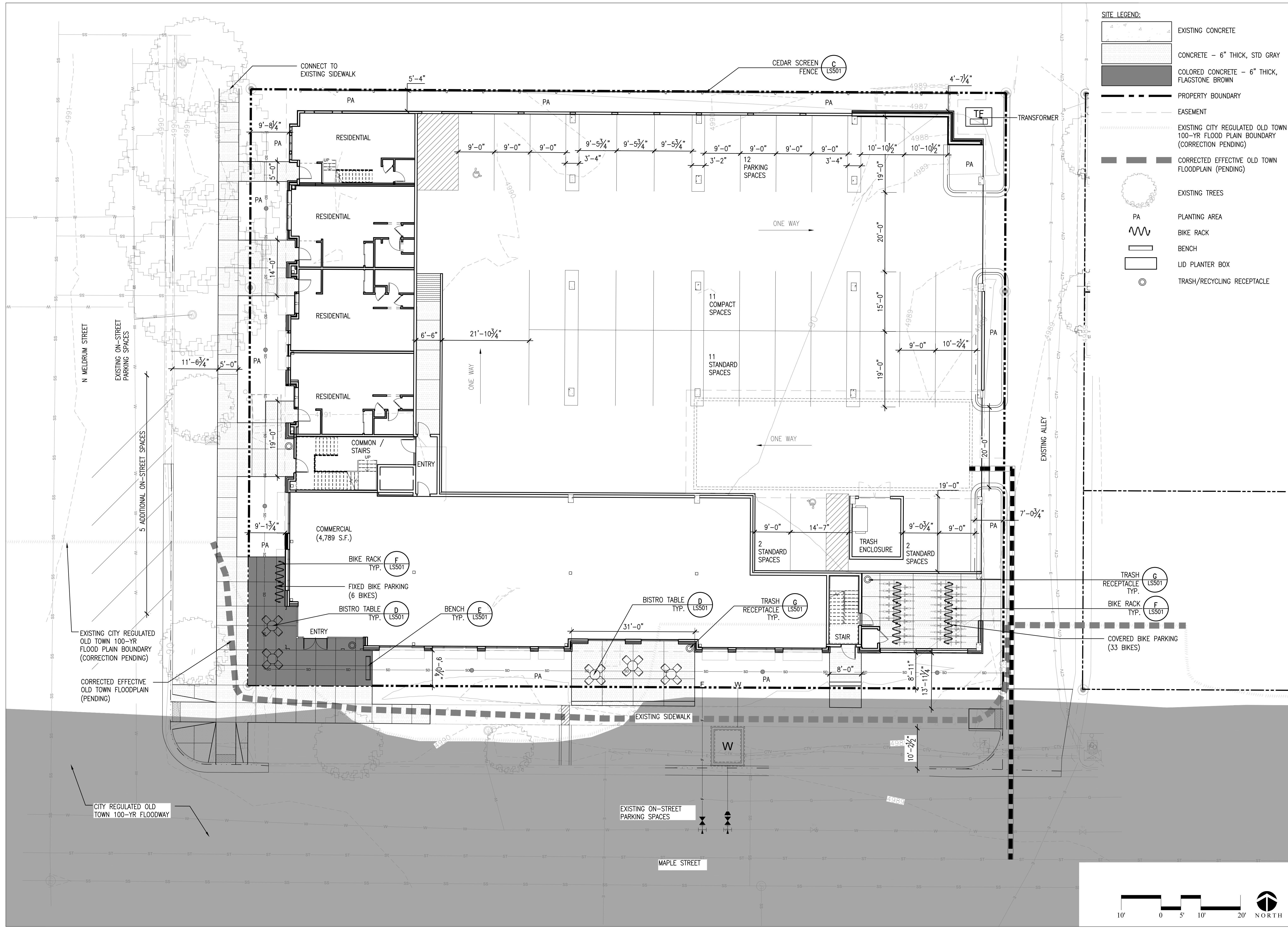


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MAPLE MIXED USE

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Checked By: CR

Sheet
SV101



SITE LEGEND:

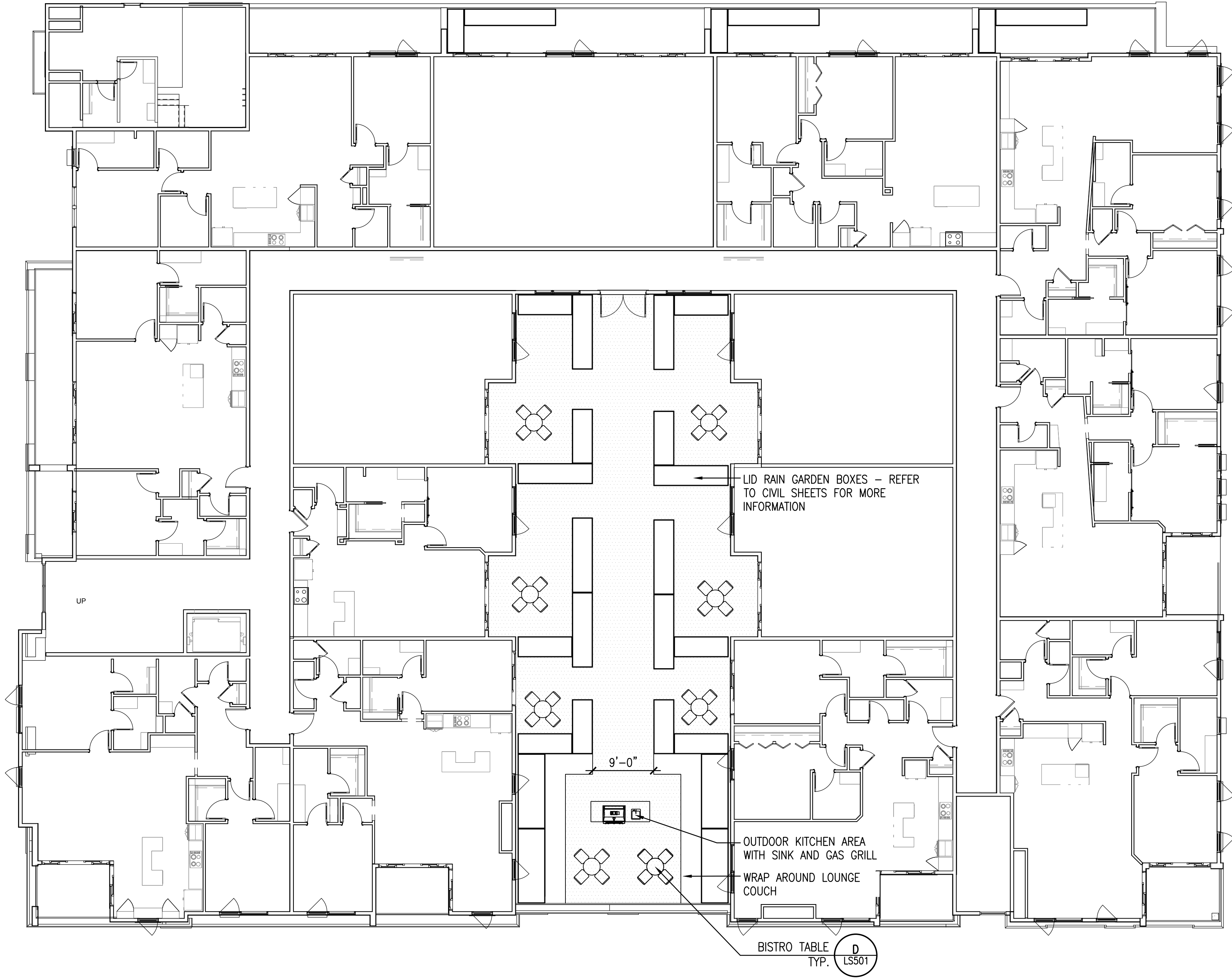
- EXISTING CONCRETE
- CONCRETE - 6" THICK, STD GRAY
- COLORLED CONCRETE - 6" THICK, FLAGSTONE BROWN
- PROPERTY BOUNDARY
- EASEMENT
- EXISTING CITY REGULATED OLD TOWN 100-YR FLOOD PLAIN BOUNDARY (CORRECTION PENDING)
- CORRECTED EFFECTIVE OLD TOWN FLOODPLAIN (PENDING)
- EXISTING TREES
- PLANTING AREA
- BIKE RACK
- BENCH
- LID PLANTER BOX
- TRASH/RECYCLING RECEPTACLE

REV.	COMMENT	DATE

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MAPLE MIXED USE
SITE PLAN
PRELIMINARY DEVELOPMENT PLAN

N MELDRUM STREET



MAPLE STREET

SITE LEGEND:



EXISTING CONCRETE



CONCRETE - 6" THICK, STD GRAY



COLORLED CONCRETE - 6" THICK, FLAGSTONE BROWN



PROPERTY BOUNDARY



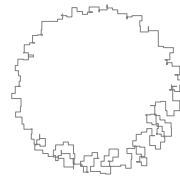
EASEMENT



EXISTING CITY REGULATED OLD TOWN 100-YR FLOOD PLAIN BOUNDARY (CORRECTION PENDING)



CORRECTED EFFECTIVE OLD TOWN FLOODPLAIN (PENDING)



EXISTING TREES

PA



PLANTING AREA



BIKE RACK



BENCH



LID PLANTER BOX



TRASH/RECYCLING RECEPTACLE

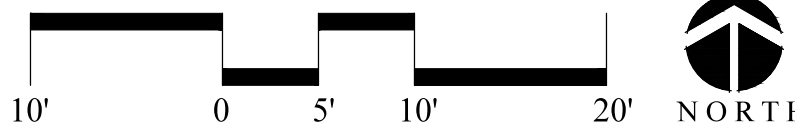
MAPLE MIXED USE

SITE PLAN - SECOND LEVEL

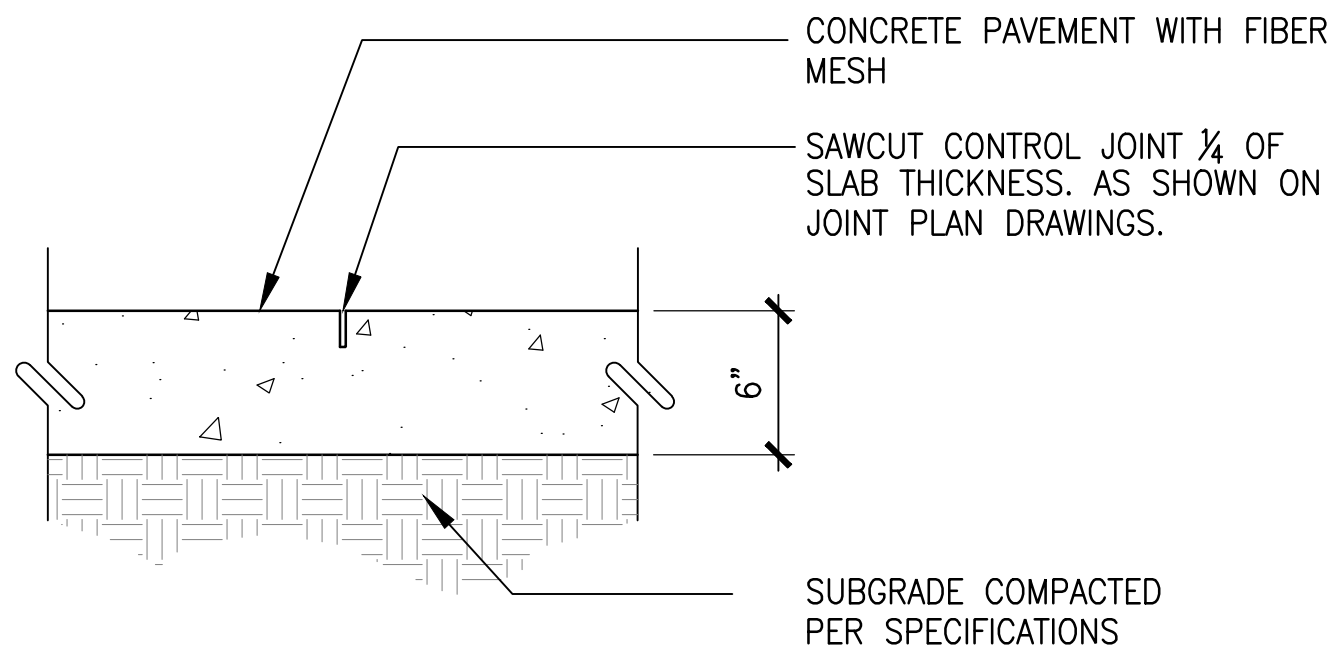
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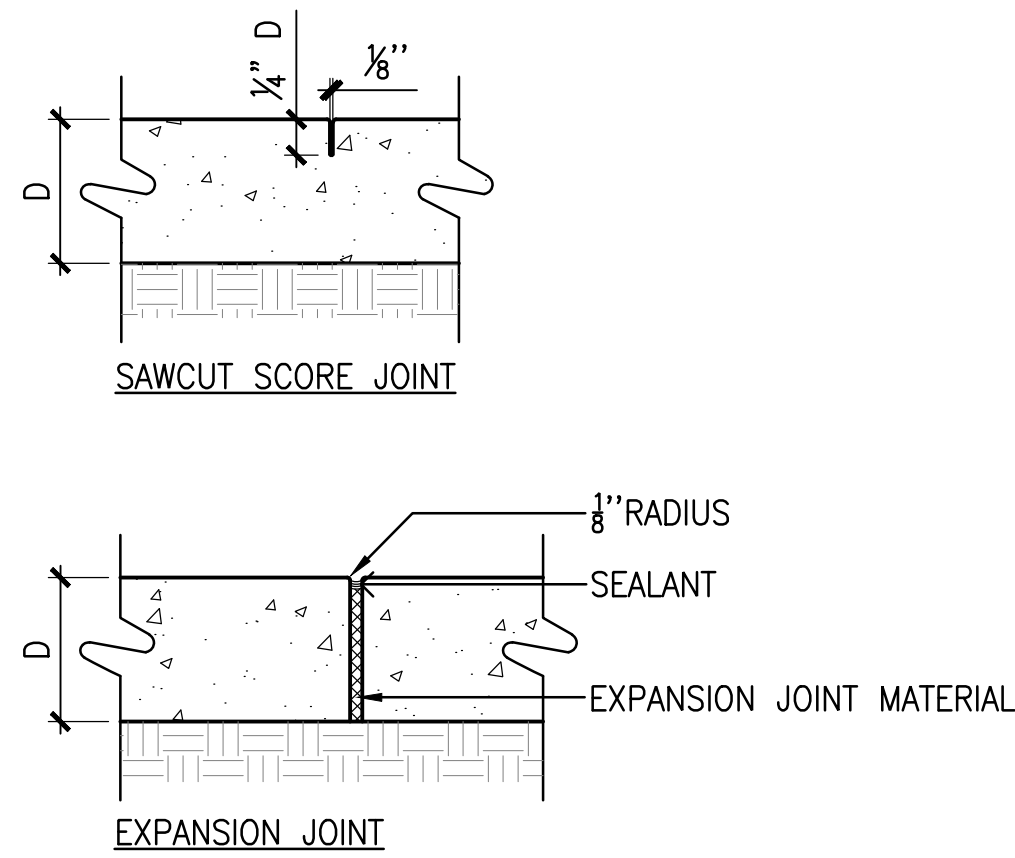
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LS102



- NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
 2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
 3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
 4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

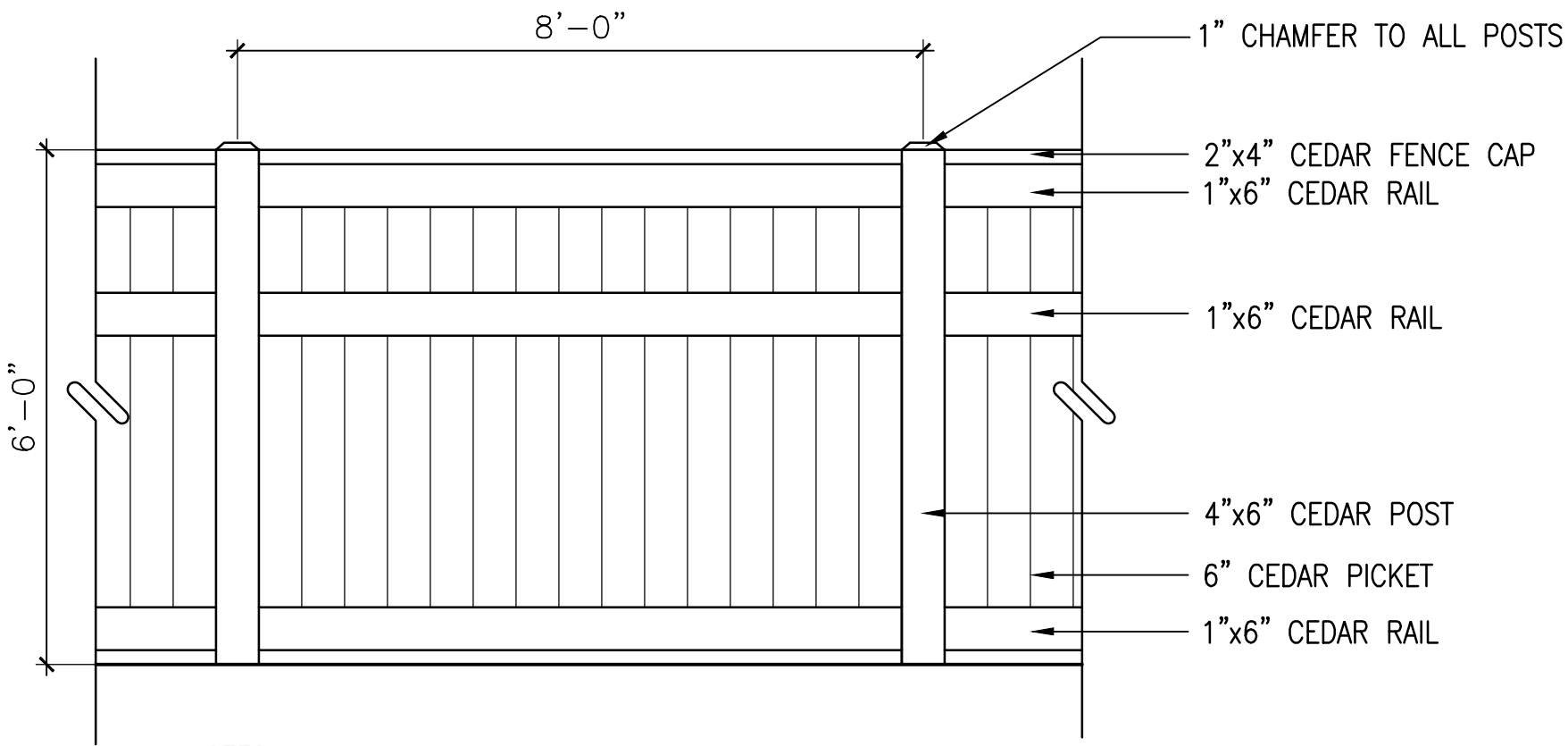
A CONCRETE PAVEMENT

SCALE: N.T.S. DT-PVMT-CONC

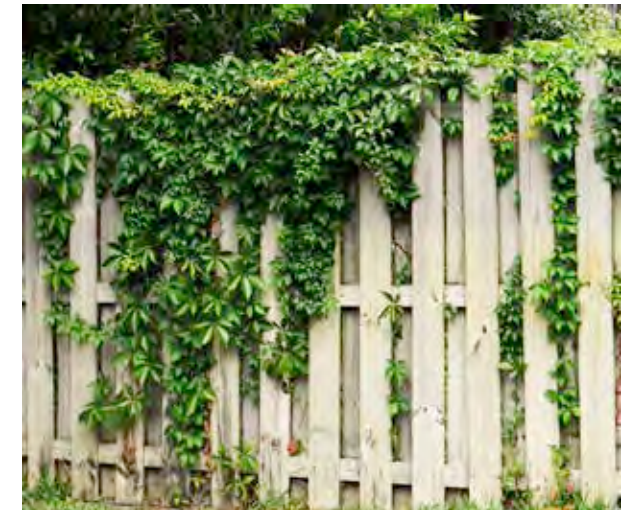


B CONCRETE PAVEMENT JOINTS

SCALE: 1 $\frac{1}{2}$ " = 1'-0"



- NOTES:
1. REFER TO SITE PLANS FOR LOCATION OF FENCE.
 2. WIRE TRELLIS TO BE ADDED TO PARKING LOT SIDE OF FENCE FOR VINES.



C CEDAR SCREEN FENCE

SCALE: 1/2"=1'-0" DT-FENCE-CEDR

MANUFACTURER:
MODEL:
COLOR:
SEAT MATERIAL: STEEL
MOUNTING: SURFACE MOUNT PER MANUFACTURERS RECOMMENDATIONS
REFER TO SPECS

D BISTRO TABLE

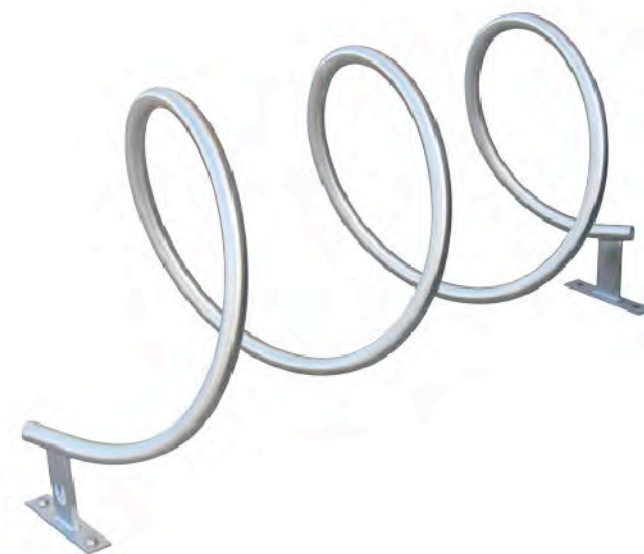
SCALE: NTS DT-FURN-TABLE-PATIO



MANUFACTURER: VICTOR STANLEY
MODEL: PERENNE COLLECTION - LILY
COLOR: BRONZE
MOUNTING: SURFACE MOUNT PER MANUFACTURERS RECOMMENDATIONS,
REFER TO SPECS.

E BENCH

SCALE: NTS DT-FURN-BENCH



COMPANY: DERO
MODEL: HELIX
COLLECTION: CYCLE SENTRY
COLOR: GALVANIZED
CAPACITY: 6 BIKES
MOUNT: SURFACE
CONTACT: 1-800-337-6729
(WWW.DERO.COM)
INSTALL PER MANUFACTURER RECOMMENDATIONS

F BIKE RACK

SCALE: NTS DT-FURN-BIKE-RACK



COMPANY: VICTOR STANLEY
MODEL: STEELSITES COLLECTION - SDC-36
COLOR: SILVER
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

G TRASH RECEPTACLE

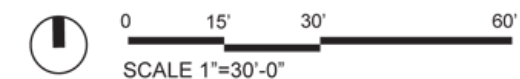
SCALE: NTS DT-FURN-TRASH

REV.	COMMENT	DATE



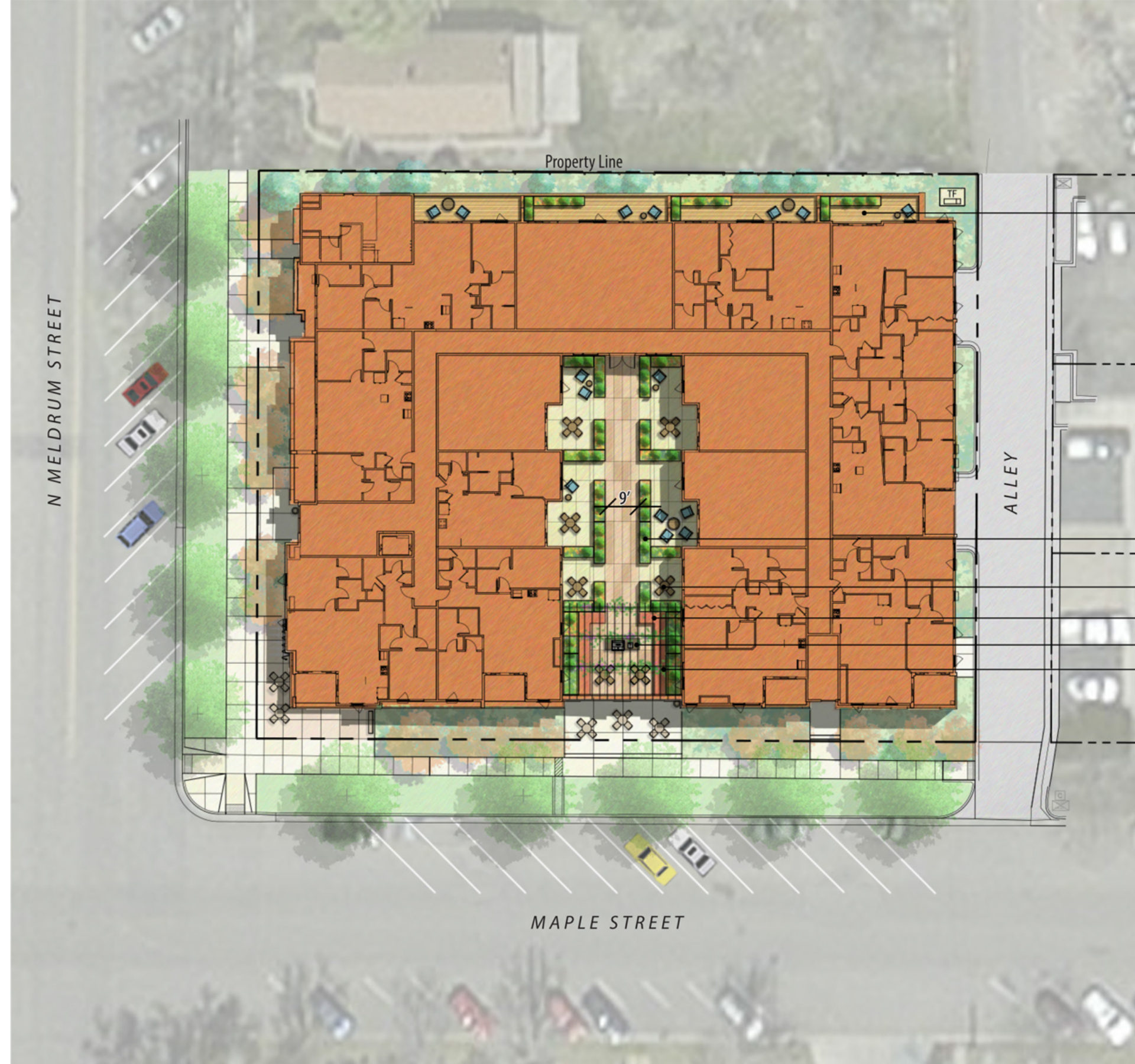
LAND USE

Site Area	28,350 sf / .65 ac
Total Units	29
Total Beds	46
Bike Spaces Required	46 spaces
Bike Spaces Provided	68 spaces (91% covered - 33 - garage, 29 within units)
Parking Required (TOD)	26 spaces
Parking Required (STD)	47.75 spaces
39 total parking spaces provided including (2) handicap spaces	
.848 Parking spaces per bed parking ratio	



