



ITEM NO _____
MEETING DATE June 26, 2014
STAFF Seth Lorson

ADMINISTRATIVE HEARING

STAFF REPORT

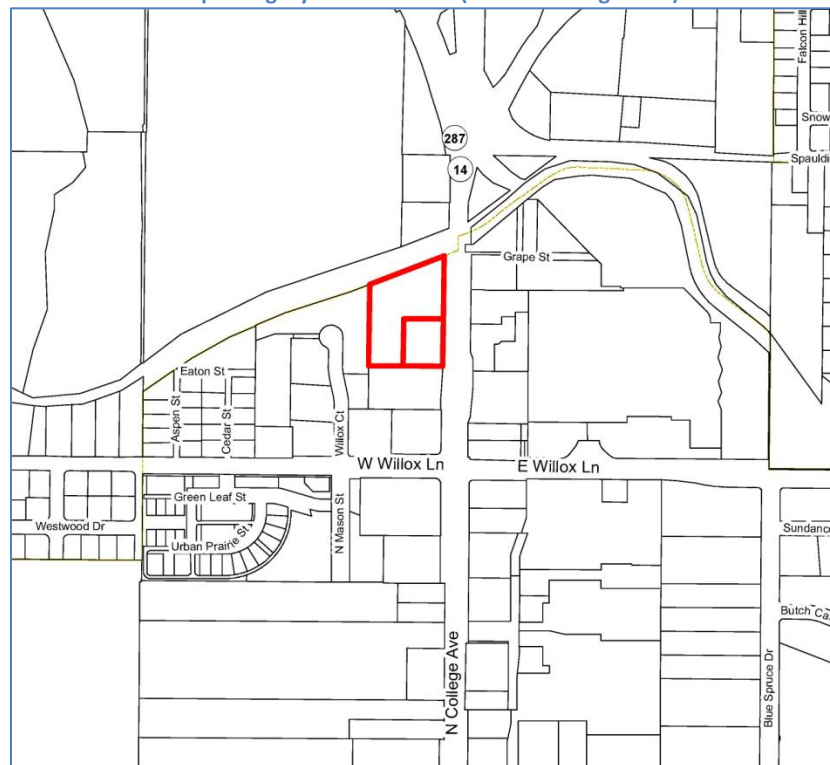
PROJECT: Legacy Auto (1845 N. College Ave.) #PDP120001

APPLICANT/OWNER: Legacy Tractor and Auto Sales
1845 N. College Ave.
Fort Collins, CO 80524

PROJECT DESCRIPTION:

This project proposes to construct a 6,000 square foot addition to the existing 1,221 square foot Legacy Auto building, construct a 4,800 square foot warehouse, and pave 41 customer parking spaces, 36 display spaces, 38 storage spaces and the accompanying drive aisles. The construction is proposed to be completed in four phases. This project is an expansion of existing vehicle sales facilities for “urban tractors”, ATVs, trailers, personal water/snow crafts, cars, light trucks, and conversion vans, including the sales offices and storage warehouse.

Map 1: Legacy Auto Location (1845 N. College Ave.)



RECOMMENDATION: Approval

EXECUTIVE SUMMARY:

The proposed PDP has been reviewed by staff and is in compliance with all applicable Land Use Code (LUC) standards with the exception of two proposed modifications of standard for which staff is recommending approval based on findings that the modifications are not detrimental to the public good, and that: 1) by reason of exceptional physical conditions of the site, and 2) do not diverge from the standards except in a nominal and inconsequential way (Sec. 2.8.2.).

COMMENTS:

1. Background

The project site is zoned Service Commercial (CS) and the surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Larimer County: Commercial (C) Multi-family (MF-1)	Retail (liquor store) Residential (mobile home park)
South	Service Commercial (CS)	Commercial (Lamplighter Hotel)
East	Community Commercial North College (CCN)	Commercial (North College Marketplace)
West	Service Commercial (CS)	Commercial (warehouse)

2. Compliance with Applicable Service Commercial (CS) District Standards [Division 4.22]

A. Purpose: The purpose of the Service Commercial District is as follows:

The Service Commercial District is intended for high traffic commercial corridors where a range of uses is encouraged to create a transition from commercial operations on a highway, arterial street or rail spur, to less intensive use areas or residential neighborhoods. This designation is only for areas that have been designated under an adopted subarea plan as being appropriate for the C-S District.

The proposed project is consistent with the stated purpose of the zone district as the use proposed is an existing use along a high traffic highway and does not directly abut a residential neighborhood.

- B. Permitted Land Uses:** [Section 4.22 (B)] The proposed use of *Vehicle Sales* is permitted in this zone district provided that it is limited to ten percent of the frontage of both sides of North College Avenue between Vine Drive and the northern City limits. However, the vehicle sales use on the subject property is existing and predates the standard, which was established based on the *North College Corridor Plan* process. All the existing vehicle sales uses are permitted.
- C. Land Use Standards:** [Section 4.22 (D)]

The maximum building height shall be three stories.

The proposed one-story buildings have a maximum height of 27 feet 5 ¼ inches.

3. Compliance with Applicable General Development Standards – Article 3

A. Site Planning and Design Standards [Division 3.2]

3.2.1(D)(2) Street Trees:

Three street trees exist and the proposed development is providing additional street trees to ensure an average of 30 to 40 foot intervals as required.

3.2.1(E)(2) Landscape Area Treatment:

The areas of the site that are not covered by buildings, structures, paving or impervious surface are proposed to be landscape areas that incorporate turf grass, shrubs, and trees as required.

3.2.1(E)(4) Parking Lot Perimeter Landscaping:

Trees are provided between all parking lots (and vehicle use areas) and public streets at an average ratio of one per 25 lineal feet, and in the side lot setback at an average ratio of one per 40 lineal feet.

3.2.1(E)(4) Parking Lot Interior Landscaping:

Parking lot landscape islands are provided throughout the site greater than six percent of the interior space of the parking lots. The landscape islands are used to buffer the vehicle use area from College Avenue with plantings of shrubs and trees.

3.2.2(K)(2) Nonresidential Parking Requirements:

The maximum amount of parking permitted for General Retail (which is the most similar use listed) is four parking spaces per 1,000 square feet. The project is

proposing a total of 12,011 square feet of floor area and thus is permitted a maximum of 48 parking spaces ($[12,011/1,000]*4$). The project proposes to provide 44 parking spaces. All other vehicle use areas, totaling 74 parking spaces, are for storage and display and do not count toward the maximum parking requirement.

3.2.4 Site Lighting:

The maximum light level permitted on the site is 10 foot candles and the maximum level shown on the lighting plan is 8.7 foot candles. The site lighting does not spill over the lot lines beyond 20 feet in excess of 0.1 foot candles.

B. Natural Habitats and Features [Division 3.4.1]

The Legacy Auto site is south of the Larimer and Weld Canal; the standard buffer for an irrigation ditch serving as a wildlife corridor is 50' (Section 3.4.1(E)(1)). The existing site's habitat value is very limited due to no vertical diversity exists as only non-native grasses are found within the 50' buffer zone.

To meet the standards associated with Section 3.4.1, the project has proposed to apply the quantitative (50' buffer) and qualitative standards contained in Section 3.4.1(E) of the Land Use Code:

The proposed buffer is 50' in width, meeting the quantitative standard.

The project meets the qualitative performance standards in Section 3.4.1 by incorporating the following elements into the design:

- No fencing is proposed between the ditch and the development, which will allow for wildlife movement across the site (Section 3.4.1(E)(1)(b)).
- The project enhances the vegetation by providing additional trees, shrubs, and native grasses to enhance the value of the ditch as a wildlife corridor. A mix of deciduous and evergreen species will provide cover for wildlife in all seasons (Section 3.4.1(E)(1)(g)).
- There is no light spillover into the buffer zone to minimize impacts to the area as a wildlife corridor (Section 3.4.1(E)(1)(e)).

C. Building Standards [Division 3.5]

3.5.1 Building and Project Compatibility

The proposed development is compatible with the existing surrounding development in terms of height, bulk, mass, and scale. The buildings are

proposed at one-story and the existing buildings across the street (Chase Bank) are one story and the motel (America's Best Value Inn, directly abutting to the south) has one-and two-story buildings.

3.5.3 Mixed-Use, Institutional, and Commercial Buildings

Relationship of Buildings to Streets, Walkways, and Parking. [Section 3.5.3(C)]

The main entrances of the building face onto a sidewalk with crosswalks across the drive aisle attaching to the College Avenue sidewalk. An existing canopy from a previous gas station, with a pedestrian crosswalk underneath, will remain as an architectural feature that carries the existing and proposed buildings to the College Avenue frontage. However, the applicant has requested an exception to the build-to line standard requiring that the building be located no more than 15 feet from the College Avenue ROW. And, the applicant has requested a Modification of Standard to permit a vehicular use area between the building and the street (discussed below).

An exception to the 15 foot build-to line standard may be granted "if the building abuts a four-lane or six-lane arterial street, and the Director has determined that an alternative to the street sidewalk better serves the purpose of connecting commercial destinations due to one or more of the following conditions:"

The proposed building addition abuts College Avenue, a 4-lane arterial in this location, and the existing building and the buildings to the south have established a pattern of development that has similar setbacks as the proposed addition.

Setbacks from ROW:

Existing Building: 64' 3"

Proposed Addition: 60' 7"

America's Best Value Inn: 51' 2"

Loaf-n-Jug: 66' 4"

Additionally, the proposed site plan provides walkways connecting to the College Avenue sidewalk, extensive landscaping and pedestrian benches all meant to engage the public realm and mitigate the impact of the additional setback distance.

Variation in Massing. [Section 3.5.3 (D)] and *Character and Image.* [Section 3.5.2 (E)]

The proposed buildings are simple in form but provide variation with a variety of materials and architectural features. The easternmost building, an existing building and a proposed addition, has a pronounced entrance and canopied abutting walkway. Along its west elevation, gable dormer windows break up the

massing. The westernmost building (warehouse) also has a central pronounced entrance and four other double-door entrances along its south side. The north side has garage doors that are separated with brick pilasters. Both buildings feature cultured stone wainscot with stone sills and primarily consist of wood siding.

4. Modification of Standards [Division 2.8]

A. Relationship of Buildings to Streets, Walkways and Parking. [3.5.3(C)(1)&(2)]

The applicant is requesting a modification to the standard requiring that developments have “no vehicle use area between building faces and the street” as a function of the 15 foot build-to line requirement. The proposed vehicle use area precludes compliance with the requirement to orient to a Connecting Walkway which is defined as a *walkway that directly connects a main entrance of a building to the street sidewalk without requiring pedestrians to walk across parking lots or driveways.*

The project proposes nine display spaces for their inventory directly between the street and the proposed building, and an additional 18 display spaces along the College Avenue frontage.

The applicant requests that the Hearing Officer find that the requested modification be granted on the grounds that it is *not detrimental to the public good and by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property.*

The College Avenue streetscape was improved and installed by the City of Fort Collins as a capital project which created an access to this site directly adjacent to the proposed addition. Said access would be entirely blocked if this addition were to meet the required build-to line standard. Additionally, site circulation around the back of the existing building is difficult due to a significant grade drop directly to the west. Please see attached the applicant’s request for a modification of standard and existing condition images.

B. Industrial uses located at least 200 feet from North College Avenue [4.22(B)(d)(1)&(5)]

The applicant is requesting a modification to the standard requiring that warehouses and wholesale distribution facilities are setback at least 200 feet from North College Avenue.

The project proposes a 4,800 square foot warehouse and distribution facility located on the western portion of the lot, 182 feet setback from North College Avenue.

The applicant asks that the Hearing Officer find that the requested modification be granted on the grounds that it is *not detrimental to the public good* and that the modification does not diverge from the standard *except in a nominal, inconsequential way when considered from the perspective of the entire development plan*.

The proposed warehouse and distribution building is sited behind the existing building, the proposed 6,000 square foot addition, and a 6-foot-high fence used to screen vehicle storage. The 18 foot difference between the requirement and the proposal represents the exact distance that was dedicated as ROW for the North College Avenue streetscape improvements.

5. Findings of Fact/Conclusion

In evaluating Legacy Auto (1845 N. College Ave.), #PDP120001, Staff makes the following findings of fact:

- A. The request for a modification of standard to permit a vehicle use area between the building face and the street (3.5.3(C)(2)) is not detrimental to the public good and by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property because the North College Avenue streetscape improvements created a curb cut access in the logical area to site an addition to the existing building that would comply with said standard.
- B. The request for a modification of standard to reduce the required setback for a warehouse and wholesale distribution building (4.22(B)(d)(1)&(5)) is not detrimental to the public good and does not diverge from the standard except in a nominal, inconsequential way when considered from the perspective of the entire development plan. This is because the proposed setback of 182 feet is hidden behind the principal addition and screening and represents a divergence of 9% from the required setback.
- C. The PDP contains permitted uses and complies with the applicable land development standards of the Service Commercial District in accordance with Article 4 of the Land Use Code with the exception of the requested modification of standards.
- D. The PDP complies with the applicable General Development Standards of Article 3 of the Land Use Code with the exception of the requested modification of standards.

- E. The PDP complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.

RECOMMENDATION:

Staff recommends **approval** of Legacy Auto (1845 N. College Ave.), #PDP120001

ATTACHMENTS:

- 1 – PDP Plan Set
- 2 – Modification Requests
- 3 – Applicant Narrative
- 4 – Existing Site Images

PROJECT DATA

PARCEL SIZE: GROSS: = 133,805.1 S.F. = 3.06 ACRES
N. COLLEGE R.O.W. DEDICATION = 6,488.21 S.F. = 0.15 ACRES
SUBTOTAL = 126,692.30 S.F. = 2.91 ACRES
FARKAS PLACE R.O.W. DEDICATION = 11,233.89 S.F. = 0.26 ACRES
NET LOT SIZE = 115,458.41 S.F. = 2.65 ACRES

EXISTING ZONING: CS, SERVICE COMMERCIAL

RESIDENTIAL CONSTRUCTION: NONE

PROPOSED LAND USES:

EASTERN BUILDING (EXIST. BLDG. PHI, + PH2/PH3):

THE USES FOR THIS BUILDING WILL BE THE SALES OFFICES FOR URBAN TRACTORS, ATVS, TRAILERS (25 FEET MAXIMUM LENGTH); PERSONAL WATER/SNOW CRAFT (WITH SCREENED OUTDOOR STORAGE); MINOR VEHICLE (EXIST. BLDG. PHI & ADDITION PH2/PH3) REPAIR; RETAIL SALES; SALES OF CARS AND LIGHT TRUCKS.

N. COLLEGE AVE. FRONTAGE:

THE DISPLAY FOR SALE/LEASE OF URBAN TRACTORS, ATVS, TRAILERS (25 FEET MAXIMUM LENGTH); PERSONAL WATER/SNOW CRAFT. (WITH SCREENED OUTDOOR STORAGE AS SHOWN ON APPROVED SITE PLAN)
NOTE: A MAXIMUM OF 36 DISPLAY MODELS WILL BE DISPLAYED ON DESIGNATED DISPLAY SPACES AND EXCESS INVENTORY WILL BE STORED IN THE DESIGNATED SCREENED STORAGE SPACES.

NORTHERN 200' FRONTAGE ALONG NORTH COLLEGE AVE.:

THE DISPLAY FOR SALE/LEASE OF CARS, LIGHT TRUCKS AND CONVERSION VANS. (AS SHOWN ON APPROVED SITE PLAN)

WESTERN BUILDING (BLDG. PH4):

THE USES FOR THIS BUILDING SHALL BE AS ALLOWED BY THE LAND USE CODE IN FORCE AT THE TIME OF THE APPROVAL OF THESE PLANS.

