



ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: Schrader Propane Office, PDP170015

APPLICANT: Don Shields
WG Architects
PO Box 270788
Fort Collins CO, 80527

OWNERS: Schrader Propane
320 N College Ave.
Bellvue, CO 80524

PROJECT DESCRIPTION:

This is a project development plan request to build an office with minor vehicle repair. The building is approximately 4400 sq ft (2463 sq ft of office and 1904 sq ft for service bays). The western portion of the site will be a fenced yard with 17 truck parking spaces and the east side of the site will have 7 public parking spaces. The site is located in the Industrial zone district.

RECOMMENDATION: Staff recommends approval of Schrader Propane Office, PDP170015.

EXECUTIVE SUMMARY:

Staff finds the proposed Schrader Propane Office Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Modification of Standard to Section 3.8.11(A) that is proposed with this Project Development Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and the proposal submitted promotes the general purpose of the code standard equal to or better than would a compliant plan.

- The Modification of Standard to Section 4.28(E)(3)(a)(2) that is proposed with this Project Development Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and the proposal submitted promotes the general purpose of the code standard equal to or better than would a compliant plan.
- The Project Development Plan complies with relevant standards of Article 3 – General Development Standards, if the modification to 3.8.11(A) is approved.
- The Project Development Plan complies with relevant standards located in Division 4.28 Industrial (I) of Article 4 – Districts, if the modification to 4.28(E)(3)(a)(2) is approved.

COMMENTS:

1. Background

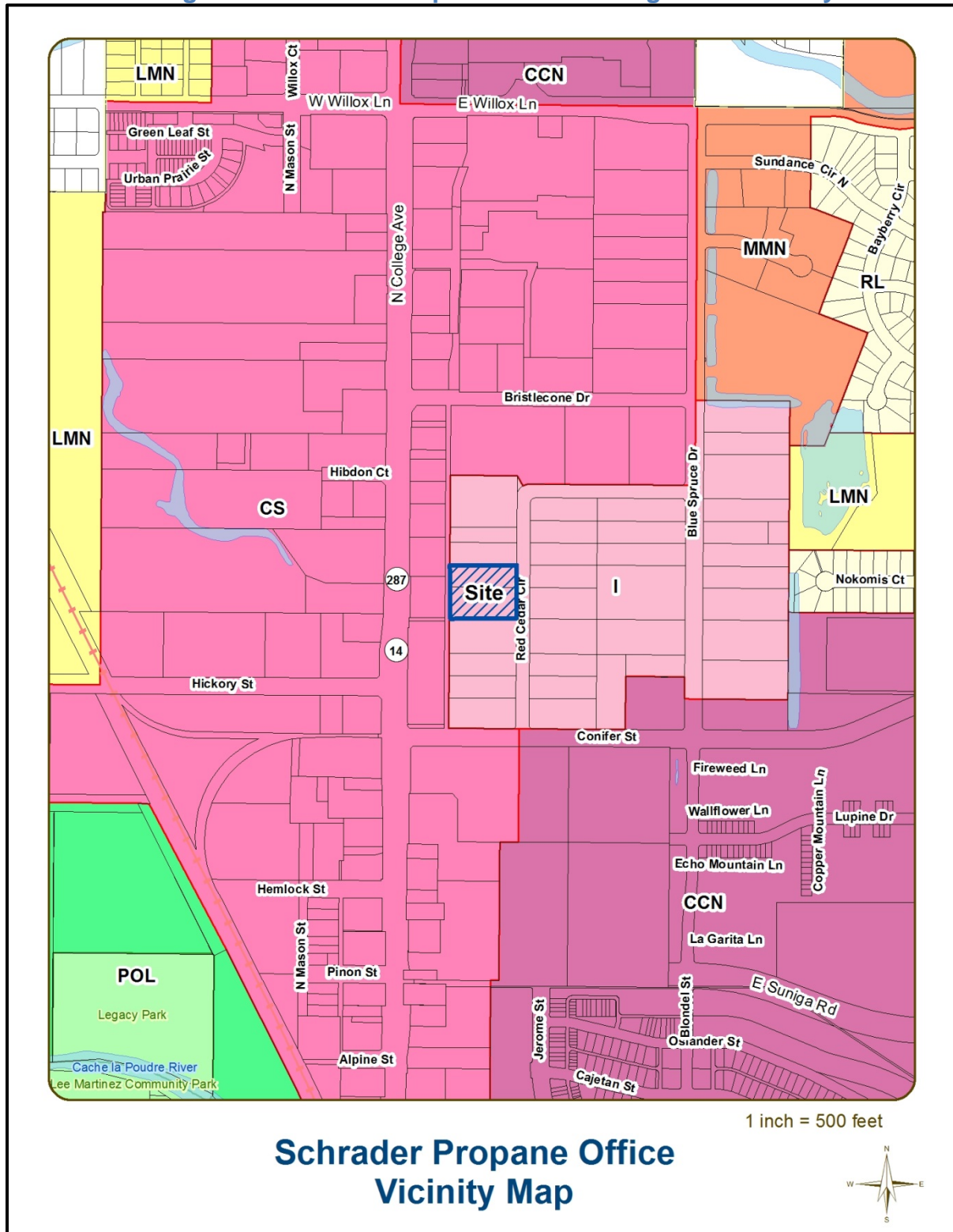
The property was annexed into the City of Fort Collins as part of the Pine Tree Park Annexation in November 1972. The site was originally platted as Lots 15 and 16 of the Evergreen Park Replat in March 1974.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Industrial (I)	Light industrial, office
South	Industrial (I)	Office, light industrial
East	Industrial (I)	Outdoor storage, vehicle repair
West	Service Commercial (CS)	Bank, retail, auto repair

A zoning and site vicinity map is presented on the following page.

Figure 1: Schrader Propane Office Zoning & Site Vicinity



2. **Compliance with Section 2.8.2(H) of the Land Use Code - Modification of Standards**

Modification #1 Description:

The applicant requests a modification to Section 3.8.11(A) – *Fencing* to not provide a five foot setback for at least 1/3 of the length of the fence sections exceed 100 feet.

Land Use Code Standard Proposed to be Modified (areas underlined and bolded for emphasis):

Land Use Code 3.8.11(A):

*If used along collector or arterial streets, such features shall be made visually interesting and shall avoid creating a "tunnel" effect. Compliance with this standard may be accomplished by integrating architectural elements such as brick or stone columns, incorporating articulation or openings into the design, varying the alignment or setback of the fence, softening the appearance of fence lines with plantings, or similar techniques. In addition to the foregoing, and to the extent reasonably feasible, **fences and sections of fences that exceed one hundred (100) feet in length shall vary the alignment or setback of at least one-third (1/3) of the length of the fence or fence section (as applicable) by a minimum of five (5) feet.***

Land Use Code Modification Criteria:

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be 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.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

Applicant's Justification Modification #1:

The south and west fences of this project do not face a collector or arterial street. The south fence faces the adjacent lot to the south and the west fence faces the adjacent alley.

Staff Finding:

Staff finds that the request for a Modification of Standard to Section 3.8.11(A) is justified by the applicable standards in 2.8.2(H)(1).

- A. The granting of the Modification would not be detrimental to the public good
- B. The project design satisfies 2.8.2(H)(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.*

The purpose of this fence standard is to reduce the tunnel effect of having an undifferentiated fence for lengths in excess of 100 feet. This is especially true along public streets and high visibility areas. The proposed fence will be a high quality, opaque fence designed to screen the vehicle service area in the rear of the site. The fence will have 3 ½ inch posts every eight feet to break up the fence

as well. The fence over 100 feet in length will be along the alley and the south side of the site. These areas are low visibility, reducing the tunnel effect this standard is trying to prevent. Between the high quality material proposed, amount of posts to break up the fence, and location of the fence in low visibility areas, staff finds this proposal to be equal to or better than a compliant plan.

Modification #2 Description:

The applicant requests a modification to Section 4.28(E)(3)(a)(2) – *Site Design – Screening* to not provide a 30 foot buffer yard along the Industrial zone district boundary line on the west side of the property.

Land Use Code Standard Proposed to be Modified (areas underlined and bolded for emphasis):

Land Use Code 4.28(E)(3)(a)(2):

A minimum thirty-foot deep landscaped yard shall be provided along all arterial streets, and along any district boundary line that does not adjoin a residential land use. *If a district boundary line abuts upon or is within a street right-of-way, then the required landscaped yard shall commence at the street right-of-way line on the district side of the street, rather than at the district boundary line. This requirement shall not apply to development plans that comply with the standards contained in Section 3.5.3 of this Code.*

Summary of Applicant's Justification:

The applicant requests that the Modification be approved and provides the following justification based upon Criterion 1 (proposal submitted promotes the standard equal or better than a compliant plan):

Applicant's Justification Modification #2:

The parcel is bordered on the west by a 20 foot wide alley and the lots to the west of the alley are zoned Service Commercial District (CS). The Land Use Code (LUC) requires that a minimum 30-foot deep yard shall be provided along any district line that does not adjoin a residential land use. We ask for a Modification of Standards to allow for a 20 foot buffer (10 foot half-alley + 10 foot landscape area) with a 6 foot high fence along the entire length of the west property line. The Raw Urth Designs development at the northwest corner of Conifer Street and Red Cedar Circle was granted a similar modification.

Staff Finding:

Staff finds that the request for a Modification of Standard to Section 4.28(E)(3)(a)(2) is justified by the applicable standards in 2.8.2(H)(1).

- C. The granting of the Modification would not be detrimental to the public good
- D. The project design satisfies 2.8.2(H)(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.*

The purpose of the buffer yard standard is to screen adjacent developments from industrial uses. The standard also clarifies that the buffer yard shall be measured from the street right-of-way line on the district side of the street. The applicant proposes a 10 foot landscape area with a six foot tall fence along the west property line to provide screening. The proposed fence will be an opaque, metal privacy fence that will screen the vehicle service yard proposed. The proposed privacy fence meets the intent of this code standard and so staff finds the proposal to be equal to a compliant plan.