Maple Mixed Use

Site Plan



Private Decks with Low Wall for Screening

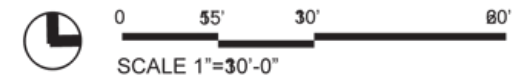
LID Planter Boxes, typ.

Private Patio Area

Wrap Around Seating

Outdoor Kitchen Area

Vine Covered Metal Arbor

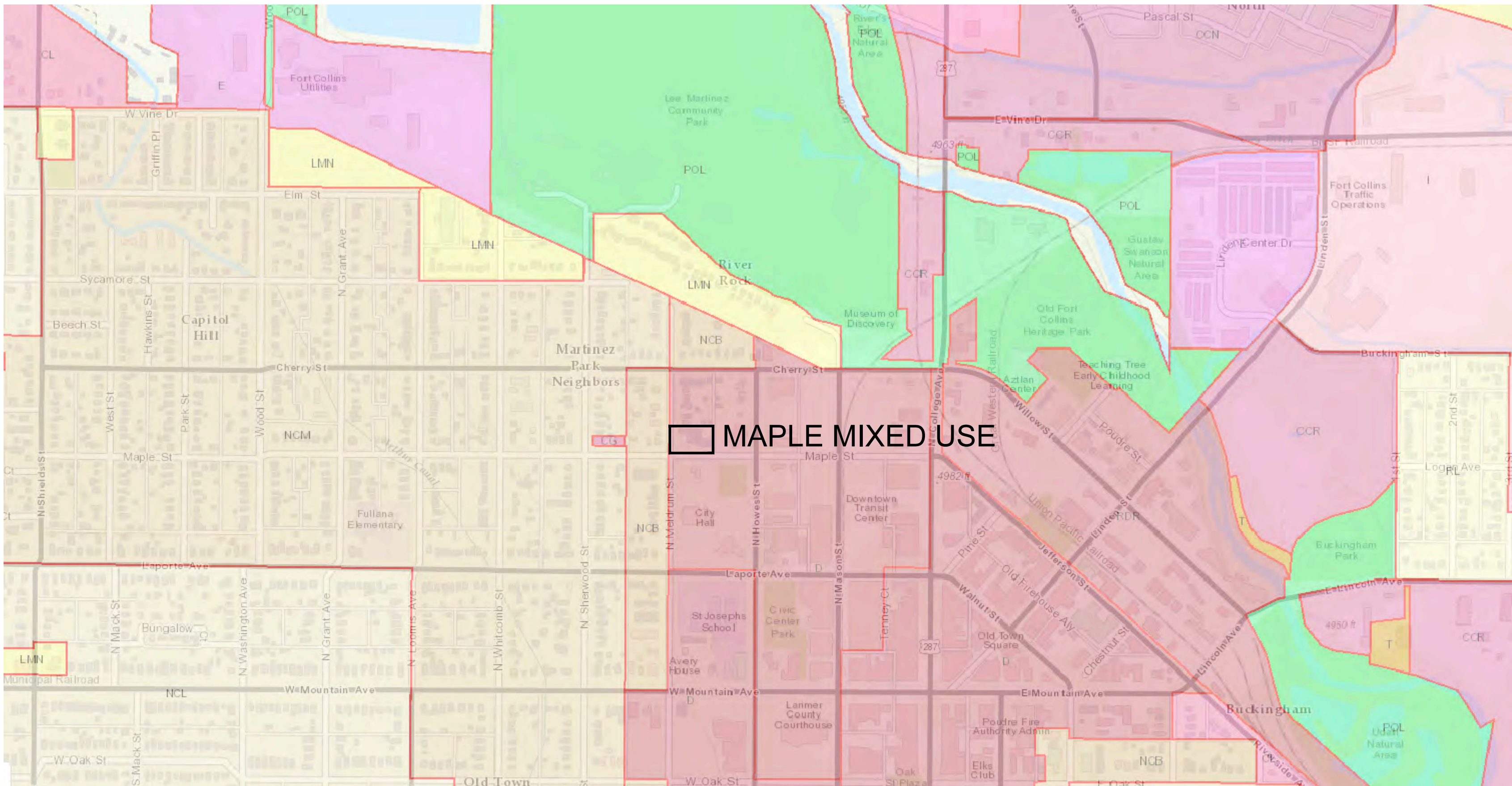


Maple Mixed Use

Second Floor Courtyard

MAPLE MIXED USE

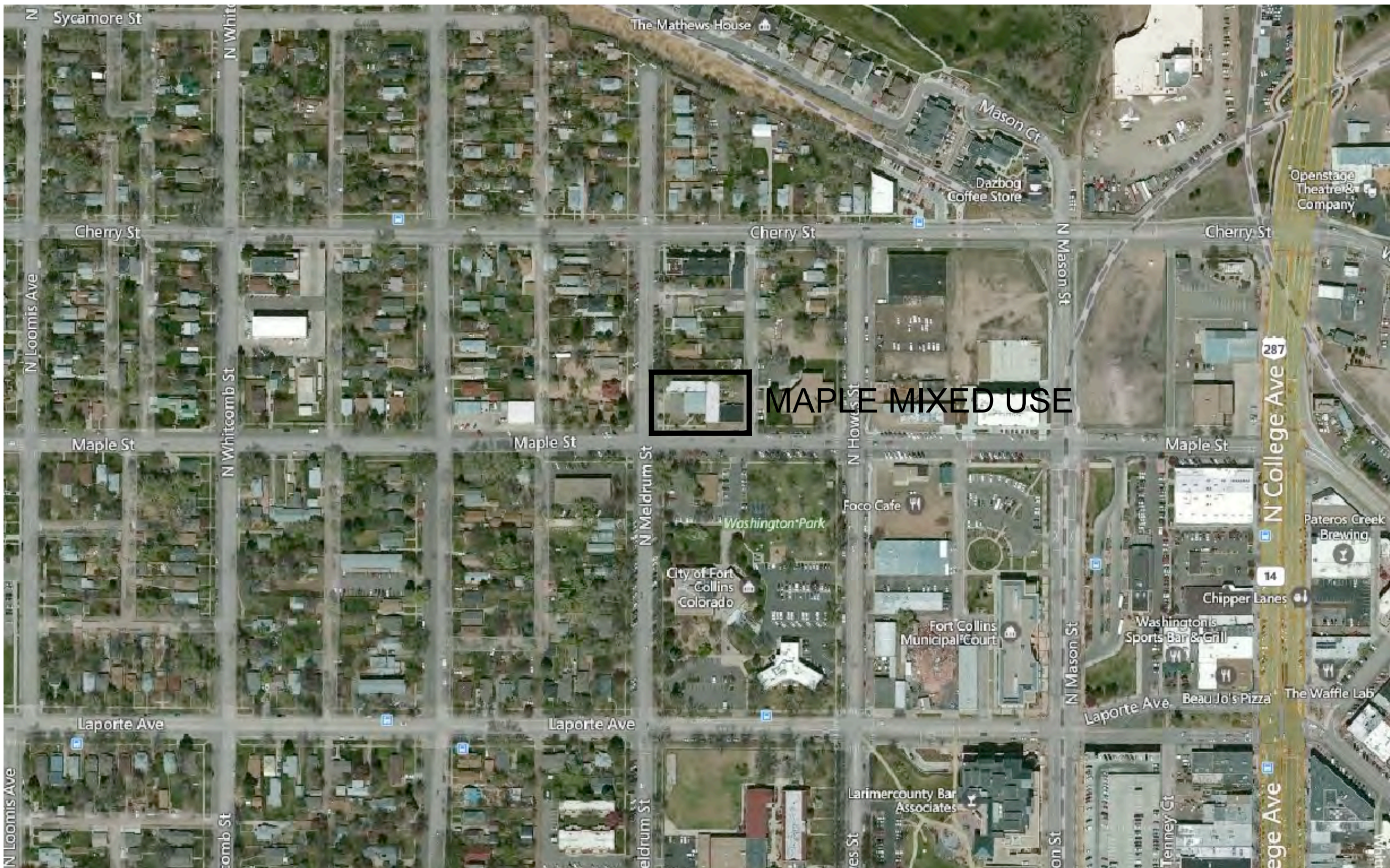
LANDSCAPE PLANS



SHEET INDEX

LP001	LANDSCAPE COVER
LP002	LANDSCAPE SCHEDULE & NOTES
TR101	TREE REMOVAL & PROTECTION PLAN
LP101	LANDSCAPE PLAN
LP102	LANDSCAPE PLAN – SECOND LEVEL
LP501	LANDSCAPE DETAILS

ZONING MAP: DOWNTOWN DISTRICT



CONTEXT MAP



REV.	COMMENT	DATE

MAPLE MIXED USE

LANDSCAPE COVER

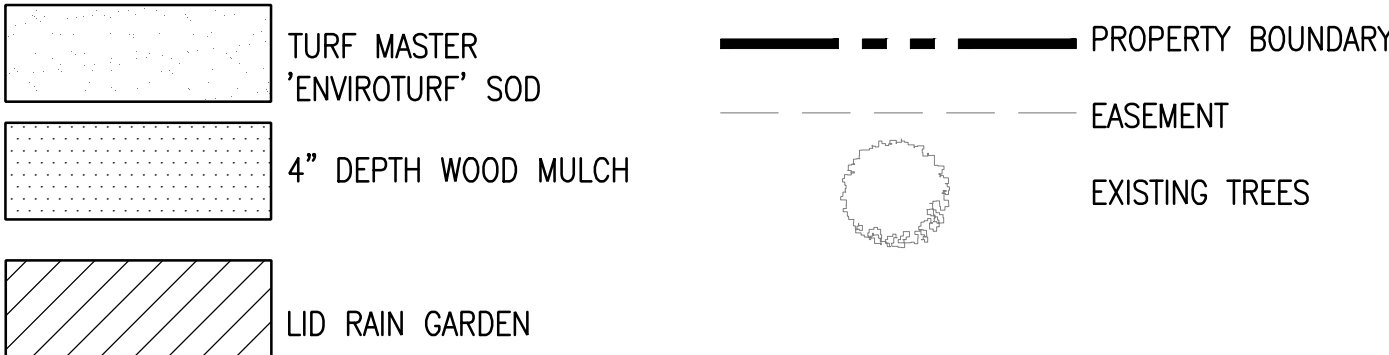
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Date: 03/16/2016
Drawn By: SL
Checked By: CR

Sheet
LP001

LANDSCAPE LEGEND:



LANDSCAPE SCHEDULE

QTY SYMBOL BOTANIC NAME COMMON NAME SIZE/TYPE

DECIDUOUS TREES

4		TILIA AMERICANA 'AMERICAN SENTRY' (MITIGATION TREES)	AMERICAN SENTRY LINDEN	3" CAL./B&B
8		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY	1.5" CAL./B&B
8		PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	1.5" CAL./B&B
2		PICEA PUNGENS 'ISELI FASTIGIATE'	ISELI FASTIGIATE SPRUCE	6' HT./B&B
8		JUNIPERUS SCOPULORUM	SKYROCKET JUNIPER	6' HT. /B&B

30 TOTAL TREES – MAX TREES OF ONE SPECIES ALLOWED (33% OF TOTAL) = 10

DECIDUOUS SHRUBS

	CARAGANA FRUTEX GLOBOSA	GLOBE PEASHRUB	5 GAL.
	CORNUS SERICEA 'SANTI'	ISANTI DOGWOOD	5 GAL.
	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL.
	PRUNUS X CISTENA	PURPLE LEAF PLUM	5 GAL.
	RIBES AUREUM	GOLDEN CURRANT	5 GAL.