FLOOR AREA

BUILDING	USE	SQ. FT.	% OF NET LOT
EXISTING BUILDING #PHI	COMMERCIAL	= 1211 S.F.	= 1.05%
EXISTING BUILDING ADDITION #PH3/PH3	COMMERCIAL	= 6,000 S.F.	= 5.20%
WESTERN BUILDING #PH4	COMMERCIAL	= 4,800 S.F.	= 4.16%
TOTAL AREA		= 12,011 S.F.	= 10.40%

MAXIMUM BUILDING HEIGHT

BUILDING	USE	HEIGHT
EXISTING BUILDING #PHI	CANOPY	= 14'-1"
	BUILDING	= 13'-6 1/2"
EXISTING BUILDING ADDITION #PH3/PH3	BUILDING	= 21'-5 1/2"
WESTERN BUILDING #PH4	BUILDING	= 20'-1 1/2"

PARKING

	CUSTOMER PARKING	HANDICAPPED PARKING	DISPLAY SPACES	SCREENED STORAGE SPACES				
	ALLOWED (MAX)	SUPPLIED	REQUIRED	SUPPLIED	ALLOWED (MAX)	SUPPLIED	ALLOWED (MAX)	SUPPLIED
EXISTING BUILDING PHI	1221 S.F. / 4/1000 S.F. = 5 SPACES	5 SPACES	1 PER 1-25 SPACES	2 SPACES	N.A.	36 SPACES	N.A.	25 SPACES
EXIST. BLDG. ADDITION PH2/PH3	6,000 S.F. / 4/1000 S.F. = 24 SPACES	14 SPACES						
BUILDING PH4	4800 S.F. / 4/1000 S.F. = 20 SPACES	11 SPACES	1 PER 1-25 SPACES	1 SPACE	N.A.		N.A.	13 SPACES
TOTAL	49 SPACES	41 SPACES		3 SPACES		36 SPACES		38 SPACES

SITE DATA

DESIGNATION	EXISTING	FINAL DEVELOPMENT			
	AREA	% OF GROSS LOT AREA	AREA	% NET LOT + FARKAS PLACE R.O.W.	% OF NET LOT AREA
BUILDING FLOOR AREAS					
BLDG. PHI (EXISTING):	1211.00 S.F.	0.91%	1211.00 S.F.	0.96%	1.05%
BLDG. PH2/PH3	-----	-----	6,000.00 S.F.	4.73%	5.19%
BLDG. PH4	-----	-----	4,800.00 S.F.	3.79%	4.16%
BUILDING AREA SUBTOTAL	1211.00 S.F.	0.91%	12,011.00 S.F.	9.48%	10.40%
LANDSCAPING AREAS					
NATURAL GRASSES	90,560.36 S.F.	68.00%	25,935.38 S.F.	20.41%	22.46%
LANDSCAPED AREA	686.09 S.F.	0.52%	15,033.98 S.F.	11.81%	13.02%
LANDSCAPING AREAS SUBTOTAL	91,246.45 S.F.	68.52%	40,969.36 S.F.	32.34%	35.48%
HARDSCAPE AREAS					
GRAVEL/DIRT	20,614.22 S.F.	15.48%	-----	-----	-----
ASPHALT/CONC. PAVING	13,620.63 S.F.	10.23%	41,022.91 S.F.	32.38%	35.53%
RECYCLED ASPHALT	-----	-----	15,903.45 S.F.	12.55%	13.11%
DECORATIVE DISPLAY PAVING	-----	-----	5,551.63 S.F.	4.39%	4.81%
HARDSCAPE AREAS SUBTOTAL	34,234.85 S.F.	25.71%	62,478.05 S.F.	49.31%	54.11%
NET LOT AREA SUBTOTAL	-----	-----	115,458.41 S.F.	-----	100%
DEDICATED RIGHT-OF-WAY AREA					
N. COLLEGE R.O.W. DEDICATION	6,488.21 S.F.	4.86%	-----	-----	-----
FARKAS PLACE R.O.W. DEDICATION	-----	-----	-----	-----	-----
NATURAL GRASSES	-----	-----	4,493.70 S.F.	3.55%	-----
LANDSCAPED AREA	-----	-----	681.71 S.F.	0.54%	-----
ASPHALT/CONC. PAVING	-----	-----	6,052.48 S.F.	4.78%	-----
RIGHT-OF-WAY AREA SUBTOTAL	6,488.21 S.F.	4.86%	11,233.89 S.F.	8.87%	-----
TOTAL	133,805.1 S.F.	100%	126,692.30 S.F.	100%	

LEGACY AUTO

1845 N. COLLEGE AVE.
FORT COLLINS, CO 80524

PARCEL NUMBER OF PARCEL 1: 98354-00-025

PARCEL NUMBER OF PARCEL 2: 98354-07-001

LEGAL DESCRIPTION

Parcel 1 (Bearings have been rotated to State Plane Coordinate Basis of Bearings)

A tract of land situate in the SE1/4 of Section 35, Township 8 North, Range 69 West of the 6th P.M., which considering the East line of said SE1/4 as bearing North 00°41'23" East and the South line of said SE1/4 as bearing North 89°32'30" West and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point which bears North 00°41'23" East 423.00 feet from the Southeast corner of said Section 35 and run thence North 00°41'23" East 491.03 feet; thence South 68°50'23" West 398.63 feet; thence South 00°41'23" West 344.07 feet; thence South 89°31'31" East 370.00 feet to the point of beginning,

EXCEPTING THEREFROM that parcel conveyed by Deed recorded April 29, 1969 in Book 1408 at Page 123; (**Book 1408, Page 123 becomes Hall Addition First Filing)

ALSO EXCEPTING THEREFROM that parcel conveyed to The Board of County Commissioners by Deed recorded October 11, 1930 in Book 599 at Page 45;

ALSO EXCEPTING THEREFROM that parcel conveyed by General Warranty Deed March 16, 2011 at Reception No. 20110016834 of the Records of Larimer County;

Said described parcel of land contains 91,698 Square Feet or 2.142 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

Parcel 2

All of Hall Addition First Filing as recorded July 16, 1969 in Book 1415 at Page 610 of the Records of Larimer County, located in the Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Eight North (T8N), Range Sixty-nine West (R69W) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado.

EXCEPTING THEREFROM that parcel conveyed by General Warranty Deed March 16, 2011 at Reception No. 20110016834 of the Records of Larimer County;

Said described parcel of land contains 33,400 Square Feet or 0.767 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

... (which above described tracts contains 126,698 Square Feet or 2.909 Acres, more or less)

PROJECT CONSULTANTS

ARCHITECT:

WG ARCHITECTS
P.O. BOX 270788
FORT COLLINS, CO 80521
TELEPHONE: 970-493-2025
FAX: 970-493-2026
E-MAIL: dions@wgarchitects.com
CONTACT: DON SHIELDS

OWNER:

LEGACY TRACTOR & AUTO SALES
1845 N. COLLEGE AVE.
FORT COLLINS, CO 80524
TELEPHONE: 970-482-4803
FAX: 970-484-3430
E-MAIL: LegacyTractors@yahoo.com
CONTACT: GARY FARKAS

CIVIL ENGINEER:

NORTH STAR DESIGN, INC.
700 AUTOMATION DRIVE, UNIT #1
WINDSOR, COLORADO 80550
TELEPHONE: 970-686-6999
FAX: 970-686-1188
E-MAIL: tricia@northstardesigninc.com
CONTACT: TRICIA KROETCH

SURVEYOR:

KING SURVEYING
650 EAST GARDEN DR.
WINDSOR, CO 80550
TELEPHONE: 970-686-5011
FAX: 970-686-5821
E-MAIL: carol@kingsurveyors.com
CONTACT: CAROL KUHLMAN

SIGNATURE BLOCKS

OWNER'S CERTIFICATION

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

EXECUTED THIS _____ DAY OF _____, A.D., 20____

OWNER: LEGENDS HOLDINGS, LLC

BY: _____
GARY FARKAS

TITLE: PRESIDENT

(STATE OF COLORADO)
(COUNTY OF LARIMER) SS.
(CITY OF FORT COLLINS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20____

BY _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC _____

LIEN HOLDER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE LAWFUL LIEN HOLDERS OF THE REAL PROPERTY DESCRIBED IN THESE SITE PLANS AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLANS.

EXECUTED THIS _____ DAY OF _____, A.D., 20____

LIEN HOLDERS: PARCEL #98354-00-025

BY: _____
JAMES R. CHINN

TITLE: LIEN HOLDER PARCEL #98354-00-025

BY: _____
ELINOR JEAN CHINN

TITLE: LIEN HOLDER PARCEL #98354-00-025

(STATE OF COLORADO)
(COUNTY OF LARIMER) SS.
(CITY OF FORT COLLINS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20____

BY _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC _____

DIRECTOR OF CURRENT PLANNING

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

DIRECTOR OF CURRENT PLANNING _____

VICINITY MAP

VICINITY MAP
NOT TO SCALE

DRAWING INDEX

ARCHITECTURAL

PDP-CVR COVER SHEET

PDP-C1.B SITE PLAN

PDP-C3.B LANDSCAPE PLAN

PDP-C3.2 LANDSCAPE NOTES & SCHEDULES

PDP-C3.3 HYDROLOGIC ZONE MAP

PDP-C5.1 ARCHITECTURAL DETAILS

PDP-C6.1 PHASING DIAGRAMS

PDP-A4.1 EXTERIOR ELEVATIONS - EXISTING BUILDING #PHI

PDP-A4.2 EXTERIOR ELEVATIONS -EXISTING BUILDING ADDITION #PH2/PH3

PDP-A4.3 EXTERIOR ELEVATIONS - WEST BUILDING #PH4

DEVELOPMENT PLANS
COVER SHEET

LEGACY AUTO
1845 NORTH COLLEGE
FORT COLLINS, CO
80524

LEGACY AUTO
1845 NORTH COLLEGE
FORT COLLINS, CO 80524

DRAIN BY: AGC

DATE: 06-21-11




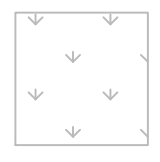
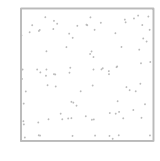

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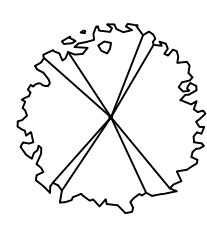
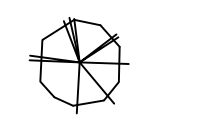
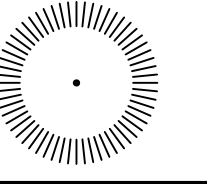





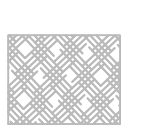

CHECKED BY: DS

SCALE: NTS

SHEET NUMBER: PDP-CVR

PREPARED FOR:

LEGEND EXISTING PLANTS TO REMAIN	
	CANOPY TREE
	EVERGREEN SHRUB
	DECIDUOUS SHRUB
	NATIVE BED
	TURF
	BOULDERS

LEGEND NEW PLANTINGS	
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	BUNCH GRASSES
	PREVIOUSLY REMOVED SEEDED COTTONWOOD TREES
	TURF AS DEFINED IN THE LANDSCAPE NOTES
	BARK MULCH AS DEFINED IN THE LANDSCAPE NOTES
	NATIVE GRASSES SEED MIX AS DEFINED IN THE LANDSCAPE NOTES

SCHEDULE-EXISTING PLANTS TO REMAIN				
ABB	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
UCA	ULMUS CARPINIFOLIA 'ACCOLADE'	ACCOLADE ELM	2"	B4B
PCC	PYRUS CALLERYANNA 'CHANTICLEER'	CHANTICLEER PEAR	15"	B4B
PCR	PYRUS CALLERYANNA 'REDSPIRE'	REDSPIRE PEAR	15"	B4B
MRB	MALUS 'RED BARRON'	RED BARRON CRABAPPLE	15"	B4B
MSP	MISCANTHUS SINENSIS PURPURASCENS	PURPLE MAIDEN GRASS	15"	CONT
MS	HELICTOTRICHON SETPERVIRENS	BLUE AVENA GRASS	15"	CONT
CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	15"	CONT
JHBC	JUNIPEROUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	15"	CONT
PAT	PEROVSKIA ATRIFOLIOLIFOLIA	RUSSIAN SAGE	15"	CONT

SCHEDULE-NEW PLANTINGS									
ABB	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	TYPE	HYDROLOGIC ZONE	HEIGHT	SPREAD	
AE	ULMUS 'ACCOLADE'	ACCOLADE ELM	8	2" CAL.	B4B	L	15'	45'	
GB	GINKO BILOBA	(GINKO) MAIDENHAIR TREE	4	2" CAL.	B4B	M	25'-50'	25'-35'	
C	CATALPA SPECIOSA	WESTERN CATALPA	1	2" CAL.	B4B	M	40'-50'	20'-25'	
HL	GLEDITSIA TRIACANTHOS V. INERITIS 'SUNCOLE'	SUNBURST HONEYLOCUST	3	2" CAL.	B4B	M	30'-10'	50'	
RD	SHIDA SERICEA	RED-OSIER DOGWOOD	16	5 GAL.	B4B	M	5'-10'	15'-20'	
CP	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6	15" GAL.	B4B	M	30'-40'	15'-20'	
SC	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	9	15" GAL.	B4B	M	15'-20'	15'-20'	
RC	MALUS 'RADIANT'	RADIANT CRABAPPLE	6	15" GAL.	B4B	M	15'-20'	15'-20'	
AP	PRUNUS AMERICANA	AMERICAN PLUM	9	15" GAL.	B4B	M	10'-15'	10'-15'	
CBS	PICEA PUNGENS GLAUCA 'BAKER'	COLORADO BLUE SPRUCE 'BAKER'	5	6" HIGH	B4B	M	30'-40'	15'-20'	
PP	PINUS PONDEROSA SCOPULORUM	PONDEROSA PINE	4	6" HIGH	B4B	M	40'-50'	25'-30'	
FWS	ATRIPLEX CANESCENS	FOUR-WING SALTBUSH	51	5 GAL.	CONT	M	3'-1'	3'-15'	
CJ	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	48	5 GAL.	CONT	M	1'-2'	4'-8'	
BJ	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	102	5 GAL.	CONT.	M	1'-2'	4'-8'	
BS	CARYOPTERIS INCANA	BLUE MIST SPIREA	67	5 GAL.	CONT	M	2'-3'	2'-3'	
BB	BERBERIS THUNBERGII 'BOGOZAH'	BONANZA GOLD BARBERRY	53	5 GAL.	CONT	M	3'-6'	3'-6'	
RG	ERIANTHUS RAVENNAE	RAVENNA GRASS	12	5 GAL.	CONT	M	9'-12'	3'-5'	
FR	CALAMAGROSTIS ACUTIFLORA	FEATHER REED (BUNCH GRASSES)	21	5 GAL.	CONT	M	4'-8'	18'-24"	
TF	BUCHLOE DACTYLOIDES	BUFFALOGRASS	6,250	S.F.	SOD	L			
BM		BARK MULCH	3,550	Cu.Ft.	LOAD	M			
AB		ANNUAL BEDS	480	S.F.	CONT	M			
NG		NATIVE GRASSES *	58,881	09 S.F.		L			
GRV	GRAVEL	¾" - 1 ½" WASHED RIVER ROCK, 4" DEPTH	700	Cu.Ft.					