3. **Compliance with Article 3 of the Land Use Code – General Development Standards:**

The project complies with all applicable General Development Standards as follows:

A. *Section 3.2.1(D) – Tree Planting Standards*

All developments shall establish groves and belts of trees along all city streets, in and around parking lots, and in all landscape areas that are located within 50' of any building or structure in order to establish at least a partial urban tree canopy. The proposed landscape plan shows street trees planted at appropriate intervals, canopy shade trees planted in bulbouts adjacent to parking lots, and ornamental trees planted close to buildings to provide screening and a partial urban tree canopy, which meets this code standard.

B. *Section 3.2.1(E)(3)(b)(2) – Water Budget*

Annual water use shall not exceed 15 gallons/square foot over the site. The water budget shown on the landscape plan indicates the landscape area will require 3.2 gallons/square foot, in accordance with this standard.

C. *Section 3.2.1(E)(4) – Parking Lot Perimeter Landscaping*

The perimeter of parking lots are required to have trees planted at a ratio of 1 per 25 lineal feet along a public street and 1 per 40 lineal feet along a side lot line and parking setback area. Parking lots must also have screening to block at least 75% of light from vehicle headlights. The proposed landscape plan shows shrub beds extending the full length of the parking area along Red Cedar Cir. that provide screening from the shine of vehicle headlights. The parking area is flanked by canopy shade trees that provide ample tree cover for the perimeter of the parking lot, meeting this code standard.

D. *Section 3.2.1(E)(5) – Parking Lot Interior Landscaping*

6% of the interior space of all parking lots with less than 100 spaces shall consist of landscaping. The parking area has bulb outs at the north end with evergreen shrubs and a canopy shade tree, which satisfies this code requirement.

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

The minimum number of bicycle parking spaces for office and vehicle servicing and maintenance is four spaces, which means a minimum of eight bicycle parking spaces is required. For office uses, 1 space must be in an enclosed location. All of the bicycle parking for vehicle servicing and maintenance may be provided via fixed racks. The applicant proposes five spaces via fixed rack and three inside the office in an enclosed location, which meets this standard.

F. *Section 3.2.2(C)(5) - Walkways*

Walkways must be provided to link sidewalks with building entries through parking lots. These walkways must also provide direct connections to off-site pedestrian and bicycle destinations. The Schrader Propane Office site provides a connecting walkway that runs along the northern perimeter of the parking lot that satisfies this standard.

G. *Section 3.2.2(D)(1) - Access and Parking Lot Requirements; Pedestrian/Vehicle Separation*

To the maximum extent feasible, pedestrians and vehicles shall be separated through provision of a sidewalk or walkway. Where complete

separation of pedestrian and vehicles is not feasible, potential hazards shall be minimized by using landscaping, bollards, special paving, lighting, and other means to clearly delineate pedestrian areas. Schrader Propane Office separates pedestrians from vehicles by providing a sidewalk separated from the driving and parking area via curb.

H. *Section 3.2.2(E) - Parking Lot Layout*

The proposed parking lot layout is consistent with requirements of the Land Use Code in regards to circulation routes, orientation, landscaped islands, and points of conflict.

I. *Section 3.2.2(J) - Setbacks*

The proposed parking lot is setback further than the 10-foot minimum from non-arterial streets and 5-foot minimum along a lot line required per the Land Use Code.

J. *Section 3.2.2(K)(2) – Nonresidential Parking Requirements*

The minimum, maximum, and proposed parking are contained in the table below. Schrader Propane Office is providing parking within the range of required parking and thus meets the requirements of the Land Use Code. The spaces located on the west end of the site are for vehicle storage and servicing and not available to the public, so they are not included for the purposes of meeting their parking requirement.

Table 1: Schrader Propane Office Parking

Use	Min. Parking	Max. Parking	Parking Provided
Office	1/1,000 sq. ft. * 2,463 sq. ft. = 3 spaces	3/1,000 sq. ft. * 2,463 sq. ft. = 8 spaces	3 spaces
Vehicle Servicing and Maintenance	2/1,000 sq. ft. * 1,904 sq. ft. = 4 spaces	5/1,000 sq. ft. * 1,904 sq. ft. = 10 spaces	4 spaces
Total	7 spaces	18 spaces	7 spaces

K. *Section 3.2.2(K)(5) - Handicap Parking*

Parking lots with less than 25 spaces must provide at least 1 handicap parking space. The parking lot proposed is less than 25 spaces and provides 1 handicap parking space.

L. *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 and located to minimize the casting of shadows on adjacent properties and could accommodate future active and/or passive solar installations.

M. *Section 3.2.4 - Site Lighting*

The proposed lighting plan is consistent with the requirements of the Land Use Code in regards to the general standard, lighting levels, and design standards.

N. *Section 3.2.5 - Trash and Recycling Enclosures*

Trash and recycling enclosures must be provided in locations abutting refuse collection or storage areas, designed to allow walk-in access without having to open the main service gate, screened from public view, and constructed on a concrete pad. The proposed trash and recycling enclosure design satisfies the standards.

O. *Section 3.5.1(E) - Building Materials*

All proposed buildings shall use similar materials to existing buildings in the neighborhood or use similar architectural characteristics if dissimilar materials are proposed. The proposed building uses similar materials and architectural details to the existing buildings in the area. The proposed materials include brick and metal roofing and siding.

P. *Section 3.5.1(I) - Outdoor Storage Areas/Mechanical Equipment*

The proposed plan is consistent with the requirements of the Land Use Code in regards to the location of outdoor storage, screening of storage areas, and screening of rooftop mechanical equipment from public view.

Q. *Section 3.6.6 – Emergency Access*

For the Schrader Propane Office site, an emergency access easement is proposed that runs through the access drive on the north side of the site. This satisfies the requirements for the Poudre Fire Authority.

R. *Section 3.8.11(B) – Materials*

Chain link fences may not be used for screening purposes. A portion of the proposed fence on the north side of the property will be chain link fence. The property to the north is also owned by Schrader Propane and is related to the office proposed in that trucks will use both the office site and the adjacent site to the north. As such, the chain link fence is not providing screening, thus meeting this code requirement.

S. *Section 3.8.11(C) – Fence Height*

The proposed fence will be located in the side and rear yard of the site and will be six feet in height. A six foot high fence is permissible per this code section in the rear and side yard.

4. **Compliance with Article 4 of the Land Use Code – Industrial (I), Division 4.28:**

The project complies with all applicable Article 4 standards as follows:

A. *Section 4.28(B)(2) – Permitted Uses*

The proposed uses, office and vehicle minor repair, are permitted in the Industrial zone district and are consistent with the district's intent to provide a wide range of commercial and industrial operations.

B. *Section 4.28(D)(1) – Dimensional Standards*

Non-residential structures are limited to four stories in height. The Project Development Plan/Final Plan proposes a one-story structure.

C. *Section 4.28(E)(2)(c) – Development Standards – Building Character and Color*

New building color shades shall be neutral, with a medium or dark color range, and not white, bright or reflective. The proposed materials are all neutral and are not white, bright or reflective.

D. *Section 4.28(E)(3)(b) – Storage and Operational Areas*

Storage, loading and work operations must be screened from view along district boundary lines and public streets in the I District. The proposed site plan shows a 6-foot high solid fence surrounding the storage, loading and work area.

4. Findings of Fact/Conclusion:

In evaluating the request for Schrader Propane Office, PDP170015, Staff makes the following findings of fact:

- A. The Project Development Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The Modification of Standard to Section 3.8.11(A) that is proposed with this Project Development Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and the proposal submitted promotes the general purpose of the code standard equal to or better than would a compliant plan.
- C. The Modification of Standard to Section 4.28(E)(3)(a)(2) that is proposed with this Project Development Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and the proposal submitted promotes the general purpose of the code standard equal to or better than would a compliant plan.
- D. The Project Development Plan complies with relevant standards of Article 3 – General Development Standards, if the modification to 3.8.11(A) is approved.
- E. The Project Development Plan complies with relevant standards located in Division 4.28 Industrial (I) of Article 4 – Districts, if the modification to 4.28(E)(3)(a)(2) is approved.

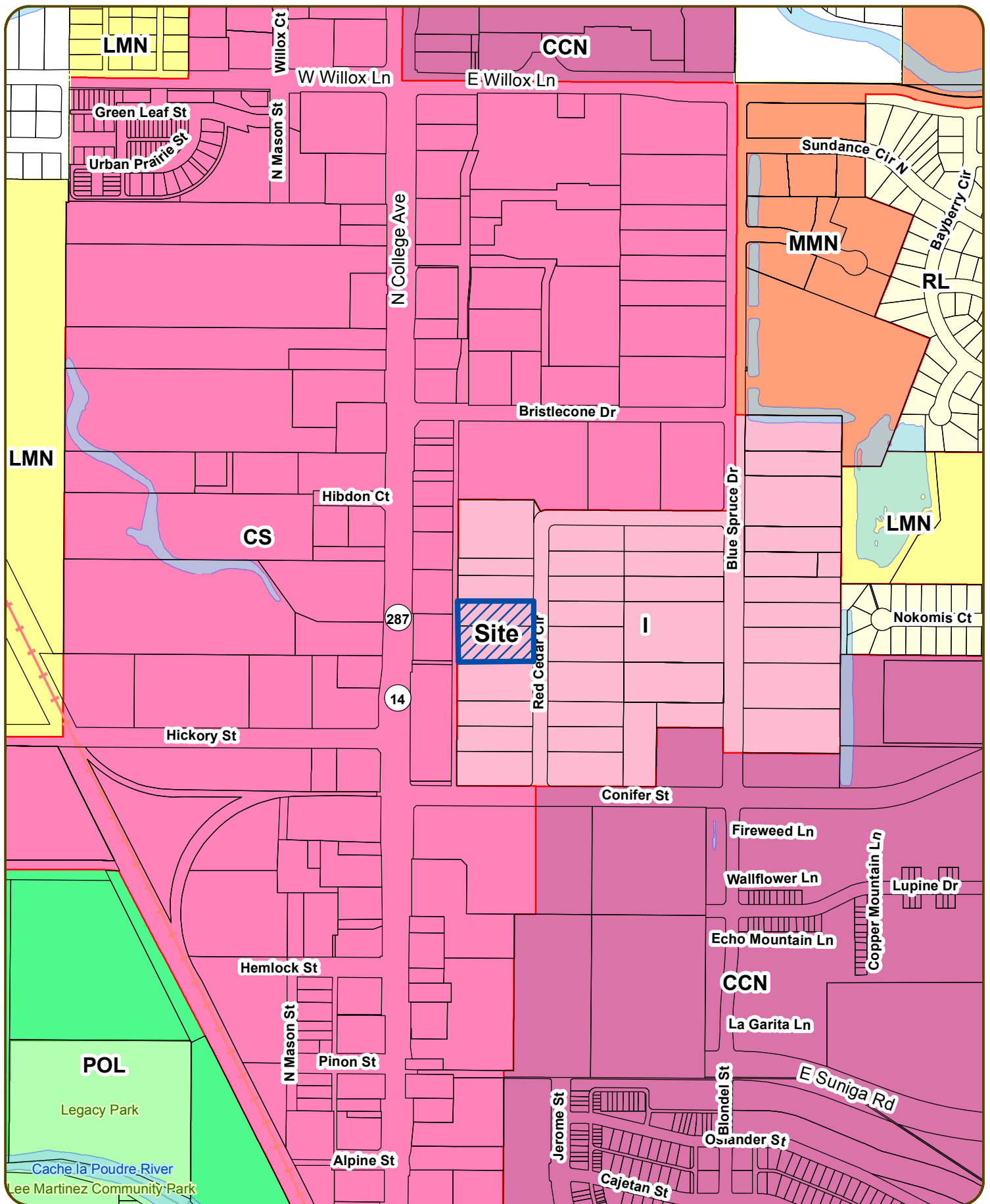
RECOMMENDATION:

Staff recommends approval of Schrader Propane Office, PDP170015.