EVERGREEN SHRUBS

	JUNIPERUS HORIZONTALIS 'WILTONI'	WILTON CARPET JUNIPER	5 GAL.
	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	5 GAL.
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.
	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA	1 GAL.
	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED	1 GAL.

PERENNIALS/VINES

AMO	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL.
AFR	ARTEMISIA FRIGIDA	FRINGED SAGE	1 GAL.
EPU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL.
HEH	HEDERA HELIX	ENGLISH IVY	1 GAL.
LPE	LINUM PERENNE	BLUE FLAX	1 GAL.
PAQ	PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANNI'	ENGELMAN'S IVY	1 GAL.
PBA	PENSTEMON BARBATUS	SCARLET BUGLER PENSTEMON	1 GAL.

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.
- 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 THOUGHLY LOOSENED 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 STREETLIGHTS
 - 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
- 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)(g).
- 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.
- 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 A PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND ON ALL DRIVEWAYS, PRIVATE DRIVES AND PARKING AREAS WITHIN THE DEVELOPMENT.
- THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS 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.
- IRRIGATED TURF SHALL BE ENVIROTURF OR APPROVED EQUAL.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.

STREET TREES 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 ARBORS 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.

WATER BUDGET CHART*

HYDROZONE	AREA(S.F.)	WATER NEED (GAL./S.F.)	ANNUAL WATER USE (GAL.)
HIGH	0 S.F.	18 GAL./SF	0 GAL.
MODERATE	5,551 S.F.	10 GAL./SF	55,510 GAL.
LOW	2,832 S.F.	3 GAL./SF	8,496 GAL.

TOTAL WATER USE = 64,006 GAL.
TOTAL LANDSCAPE AREA = 8,384 S.F.
GALLONS PER S.F. = 7.6 GAL./S.F.

*BREAKDOWN OF AREAS:
MODERATE = TURF + HALF OF SHRUB BEDS
LOW = HALF OF SHRUB BED + LID PLANTER BOXES

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.

REV.	COMMENT	DATE

MAPLE MIXED USE

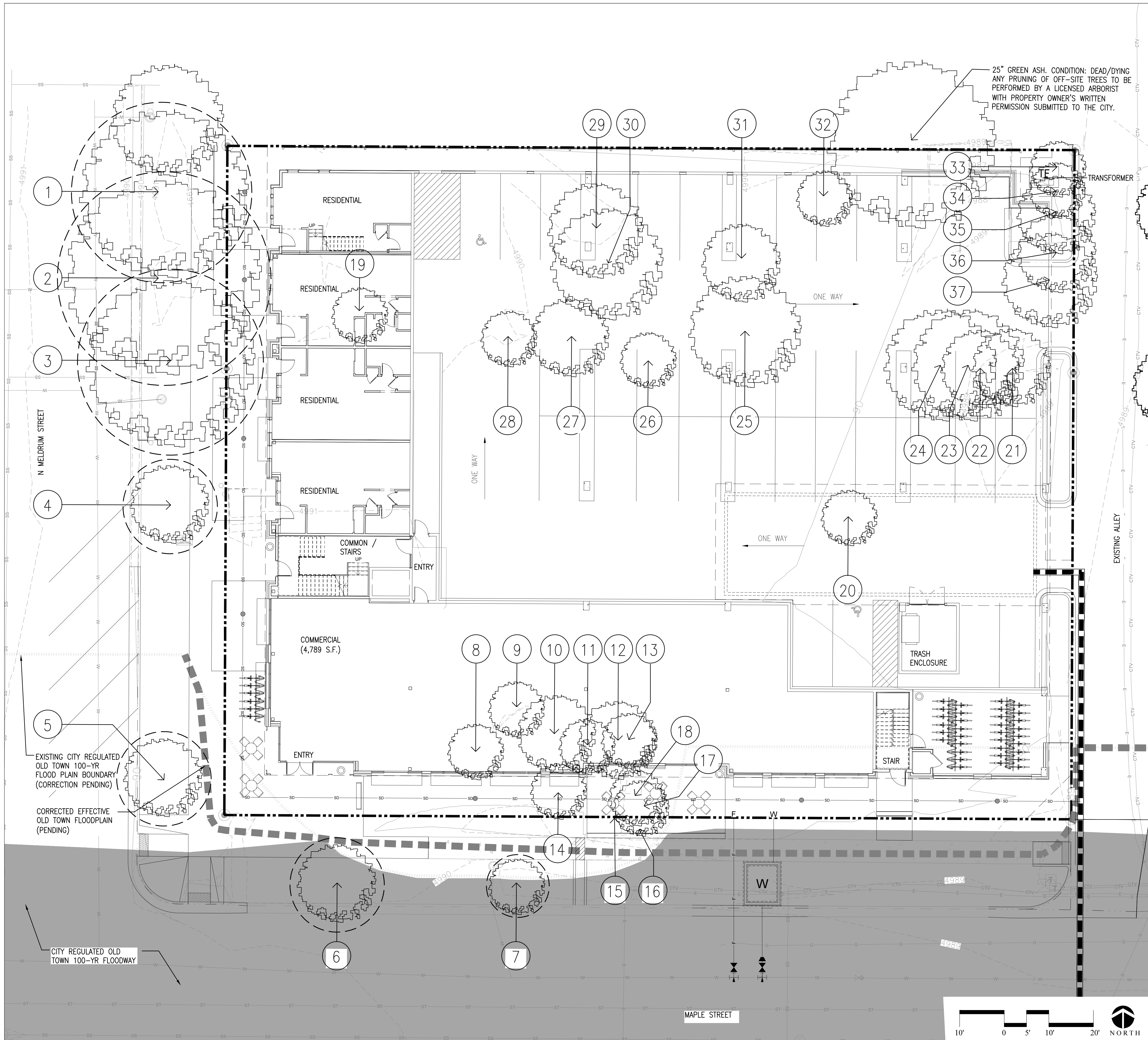
LANDSCAPE SCHEDULE & NOTES

PRELIMINARY DEVELOPMENT PLAN

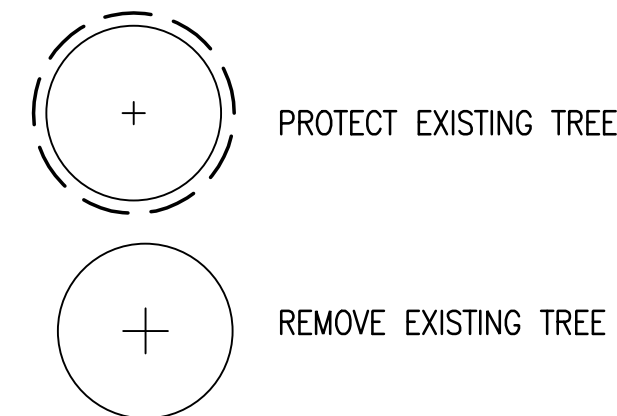
Date: 03/16/2016
Drawn By: SL
Checked By: CR

Sheet
LP002

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TREE MITIGATION LEGEND:



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 ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- 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 "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

- 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.
- CITY WILL EVALUATE PRUNING AND REMOVAL OF STREET TREES ALONG N MELDRUM STREET.

TREE MITIGATION CHART

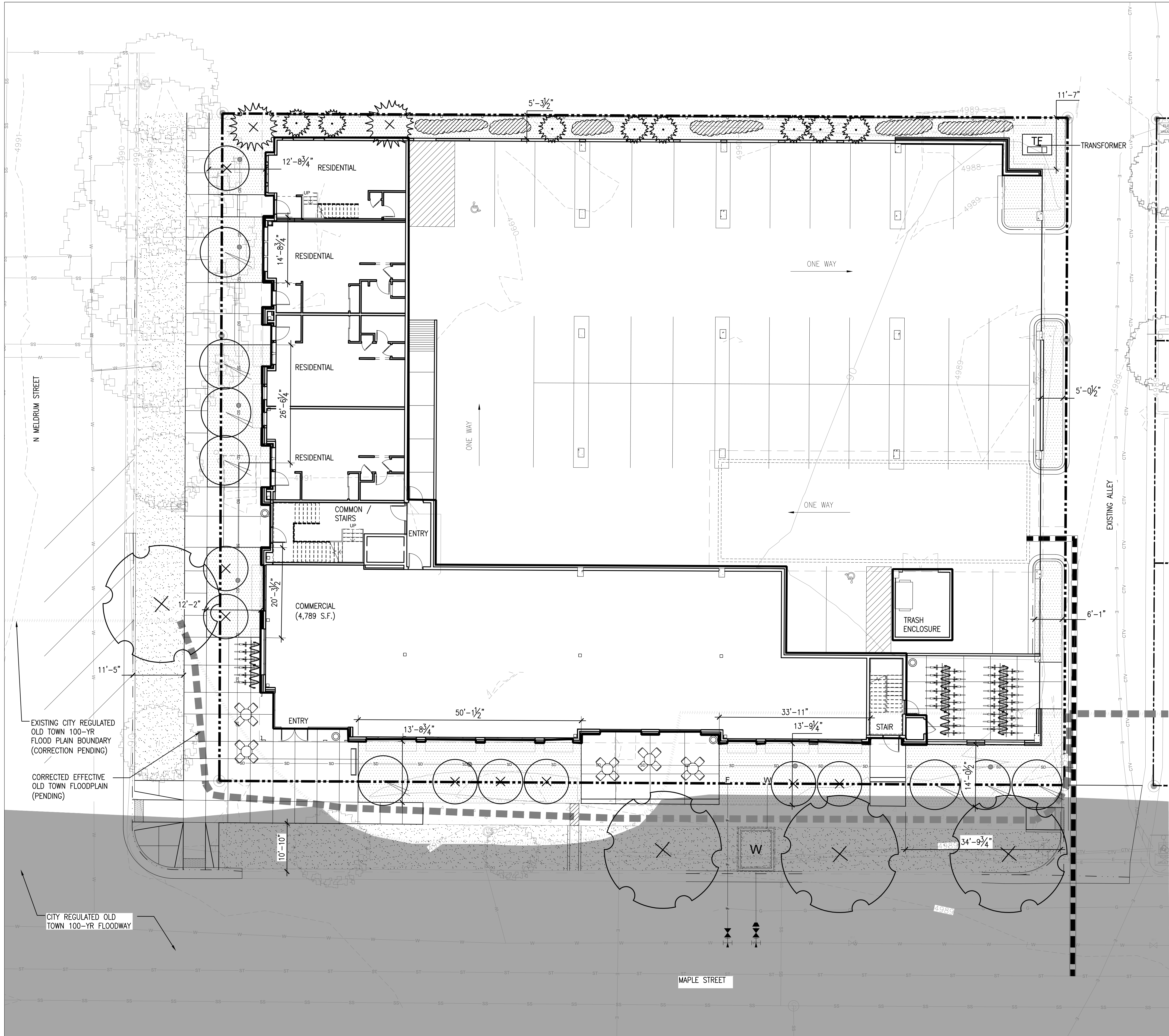
TREE	SPECIES	DIAMETER	CONDITION	ACTION	MITL. TREE
1	ASH	30"	POOR	PROTECT	(2)
2	SIBERIAN ELM	34"	FAIR	PROTECT	(2)
3	GREEN ASH	27"	POOR+	PROTECT	(2.5)
4	FLOWERING PEAR	9"	GOOD	PROTECT	(2)
5	FLOWERING PEAR	11"	GOOD	PROTECT	(2)
6	FLOWERING PEAR	10"	FAIR+	PROTECT	(2)
7	FLOWERING PEAR	6"	FAIR	PROTECT	(1)
8	SIBERIAN ELM	3" SUCKERS	FAIR	REMOVE	0
9	SIBERIAN ELM	3" SUCKERS	FAIR	REMOVE	0
10	SIBERIAN ELM	6" SUCKERS	FAIR	REMOVE	0
11	SIBERIAN ELM	3" SUCKERS	FAIR	REMOVE	0
12	SIBERIAN ELM	5" SUCKERS	FAIR	REMOVE	0
13	SIBERIAN ELM	4" SUCKERS	FAIR	REMOVE	0
14	TATARIAN MAPLE	5"	POOR	REMOVE	0
15	SIBERIAN ELM	5" SUCKERS	FAIR-	REMOVE	0
16	SIBERIAN ELM	5"	FAIR	REMOVE	0
17	SIBERIAN ELM	4"	FAIR	REMOVE	0
18	SIBERIAN ELM	2.5"	FAIR	REMOVE	0
19	APRICOT	4" MULTI-STEM	FAIR+	REMOVE	0
20	CRABAPPLE	6"	FAIR	REMOVE	1
21	SIBERIAN ELM	10"	POOR	REMOVE	0
22	SIBERIAN ELM	13"	POOR	REMOVE	0
23	SIBERIAN ELM	12" MULTI-STEM	POOR	REMOVE	0
24	SIBERIAN ELM	12" MULTI-STEM	POOR	REMOVE	0
25	SIBERIAN ELM	10"	POOR	REMOVE	0
26	BOXELDER	6"	FAIR	REMOVE	0
27	MAPLE	7"	POOR	REMOVE	0
28	CRABAPPLE	5"	GOOD	REMOVE	0
29	DEAD	14"	DEAD	REMOVE	0
30	BOXELDER	15"	POOR	REMOVE	1.5
31	SIBERIAN ELM	5"	POOR	REMOVE	0
32	CRABAPPLE	2"	POOR	REMOVE	0
33	CHOKECHERRY	2" MULTI-STEM	FAIR	REMOVE	0
34	SIBERIAN ELM	4"	POOR	REMOVE	0
35	SIBERIAN ELM	9"	POOR	REMOVE	0
36	SIBERIAN ELM	9"	POOR	REMOVE	0
37	SIBERIAN ELM	12"	POOR	REMOVE	0