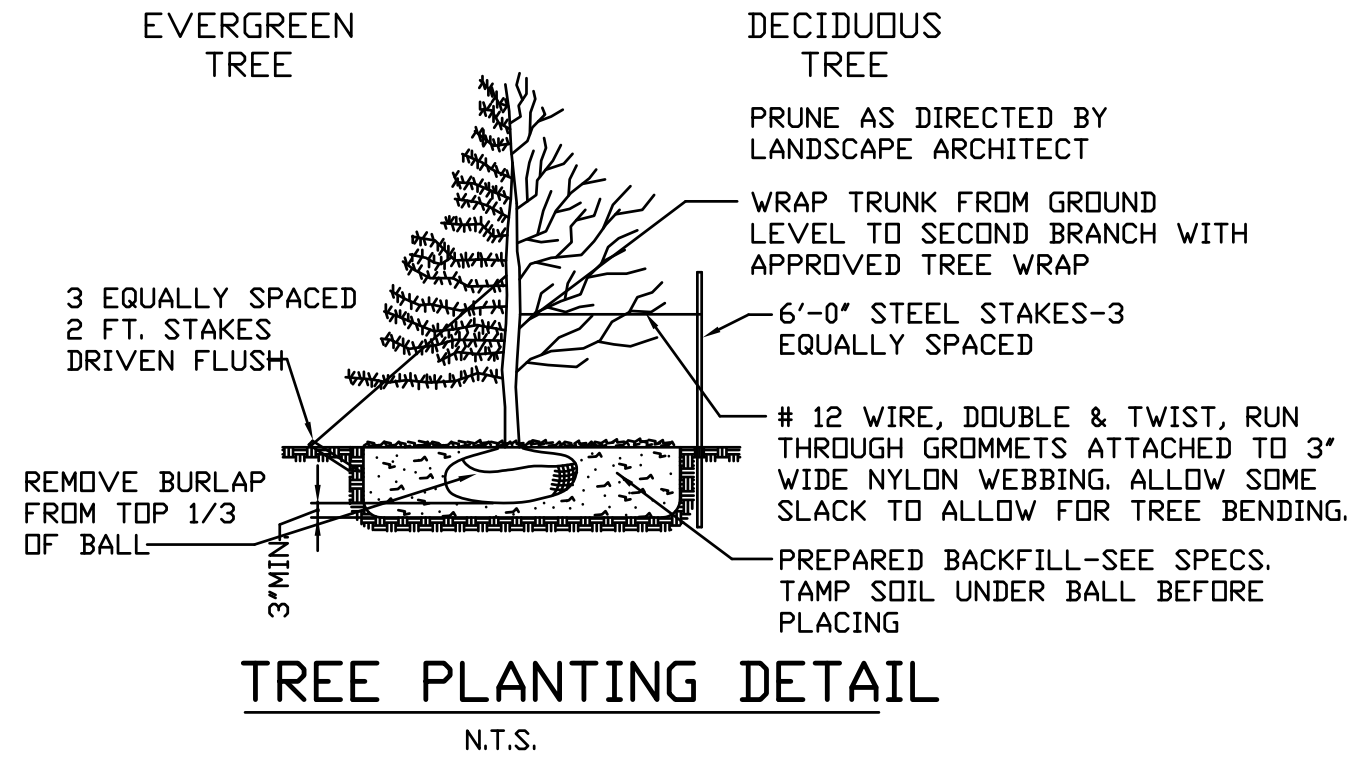
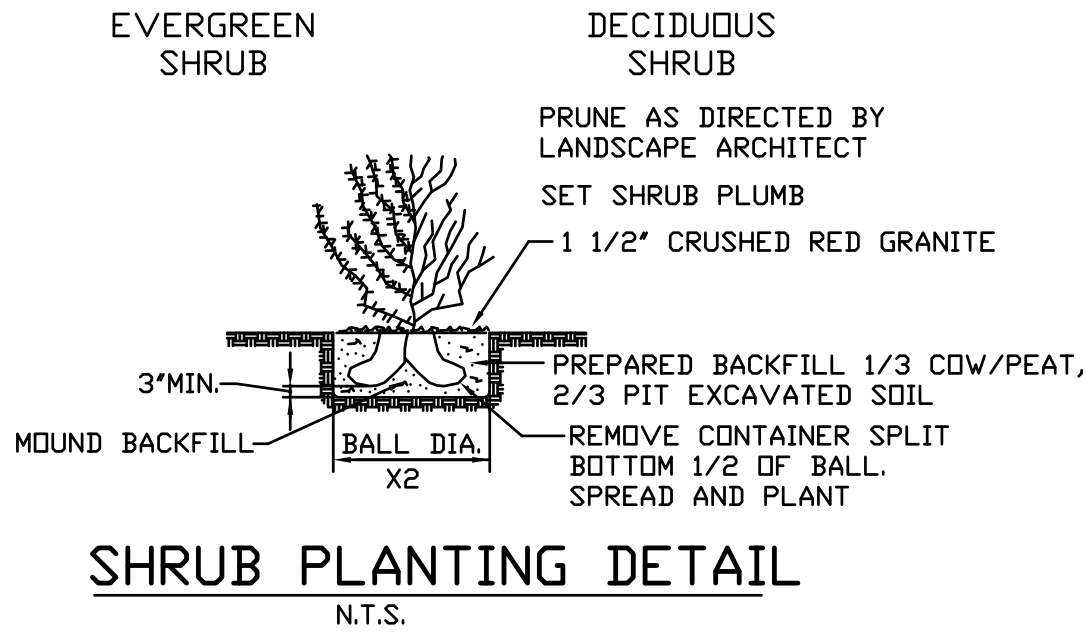
* **NATIVE GRASSES:**
WESTERN NATIVE SEED COMPANY: "HIGH PLAINS/FOOTHILLS MIX" OR EQUAL
SEEDING RATE: 1 LB/1000 SQ.FT.
10% HIGH PLAINS/FOOTHILLS GRASSES
30% HIGH PLAINS/FOOTHILLS WILDFLOWERS

GRASSES - SEEDING RATE: 1-2 LBS/1,000 SQ.FT. OR 25 LBS/ACRE
% Species Common Name

25	Pascopyrum smithii	Western Wheatgrass
25	Bouteloua curtipendula	Side-oats Grama
15	Elymus trachycaulus	Slender Wheatgrass
12	Oryzopsis hymenoides	Indian Ricegrass
6	Schizachyrium scoparium	Little Bluestem
5	Buchloe dactyloides	Buffalograss
5	Bouteloua gracilis	Blue Grama
2	Koeleria macrantha	Junegrass
2	Poa fendleriana	Mutton Grass
3	Sporobolus cryptandrus	Sand Dropseed

WILDFLOWERS - SEEDING RATE: 40Z - 80Z/1,000 SQ.FT.
% Species Common Name

12	Penstemon angustifolius	Pagoda Penstemon
12	Coreopsis tinctoria	Plains Coreopsis
9	Dalea candida	White Prairie Clover
12	Dalea purpurea	Purple Prairie Clover
12	Linum lewisii	Maple Grove Blue Flax
10	Cleome serrulata	Rocky Mt Beeplant
10	Penstemon strictus	Rocky Mt Penstemon
5	Ratibida columnifera pulchra	Mexican Hat
5	Hedysarum boreale	Northern Sweetvetch
6	Ratibida columnifera	Prairie Coneflower
2	Liatris punctata	Dotted Gayfeather
2	Achillea millefolium	Yarrow
2	Mirabilis multiflora	Wild Four O'Clock
0.25	Penstemon glaber alpinus	Saw sepal Penstemon
0.25	Ipomopsis aggregata	Scarlet Gilia
0.25	Erysimum asperum	Wallflower
0.25	Aster laevis	Smooth Blue Aster



NOTE:

GENERAL CONTRACTOR TO DESIGN, FURNISH, AND INSTALL IRRIGATION SYSTEM AS REQUIRED TO PROVIDE ADEQUATE IRRIGATION TO ALL LANDSCAPED AREAS. SEE NOTES 12, 13, 14, 15.

PLANTING NOTES:

- THE CONTRACTOR IS TO FURNISH AND INSTALL PLANT MATERIALS AS NOTED. ALL PLANT MATERIAL MUST EQUAL OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF THREE (3) CUBIC YARDS OF SOIL ACREMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON 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 MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF THE DEVELOPMENT. ALL TREES NEED TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET PLANTING IS REQUIRED. FAILURE TO OBTAIN APPROVAL BY THE CITY FORESTER FOR STREET TREES SHALL RESULT IN A HOLD ON THE CERTIFICATE OF OCCUPANCY FOR THE CURRENT BUILDING PERMIT OF THE DEVELOPMENT.
- EXCAVATE PLANTING PIT TWICE AS WIDE AS ROOT BALL. PREPARED PLANT BACKFILL TO BE 1/3 ORGANIC MATERIAL AND 2/3 CLEAN TOPSOIL. STAKE ALL EVERGREEN TREES WITH TREE CUT WIRES AND CANVAS STRAPS WITH GROMMETS. STAKE ALL DECIDUOUS TREES WITH T-BAR METHOD (TWO STAKES PER TREE). NO EXPOSED WIRES SHOULD COME INTO CONTACT WITH THE TRUNK FOR EITHER GUYING METHOD. TREE WRAP ALL DECIDUOUS TREES TO FIRST BRANCH.
- ALL TREES AND SHRUBS ARE TO BE PLANTED AFTER ROUGH GRADING AND PRIOR TO LAYING OF GROUND COVER MATERIAL.
- SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND NO VOIDS BETWEEN STRIPS. SOD TO BE FERTILIZED WITH A GRANULAR DIAMMONIUM PHOSPHATE (18-46-0) AT RATE OF SIX (6) LBS. PER 1000 SQ. FT.
- CONTRACTOR TO MAINTAIN ALL PLANTINGS INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE AND TURNOVER TO OWNER.
- PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON. SPRING PLANTINGS WILL BE GUARANTEED THROUGH OCTOBER OF THE SAME YEAR. ANY PLANTINGS AFTER THE MONTH OF AUGUST WILL BE GUARANTEED THROUGH MAY OF THE FOLLOWING SPRING.
- PLANTING BED EDGER TO BE RYERSON STEEL EDGER, 1/8" X 4" X 10' (OR EQUAL).
- CONTRACTOR TO REPAIR OR REPLACE ANY SOD, MULCH, OR SITE IMPROVEMENTS DISTURBED OR DAMAGED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLACE GEOTEXTILE FABRIC (MIRAFI #40-2 OR EQUAL) UNDER ALL ROCK OR PLANTING BEDS.
- LANDSCAPE INSTALLATION TO BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (VERIFY PROCEDURE WITH LOCAL GOVERNING AUTHORITY).
- IRRIGATION SYSTEM SHALL HAVE SHRUB BEDS AND LAWN AREAS ZONED SEPARATELY. LAWN AREAS TO BE POP-UP SPRAY SYSTEM. SHRUB BEDS TO HAVE FULL COVERAGE WITH EITHER A MICRO-EMITTER OR DRIP SYSTEM.
- ALL HEADS TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS AND WALKWAYS.
- BACKFLOW PREVENTION DEVICE SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
- IRRIGATION SYSTEM COMPONENTS TO BE MANUFACTURED BY 'RAINBIRD' OR EQUAL. SPRINKLER SYSTEM CONTROL UNIT TO BE INSTALLED IN CAR WASH STORAGE ROOM.
- ALL SHRUB BEDS SHALL BE MULCHED WITH POLE PEELINGS TO A DEPTH OF 3". MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SPECIFIC SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTANT WITH APPROVED PUD PLANS.
- ALL TREES SHALL BE 10' CLEAR OF WATER AND SANITARY SEWER LINES AND 4' CLEAR OF GAS LINES.
- ALL SHRUBS SHALL BE 4' CLEAR OF WATER, SANITARY SEWER LINES AND GAS LINES.
- THE LANDSCAPE IRRIGATION PLAN MUST BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED,

OR AN ACCEPTABLE BOND DEPOSITED WITH THE CITY FOR THE VALUATION OF THE IRRIGATION SYSTEM PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- EXISTING TREES TO BE SAVED SHOULD BE MARKED WITH PROMINENT IDENTIFICATION WHERE TREE TRUNKS ARE APT TO BE DAMAGED. THEY SHOULD BE PROTECTED WITH METAL POSTS AND SNOW FENCE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED PER SECTION 3.2.1(G) OF THE LAND USE CODE. TREE PROTECTION SPECIFICATIONS. THE FOLLOWING TREE PROTECTION SPECIFICATIONS SHOULD BE FOLLOWED TO THE MAXIMUM EXTENT FEASIBLE FOR ALL PROJECTS WITH PROTECTED EXISTING TREES.

(1) 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.

(2) ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS.

(3) 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.

(4) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT 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.

(5) NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.

(6) 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 (6)(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.

(7) 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.

HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF EXISTING TREES.

26. AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH CUTTING.

27. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLANK CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.

28. TREES TO BE TALL PESCUE MIX WITH LESS THAN 18% NEED.
29. BARK MULCH TO BE UNTREATED RED CEDAR BARK MULCH MIX.
30. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH.
31. ALL LANDSCAPING AND IRRIGATION MUST BE INSTALLED IN THE AREA OF CONSTRUCTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR USE OF ANY BUILDING OR PROPERTY WITHIN THAT AREA OF CONSTRUCTION, OR IF NOT INSTALLED, MUST BE GUARANTEED WITH A FINANCIAL GUARANTEE IN THE AMOUNT OF ONE HUNDRED AND TWENTY-FIVE (125%) PERCENT OF A WRITTEN ESTIMATE FROM A LANDSCAPE CONTRACTOR OF THE VALUE OF LABOR AND MATERIALS TO COMPLETE THE INSTALLATION FOR THAT CONSTRUCTION AREA.
32. SEE SECTION 3.4.J OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE 50' WILDLIFE BUFFER ZONE ALONG THE NORTH PROPERTY LINE, AND THE LARIMER & WELD CANAL.

TREE DIVERSITY

ABB	COMMON NAME	NO.	%
AE	ACCOLADE ELM	8	13%
GB	(GINKO) MADENHAIR TREE	4	7%
C	WESTERN CATALPA	1	12%
HL	HONEY LOCUST	3	5%
CP	CHANTICLEER PEAR	6	10%
SC	SPRING SNOW CRABAPPLE	8	13%
RC	RADIANT CRABAPPLE	6	10%
AP	AMERICAN PLUM	9	15%
CBS	COLORADO BLUE SPRUCE	5	8%
PP	PONDEROSA PINE	4	7%
	TOTAL	60	100%

AUGER DISTANCE

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

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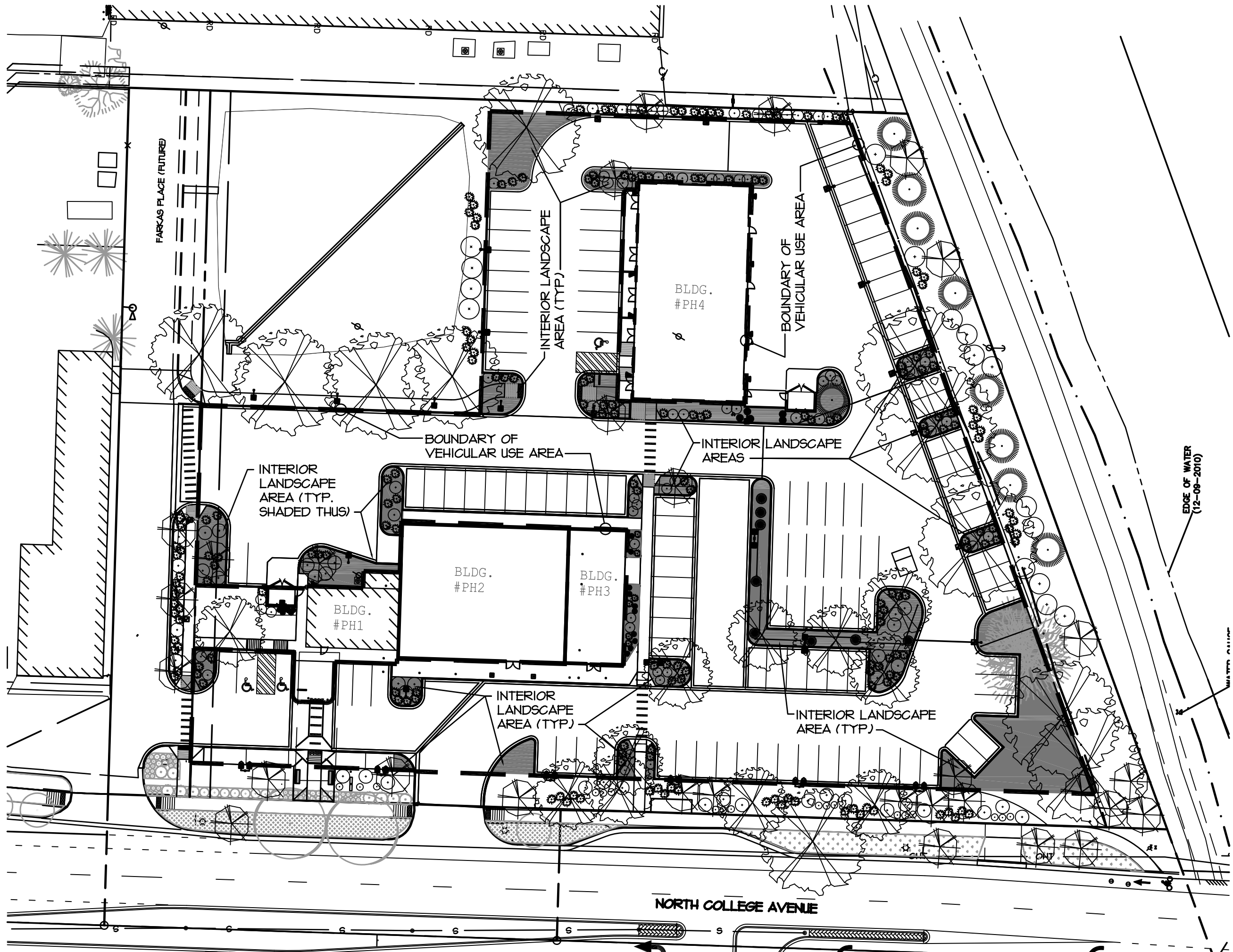
PREPARED BY:
WCA ARCHITECTS
p.o. box 270788
ft. collins, co 80527
tele 970-493-2025 fax 970-493-2026

LEGACY AUTO
1845 NORTH COLLEGE
FORT COLLINS, CO
80524

DEVELOPMENT PLANS
LANDSCAPE NOTES & SCHED.