ATTACHMENTS:

- 1. Zoning & Site Vicinity Map
- 2. Applicant's Statement of Planning Objectives
- 3. Evergreen Park Fifth Filing Plat

4. Schrader Propane Office Planning Document Set (Site Plan, Landscape Plan, Elevations & Photometric Plan)
5. Modification of Standard Requests



1 inch = 500 feet

Schrader Propane Office Vicinity Map





Schrader Propane Offices

Statement of Planning Objectives

March 23, 2017

Statement of Appropriate City Plan Principles and Policies

Economic Health

- **Policy EH 1.1 – Support Job Creation**
This project supports job creation with a potential for a minimum of 22 jobs.
- **Policy EH 1.2 – Maximize Retail Sales Tax Revenue**
This project maximizes retail sales tax revenue by allowing an existing retail business to relocate at this site within the city limits in lieu of moving to the County.
- **Policy EH 2.1 – Support Targeted Industry Clusters**
This project supports a local, established, business selling clean energy bulk propane.
- **Policy EH 3.1 – Support Programs Emphasizing Local Business**
Schrader Propane has been family owned and operated in Fort Collins since 1937.
- **Policy EH 4.1 – Prioritize Targeted Redevelopment Areas**
This is an infill project which lies within a targeted infill and redevelopment area.
- **Policy EH 4.2 – Reduce Barriers to Infill Development and Redevelopment**
Work with the City staff to modify standards due to unique site constraints.

Environmental Health

- **Policy ENV 1.1 – Protect and Enhance Natural Features**
This project is not adjacent to wetlands, riparian areas, or wildlife habitat. This project will include on-site detention with water quality features to protect the NECCO detention pond downstream.
- **Policy ENV 5.2 – Utilize Solar Access**
The long axis of the building is oriented north/south so as to minimize disruption of solar access on adjacent properties.
- **Policy ENV 8.2 – Focus on Priority Air Pollutants**
Schrader Propane sells propane, a cleaner burning fossil fuel.
- **Policy ENV 9.1 – Promote Alternative and Efficient Transportation Fuels and Vehicles**
Schrader Propane sells propane, a cleaner burning fossil fuel.
- **Policy ENV 14.1 – Divert Waste**
Schrader Propane will look into recycling to divert recyclables from the waste stream.
- **Policy ENV 18.6 – Modify Detention Requirements for Redevelopment**
This project will include on-site detention with water quality features to protect the NECCO detention pond downstream.
- **Policy ENV 19.1 – Employ a Watershed Approach to Stormwater Management**
This project will include on-site detention with water quality features to protect the NECCO detention pond downstream.
- **Policy ENV 20.1 – Develop Stormwater Master Plans**
- **Policy ENV 20.2 – Follow Design Criteria for Stormwater Facilities**
- **Policy ENV 20.3 – Utilize Public Lands**
 - This project lies within the Dry Creek Basin and will utilize stormwater facility design criteria that follow national Best Management Practices (BMPs).
 - Conducts storm water through water quality structures, on-site detention to Red Cedar Circle which conveys it to a regional NECCO detention pond.
- **Policy ENV 22.1 – Adhere to Water Quality Discharge Standards**
This project will meet local, state and federal water quality discharge standards by employing best management treatment practices and procedures.

Community and Neighborhood Livability

- **Policy LIV 5.1 – Encourage Targeted Redevelopment and Infill**

The development of this project promotes the revitalization of an existing, underutilized industrial area where infrastructure already exists.

- **Policy LIV 5.2 – Target Public Investment along the Community Spine**
This project is a redevelopment infill project along the College Avenue “community spine” and North College Corridor Plan.
- **Policy LIV 6.2 – Seek Compatibility with Neighborhoods**
This project is compatible with the existing adjacent industrial and commercial uses.
- **Policy LIV 10.2 – Incorporate Street Trees**
This project will endeavor to utilize street trees to reinforce, define and connect the spaces and corridors created by buildings and other features along a street and use canopy shade trees for the majority of tree plantings, including a mixture of tree types, arranged to establish urban tree canopy cover.
- **Policy LIV 12.2 – Utilize Security Lighting and Landscaping**
This project endeavors to provide security lighting at low, even levels to create comfortable area-wide visibility and pedestrian security and design landscaping to avoid hidden areas, particularly where such areas may be used at night, such as near building approaches and entrances.
- **Policy LIV 14.2 – Promote Functional Landscape**
This project utilizes natural landscaping that tie the building into the land.
- **Policy LIV 14.3 – Design Low Maintenance Landscapes**
This project utilizes low maintenance landscaping.
- **Policy LIV 15.1 – Modify Standardized Commercial Architecture**
The design of this building reflects the rural agricultural history of Fort Collins.
- **Policy LIV 15.2 – Seek Compatibility with Surrounding Development**
The building materials of this project compliment the building materials of existing buildings and structures in the area.

City Structure Plan Map Principles and Policies

- **Policy LIV 19.1 – Land Use Designations**
This project is located in an existing designated Industrial (I) zone and is a permitted use subject to administrative review as an Office with Vehicle minor repair servicing and maintenance.
- **Policy LIV 20.2 – Initiate and Monitor Subarea Plans**
The project is within the North College Corridor Plan
- **Policy LIV 20.3 – Relationship Between Subarea Plan and City Plan Policies**
 - This project is within a designated Urban Renewal Area.
 - This project is within a Tax Increment Finance District.
 - This project is within a State Enterprise Zone.

Design Principles and Policies for Industrial Districts

- **Policy LIV 39.3 – Provide Land Use Transitions**
Residential neighborhoods are not immediately adjacent to the site but are located about 0.25 miles to the southeast. Pedestrian access to these neighborhoods is by existing sidewalks. Vehicular access to this neighborhood is south along Red Cedar Circle, west on Conifer Street to Blondel Street.
- **Policy LIV 39.4 – Support Transportation Improvements**
The site is located on Red Cedar Circle, one block off of North College and Conifer Street.
- **Policy LIV 39.5 – Incorporate Transit, Bikeways and Other Trip Reduction Strategies**
 - This project provides a balanced circulation system with adjacent pedestrian sidewalk access to the site. The location of the on-site access to the public sidewalk is dictated by the required location of the detention pond due to existing site topography.
 - This project is located 0.25 miles from the nearest bus stop at the northeast corner of College and Conifer.
 - Bicycle parking is provided under the porch at the main entry. Covered bicycle parking is provided within the building.
 - The majority of the business’ parking is located behind the building behind a screen fence. Public parking is located on the east side of the building and screened from Red Cedar Circle by a 36” metal fence atop the street-side retaining wall covered with evergreen and flowering vines.

Safety and Wellness Principles and Policies

- Policy SW 1.5 - Maintain Public Safety through Design
The main entry to the building is visible from the street and will be well lighted. Sidewalks and drives will be well lighted and landscaping designed to be open.

Transportation Principles and Policies

- Policy T 1.2 – Transit Service, Policy T 10.1 – Transit Stops
This project is located 0.25 miles from the nearest bus stop at the northeast corner of College and Conifer.
- Policy T 3.1 – Pedestrian Mobility, Policy T 9.2 – Pedestrian, Bicycle, and Transit Interface and Access, Policy T 12.1 – Connections, Policy T 12.2 – Pedestrian Network, Policy T 12.3 – Pedestrian Plan
Adequate sidewalks are provided along College Avenue, Conifer Street, along the east side of Red Cedar, and most of the west side of Red Cedar. The new sidewalk in front of this project will eventually connect with the existing sidewalk at the corner Conifer and Red Cedar as properties develop to the south of this project.
- Policy T 3.2 – Bicycle Facilities, Policy T 8.1 – Support Active Transportation, Policy T 11.1 – Bicycle Facilities
Bicycle parking is provided under the porch at the main entry. Covered bicycle parking is provided within the building.
- Policy T 12.5 – Safe and Secure
The main entry to the building is visible from the street and will be well lighted. Sidewalks and drives will be well lighted and landscaping designed to be open.

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 storm water detention pond.
- There are no wetlands associated with this project or adjacent to this project.
- There is not a recognized wildlife corridor adjacent to the project.
- On site landscaping complies with Section 3.2.1 of the Land Use Code.
- Vehicular circulation to the site is provided by a new 25' wide curb cut. This curb cut is separated by a minimum of 30' from adjacent existing curb cuts.
- This project will install a 5' wide concrete sidewalk along the east property line connecting to the existing adjacent pedestrian to the north of the site. The location of the on-site sidewalk to the public sidewalk is dictated by the required location of the detention pond due to existing site topography.

Estimate the number of employees.

- It is estimated that there will be approximately 10 employees.