REV.	COMMENT	DATE

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MAPLE MIXED USE
TREE REMOVAL & PROTECTION PLAN
PRELIMINARY DEVELOPMENT PLAN

Date: 03/16/2016
Drawn By: SL
Checked By: CR



LANDSCAPE LEGEND:

- TURF MASTER 'ENVIROTURF' SOD
- 4" DEPTH WOOD MULCH
- LID RAIN GARDEN
- PROPERTY BOUNDARY
- EASEMENT
- EXISTING TREES

LANDSCAPE SCHEDULE -- REFER TO LP100 FOR MORE INFORMATION

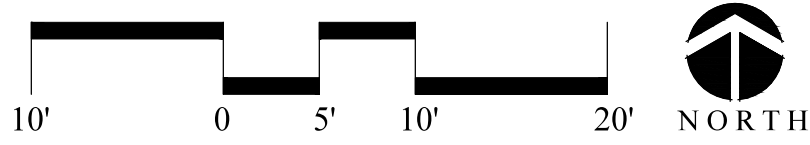
SYMBOL	NAME
DECIDUOUS TREES	
	TILIA AMERICANA 'AMERICAN SENTRY' (AMERICAN SENTRY LINDEN)
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' (AUTUMN BRILLIANCE SERVICEBERRY)
	PYRUS CALLERYANA 'CLEVELAND SELECT' (CLEVELAND SELECT PEAR)
	PICEA PUNGENS 'ISELI FASTIGIATE' (ISELI FASTIGIATE SPRUCE)
	JUNIPERUS SCOPULORUM (SKYROCKET JUNIPER)
DECIDUOUS SHRUBS	
	CARAGANA FRUTEX GLOBOSA GLOBE PEASHRUB
	CORNUS SERICEA 'ISANTI' ISANTI DOGWOOD
	PHILADELPHUS MICROPHYLLUS LITTLELEAF MOCKORANGE
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY
	PRUNUS X CISTENA PURPLE LEAF PLUM
	RIBES AUREUM GOLDEN CURRANT
EVERGREEN SHRUBS	
	JUNIPERUS HORIZONTALIS 'WILTONI' WILTON CARPET JUNIPER
	PINUS MUGO 'PUMILIO' DWARF MUGO PINE
ORNAMENTAL GRASSES	
	CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS
	HELICTOTRICHON SEMPERVIRENS 'KARL FOERSTER' BLUE AVENA
	PANICUM VIRGATUM SWITCHGRASS
	SPOROBOLUS HETEROLEPIS PRAIRIE DROP SEED
PERENNIALS/VINES	
AMO	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW
AFR	ARTEMISIA FRIGIDA FRINGED SAGE
EPU	ECHINACEA PURPUREA PURPLE CONEFLOWER
HDE	HEDERA HELIX ENGLISH IVY
LPE	LINUM PERENNE BLUE FLAX
PBA	PENSTEMON BARBATUS SCARLET BUGLER

REV.	COMMENT	DATE

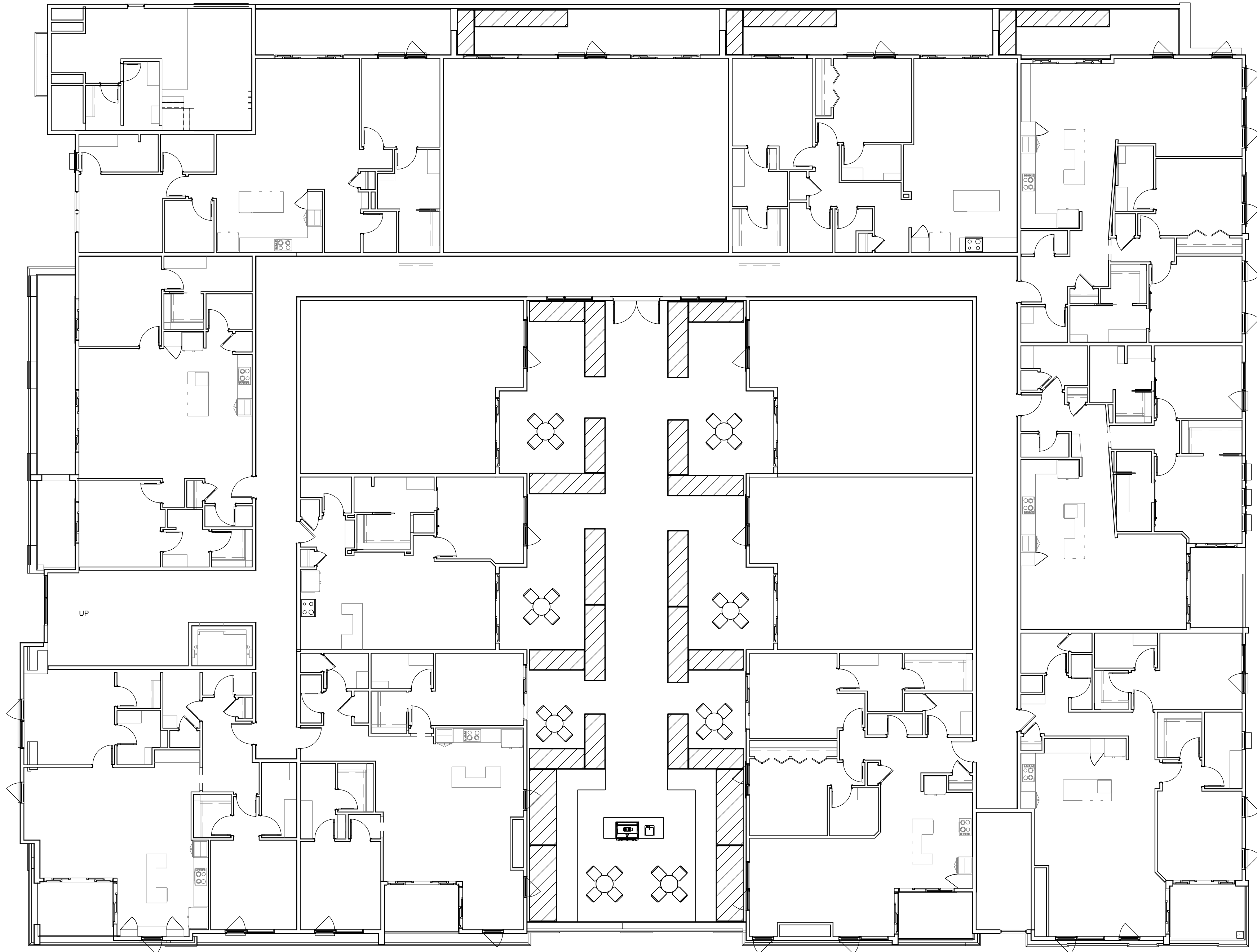
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MAPLE MIXED USE
LANDSCAPE PLAN
PRELIMINARY DEVELOPMENT PLAN

Date: 03/16/2016
Drawn By: SL
Checked By: CR



N MELDRUM STREET



MAPLE STREET

LANDSCAPE LEGEND:

- TURF MASTER
- ENVIROTURF® SOD
- 4" DEPTH WOOD MULCH
- LID RAIN GARDEN
- PROPERTY BOUNDARY
- EASEMENT
- EXISTING TREES

LANDSCAPE SCHEDULE -- REFER TO LP100 FOR MORE INFORMATION

SYMBOL	NAME
DECIDUOUS TREES	

- TILIA AMERICANA 'AMERICAN SENTRY' (AMERICAN SENTRY LINDEN)
- AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE' (AUTUMN BRILLANCE SERVICEBERRY)
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- PICEA PUNGENS 'ISELI FASTIGIATE' (ISELI FASTIGIATE SPRUCE)
- JUNIPERUS SCOPULORUM (SKYROCKET JUNIPER)

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- PHILADELPHUS MICROPHYLLUS LITTLELEAF MOCKORANGE
- PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY
- PRUNUS X CISTENA PURPLE LEAF PLUM
- RIBES AUREUM GOLDEN CURRANT

EVERGREEN SHRUBS

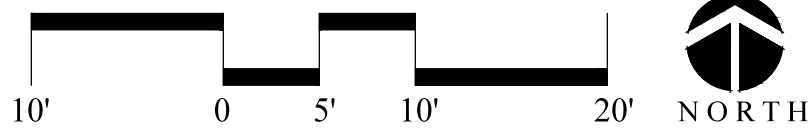
- JUNIPERUS HORIZONTALIS 'WILTONI' WILTON CARPET JUNIPER
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ORNAMENTAL GRASSES

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- HELICTOTRICHON SEMPERVIRENS BLUE AVENA SWITCHGRASS
- PANICUM VIRGATUM PRAIRIE DROP SEED
- SPOROBOLUS HETEROLEPIS

PERENNIALS/VINES

- ACHILLEA X 'MOONSHINE' MOONSHINE YARROW
- ARTEMISIA FRIGIDA FRINGED SAGE
- ECHINACEA PURPUREA PURPLE CONEFLOWER
- HEDERA HELIX ENGLISH IVY
- LINUM PERENNE BLUE FLAX
- PENSTEMON BARBATUS SCARLET BUGLER
- PENSTEMON