DRAWN BY: AGC
DATE: 04-19-11
CHECKED BY: DS
SCALE: NTS
SHEET NUMBER:
DRAWING NUMBER:
3019-10

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PDP-C3.2



INTERIOR LANDSCAPING
CALCULATIONS

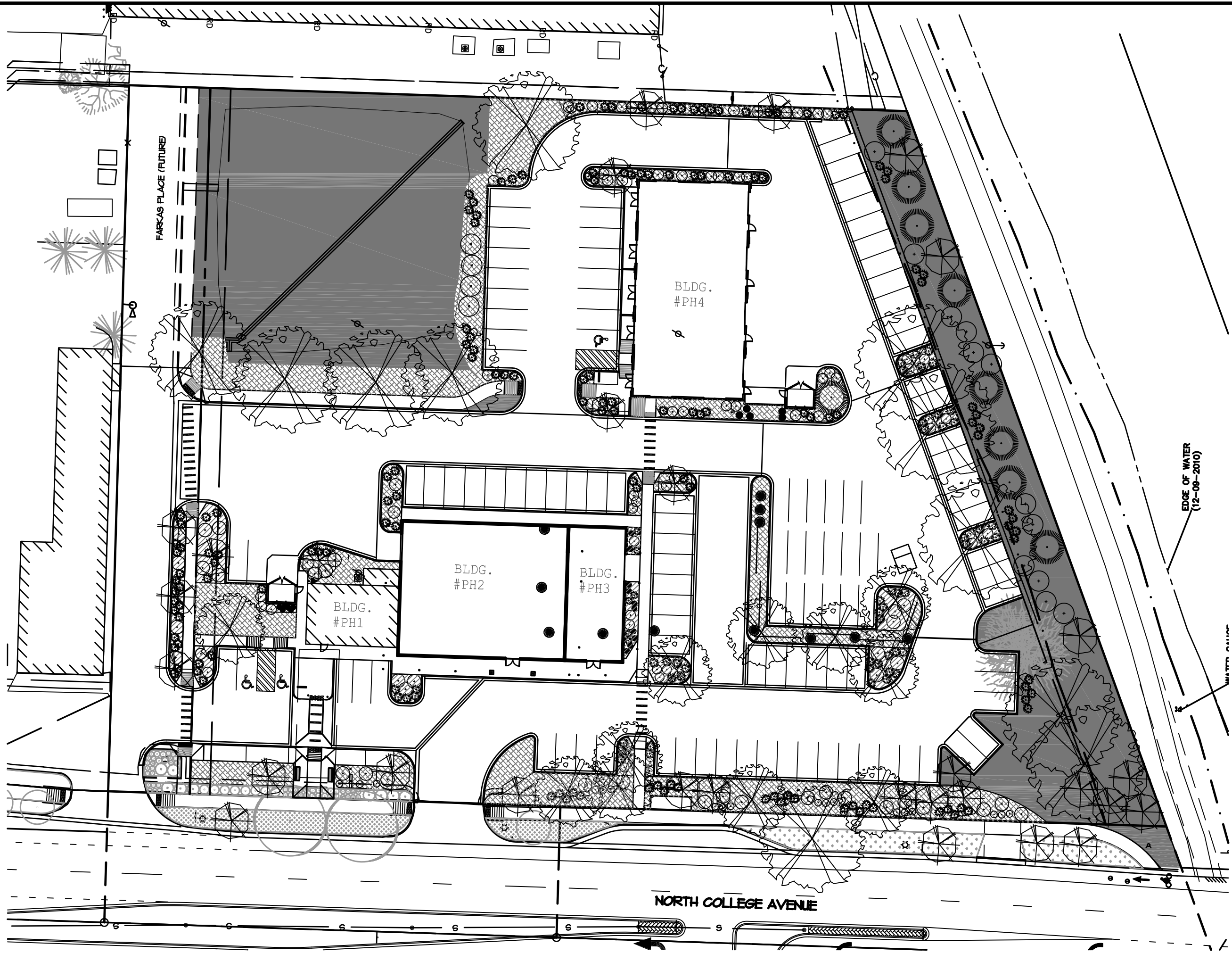
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	=	5424.00 S.F.
	=	68,521.00 S.F.
INTERIOR LANDSCAPE AREAS	=	10,545.00 S.F.
10,545.00 S.F. / 68,521.00 S.F.	=	15%

INTERIOR LANDSCAPING DIAGRAM
FOR VEHICULAR USE AREAS

SCALE: 1"=40'-0"
0 10 20 40 80 120

PROJECT DEVELOPMENT PLAN
HYDROLOGIC ZONE MAP

SCALE: 1"=40'-0"
0 10 20 40 80 120



WATER BUDGET CHART

HYDROZONE	HATCH	AREA (S.F.)	WATER REQ'D. (GALLONS/S.F.)	ANNUAL WATER USE (GALLONS)
VERY LOW		26,319.31	0	0
LOW		12,935.28	3	38,805.84
MODERATE		2,619.60	10	26,196.00
HIGH		0	18	0

DEVELOPMENT PLANS
HYDROLOGIC ZONE MAP

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DRAWING NUMBER:
3014-10

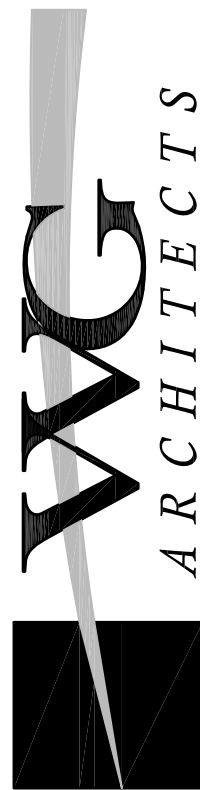
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SCALE: AS NOTED
SHEET NUMBER:

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1845 NORTH COLLEGE
FORT COLLINS, CO
80524

PREPARED FOR:
LEGACY AUTO
1845 NORTH COLLEGE
FORT COLLINS, CO 80524

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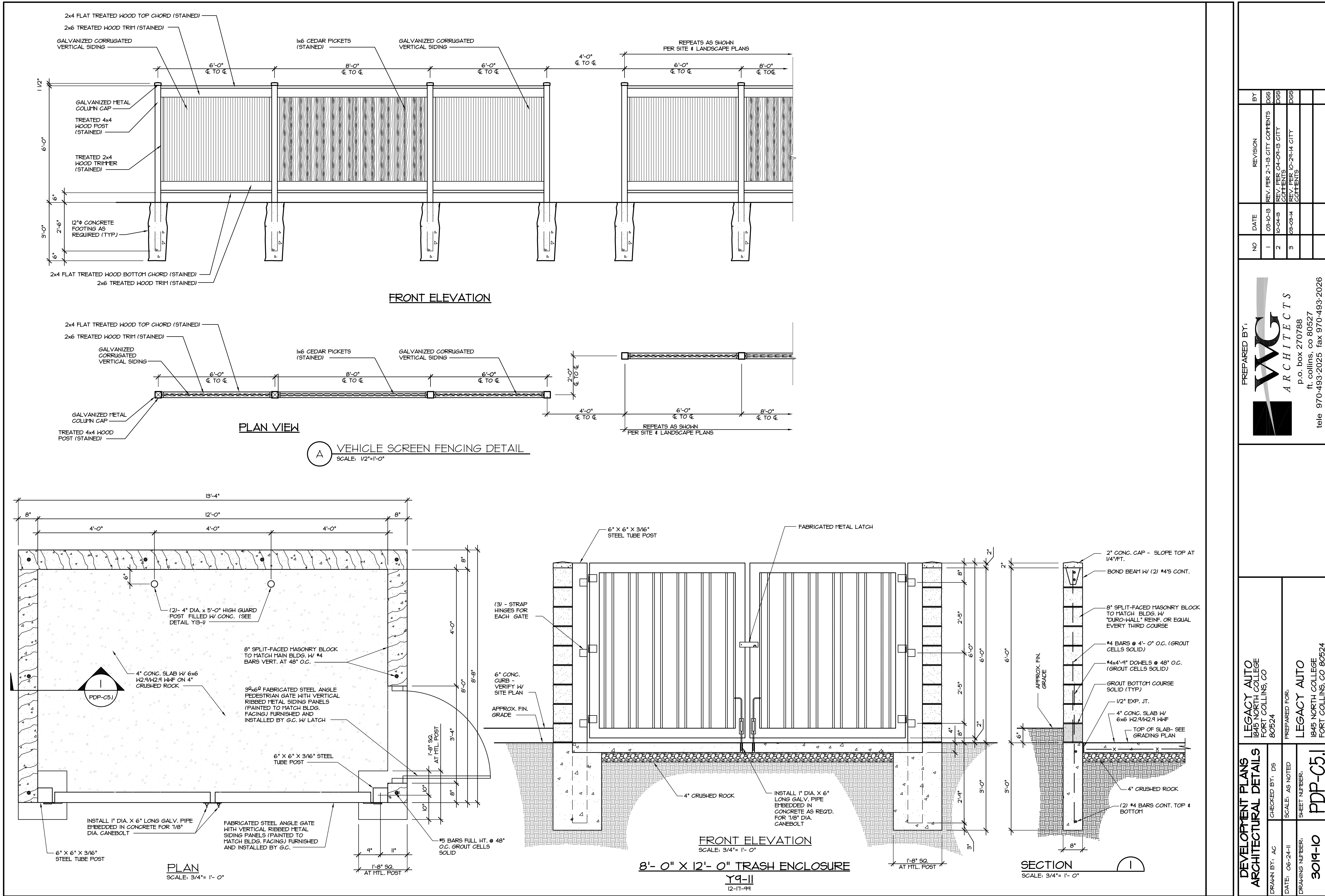
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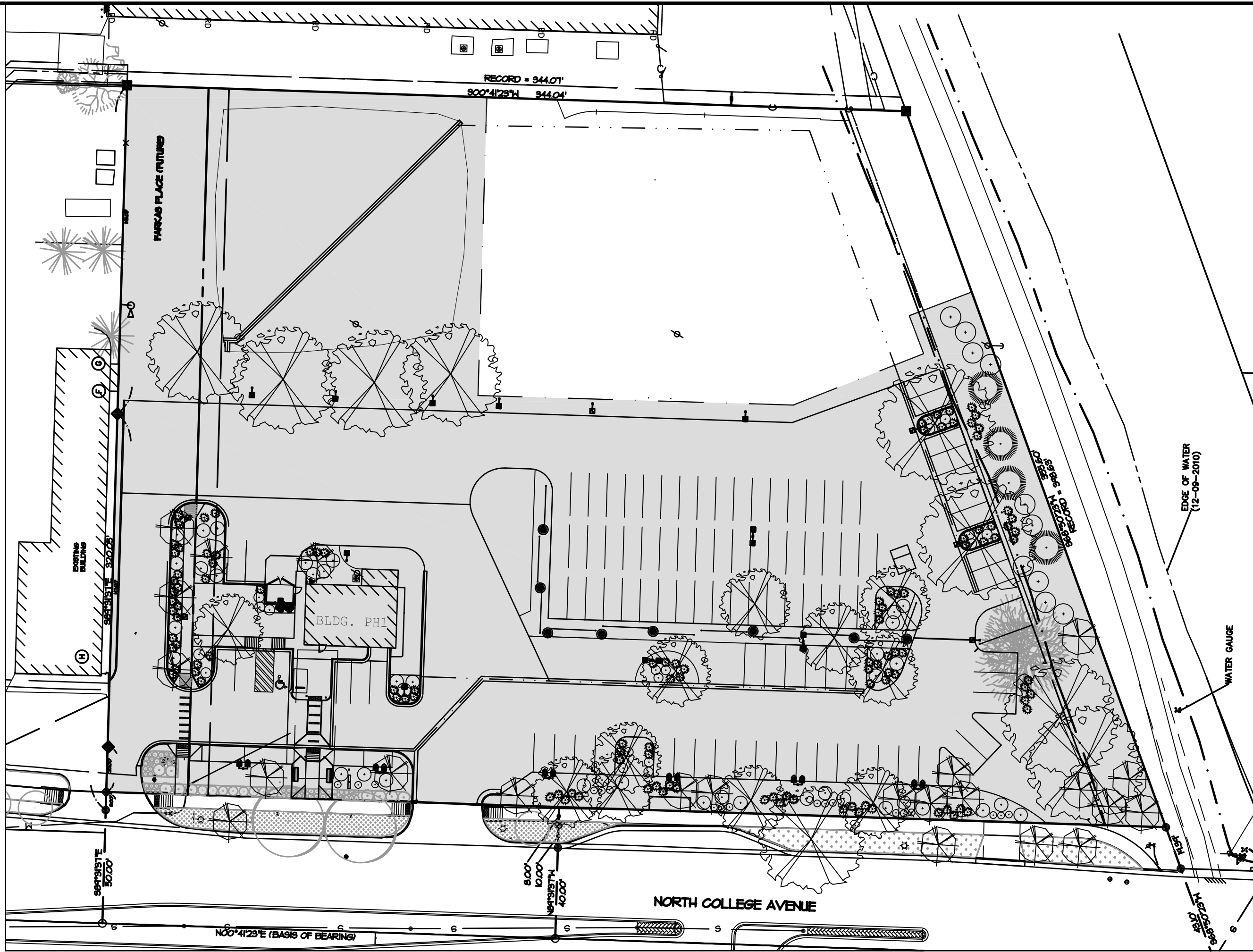


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ft. collins, co 80527
tele 970-493-2025 fax 970-493-2026

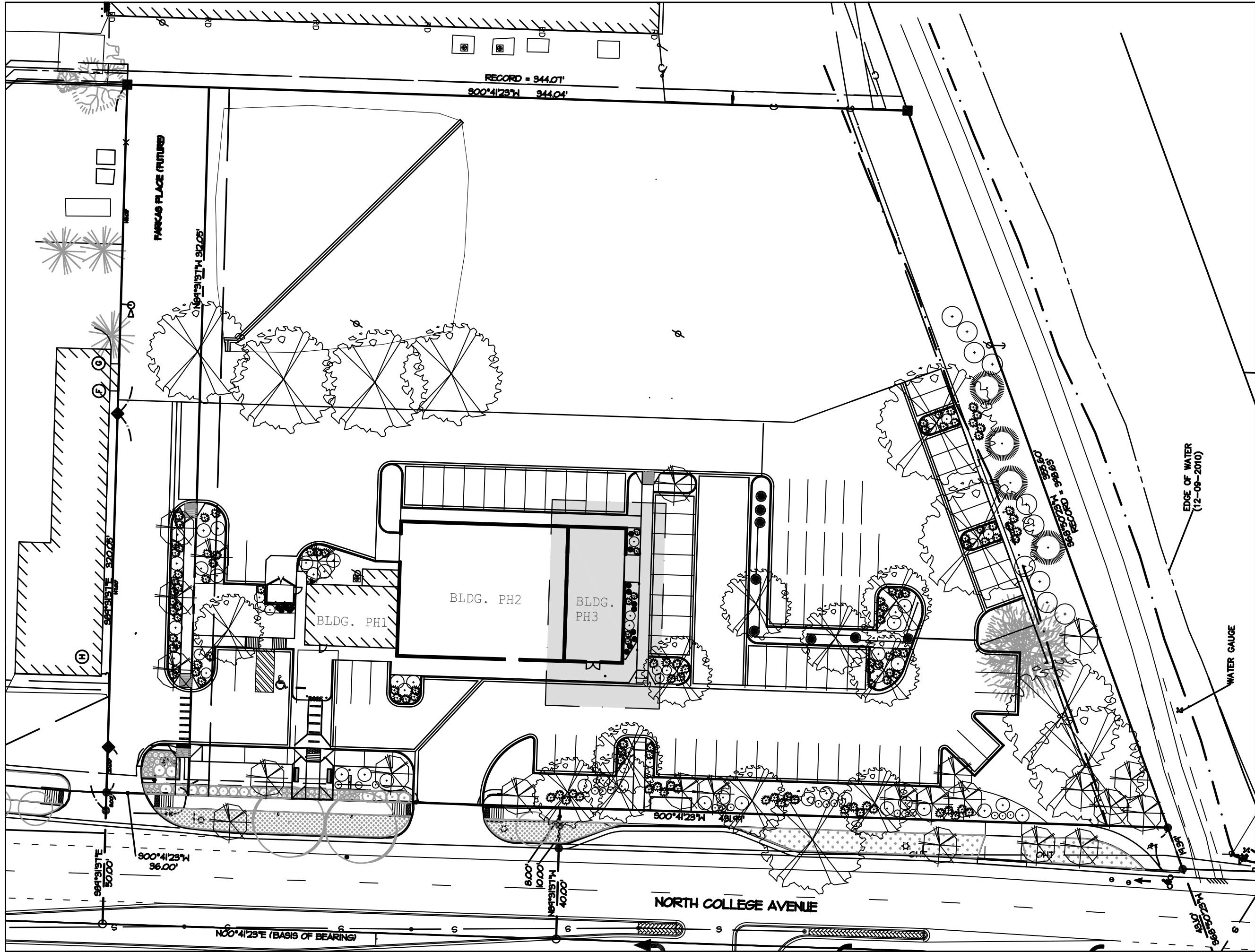
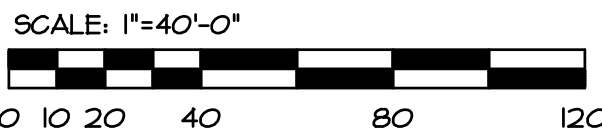
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2	06-15-13	REV. PER 4-4-13 CITY COMMENTS	DGS
3	04-30-13	REV. PER 4-15 CITY COMMENTS	DGS
4	10-04-13	REV. PER 04-04-13 CITY COMMENTS	DGS
5	03-03-14	REV. PER 10-24-14 CITY COMMENTS	DGS