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

This is a request to replat Lots 15 & 16, Block 3, Replat (No. 1) of Evergreen Park, located in the Northwest Quarter of Section 1, Township 7 North, Range 69 West of the 6th p.m., City of Fort Collins, County of Larimer, State of Colorado.

Currently both Lot 15 and Lot 16 are vacant land.

Lot 16 will remain vacant land. It is encumbered by overhead electrical transmission lines with a 37.5 foot transmission line easement (the northern half of a 75 foot transmission line easement) along the southern lot line of Lot 16.

The Schrader Propane Offices will be constructed on Lot 15. This lot is bordered by an existing paved alley to the west, an existing bulk propane tank farm to the north on an adjacent lot, Red Cedar Circle to the east, and Lot 16 to the south. The Schrader Propane Office project will be comprised of a 5,500 s.f. building (3,000s.f. offices and 2,500 s.f.).

The site development of Lot 15 is dictated by several physical factors.

1. Lot 15 is relatively flat and gently slopes from west to east. The southeast corner of Lot 15 is the lowest part of the lot and the logical area for the placement of the storm water detention pond. Water quality will be accomplished by a rain garden on the south side of the building and by pervious paving on the east and west sides of the building as stated in the Drainage Report and the Civil Construction Documents as designed by the Civil Engineer and approved by the City. The stormwater from this pond will flow through an outlet structure and an outfall pipe to the Red Cedar Circle curblin as do a majority of the properties along Red Cedar Circle.
2. Driveways are required to be located with a minimum spacing of 30'-0". The north edge of the proposed driveway access to the site is located 97'-2" from the southern edge of the existing driveway on the lot to the north, and 30'-0" from the southern edge of the nearest driveway on the east side of the street.
3. Due to the narrowness of the lot, the required location of the detention pond and driveway, and the program requirement for secure fleet storage there is a fenced fleet parking area on the west side of the building accessed by a gated drive on the north side of the building. This gate will have a Knox box for fire department access.
4. Due to the narrowness of the lot, the required location of the detention pond and driveway, and the program requirement for secure fleet storage, the public parking area is located between the building and the detention pond. This parking area is also utilized for some storm water storage. Detention water in the public parking area will not exceed 12" in depth. The front of the stalls facing the street will be screened by 30" high (min.) landscaping.

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 Industrial (I). The lots to the north and south are also zoned Industrial. The parcel is bordered on the east by Red Cedar Circle and the lots to the east of this street are zoned Industrial.
- The parcel is bordered on the west by a 20 foot wide alley and the lots to the west of the alley are zoned Service Commercial District (CS). The Land Use Code (LUC) requires that a minimum 35-foot deep yard shall be provided along any district line that does not adjoin a residential land use. We ask for a Modification of Standards to allow for a 20 foot buffer (10 foot half-alley + 10 foot landscape area) with a 6 foot high fence along the entire length of the west property line. The Raw Urth Designs development at the northwest corner of Conifer Street and Red Cedar Circle was granted a similar modification.
- To minimize up-light, spill-light, glare, and unnecessary diffusion onto adjacent properties, the project will utilize LED area lights with light sources concealed and fully shielded, and shall feature sharp cut-off capability. Light spillage onto adjacent properties will not exceed the maximum allowable lumens per the LUC.

Disturbances to wetlands, natural habitats and features, and/or wildlife:

- The site does not contain any wetlands.
- The site storm water will be detained on site with water quality as required per code so as to protect existing wetlands and regional detention areas to the south and southeast of the site.
- The site does not contain any discernible natural habitats or features of note.
- The site does not contain, nor is it adjacent to, any designated wildlife corridors.

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

- Neighborhood meetings are not required and have not been held. It is not anticipated that adjacent property owners will oppose this project.

Parking Narrative:

- Fleet parking for nine (9) over the road (OTR) propane tankers and eight (8) mid-sized local propane tankers will be located to the west of the proposed building in a storage yard that is enclosed by an opaque screen/fence with a gate on the north side of the building. This
- Public parking will be located on the east side of the building. Vehicle parking spaces facing the street will be screened by 30" high (min.) landscaping at the front of the parking spaces.

<u>PUBLIC PARKING SUMMARY</u>		
PARKING TYPE	<u>MINIMUM</u>	<u>MAXIMUM</u>
<u>VEHICLES</u>		
GENERAL OFFICE (1/1000 S.F. MIN.) x 3,000 S.F. (3/1000 S.F. MAX.) x 3,000 S.F.	3 SPACES	9 SPACES
VEHICLE SERVICING AND MAINT. (2/1000 S.F. MIN.) x 2,500 S.F. (5/1000 S.F. MAX.) x 2,500 S.F.	5 SPACES	13 SPACES
TOTAL REQUIRED	8 SPACES (1 HC SPACE)	22 SPACES 1 HC SPACE
TOTAL PROVIDED	8 SPACES (1 HC SPACE)	
<u>BIKES</u>		
GENERAL OFFICE (1/4000 S.F.) x 3,000 S.F. = 0.75 SPACES	MIN. 4 SPACES REQ'D.	
VEHICLE SERVICING AND MAINT.	MIN. 4 SPACES REQ'D.	
TOTAL BIKE PARKING REQUIRED	6 SPACES (EXTERIOR) 2 SPACES (INTERIOR)	
TOTAL BIKE SPACES PROVIDED	5 SPACES (EXTERIOR) 3 SPACES (INTERIOR)	

EVERGREEN PARK FIFTH FILING

BEING A REPLAT OF LOTS 15 & 16, BLOCK 3, REPLAT (NO. 1) OF EVERGREEN PARK, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

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

A tract of land located in the Northwest Quarter of Section 1, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, more particularly described as follows:

Lots 15 & 16, Block 3, Replat (No. 1) of Evergreen Park

(which above described tract contains 71,700 square feet or 1.646 acres, more or less).

For themselves and their successors in interest (collectively "Owner") 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 EVERGREEN PARK FIFTH FILING (the "Development"), 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.

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.

OWNER:

BY: _____

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by
_____, as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

LIENHOLDER:

BY: _____

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by
_____, as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

EASEMENT VACATION APPROVAL

By Pat Kreager, XCEL Energy this ____ day of _____ A.D., 20 ____.

XCEL Energy

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 Community Development and Neighborhood Services of the City of Fort Collins, Colorado this ____ day of _____ A.D., 20 ____.

Director of Community Development and Neighborhood Services

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 pans, 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.

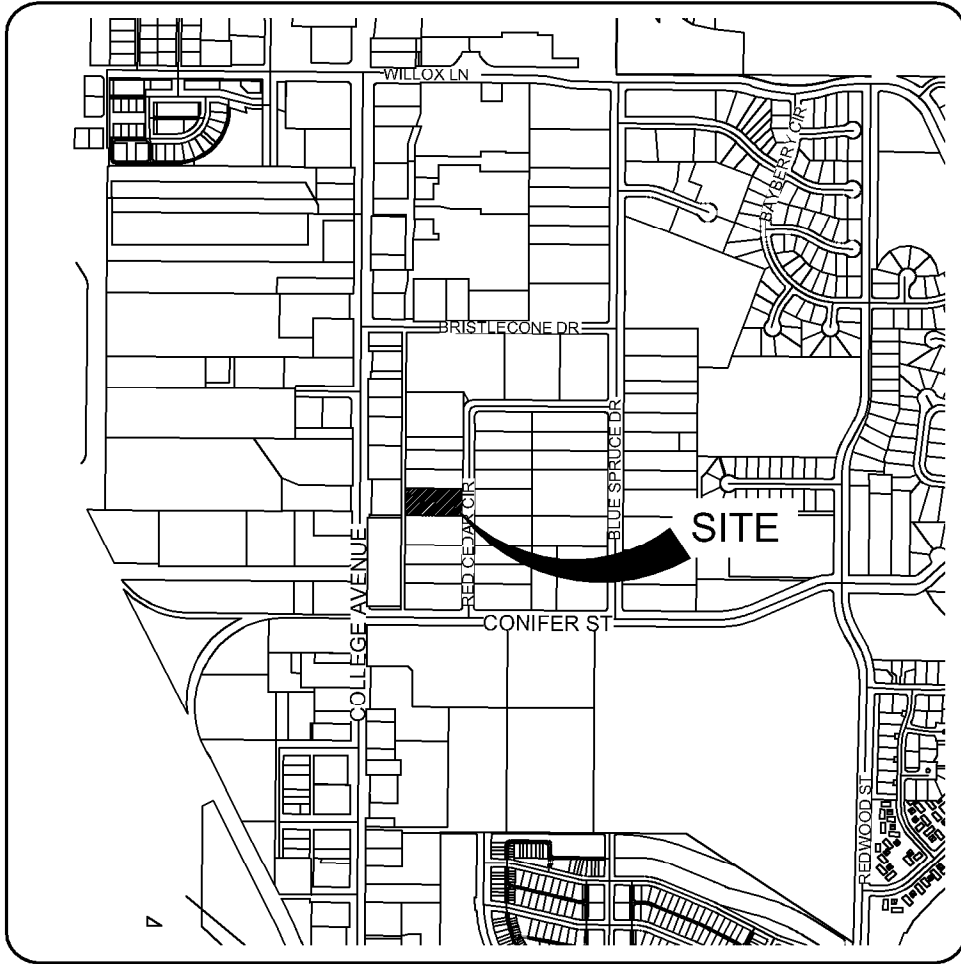
ATTORNEY'S CERTIFICATION

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.: _____



VICINITY MAP

1"=1000'

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.

SURVEYOR'S STATEMENT

I, Robert C. Tessely, 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.

For and on Behalf of Northern Engineering
Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 38470

NOTES:

- Basis of Bearings is the West line of Lots 15 & 16, Replat (No. 1) of Evergreen Park as bearing North 00°38'44" East (assumed bearing) and monumented as shown on drawing.
- All information regarding easements, rights-of-way or Title of Record, Northern Engineering relied upon Commitment No. _____, prepared by _____, dated _____.
- The lineal unit of measurement for this plat is U. S. Survey Feet.
- There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City code.
- A blanket drainage easement is hereby dedicated across Lot 1 and Lot 2 except for the Easement Exclusion areas as shown. Presence of overlying easements does not signify an exclusion from the said blanket easement.
- The existing 6 foot easements adjacent to previously dedicated rights of way per Replat of Evergreen Park to be vacated with the approval of XCEL Energy as indicated on this plat.