REV.	COMMENT	DATE

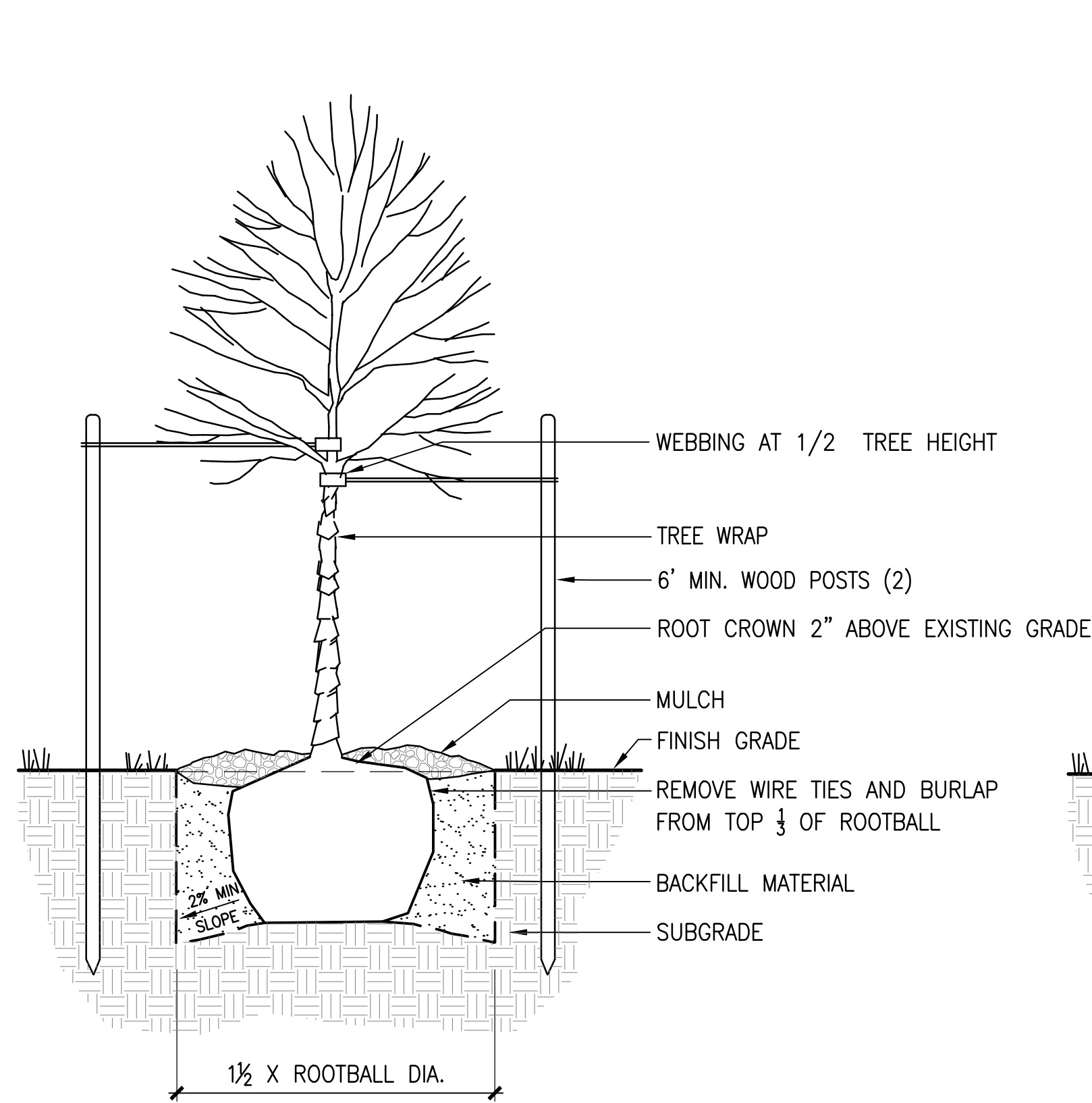
MAPLE MIXED USE

LANDSCAPE PLAN - SECOND LEVEL

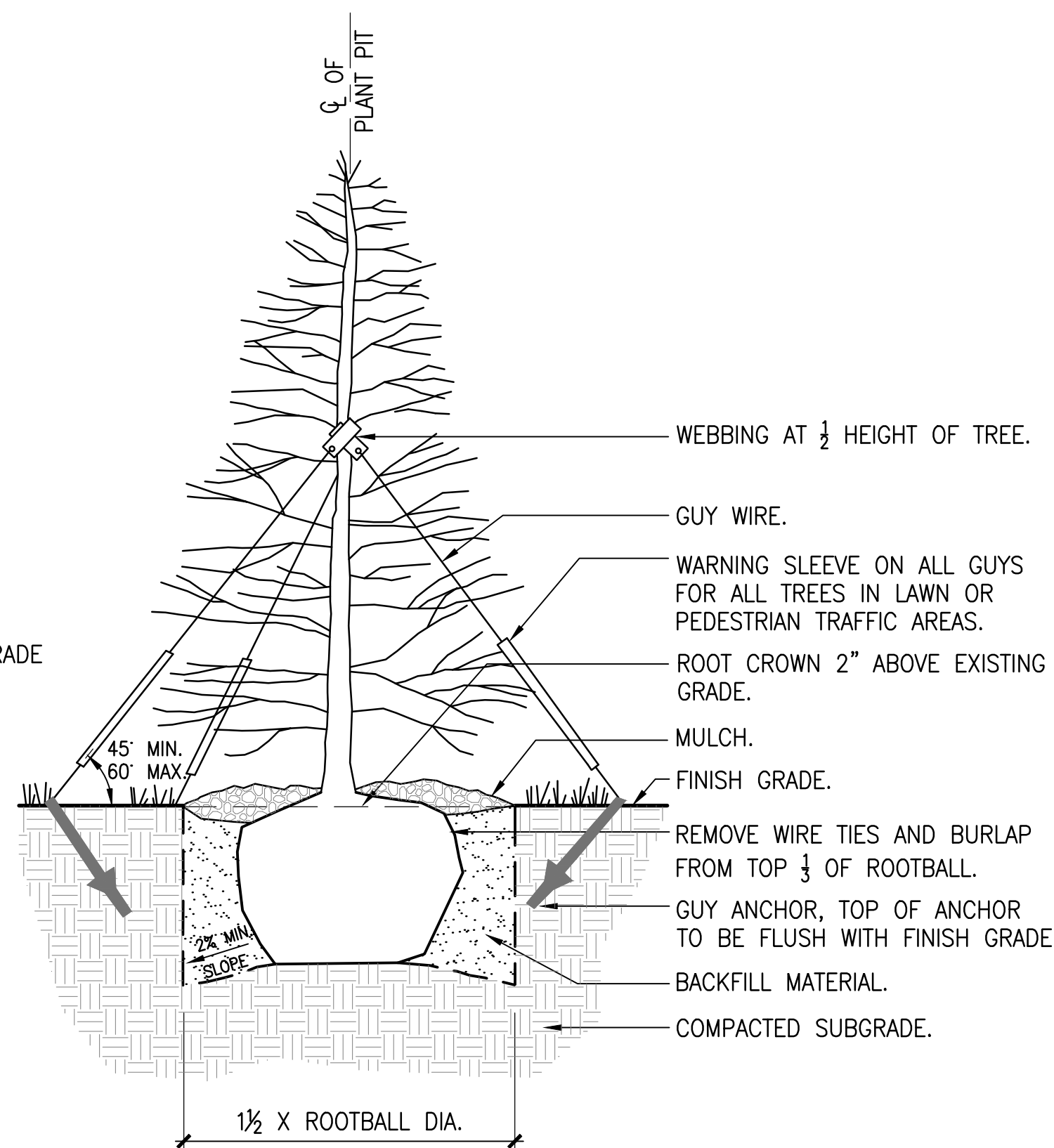
PRELIMINARY DEVELOPMENT PLAN

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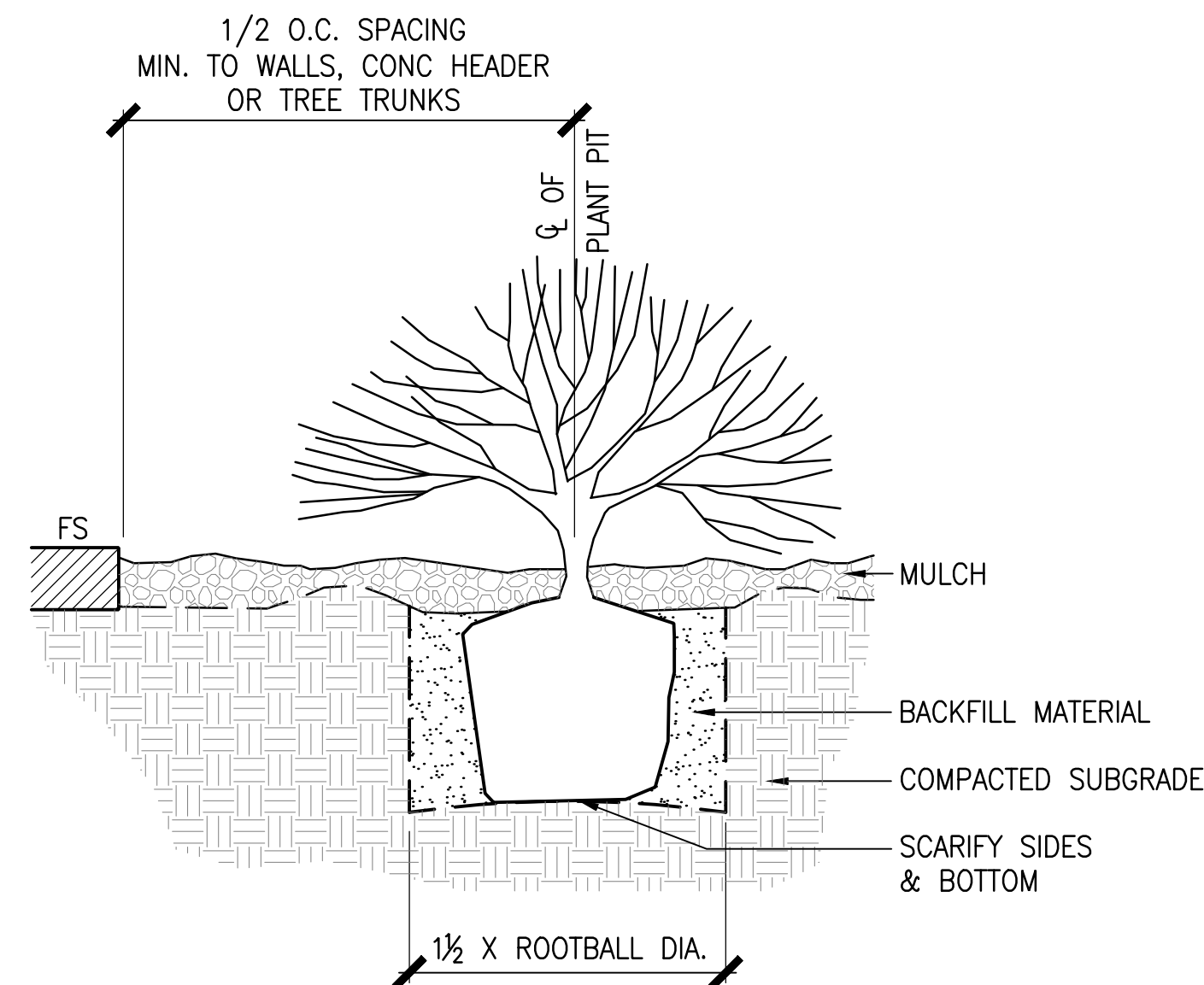
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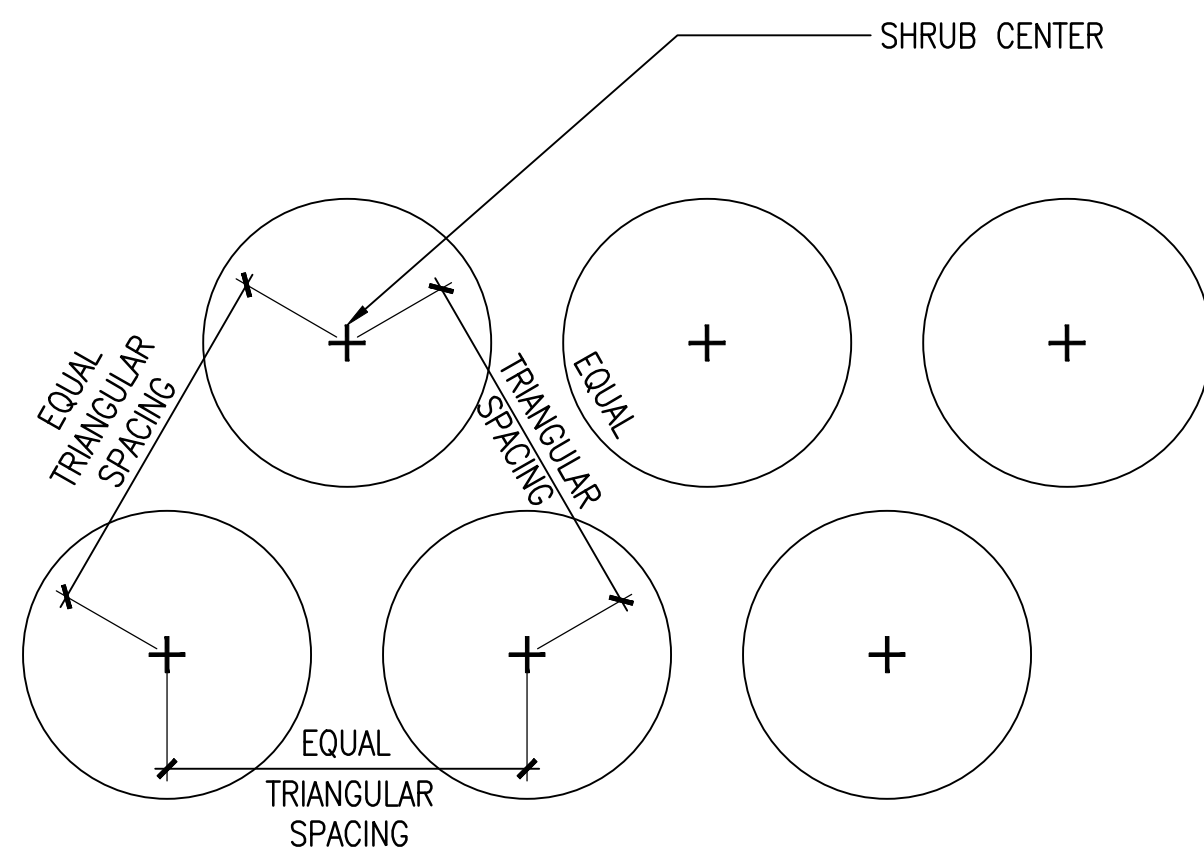
A DECIDUOUS TREE PLANTING
SCALE: NTS DT-tree-Decid.dwg