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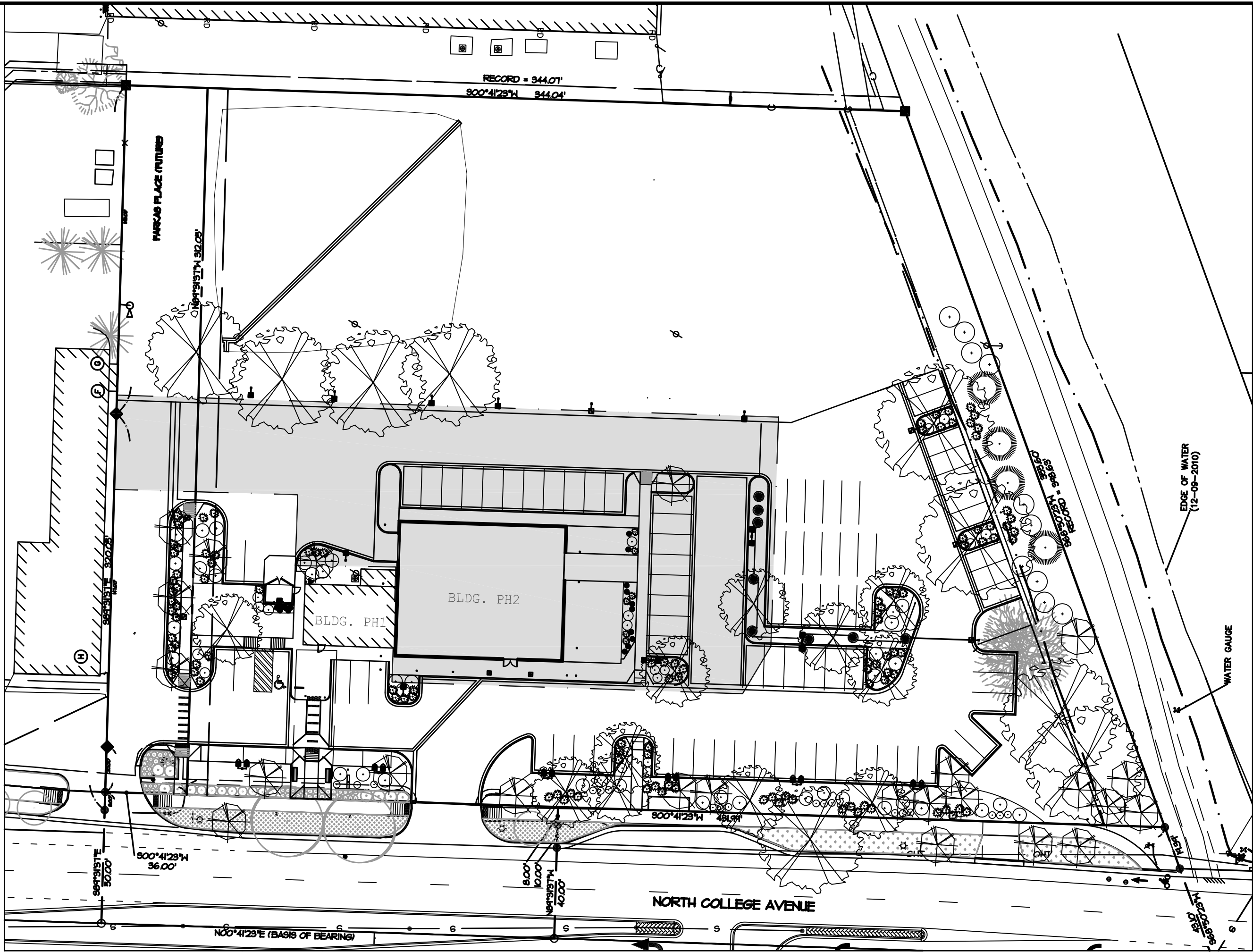
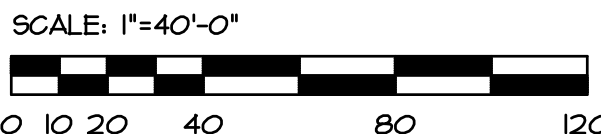




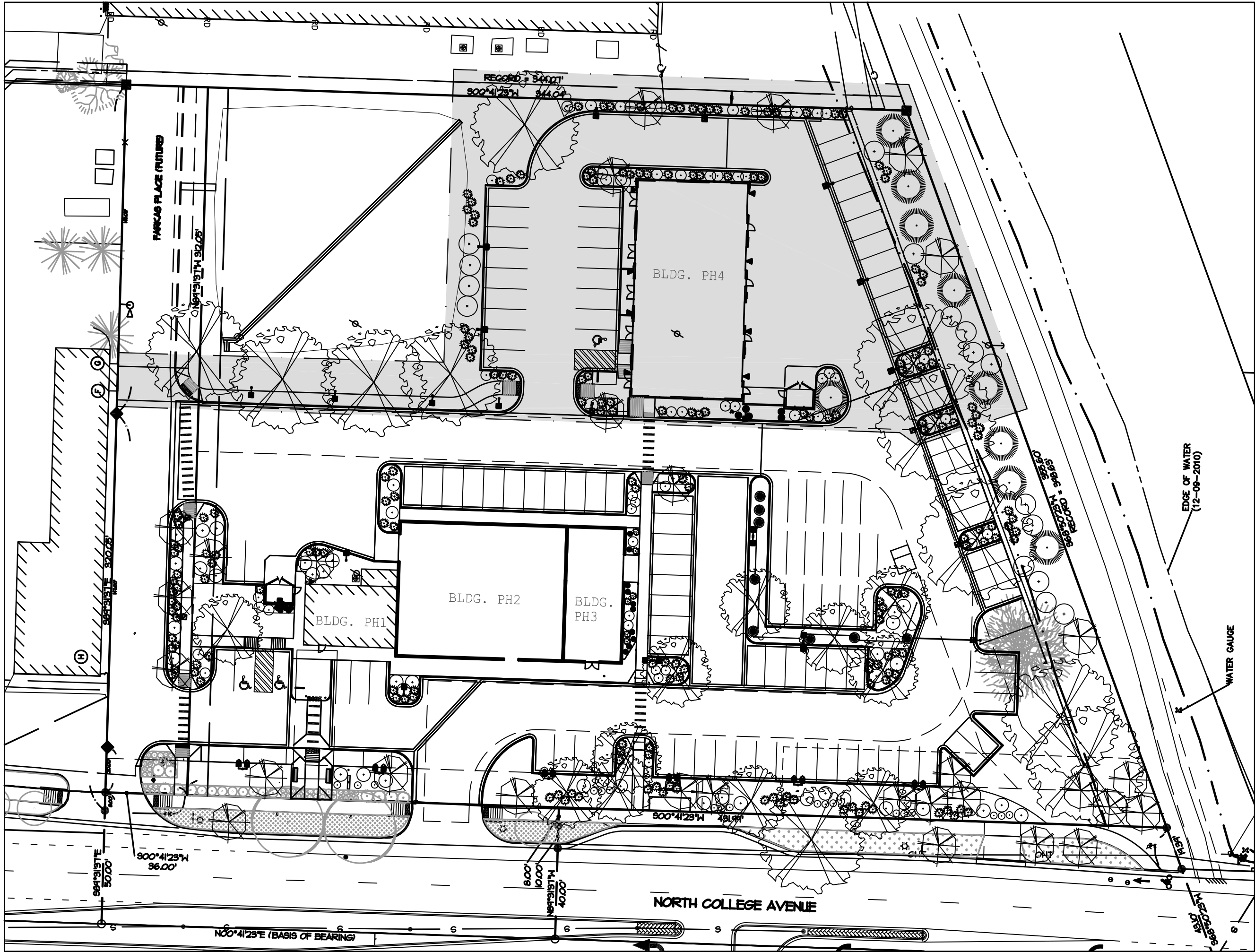
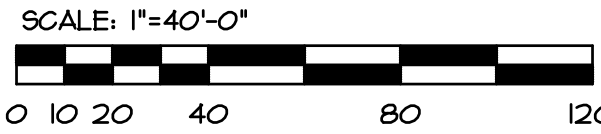
PHASE 1 DIAGRAM



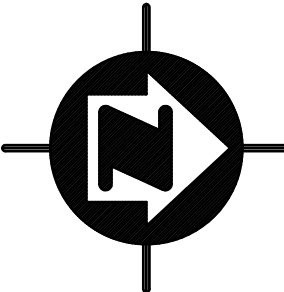
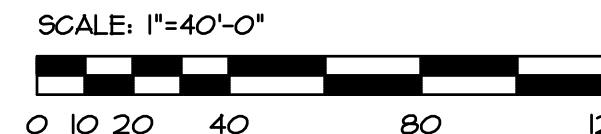
PHASE 3 DIAGRAM



PHASE 2 DIAGRAM



PHASE 4 DIAGRAM



DEVELOPMENT PLANS
PHASING DIAGRAMS

LEGACY AUTO
1845 NORTH COLLEGE
FORT COLLINS, CO
80524

DRAWN BY: DGS

DATE: 08-19-14

DRAWING NUMBER:

3014-10

CHECKED BY: DGS

SCALE: 1" = 40'-0"

SHEET NUMBER:

PDP-C6.1

PREPARED FOR:

LEGACY AUTO

1845 NORTH COLLEGE
FORT COLLINS, CO 80524

PREPARED BY:



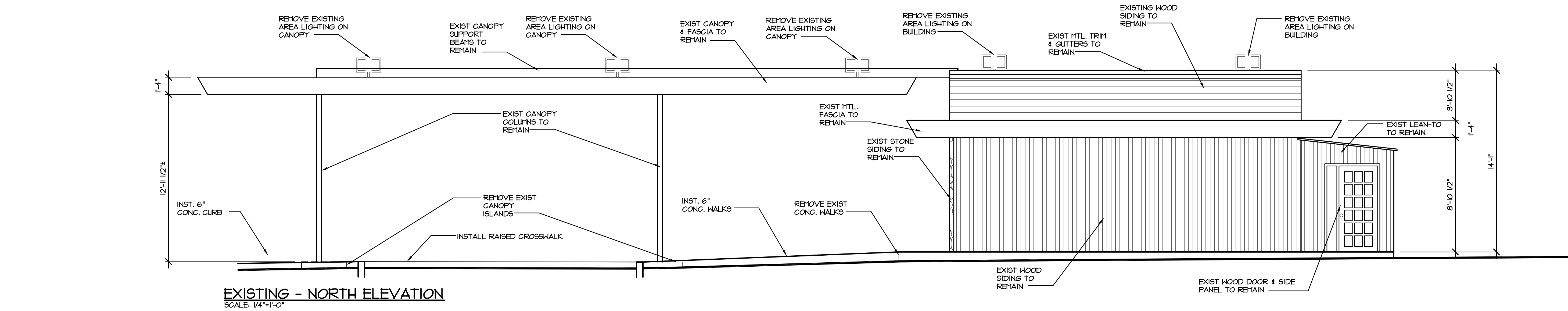
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ft. collins, co 80527

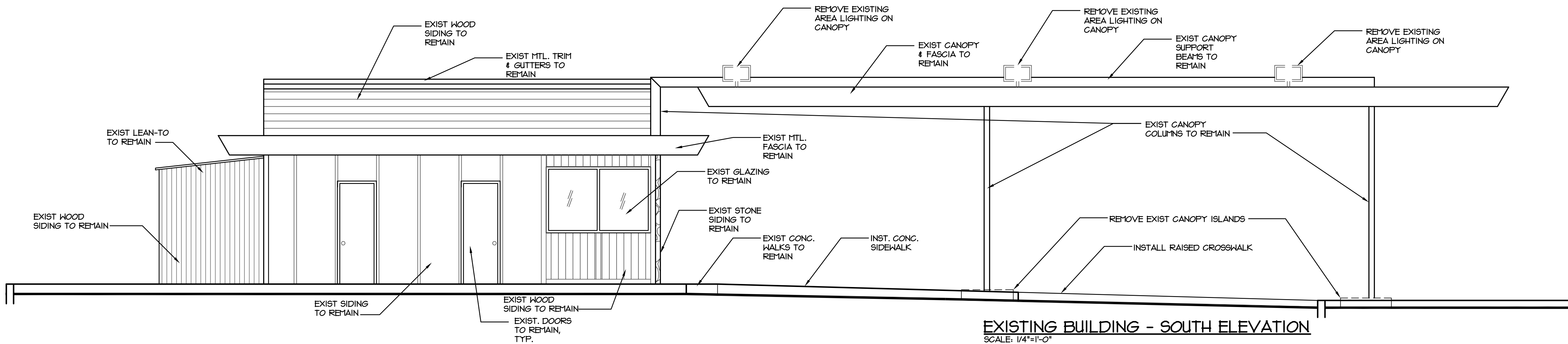
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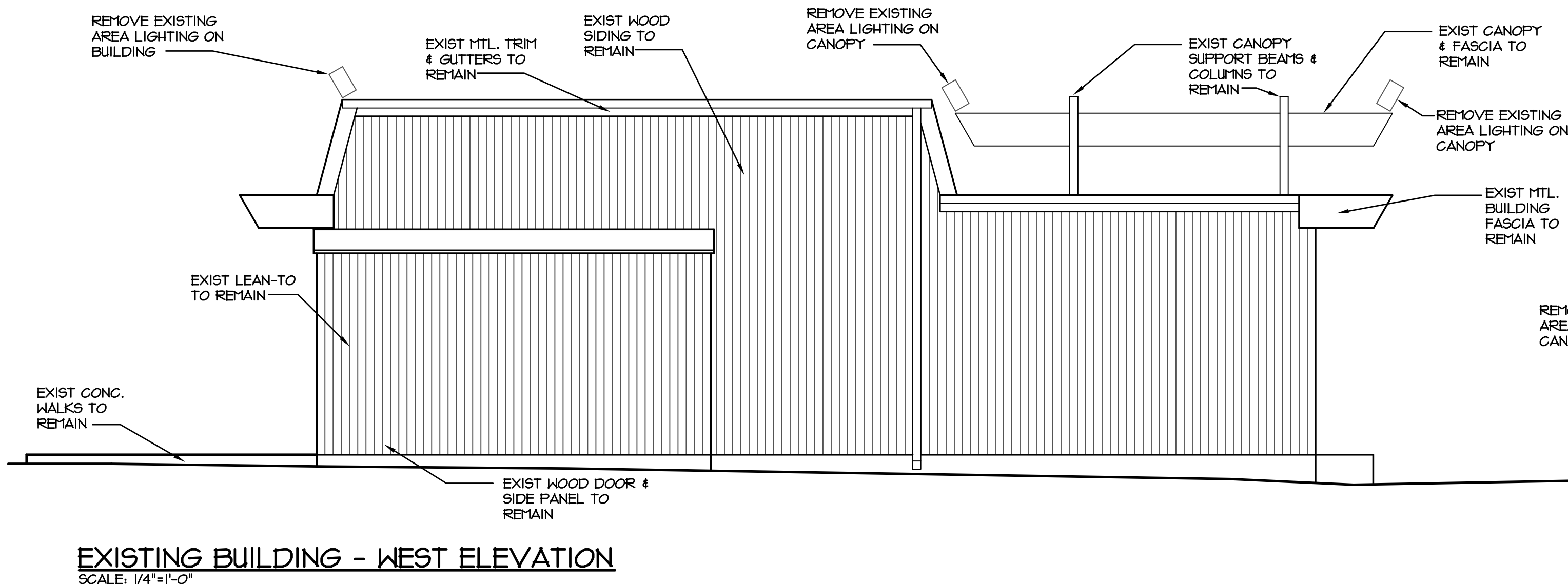
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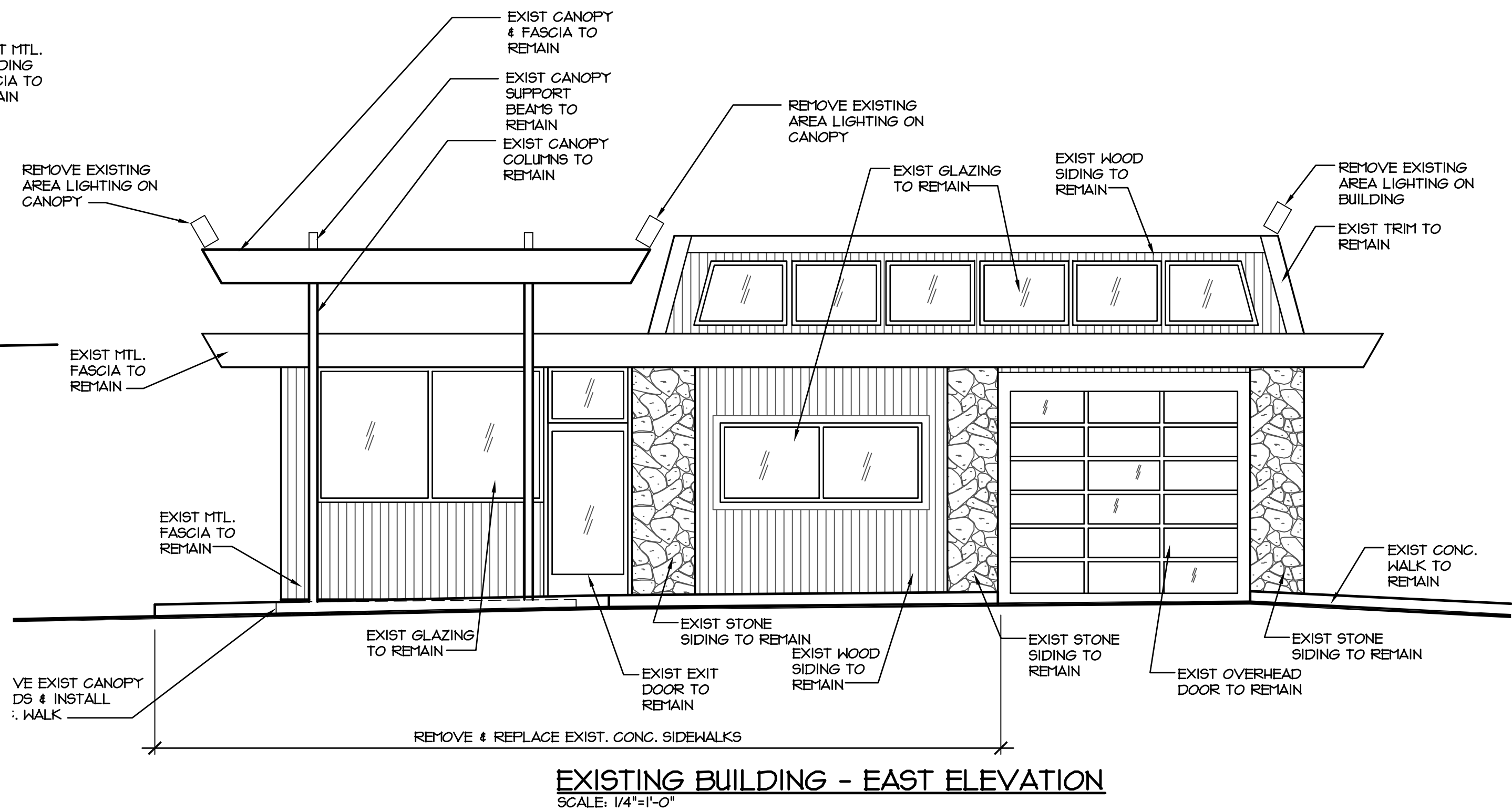
EXISTING - NORTH ELEVATION
SCALE: 1/4"=1'-0"