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:
1
TOWNSHIP:
7N
RANGE:
69 W of the 6th PM

**NORTHERN
ENGINEERING**

NE

301 North Hines Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158
www.northernengineering.com

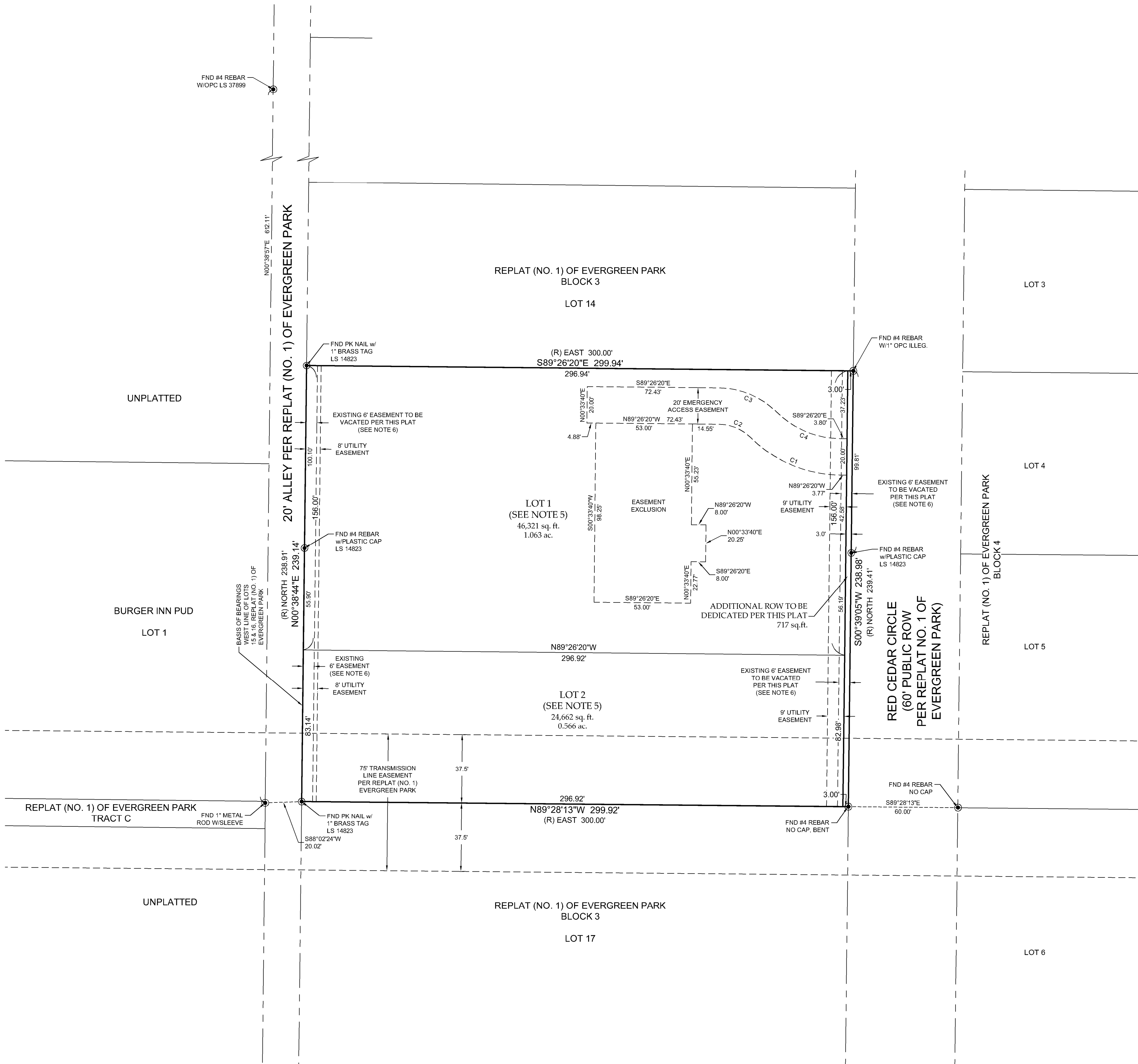
DATE: 6/30/17
PROJECT: 146-011
DESIGNED BY:
DRAWN BY: U. Smith
SCALE: N.A.
REVIEWED BY: R. Tessely

EVERGREEN PARK FIFTH FILING
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
1
Of 2 Sheets

EVERGREEN PARK FIFTH FILING

BEING A REPLAT OF LOTS 15 & 16, BLOCK 3, REPLAT (NO. 1) OF EVERGREEN PARK, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	44°30'27"	70.00'	54.38'	N67°11'07"W	53.02'
C2	44°30'27"	25.00'	19.42'	N67°11'07"W	18.94'
C3	44°30'27"	45.00'	34.96'	S67°11'07"E	34.08'
C4	44°30'27"	50.00'	38.84'	S67°11'07"E	37.87'

LEGEND

EASEMENT LINE

EXISTING RIGHT-OF-WAY

BOUNDARY LINE

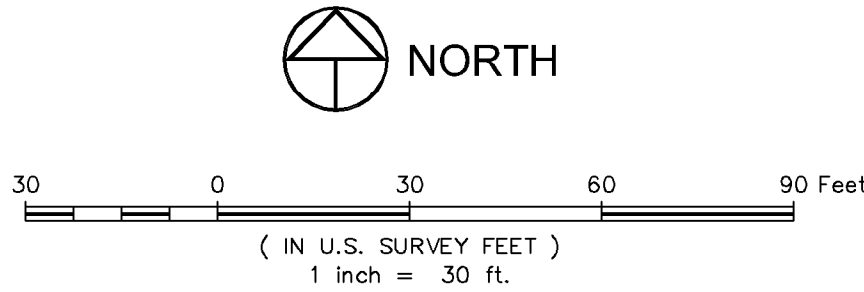
LOT LINE

PROPOSED RIGHT-OF-WAY

FOUND PROPERTY CORNER AS DESCRIBED

FOUND SECTION CORNER AS DESCRIBED

SET 18" #4 REBAR w/BBLUE PLASTIC CAP, LS 38470



PRELIMINARY
Robert C. Tesely
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

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:
1
TOWNSHIP:
7N
RANGE:
69 W of the 6th PM

**NORTHERN
ENGINEERING**

301 North Howard Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158
www.northernengineering.com

PROJECT:
146-011
DESIGNED BY:
L. Smith
DATE:
6/30/17
SCALE:
1"=30'
REVIEWED BY:
R. Tesely

EVERGREEN PARK FIFTH FILING
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
2
Of 2 Sheets

PROJECT DATA

BUILDING SQUARE FOOT DATA	
OFFICES	2,463 S.F.
SERVICE BAYS	1,904 S.F.
TOTAL BUILDING SQUARE FOOTAGE	4,367 S.F.
TYPE V-B CONSTRUCTION, NON-SPRINKLED	

LAND USE TABLE (NEW LOT 15)		
AREA	TOTAL	PERCENTAGE
BUILDING FOOTPRINT	4,367.00 S.F.	9.4%
IMPERVIOUS PAVED AREAS (DRIVES, SIDEWALKS, AND CURBS)	11,234.91 S.F.	24.3%
GRAVEL/CRUSHED RECYCLED ASPHALT	20,495.09 S.F.	44.2%
AREA OF LANDSCAPING	10,224.42 S.F.	22.1%
NET LOT AREA	46,321.42 S.F. (1.063 ACRES)	100%
R.O.W. DEDICATION	468.00 S.F.	
TOTAL LOT AREA	46,789.42 S.F. (1.074 ACRES)	
ZONING = INDUSTRIAL (I)		

PARKING SUMMARY		
PARKING TYPE	MINIMUM	MAXIMUM
VEHICLES		
GENERAL OFFICE (1/1000 S.F. MIN.) x 2,463 S.F. (3/1000 S.F. MAX.) x 2,463 S.F.	3 SPACES	8 SPACES
VEHICLE SERVICING AND MAINT. (2/1000 S.F. MIN.) x 1,904 S.F. (5/1000 S.F. MAX.) x 1,904 S.F.	4 SPACES	10 SPACES
TOTAL REQUIRED	7 SPACES 1 HC SPACE REQUIRED	18 SPACES 1 HC SPACE REQUIRED
TOTAL PROVIDED	7 SPACES 1 HC SPACE PROVIDED	
BIKES		
GENERAL OFFICE	MIN. 4 SPACES REQ'D.	
VEHICLE SERVICING AND MAINT.	MIN. 4 SPACES REQ'D.	
MIN. TOTAL BIKE PARKING REQ'D.	6 SPACES (EXTERIOR) 2 SPACES (INTERIOR)	
TOTAL BIKE SPACES PROVIDED	5 SPACES (EXTERIOR) 3 SPACES (INTERIOR)	

GENERAL NOTES

- REFER TO UTILITY PLANS FOR LOCATION OF UTILITIES AND DRAINAGE.
- SIDEWALKS AND RAMPS SHALL CONFORM TO CITY STANDARDS, ADA, AND ANSI A117.1.
- PROPOSED EXTERIOR LIGHTING SHALL BE POLE MOUNTED LUMINARIES AT DRIVES AND PARKING AREAS, BOTH POLE-MOUNTED AND BUILDING MOUNTED FIXTURES SHALL FEATURE DOWN-DIRECTIONAL AND SHARP CUT-OFF LUMINARIES. ALL WALL MOUNTED LIGHT FIXTURES SHALL BE FULLY SHIELDED TO CONCEAL THE LIGHT SOURCE.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT IS TO BE FULLY SCREENED FROM PUBLIC VIEW WITH A ROOFTOP PARAPET, WALLS, AND LANDSCAPING. CONDUITS, METERS, VENTS, AND OTHER EQUIPMENT ATTACHED TO THE BUILDING OR PROTRUDING FROM THE ROOF SHALL BE PAINTED TO MATCH THE SURROUNDING BUILDING SURFACES.
- ALL SIGNAGE TO COMPLY WITH THE LOCAL SIGNAGE CODE.
- ALL TRASH DUMPSTERS SHALL BE LOCATED ON A CONCRETE SURFACE WITHIN AN ENCLOSED AREA SCREENED FROM PUBLIC VIEW.
- ALL BIKE RACKS ARE TO BE PERMANENTLY ANCHORED TO CONCRETE AND WILL NOT INTERFERE WITH PEDESTRIAN WALKWAYS.
- ALL HANDICAP PARKING SPACES AND RAMPS SHALL BE VERIFIED WITH THE CIVIL ENGINEER FOR GRADING, DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHALL SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:48 CROSS SLOPE EXCEPT AS ALLOWED FOR CURB RAMPS.
- ALL INTERNAL PEDESTRIAN WALKWAYS SHALL BE DISTINGUISHED FROM DRIVING SURFACES THROUGH THE USE OF DURABLE LOW MAINTENANCE SURFACE MATERIALS WITH LIGHT BROOM FINISH OPPOSITE TO TRAFFIC FLOW AND THE INSTALLATION OF DETECTABLE WARNINGS AS REQUIRED BY CODE.