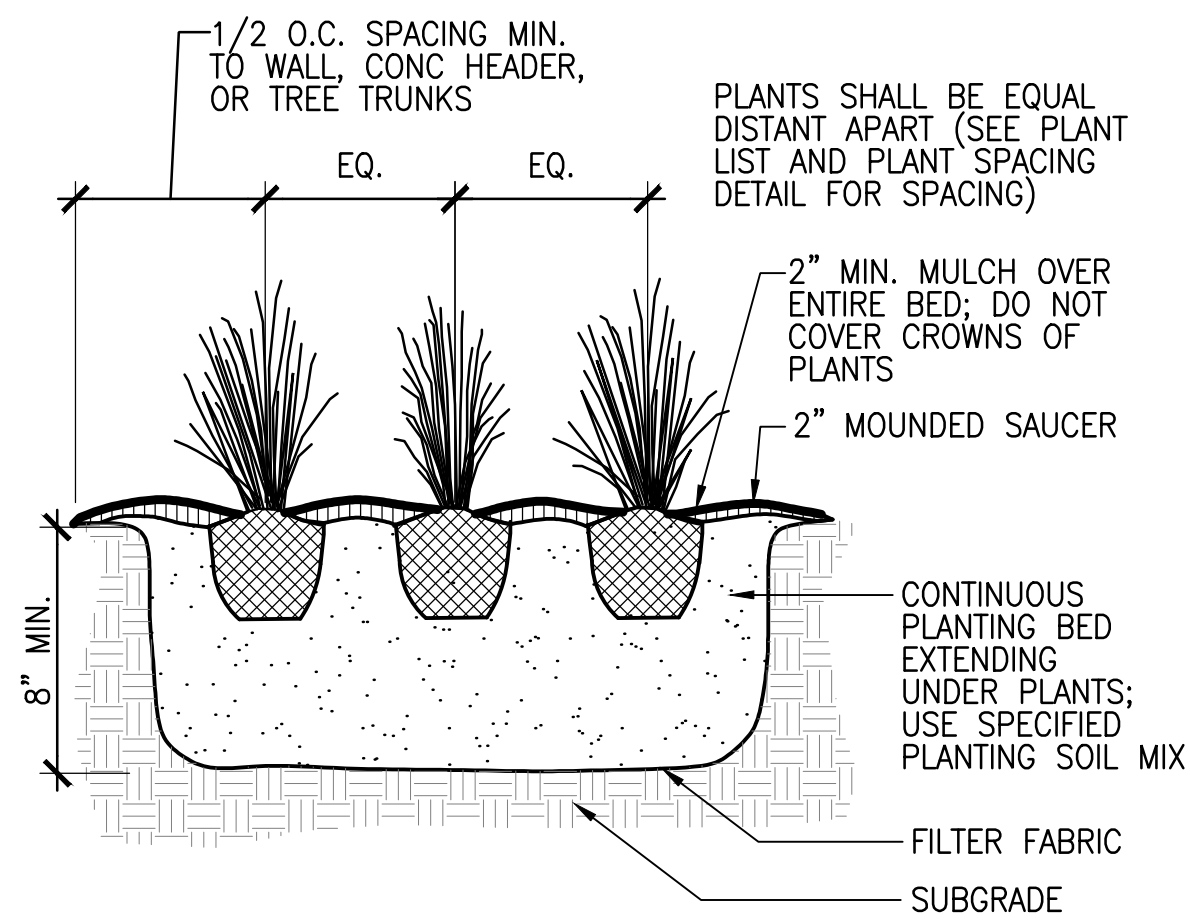
B EVERGREEN TREE PLANTING
SCALE: NTS tree-evg.dwg



C SHRUB PLANTING
SCALE: NTS shrub.dwg



D TRIANGULAR SHRUB SPACING
SCALE: NTS DT-PLNT-SHRB-SPAC



E PERENNIAL PLANTING
SCALE: NTS DT-Perennial.dwg

REV.	COMMENT	DATE

MAPLE MIXED USE

LANDSCAPE DETAILS

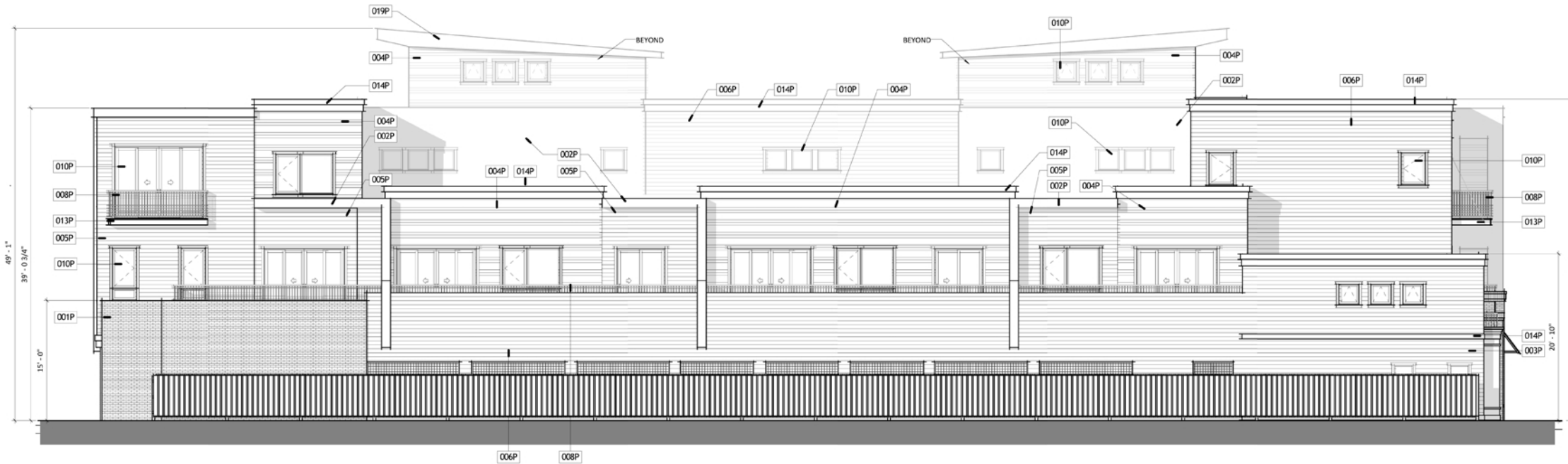
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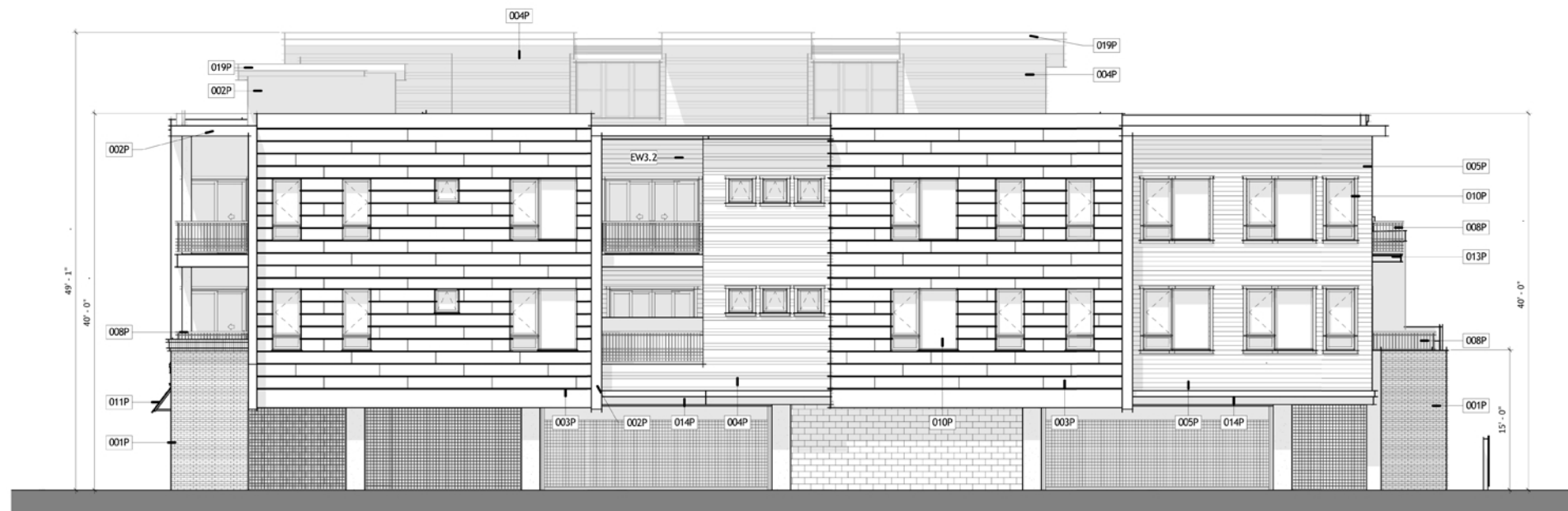
Date: 03/16/2016
Drawn By: SL
Checked By: CR

Sheet

LP501



2
PDP-2
ELEVATION NORTH
SCALE: 1/8" = 1'-0"



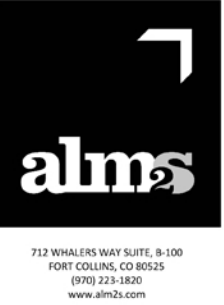
1
PDP-2
ELEVATION EAST
SCALE: 1/8" = 1'-0"

SYSTEM NOTES - PDP

001P	4" nominal brick veneer (brownish red).
002P	4" x 8" Concrete fiber reinforced panel rainscreen system (eg:Takl) or Porcelain panel rainscreen system (eg:Ceramitex). (beige/gray)
003P	16" x 9'-0" Fiber Cement Panel Rainscreen system with concealed fastening. Vapor barrier and 5/8" gypsum board at interior. (blue-gray)
004P	Fiber Cement lap siding with patterned exposure (10.75", 4", 4"). (golden brown)
005P	Fiber Cement 6" shiplap or T&G siding with smooth texture. (beige/cream)
006P	Fiber Cement 6" shiplap or T&G siding with smooth texture. (golden brown)
007P	Thermally broken anodized aluminum storefront system with double insulated glazing. (black)
008P	Steel Railing (black) with wood or fiber cement top rail (golden brown).
009P	Steel canopy (black).
010P	Aluminum clad wood windows. (black)
011P	Metal framed awning with fabric or metal awning shade. (black)
012P	Steel Channel Lintel. (black)
013P	Composite decking with steel channel structure (black) for hung deck.
014P	Fiber Cement or wood Trim. (dark gray)
015P	Steel columns. (black)
019P	3/4" thick Fiber Cement fascia over continuous 2x sub-fascia.

NOTE:

ALL EXPOSED ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT AND METERS ARE TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING.



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FORT COLLINS, CO 80525
(970) 223-1820
www.alms2s.com

320 Maple Mixed Use DEVELOPMENT COMPANY LLC Fort Collins, Colorado

NO	ISSUE	DATE
PROJECT		1534
DATE		04.07.16
DRAWN		ksj

BUILDING ELEVATIONS

PDP-2



ELEVATION WEST

SCALE: 1/8" = 1'-0"



PDP View SW Corner

SCALE:



ELEVATION SOUTH

SCALE: 1/8" = 1'-0"

SYSTEM NOTES - PDP

001P	4" nominal brick veneer (brownish red).
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320 Maple Mixed Use
DEVELOPMENT COMPANY LLC
Fort Collins, Colorado