EXISTING BUILDING - SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EXISTING BUILDING - WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING BUILDING - EAST ELEVATION
SCALE: 1/4"=1'-0"

NO	DATE	REVISION	BY
1	03-10-13	REV. PER 2-7-13 CITY COMMENTS	DGS
2	10-04-13	REV. PER 04-09-13 CITY COMMENTS	DGS
3	02-12-14	REV. PER 10-24-13 CITY COMMENTS	DGS

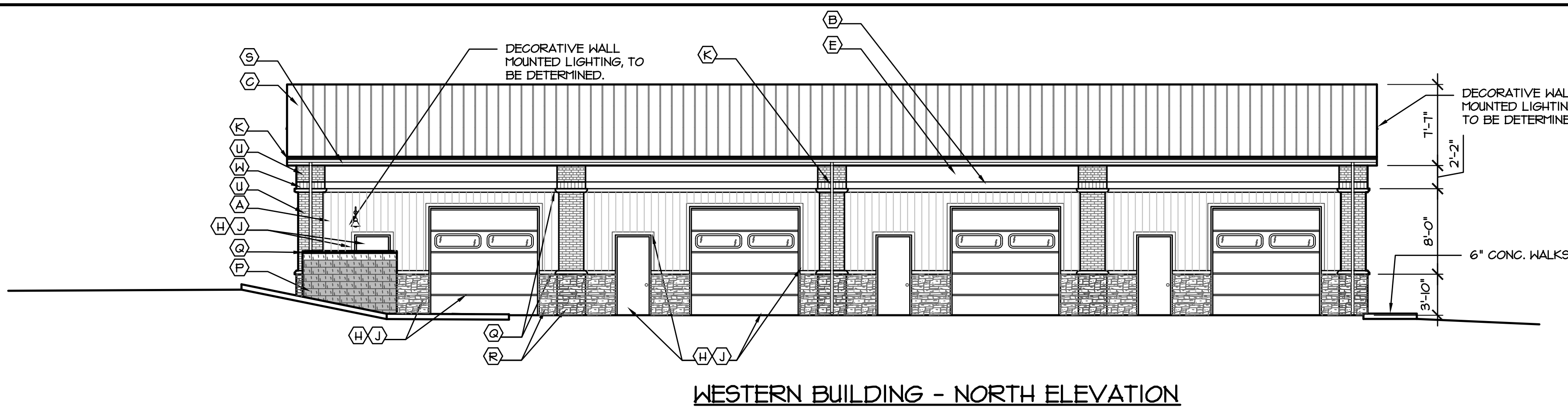
PREPARED BY:

WG
ARCHITECTS

1449 riverside avenue
ft. collins, co 80524
tele 970-493-2025 fax 970-493-2026

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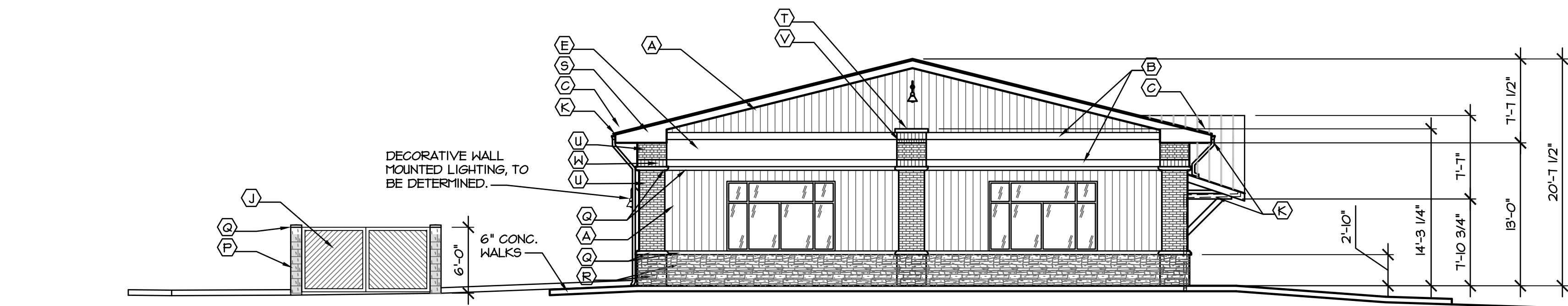
LEGACY AUTO 1845 NORTH COLLEGE FORT COLLINS, CO 80524		PREPARED FOR: LEGACY AUTO 1845 NORTH COLLEGE FORT COLLINS, CO 80524	
EXTERIOR ELEVATIONS EXISTING BUILDING #PHI	CHECKED BY: D9	SCALE: 1/4" = 1'-0"	SHEET NUMBER: PDP-A4.1
DRAWN BY: AGC	DATE: 09-01-11	DRAWING NUMBER: 3014-10	



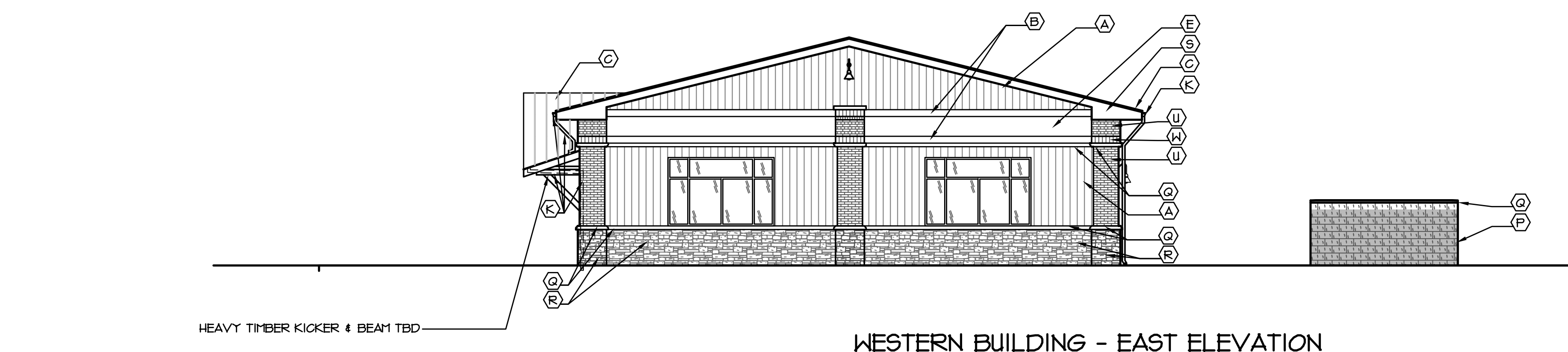
WESTERN BUILDING - NORTH ELEVATION



WESTERN BUILDING - SOUTH ELEVATION



WESTERN BUILDING - WEST ELEVATION



WESTERN BUILDING - EAST ELEVATION

EXTERIOR FINISH SCHEDULE*	
MATERIAL	FINISHES/COMMENTS
(A) WOOD SIDING	HARDIPANEL (VERTICAL SIDING "SIERRA 8", "ARCTIC WHITE" BY MFGR, PTD. BY G.C. "CREME # 1556")
(B) WOOD TRIM	HARDIETRIM (5/4 BOARDS X 1.25 "RUSTIC", "ARCTIC WHITE" BY MFGR, PTD. BY G.C. "CLASSY RED #2913)
(C) METAL ROOF	METAL SALES (SEAM-LOC 24- 24GA. 18" PANELS; PRE-FIN. BY ROOFING MFGR-"OLD TOWN GREY")
(D) CAP FLASHING	METAL SALES (SEAM-LOC 24 SCULPTURED EAVES; PRE-FIN. BY ROOFING MFGR-"TAHO BLUE")
(E) FASCIA BOARD	HARDIESOFFIT (24" NONVENTED "CEDARMILL", "ARCTIC WHITE" BY MFGR, PTD. BY G.C. "NAVAL #6244")
(F) WOOD TRIM	HARDIETRIM (5/4 BOARD X 3.5" "RUSTIC" "ARCTIC WHITE" BY MFGR, PTD. BY G.C. "CLASSY RED #2913")
(G) SHUTTER	FIELD; "NAVAL #6244" (PTD BY G.C.), EDGES "CLASSY RED #2913"(PTD BY G.C.)
(H) HD. DOOR TRIM	HARDIPLANK (5/4 BOARD X 3.5", "ARCTIC WHITE" BY MFGR, PAINTED BY G.C. "CLASSY RED #2913")
(J) DOOR FACE	"CLASSY RED #2913" (PTD. BY G.C.)
(K) DOWNSPOUT/GUTTER	METAL SALES (PRE-FINISHED BY ROOFING MFGR; "POLAR WHITE")
(L) GUTTER	PORTIONS OF DOWNSPOUTS IN FRONT OF FASCIA BOARD TO BE PTD. BY G.C. ("NAVAL #6244")
(M) PORCH COLUMNS	PRESSURE TREATED WOOD 6x6, (PTD. BY G.C. "CREME 1556")
(N) EXIST. ELEMENTS	TO REMAIN
(P) CMU WAINSCOT	FEATHERLITE BLOCKS (ROUND ROCK PLANT; SPLIT-FACED CMU; "AZTEC" WITH "H60-WHITE SAND" GROUT, TOP COURSE "AUSTIN IVORY")
(Q) WAINSCOT SILL	ELDORADO STONE (CHISLED EDGE WAINSCOTT SILL; "BUCKSKIN")
(R) STONE FACING	CULTURED STONE (COUNTRY LEDGESTONE; "BUCKS COUNTY" #368183)
(S) ROOF FASCIA	METAL SALES; "TAHO BLUE"; PRE-FINISHED BY ROOFING MANUFACTURER
(T) COLUMN CAP	ELDORADO STONE (CHISLED EDGE COLUMN CAPS "BUCKSKIN")
(U) PILASTER BRICK	ACHE (DENVER PLANT; "SILVERTON RUMBLE" W/ "PLAIN GRAY" GROUT, COMMON BOND BELOW FASCIA, ENGLISH BOND ABOVE)
(V) ROWLOCK	ACHE (DENVER PLANT; "PRAIRIE GREY" WITH "H60 WHITE SAND" GROUT; ROWLOCK BOND)
(W) SOLDIER	ACHE (DENVER PLANT; "PRAIRIE GREY" WITH "H60 WHITE SAND" GROUT; SOLDIER COURSING)
(X) TRIM BOARD	HARDIETRIM (BATTEN BOARD "RUSTIC", "ARCTIC WHITE" BY MFGR, PTD. BY G.C. "CLASSY RED #2913")
(Y) 10'X10' O.H. DOOR	OVERHEAD DOOR WITH GLASS SIMULATED LITES, (ALL METAL "CLASSY RED #2913" BY G.C.)

1. ALL PAINT SHALL BE AS MANUFACTURED BY SHERWIN-WILLIAMS
2. G.C. SHALL PROVIDE COLOR BOARD WITH SAMPLES OF ALL FINISHES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EXTERIOR ELEVATIONS
WEST BUILDING #PH4

DRAWN BY: AGC

DATE: 09-01-11

DRAWING NUMBER:
3019-10

LEGACY AUTO
1845 NORTH COLLEGE
FORT COLLINS, CO
80524

PREPARED FOR:
LEGACY AUTO
1845 NORTH COLLEGE
FORT COLLINS, CO 80524

PDP-A43

PREPARED BY:

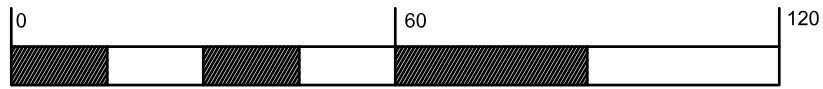
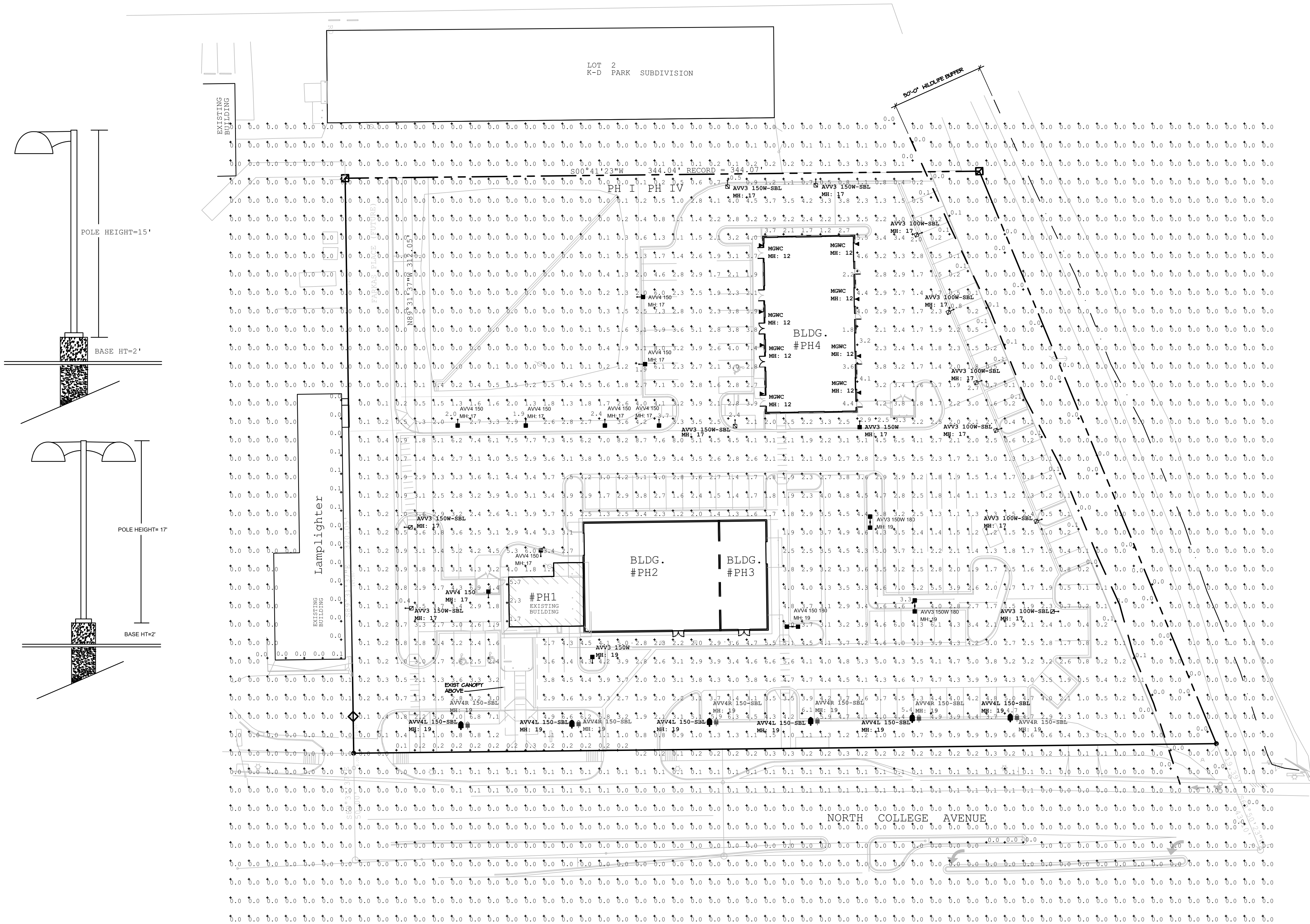
WG ARCHITECTS
1449 riverside avenue
ft. collins, co 80524
tele 970-493-2025 fax 970-493-2026