SCHRADER PROPANE OFFICE

LEGAL DESCRIPTION

EVERGREEN PARK FIFTH FILING

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 15 & 16, BLOCK 3, REPLAT (NO. 1) OF EVERGREEN PARK

(WHICH ABOVE DESCRIBED TRACT CONTAINS 71,700 SQUARE FEET OR 1.646 ACRES, MORE OR LESS).

PROJECT CONSULTANTS

OWNER: SCHRADER PROPANE 320 NORTH COLLEGE AVENUE FORT COLLINS, CO 80524 TELEPHONE: 970-494-1226 FAX: 970-490-2321 EMAIL: pus.schraderpropane@gmail.com CONTACT: PERRY SCHRADER	ARCHITECT: WG ARCHITECTS P.O. BOX 270788 FORT COLLINS, CO 80527 TELEPHONE: 970-493-2025 FAX: 970-493-2026 EMAIL: dons@wgarchitects.com CONTACT: DON SHIELDS	PHOTOMETRIC SITE PLAN: SRB CONSULTING ENGINEERING, LLC 546 8TH STREET SOUTHEAST LOVELAND, CO 80531 TELEPHONE: (970) 686-1004 CELL: (970) 581-6224 EMAIL: chrissw@srblc.net CONTACT: CHRIS WEAVER
CIVIL ENGINEER: NORTHERN ENGINEERING SERVICES, INC. 301 NORTH HOWES STREET, SUITE 100 FORT COLLINS, COLORADO 80521 TELEPHONE: (970) 221-4158 FAX: (970) 221-4159 EMAIL: ryan@northernengineering.com CONTACT: RYAN BANNING	SURVEYOR: NORTHERN ENGINEERING SERVICES, INC. 301 NORTH HOWES STREET, SUITE 100 FORT COLLINS, COLORADO 80521 TELEPHONE: (970) 221-4158 FAX: (970) 221-4159 EMAIL: bob@northernengineering.com CONTACT: BOB TESSÉLY, PLS	

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: PWS PROPERTIES, LLC

BY: _____
PERRY SCHRADER

TITLE: PRESIDENT

(STATE OF COLORADO)
(COUNTY OF LARIMER) S.S.
(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

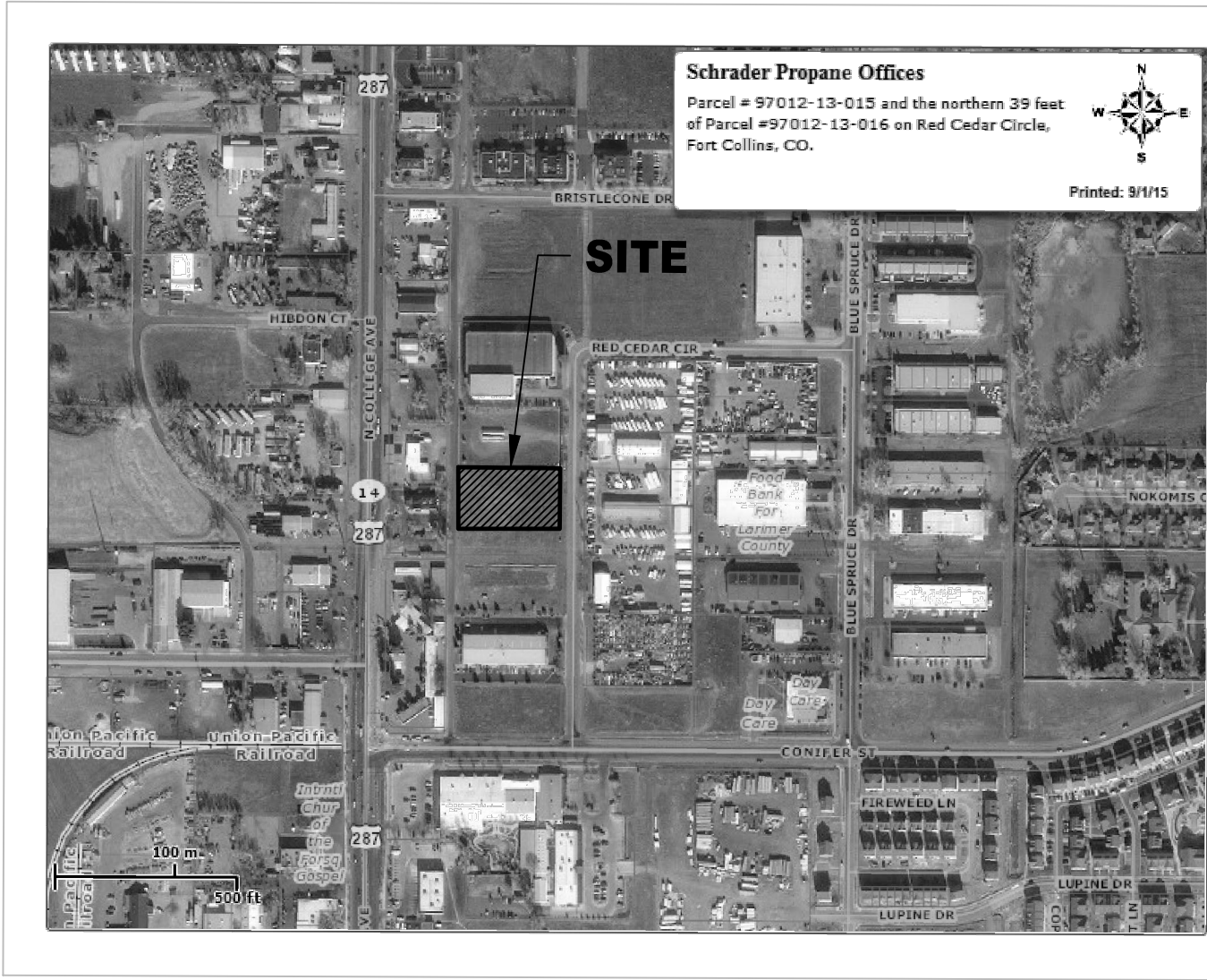
NOTARY PUBLIC

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




VACINITY MAP
SCALE: NONE

DRAWING INDEX

ARCHITECTURAL	
PDP-CVR	COVER SHEET
PDP-C11	SITE PLAN
PDP-C12	SITE DETAILS
PDP-C13	SITE DETAILS
PDP-C21	LANDSCAPE PLAN
PDP-A41	EXTERIOR ELEVATIONS
PDP-A42	EXTERIOR ELEVATIONS

PREPARED BY:



WG
ARCHITECTS

p.o. box 270788
ft. collins, co 80528
tele 970-493-2025 fax 970-493-2026

THIS DOCUMENT AND THE INFORMATION HEREIN RELATING TO WG ARCHITECTS, INC. PROJECT NO. 3069-15 IS THE PROPERTY OF WG ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART HEREOF SHALL BE REPRODUCED, COPIED, Duplicated, DISCLOSED OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WG ARCHITECTS, INC. ANY PERSON OR FIRM WHO REPRODUCES OR TRANSMITS THIS DOCUMENT OR INFORMATION HEREIN WITHOUT THE WRITTEN PERMISSION OF WG ARCHITECTS, INC. SHALL BE CONSIDERED TO BE IN VIOLATION OF THE TRUST AND CONFIDENCE SUBJECT TO THE PRIVATE USE EXPRESSLY AUTHORIZED BY WG ARCHITECTS, INC.