NO	ISSUE	DATE
PROJECT		1534
DATE		04.07.16
DRAWN		ksj

BUILDING ELEVATIONS

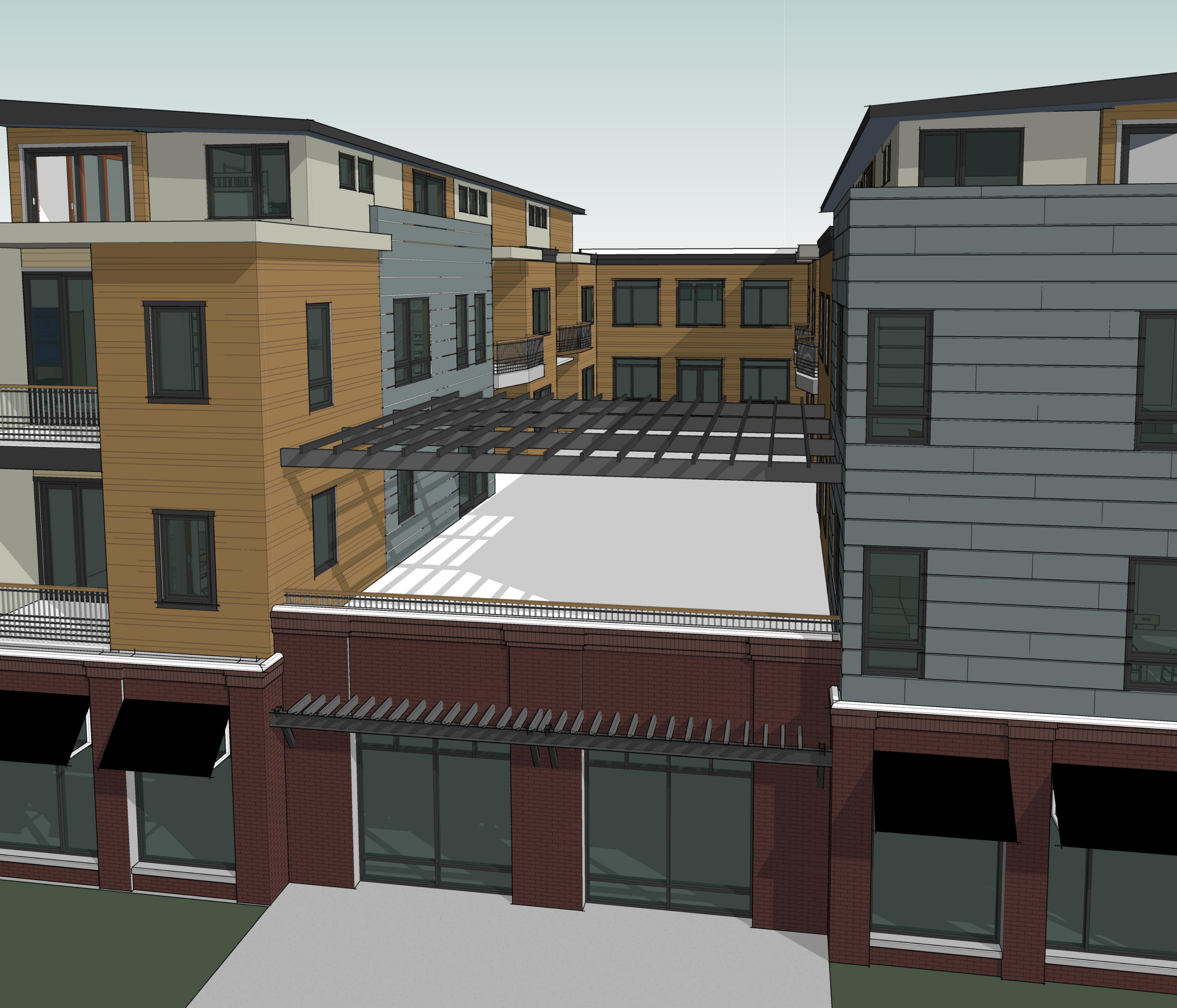
PDP-1







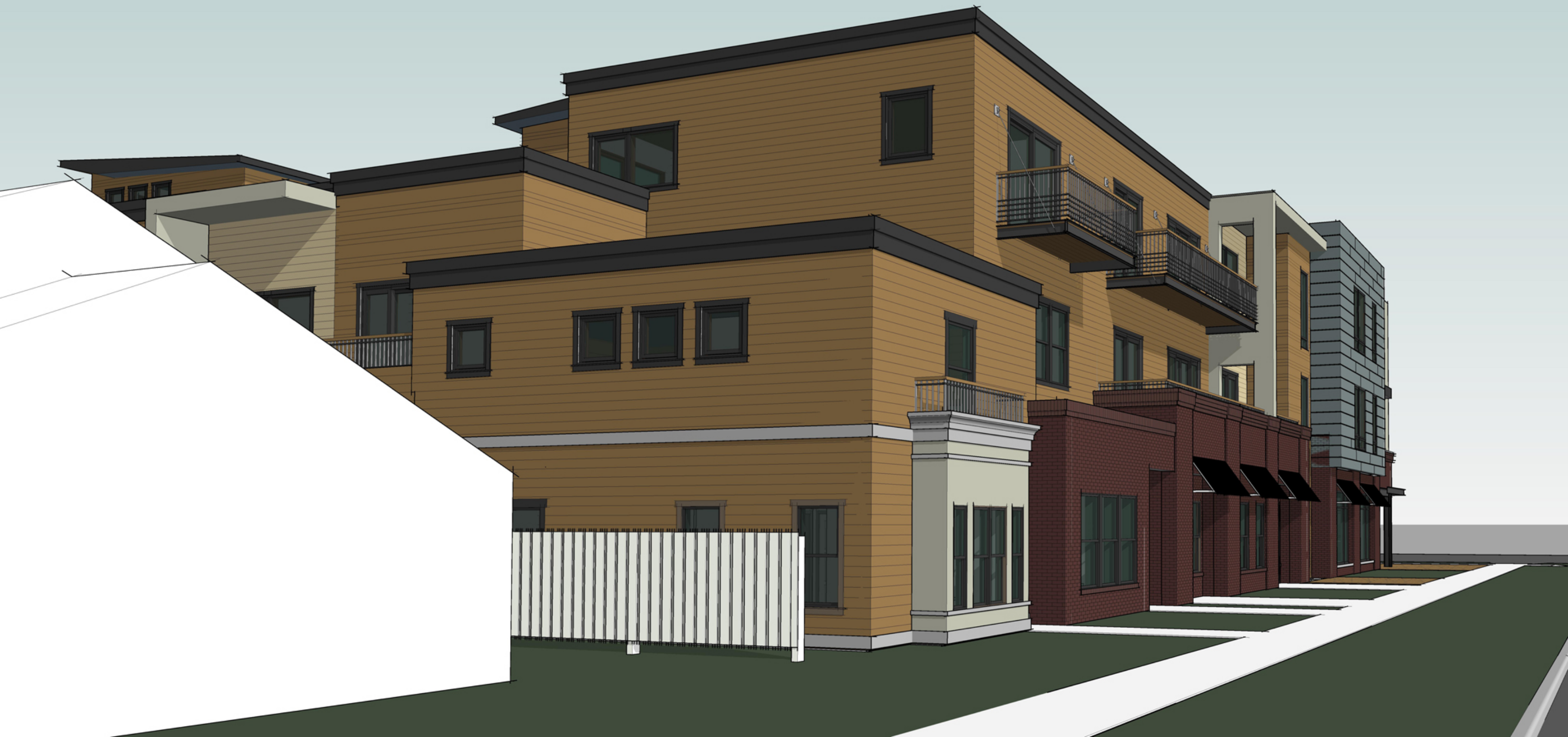




















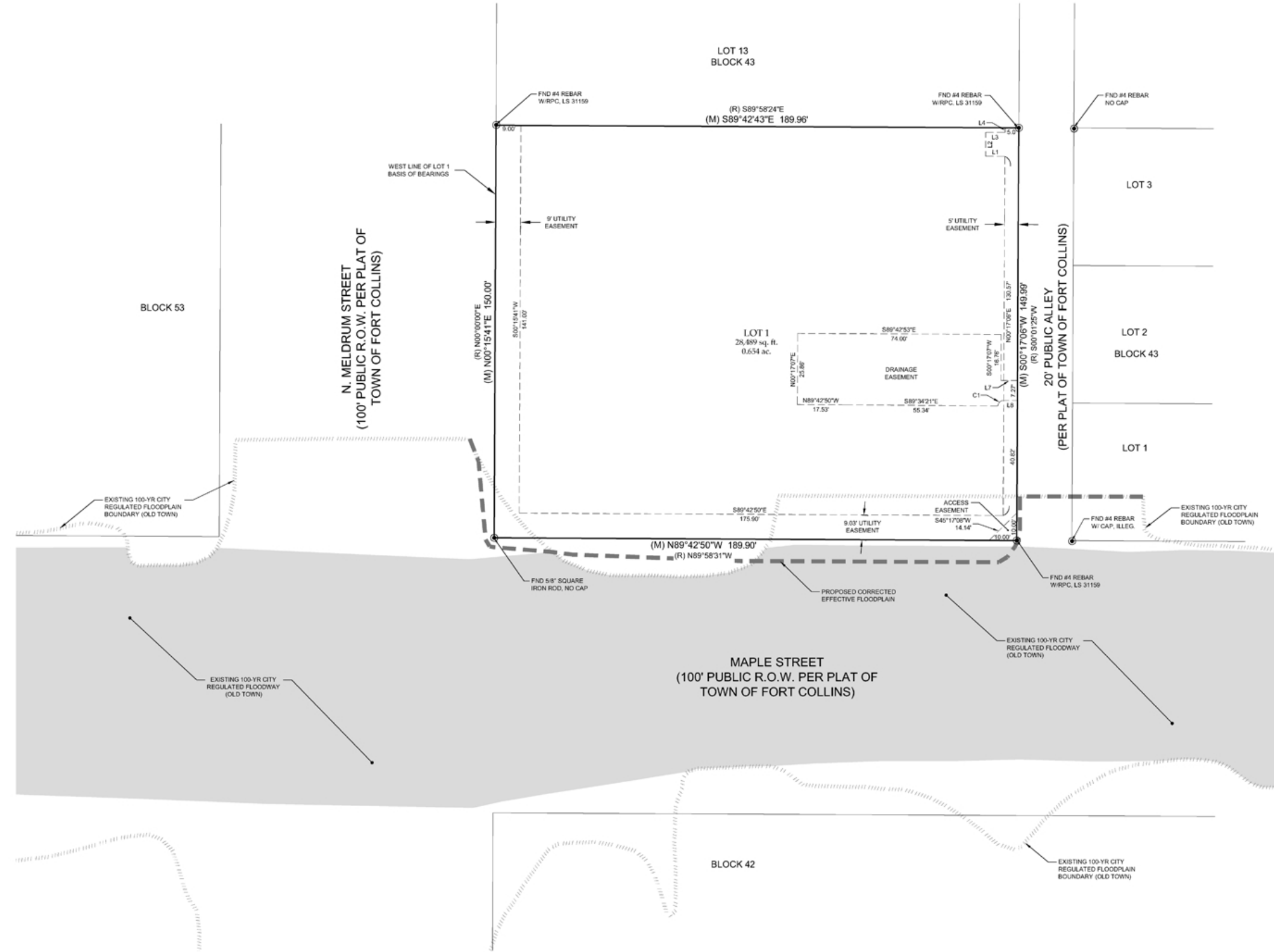
BEING A REPLAT OF LOT 1, SOLAR VILLAGE MAPLE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

Sheet
1
Of 2 Sheets

DRAFT
4-1-16

MAPLE MIXED USE

BEING A REPLAT OF LOT 1, SOLAR VILLAGE MAPLE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



DRAFT
4-1-16

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	93°08'19"	2.01'	3.28'	N46°55'07"E	2.91'

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.04'	N89°42'54"W
L2	8.66'	N00°00'00"E
L3	7.08'	N00°00'00"E
L4	1.72'	N00°36'49"E
L7	6.02'	N00°00'00"E
L8	5.04'	S89°42'54"E

LEGEND	
---	EASEMENT LINE
- - - -	EXISTING RIGHT-OF-WAY
=====	PLATTED BOUNDARY LINE
---	LOT LINE
●	FOUND CORNER AS DESCRIBED
(M)	MEASURED BEARING & DISTANCE
(R)	RECORDED BEARING & DISTANCE



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

SECTION:
11
TOWNSHIP:
7
RANGE:
69 W of the 6th PM

**NORTHERN
ENGINEERING**
301 North Inverness Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.1158
www.northernengr.com

DATE:
4/1/16
PROJECT:
514-007
DESIGNED BY:
L. Smith
DRAWN BY:
B. Tessey
REVIEWED BY:

MAPLE MIXED USE
SECTION 11, T7N, R69W
CITY OF FORT COLLINS, COLORADO



Planning, Development & Transportation

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com

MEMORANDUM

DATE: March 8, 2016
TO: Hearing Officer
TH: Tom Leeson, Director of Community Development & Neighborhood Services
Clark Mapes, City Planner
FR: Maren Bzdek, Historic Preservation Planner

RE: **Landmark Preservation Commission (LPC) Findings of Fact and Conclusions Pertaining to the 320 Maple Mixed Use Project**

As provided for in Land Use Code Section 3.4.7(F)(6), in its consideration of the approval of plans for properties containing or adjacent to designated, eligible or potentially eligible sites, structure, objects or districts, the Decision Maker shall receive, and consider in making its decision, a written recommendation from the Landmark Preservation Commission. This memorandum contains the Landmark Preservation Commission's Findings of Facts and its motion for this project.

- 1) At its February 10, 2016 Regular Meeting, the Landmark Preservation Commission conducted a final review of the development project known as the 320 Maple Mixed Use Project as authorized under LUC Section 3.4.7(F)(6).
- 2) At its February 10, 2016 Regular Meeting, the Landmark Preservation Commission adopted the following motion on a vote of 7-0 with one member recused: ***That the Landmark Preservation Commission recommend to the Decision Maker approval of the 320 Maple Mixed-Use Project (PDP150025) finding it is in compliance with the standards contained in the Land Use Code 2.4.7 in regard to the project's adjacency to several historic buildings, specifically 303, 305, 313, 315, and 329 North Meldrum, finding that the project is compatible and respectful to the character of the surrounding historic context for the following reasons:***
 - a. The project design uses massing and scale that is compatible with adjacent historic buildings.
 - b. The project uses appropriate step-backs to mitigate height relative to the historic context.
 - c. The project relies on building materials that are compatible with adjacent historic properties.
 - d. The project uses window patterning and proportions that are typical of the adjacent historic context.
 - e. The pedestrian scale of the main floor of the proposed project is compatible with the historic context.