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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	8	MGNC	SINGLE	9600	0.85	MGWC4074M 150W PSMH
	2	AVV3 150W 180	BACK-BACK	14000	0.750	AVV30615M 150W PSMH
	2	AVV3 150W	SINGLE	14000	0.750	AVV30615M 150W PSMH
	5	AVV3 150W-SBL	SINGLE	14000	0.750	AVV30615M 150W PSMH SBL-AVV20CBZ
	6	AVV3 100W-SBL	SINGLE	9600	0.850	AVV30410M 100W PSMH SBL-AVV20CBZ
	6	AVV4R 150-SBL	SINGLE	14000	0.750	AVV4R615M 150W PSMH SBL-AVV20CBZ
	6	AVV4L 150-SBL	SINGLE	14000	0.750	AVV4L615M 150W PSMH SBL-AVV20CBZ
	8	AVV4 150	SINGLE	14000	0.750	AVV40615M 150W PSMH
	1	AVV4 150 180	BACK-BACK	14000	0.750	AVV40615M 150W PSMH

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
20' Beyond PL	0.03	0.1	0.0	N/A	N/A
Grade	0.90	8.7	0.6	N/A	N/A
Display area	4.40	6.3	3.1	1.42	2.03
Paved area	3.33	8.7	1.0	3.33	8.70

Pole Schedule
(21) PS4S15C1BZ (15' X 4" X .125" STEEL SQUARE POLE)
(8) PS4S17C2BZ (17' X 4" X .125" STEEL SQUARE POLE)
(23)SBL-AVV20CBZ BACKLIGHT SHIELD
Proposed poles meet 130 MPH sustained winds.



LEGACY AUTO

Being A Part Of Hall Addition First Filing And Also A
Portion Of The Southeast Quarter Of Section 35, Township 8 North, Range 69 West Of The 6th P.M.,
City Of Fort Collins, County Of Larimer, State Of Colorado

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land:

Parcel 1 (Bearings have been rotated to State Plane Coordinate Basis of Bearings)

A tract of land situate in the SE1/4 of Section 35, Township 8 North, Range 69 West of the 6th P.M., which considering the East line of said SE1/4 as bearing North 00°41'23" East and the South line of said SE1/4 as bearing North 89°32'30" West and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point which bears North 00°41'23" East 423.00 feet from the Southeast corner of said Section 35 and run thence North 00°41'23" East 491.03 feet; thence South 68°50'23" West 398.63 feet; thence South 00°41'23" West 344.07 feet; thence South 89°31'37" East 370.00 feet to the point of beginning.

EXCEPTING THEREFROM that parcel conveyed by Deed recorded April 29, 1969 in Book 1408 at Page 123; (**Book 1408, Page 123 becomes Hall Addition First Filing)

ALSO EXCEPTING THEREFROM that parcel conveyed to The Board of County Commissioners by Deed recorded October 11, 1930 in Book 599 at Page 415;

ALSO EXCEPTING THEREFROM that parcel conveyed by General Warranty Deed March 16, 2011 at Reception No. 20110016834 of the Records of Larimer County;

Said described parcel of land contains 93,299 Square Feet or 2.142 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

Parcel 2

All of Hall Addition First Filing as recorded July 16, 1969 in Book 1413 at Page 610 of the Records of Larimer County, located in the Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Eight North (T.8N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado.

EXCEPTING THEREFROM that parcel conveyed by General Warranty Deed March 16, 2011 at Reception No. 20110016834 of the Records of Larimer County;

Said described parcel of land contains 33,400 Square Feet or 0.767 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

. . . (which above described tracts contains 126,698 Square Feet or 2.909 Acres, more or less)

for themselves and their successors in interest Legends Holdings, LLC have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as LEGACY AUTO, subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

OWNER:

Legends Holdings, LLC

By: _____ Date: _____
Gary Farkus, President

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____) ss. _____ City Clerk

The foregoing instrument was acknowledged before me by Gary Farkus as president for Legends Holdings, LLC,

this _____ day of _____, 20 _____

My commission expires _____

Witness my hand and official seal. (SEAL)

Notary Public

LIENHOLDER:

By: _____ Date: _____
James R. Chinn

By: _____ Date: _____
Elinor Jean Chinn

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____) ss. _____ City Clerk

The foregoing instrument was acknowledged before me by James R. Chinn and Elinor Jean Chinn

this _____ day of _____, 20 _____

My commission expires _____

Witness my hand and official seal. (SEAL)

Notary Public

ATTORNEY'S CERTIFICATION:

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: _____

Address: _____

Registration No.: _____

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this _____ day of _____ A.D., 20 _____.

City Engineer

PLANNING APPROVAL

By the Director of Planning the City of Fort Collins, Colorado this _____ day of _____ A.D., 20 _____.

Director of Planning

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the sole owner(s) of the land described herein, and as shown on the attached map do hereby vacate all previous platting of the above described parcel of land.

NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pons, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

Notice Of Other Documents:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors Inc. relied upon Title Commitment Number LTAQ25099909, dated December 28, 2010 as prepared by Land Title Guarantee Company to delineate the aforesaid information.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Southeast Quarter of Section 35, T.8N., R.69W., as bearing North 00°41'23" East, a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

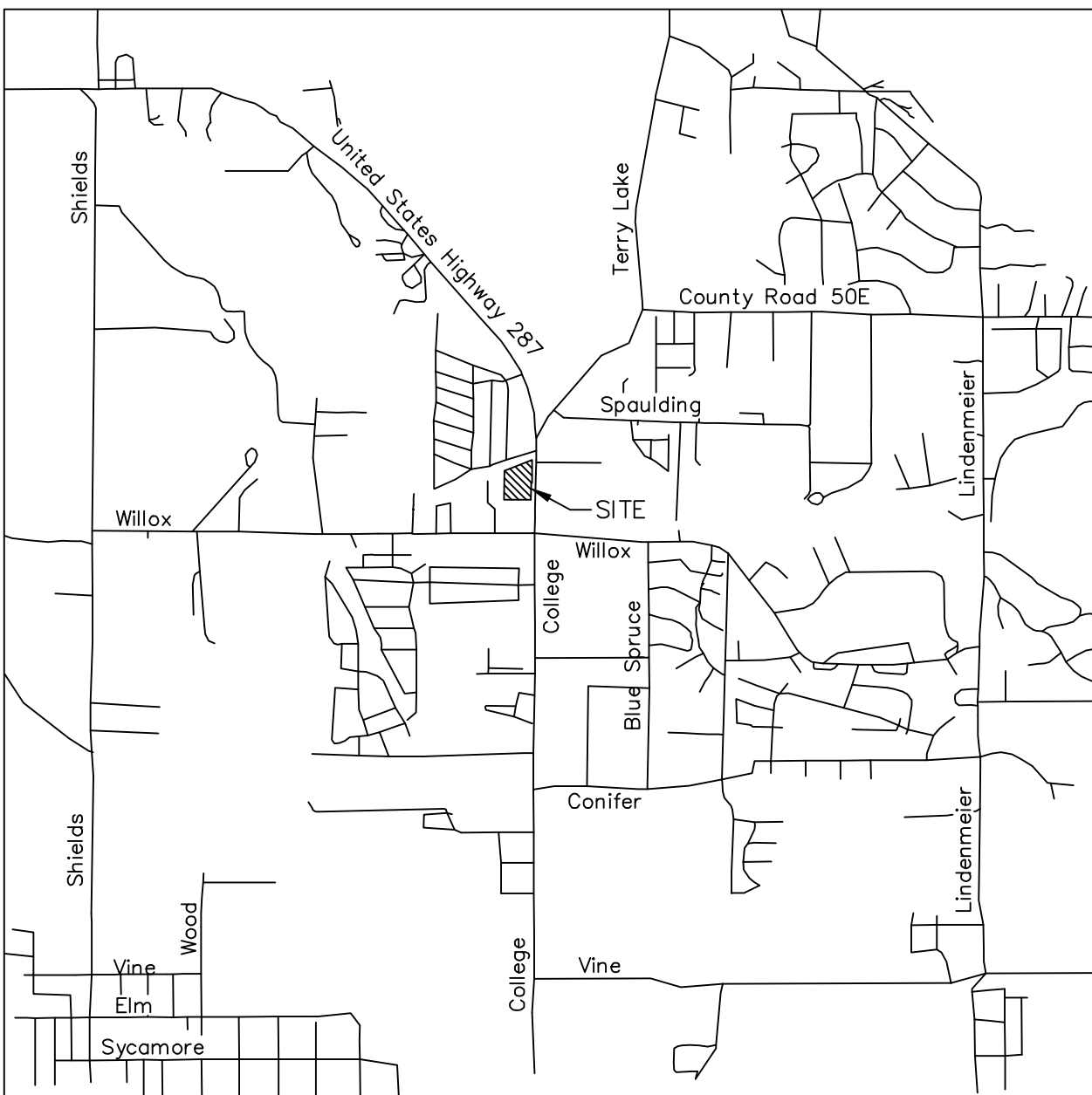
NOTE

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. (13-80-105 C.R.S.)

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

Steven A. Lund-On Behalf Of King Surveyors Inc.
Colorado Registered Professional
Land Surveyor #34995



VICINITY MAP
SCALE: 1"=2000'

DATE:	10/28/2011
FILE NAME:	2010466SUB
SCALE:	1"=30'
DRAWN BY:	CSK
CHECKED BY:	SAL

KING SURVEYORS, INC.
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:	DATE:
REVISED PER CITY COMMENTS	CSK 3/19/2013
REVISED PER CITY COMMENTS	CSK 6/19/2013
REVISED PER CITY COMMENTS	CSK 11/7/2013

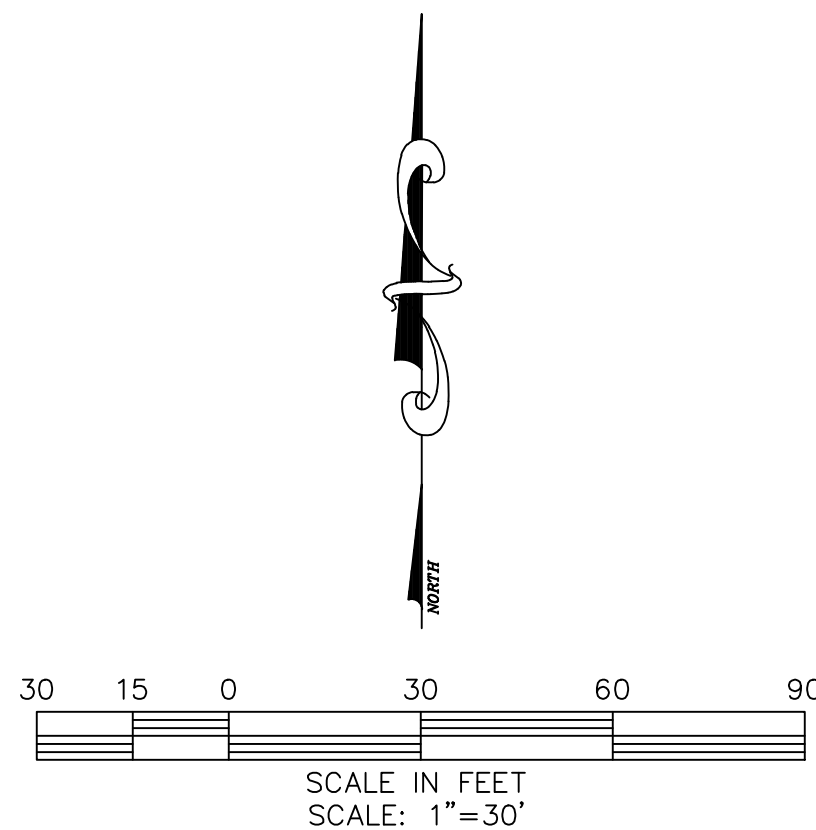
LEGACY AUTO
FOR
WG ARCHITECTS, INC.
P.O. BOX 270786
FORT COLLINS, CO 80527

PROJECT #:
2010466

1
SHEET 1 OF 2

LEGACY AUTO

Being A Part Of Hall Addition First Filing And Also A
Portion Of The Southeast Quarter Of Section 35, Township 8 North, Range 69 West Of The 6th P.M.,
City Of Fort Collins, County Of Larimer, State Of Colorado



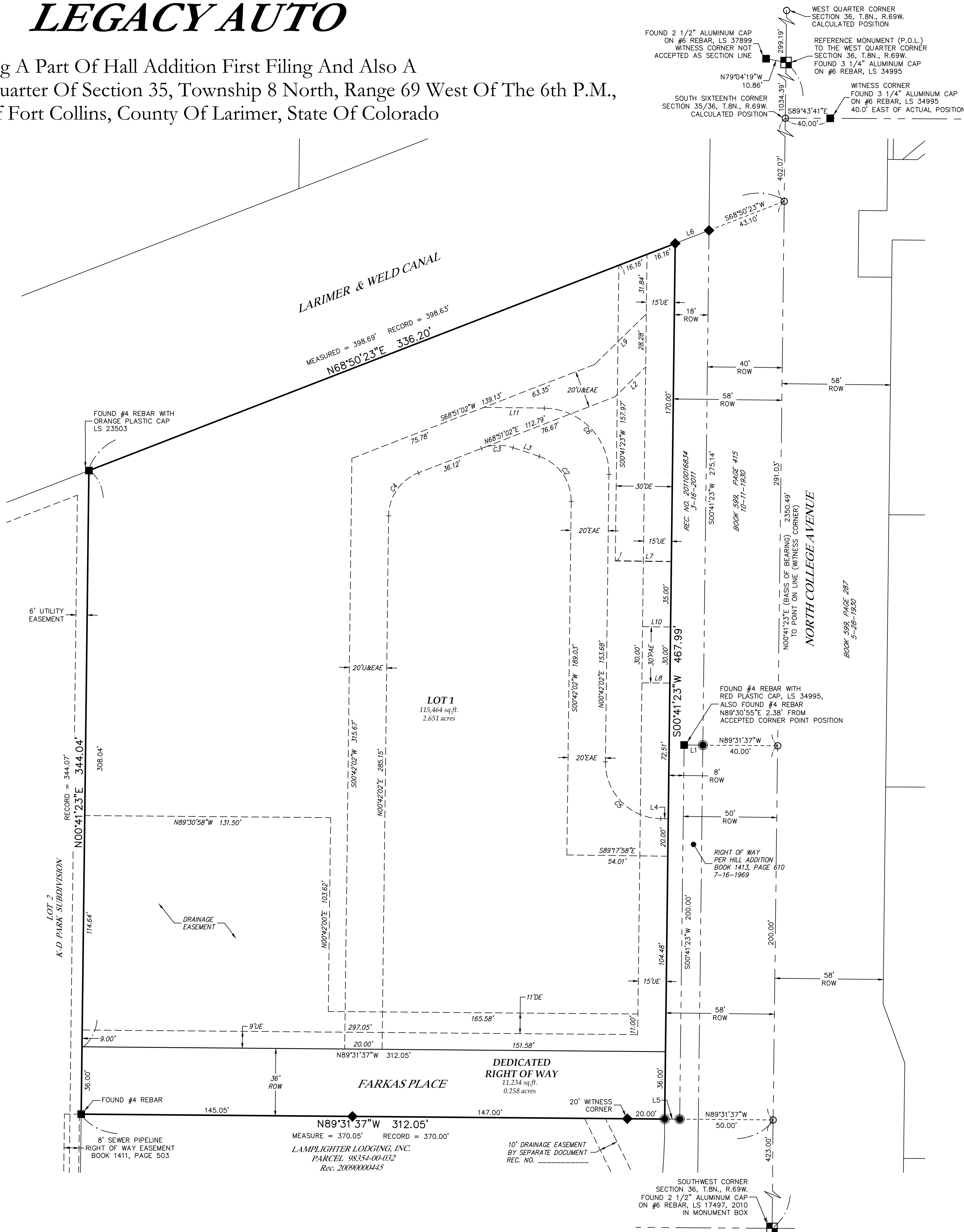
LEGEND

---	EASEMENT
---	SECTION LINE
---	RIGHT-OF-WAY
---	PROPERTY LINE
■	FOUND ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
◆	FOUND #4 REBAR WITH RED PLASTIC CAP, LS 34995
●	FOUND MAG NAIL WITH BRASS TAG, LS 34995
●	SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSL, LS 34995
○	CALCULATED POSITION
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°31'37"W	10.00'
L2	S45°42'02"W	22.81'
L3	S71°35'03"E	14.72'
L4	N89°17'58"W	4.00'
L5	S89°31'37"E	8.00'
L6	N68°50'23"E	19.39'
L7	S89°18'37"E	30.00'
L8	S89°18'37"E	15.00'
L9	S45°42'02"W	38.70'
L10	S89°18'37"E	15.00'
L11	N89°14'50"W	32.24'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C2	31.54'	25.00'	72°17'05"	29.49'	S35°26'30"E
C3	17.26'	25.00'	39°33'55"	16.92'	N88°38'00"E
C4	29.74'	25.00'	68°09'00"	28.01'	N34°46'32"E
C5	47.12'	30.00'	90°00'00"	42.43'	N44°17'58"W
C6	54.95'	35.00'	89°56'52"	49.47'	N44°16'24"W