SCHRADER PROPANE OFFICES
LOT 15
EVERGREEN PARK FIFTH FILING
FORT COLLINS, CO 80524

PREPARED FOR:
SCHRADER PROPANE
320 NORTH COLLEGE
FORT COLLINS, CO 80524

PDP
COVER SHEET

CHECKED BY: DGS

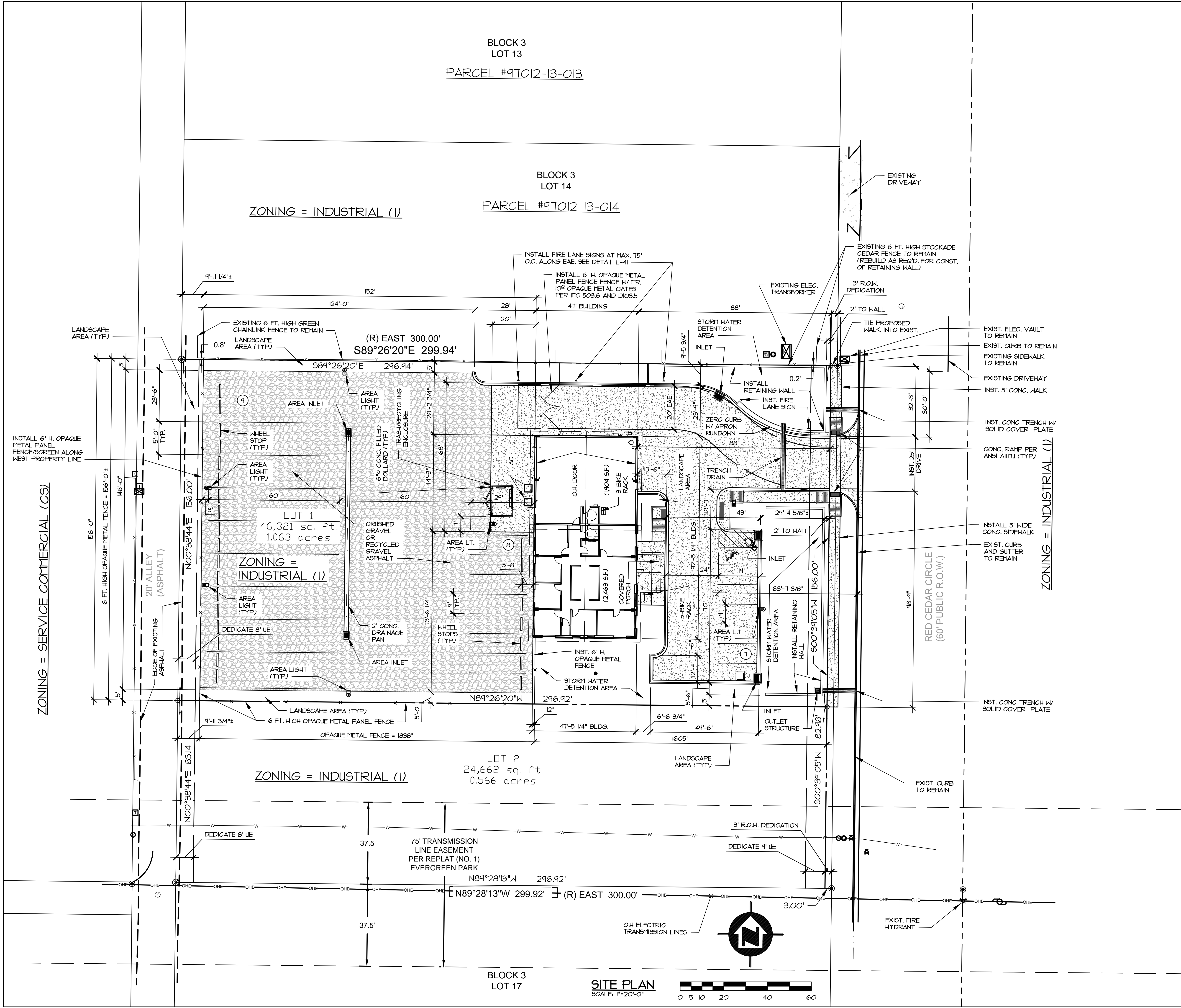
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DRAWN BY: DGS


DATE: 04-21-17

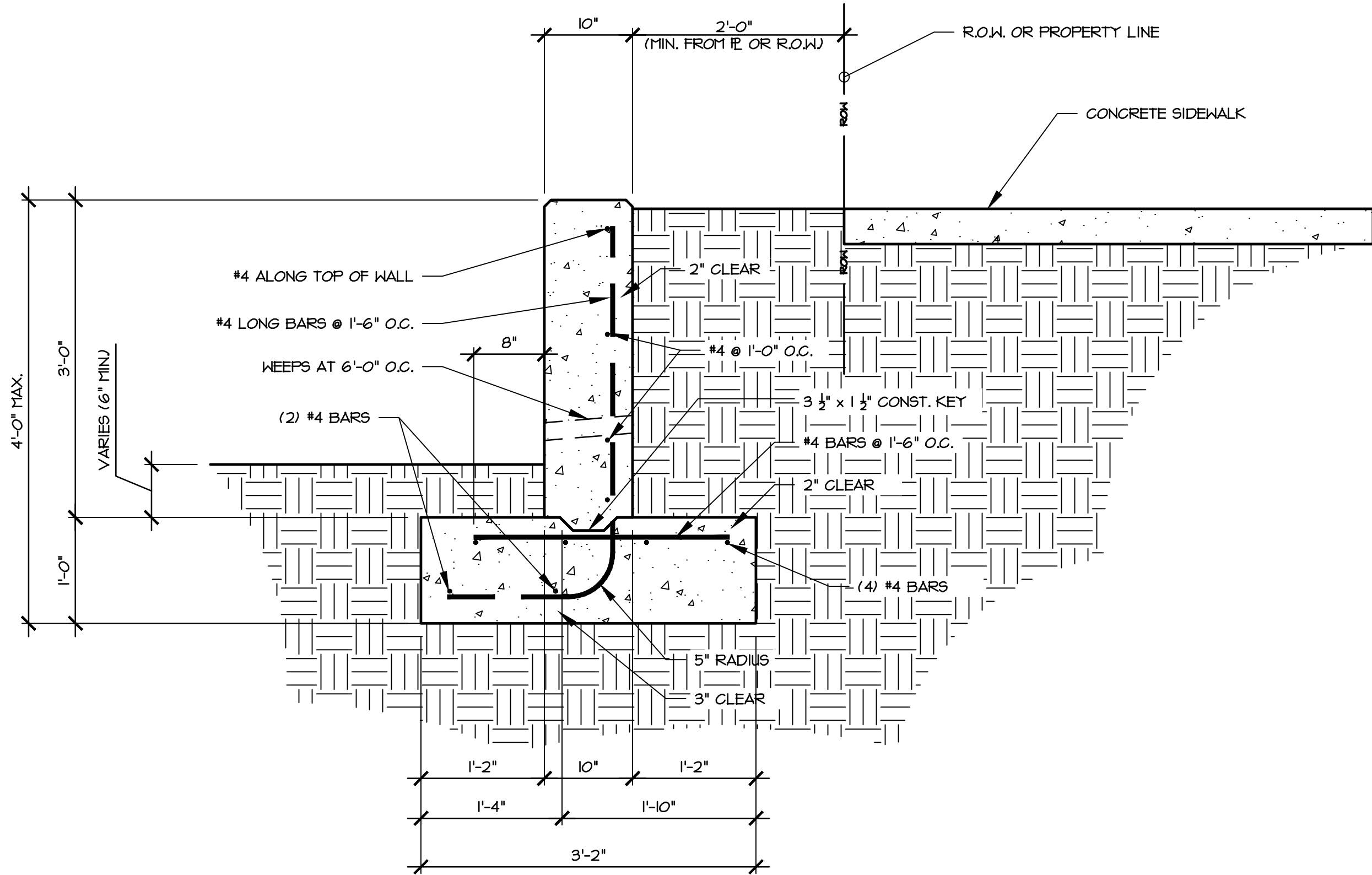
SHEET NUMBER:
3069-15

PDP-CVR



PROJECT DEVELOPMENT PLAN (PDP)-NOT FOR CONST.

PDP SITE PLAN		SCHRADER PROPANE OFFICES LOT 1 EVERGREEN PARK FIFTH FILING FORT COLLINS, CO 80524		THIS DOCUMENT AND THE INFORMATION HEREIN RELATING TO MS ARCHITECTS, INC. PROJECT NO. 3069-15 IS THE PROPERTY OF MS ARCHITECTS, INC. IT IS NOT TO BE USED IN CONFERENCE. NO PART HEREOF SHALL BE REVISED, COPIED, DUPLICATED, DISCLOSED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF MS ARCHITECTS, INC. EXCEPT AS EXPRESSLY AUTHORIZED IN WRITING BY MS ARCHITECTS, INC. ANY VIOLATION OF THIS AGREEMENT REGARDING THIS DOCUMENT CONSTITUTES A BREACH OF THE TRUST AND CONFIDENCE SUBJECT TO THE PRIVATE USE EXPRESSLY AUTHORIZED BY MS ARCHITECTS, INC.		PREPARED BY:  p.o. box 270788 ft. collins, co 80528 tele 970-493-2025 fax 970-493-2026		NO. DATE		REVISION		BY	
DRAWN BY: DGS		CHECKED BY: DGS		DATE: 04-14-17		SCALE: 1" = 20'-0"		1 06-01-17		REV. PER PDP ROUND 1 COMMENTS		D06	
DRAWING NUMBER: 3069-15		SHEET NUMBER: PDP-C1.1		PREPARED FOR: SCHRADER PROPANE 320 NORTH COLLEGE FORT COLLINS, CO 80524				2 07-06-17		SUBMITTAL FOR PDP PUBLIC HEARING		D08	



GENERAL NOTES:

- 1. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4" MIN.
- 2. WING WALL FOOTINGS SHALL BE PLACE MONOLITHICALLY.
- 3. REINFORCING STEEL SHALL BE GRADE 60.
- 4. THE MINIMUM SPLICE LENGTH FOR COMMON BAR SIZES SHALL BE:

BAR	#4	#5	#6
SPLICE LENGTH	1'-3"	1'-7"	2'-0"

3

C1.3

DETENTION WALL DETAIL

SCALE: 1" = 1'-0"

SURFACE FLANGE MOUNT (SF)

SECTION VIEWS

NOTES:

- 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 2. DO NOT SCALE DRAWINGS.
- 3. COLOR: POWDER COAT, BRONZE (SEE MANUFACTURER'S SPECIFICATIONS.)
- 4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
- 5. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- 6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 302-104A.