Steven A. Lund-On Behalf Of King Surveyors Inc.
Colorado Registered Professional
Land Surveyor #34995



DATE:
10/28/2011

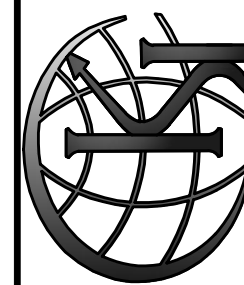
FILE NAME:
2010466SUB

SCALE:
1"=30'

DRAWN BY:
CSK

CHECKED BY:
SAL

KING SURVEYORS, INC.
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821



REVISIONS:	DATE:
REVISED PER CITY COMMENTS	CSK 3/19/2013
REVISED PER CITY COMMENTS	CSK 6/19/2013
REVISED PER CITY COMMENTS	CSK 11/7/2013

LEGACY AUTO
FOR
WG ARCHITECTS, INC.
P.O. BOX 270786
FORT COLLINS, CO 80527

PROJECT #:
2010466

2

SHEET 2 OF 2



May 1, 2014

Legacy Tractor Modification to a Standard

We are requesting Modification to a Standard for two aspects of this proposed development.

Modification 1:

SECTION 3.5.3(C)(2): Build to line.

The proposed future addition to the existing Legacy Auto building (designated #PH2/PH3) will be 3'-8" in front of the east edge of the existing building and 64'-3" from the N. College right-of-way. We are requesting an exemption to SECTION 3.5.3(C)(2)(a) based on SECTION 3.5.3(c)(D)(5) in order to conform to an established pattern of building and street relationships, a contextual build-to line may fall at any point between the required build-to line and the build-to line that exists on a lot that abuts, and is oriented to, the same street as the subject lot. The Americas Best Value Inn building (former Lamplighter Inn) adjacent to the south is 51'-2" from the North College right-of-way. The fueling canopy at the Loaf-n-Jug south of the site is 66'-4" from the North College right-of-way.

We also request a modification to allow a vehicular use area between the existing Legacy Auto building (#PH1)/ additions #PH2/PH3, and North College Ave. to the east to include drives and nine (9) decorative display spaces. This request is based on SECTION 2.8.2(H)(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, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties.

During Phase 1 the property will utilize the existing service station in it's current configuration. Immediately to the west of the building the topography of the site drops precipitously rendering this area unusable for vehicle circulation, storage or display thereby requiring vehicle use between the building and the street. In subsequent additions this area to the west is used for emergency access drives and storm water detention again rendering this area unusable. In addition to the topography hardship a new roadway is required to be established along the south edge of the property connecting College Avenue to Willox Court. The requirement for this new roadway encroaches into the area south of the existing building to the extent it is unusable as well. The site is further limited by a 50' wildlife buffer along the north property line; 25' of this buffer is on site.

In addition, site access and emergency circulation is limited by the existing drives established by the City during the design and installation of the North College improvements. The south existing driveway is required for access to the Lamplighter and for emergency access/ emergency circulation. The north existing driveway and the drive between the building and North College are required for emergency access/emergency circulation. It's location was dictated by the

p.o. box 270788
fort collins, co 80527
p. 970.493.2025
f. 970.493.2026
dons@wgarchitects.com
www.wgarchitects.com

City because of the u-turn lane through the N. College median to eliminate a left turn access across south-bound traffic. It should be noted that the existing Legacy Auto business has nine (9) vehicles displayed between the building and the street. The proposed nine (9) decorative paved display spaces between the building and the street have been spread out and their visual impact has been mitigated by enhanced landscaping and a pedestrian connection walkway and outdoor pedestrian plaza space utilizing the existing gas station canopy (from a previous use) which will be created between the existing building and the North College Avenue sidewalk. Per SECTION 2.8.2(H)(4), these vehicle display spaces do not diverge from the standards of the Land Use Code except in a nominal and inconsequential way when considered from the perspective of the entire development plan, as they constitute only 25% of the total number of vehicle display spaces along the North College frontage and their visual impact will be softened by enhanced landscaping. I might also point out that there is recent precedent for allowing vehicle display spaces between a building and the street as allowed at Fort Collins Mitsubishi, 2712 South College Ave. which was built within the last year.

Modification 2:

SECTIONS 4.22(B)(2)(d)(1) & 4.22(B)(2)(d)(5): Building Setback.

The future warehouse/wholesale distribution facility (designated Building #PH4) located to the west of the existing building and future expansions will be located 182' from the North College Avenue right-of-way which is less than the 200' required by SECTIONS 4.22(B)(2)(d)(1) and 4.22(B)(2)(d)(5). We are requesting an exemption to SECTIONS 4.22(B)(2)(d)(1) and 4.22(B)(2)(d)(5) based on SECTION 2.8.2(H)(4) as the granting of an 182' building setback (18' less than the standard) does not diverge from the standards of the Land Use Code except in a nominal and inconsequential way when considered from the perspective of the entire development plan. Specifically, the warehouse/wholesale distribution facility (designated Building #PH4) will be screened from North College by the primary buildings along North College, enhanced landscaping along North College, and the 6-foot-high parking screening fence between this building and North College. In addition, I would like to point out that during recent improvements to North College Avenue the City acquired 18' of r.o.w. from this property. If the city had not taken the 18' of r.o.w. the building would be in compliance with the 200' setback.

Thanks you for your time and consideration.

Best regards,



Don Shields
Project Manager
WG Architects



Legacy Auto PDP

Statement of Planning Objectives

November 21, 2011

Statement of Appropriate City Plan Principles and Policies

Economic Health

- This project supports job creation with a potential for a minimum of 30 jobs.
- This project maximizes retail sales tax revenue by allowing an existing retail business at this site to expand within the city limits in lieu of moving to the county.
- This project allows for the creation of a new office/warehouse tax generator on the western portion of the site.
- This project supports a local, established, entrepreneurial business selling medium sized tractors which is unique within the Fort Collins city limits.
- This is an infill project which lies within a targeted infill and redevelopment area.

Environmental Health

- This project protects and enhances the natural features by creating a 50 feet wildlife buffer along the Larimer-Weld Canal in order to maintain a wildlife corridor through the city. This buffer also helps to ensure the ongoing conservation of plants, animals and their associate ecosystems, supports biodiversity, and improves the aesthetics of the city.

Community and Neighborhood Livability

- The development of this project promotes the revitalization of an existing, underutilized commercial area where infrastructure already exists.
- This project is a redevelopment infill project along the College Avenue “community spine.”

City Structure Plan Map Principles and Policies

- The development provides for a future local commercial street along the south property line as per the City Master Street Plan and the North College Corridor Plan.
- The development provides a wildlife buffer to the wildlife corridor along the Larimer-Weld Canal.

Design Principles and Policies for All Commercial Districts

- The project provides a balanced circulation system with adjacent pedestrian sidewalk access to the site through a canopy structure with a raised sidewalk.
- A bus stop is located adjacent to the site to provide for public mass transit.
- Bicycle parking is provided at each building. Covered bicycle parking is provided at the eastern building.
- Provision is made for a local commercial street along the south side of the site in order to connect College Avenue with Willox Court to the west.

Transportation Principles and Policies

- A bus stop is located adjacent to the site to provide for public mass transportation.
- Adequate sidewalks are provided along College Avenue and along the future local commercial street at the south property line.
- A strong, covered pedestrian access is provided to the development.
- The development dedicates a half-right-of-way for the local commercial street along the southern property line as shown on the Fort Collins Street Master Plan and the North College Corridor Plan to provide a connection from North College Avenue to Willox Court to the west.

Description of proposed open space, wetlands, natural habitats and features, landscaping, circulation, transition areas, and associated buffering on site and in the general vicinity of the project.

- Open space is provided by the development as a landscaped water detention pond.
- There are no wetlands associated with this project or adjacent to this project.
- There is a recognized wildlife corridor along the Larimer-Weld Canal adjacent to the north property line of the development.
- This development provides for a 50 foot wildlife buffer from the top of the south bank of the Larimer-Weld Canal toward the development. This buffer includes a 25 foot area, south of the north property line, which is landscaped and provides evergreen trees to offer screening between the canal and the development.
- The Larimer-Weld Canal is the current northern city limit of Fort Collins in this area.
- The wildlife buffer and the Larimer-Weld Canal provide a transition between this commercial development and the existing mobile home park (outside the city limits) on the north side of the canal.
- On site landscaping complies with Section 3.2.1 of the Land Use Code.
- Vehicular circulation to the site is provided by existing curb cuts.
- Pedestrian circulation to the site is provided along the center of the existing covered canopy to the existing building on the site by means of a raised sidewalk.
- The development dedicates a half-right-of-way for the local commercial street along the southern property line as shown on the Fort Collins Street Master Plan and the North College Corridor Plan to provide a connection from North College Avenue to Willox Court to the west. Existing buildings to the south and west preclude the installation of the street at this time.

Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all portions of the project development plan.

- The half-right-of-way of the proposed local commercial street shall be dedicated to the City with the paved area maintained by the city. The landscaped portions right-of-ways adjacent to the site and private open space areas will be maintained by the Developer.
- It is the intent of the Developer to build and own and/or lease the buildings shown in Phases I, II, and III on the eastern portion of the development.
- It is the intent of the Developer to lease or sell the pad site of pad site for the building shown in Phase IV on the western portion of the site.

Estimate the number of employees for business and commercial uses.

- It is estimated that there will be approximately 30 business or commercial employees.

Description of the rational behind the assumptions and choices made by the applicant

This is a request to replat 1845 North College (200 foot frontage) and the property to the north into a single parcel. The new parcel will contain two building pad sites. The east building pad will be comprised of the existing building (1,211 s.f.) and a 6,000 s.f. addition. The existing 1,000 s.f. canopy, which is connected to the existing building, will remain as a covered pedestrian gateway to the site. The west building pad will be a 5,000 s.f. single story office/warehouse.

The existing vehicular accesses to the development off of North College Avenue will be utilized as is and without change.

The existing building is currently used for the sales of urban tractors, ATVs, trailers, personal water/snow craft (jet-ski and snowmobile types of crafts), conversion vans, cars, and light trucks, and minor vehicle repair. The existing building and addition will be used for the sales offices for urban tractors, ATVs, trailers (25 feet maximum length), personal water/snow craft, conversion vans, cars, and light trucks. Also, part of this building will be used for retail sales and part will be used for minor vehicle repair.

The existing building is sited on a parcel with a 200 foot frontage along College Avenue from which they sell cars and light trucks. The Land Use Code states that vehicle sales and leasing for cars and light trucks shall be limited to ten (10) percent of the total linear frontage of both sides of North College Avenue between Vine Drive and the northern City limits or the intersection of North College Avenue and State Highway 1, whichever results in the shortest linear distance. This limitation is currently maximized and includes the existing 200 linear foot of frontage noted above. We propose to relocate the existing, allowed 200 linear foot of frontage used for the sale of cars and light trucks from the southeast frontage of the site to the northeast frontage of the site along College Avenue. (See Site Plans.)

The second building pad would be a 5,000 s.f. single-story building located on the western part of the site. The proposed uses for this building will be office/warehouse, personal and business service shops, artisan and photography studios and galleries, retail establishments, retail stores with vehicle servicing, vehicle minor repair, servicing and maintenance establishments, equipment rental establishments (without outdoor storage, plumbing, electrical and carpenter shops, print shops, and food catering or small food product preparation.

A storm water detention pond will be located in the southwest corner of the site as this is the low point of the site. The historic drainage to the south is very shallow. The lands to the west are at a higher elevation and paved. The civil engineer has designed the detention pond to gravity feed through an underground storm sewer to the existing storm sewer inlet located in the northeast corner of the adjacent motel parcel to the south.

The existing Street Master Plan and North College Corridor Plan show a future local commercial street straddling the south property line of this development. The Owner will dedicate a 36 foot half right-of-way along the southern property line of the development. As this street can not be constructed until the properties to the south and west redevelop, the construction of the local commercial street will be delayed until the adjacent properties to the south and west redevelop.

The Larimer-Weld Canal along the northern property line of the development is a possible wildlife migration route. In deference to this wildlife migration route we have shown a 50 foot wide wildlife buffer south of the south top of bank of the Larimer-Weld Canal. 25 foot of this buffer is located south of the development's north property line.

The Developer would limit the display areas for urban tractors, ATV's, personal water/snow crafts, and trailers of 25' length or less to 36 display models on the entire tract (both the current PUD site and the undeveloped site). 36 display spaces allows for six (6) urban tractors, six (6) ATV's, six (6) personal water/snow crafts, six (6) trailers, six (6) cars, and six (6) light trucks. A screened outdoor storage area will be used for the storage of additional inventory of the items listed above. In Phase 1 the screened outdoor storage area will contain 66 items, Phases 2 and 3 will contain 46 items, and Phase 4 will contain 57 items.

Narrative description of how conflicts between land uses, or disturbances to natural habitats and features, and/or wildlife are mitigated.

Conflicts between land uses:

- The current zoning for this development is Service Commercial District (CS). The parcel to the west is zoned CS; the building is occupied by Pack Rat Freight and Shipping. The parcel to the south is also zoned CS; the building is occupied by Americas Best Value Inn. To avoid conflicts with the Inn we have kept the illumination levels from site lighting to less than 2 foot-candles along the north wall of the Inn. To the east of the development are North College Avenue and the North College Marketplace. North College Marketplace is zoned Community Commercial-North College District (CCN). To the north of the development, in Larimer County, are commercial businesses fronting along North College Avenue with a mobile home park to the west of these businesses. This development is separated from the land uses to the north by the Larimer-Weld Canal and 25 feet of landscaping along the north property line. To avoid conflicts with the mobile home park we minimized site lighting long the north property line to less than 0.5 foot-candles.

Disturbances to natural habitats and wildlife are mitigated:

- Along the north property line of the development runs the Larimer-Weld Canal. The canal is approximately 50 feet wide from top of bank to top of bank. From the top of bank along the south side of the canal to the north property line of the development is approximately 25 feet. The canal provides a migration route for local wildlife. To mitigate the development's impact on this wildlife corridor we have maintained a 50 foot wide wildlife buffer from the top of the south bank of the canal. This buffer extends approximately 25 feet south of the north property line of the development. The wildlife buffer within the development will be landscaped with evergreen trees. To minimize the impact of site lighting on this wildlife corridor, we have utilized forward throw, cut-off area lights. The maximum lighting level within the corridor is 3 foot-candles. The maximum lighting level at the north property line is 0.5 foot-candles.

A written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.

- No neighborhood meetings have been held.

Legacy Auto – Existing Site Images

Image 1: South along College Avenue



Image 2: North along College Avenue



Image 3: Northwest (Existing building)



Image 4: West



Image 5: South within the site



Image 6: Southwest within the site



Image 7: West at Larimer-Weld Canal