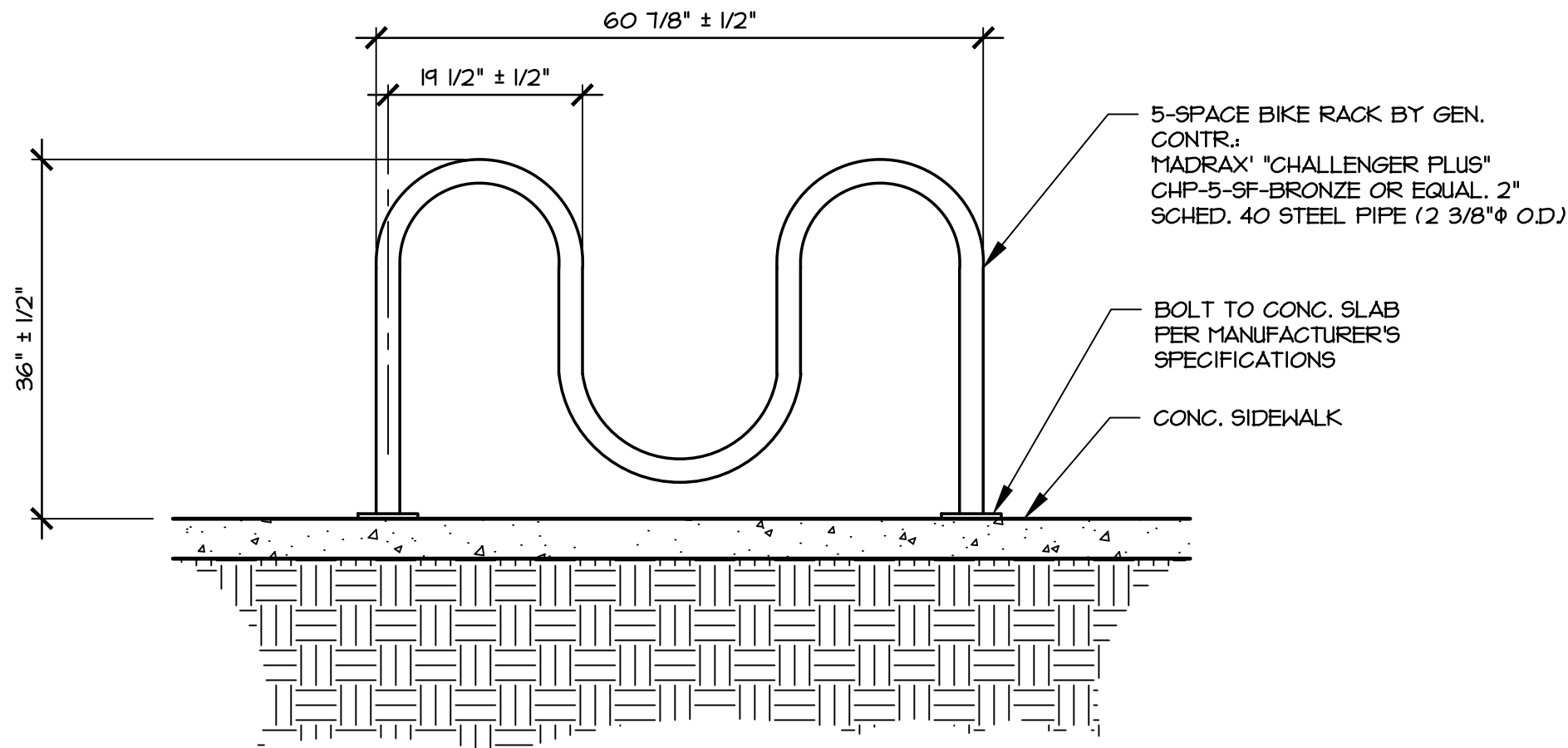
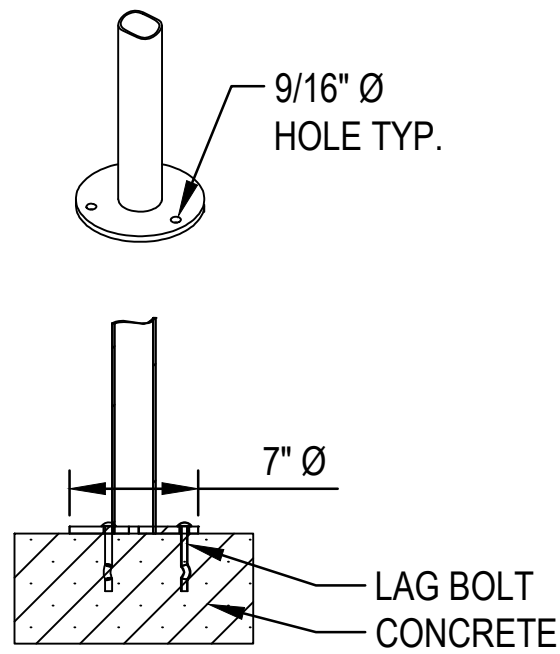
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C1.3

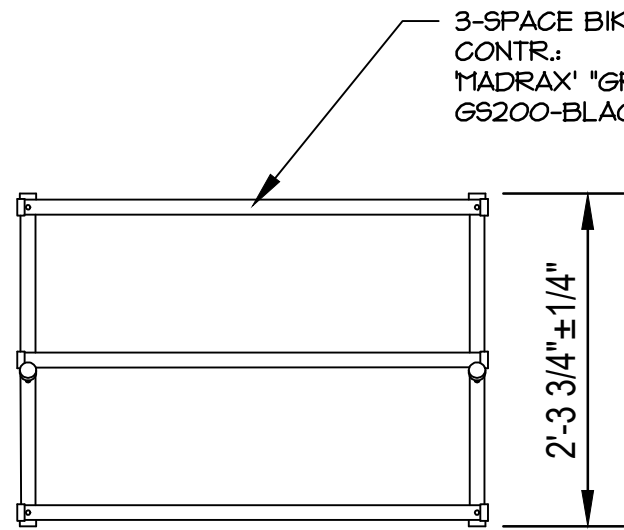
CHALLENGER PLUS BIKE RACK (EXTERIOR)

5 BIKE, SURFACE MOUNT

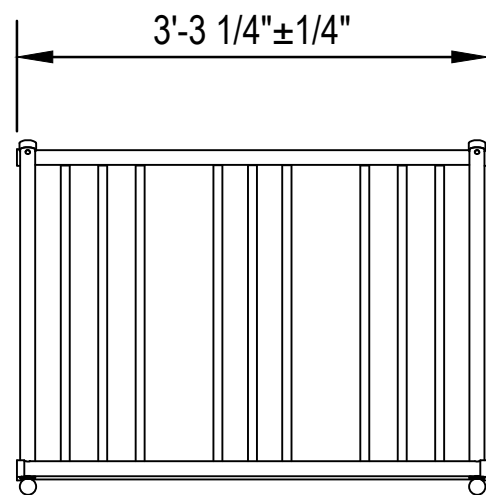
SCALE: 3/4" = 1'-0"



MADRAX DIVISION,
GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
TOLL FREE: 1-800-448-7931
PHONE: (608) 849-1080
FAX: (608) 849-1081
www.madrax.com



PLAN



FRONT ELEVATION

NOTES:

- 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 2. DO NOT SCALE DRAWINGS.
- 3. COLOR: BLACK POWDER COATED
- 4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
- 5. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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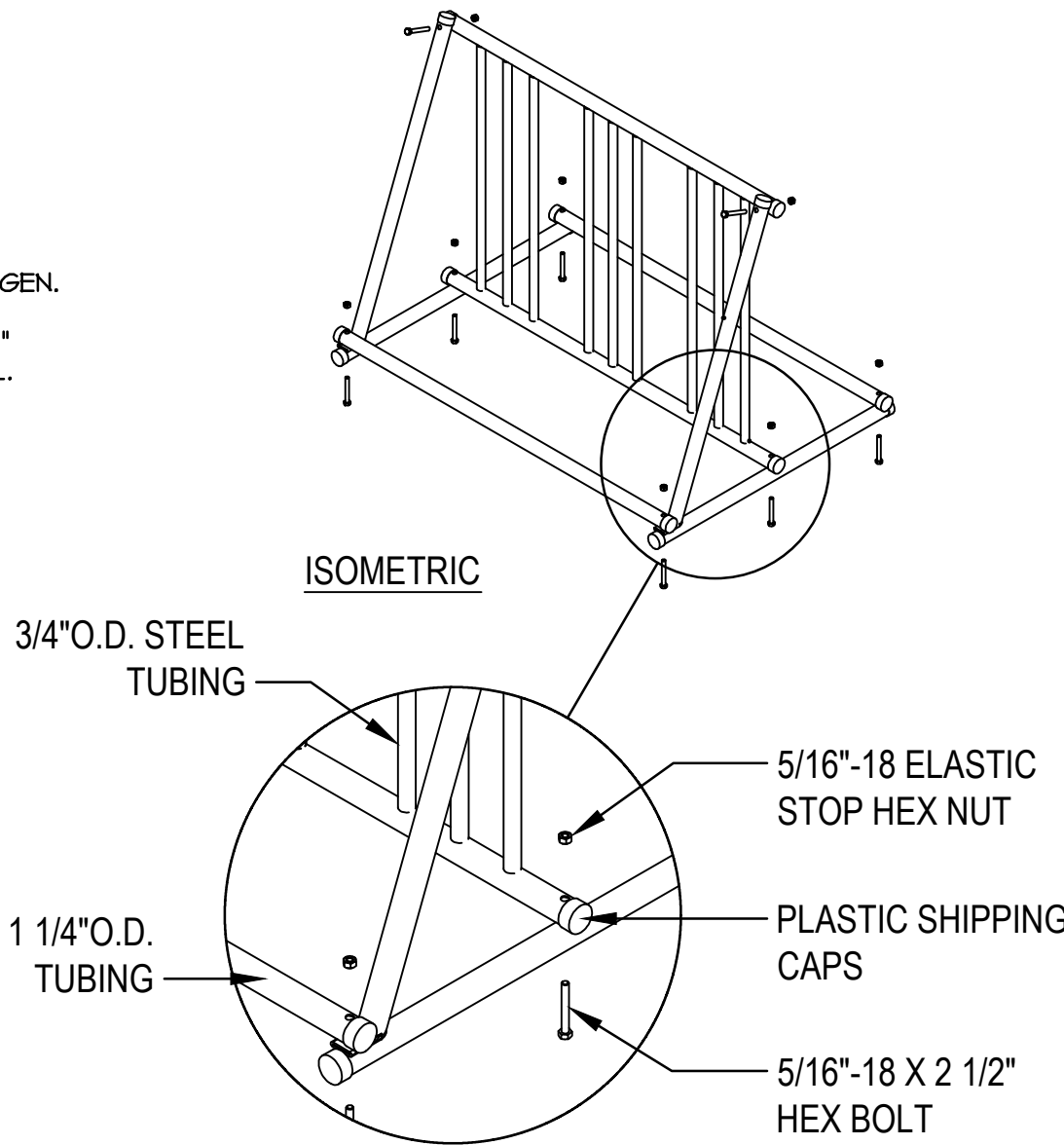
2

C1.3

GRAND STAND BIKE RACK (INTERIOR)

6 BIKES (3 PER SIDE), FREESTANDING MOUNT

SCALE: 3/4" = 1'-0"



SIDE ELEVATION

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PROJECT DEVELOPMENT PLAN (PDP)-NOT FOR CONST.

PDP		SCHRADER PROPANE OFFICES	
SITE DETAILS	DRAWN BY: DGS	LOT 1 EVERGREEN PARK FIFTH FILING FORT COLLINS, CO 80524	
	CHECKED BY: DGS	PREPARED FOR: SCHRADER PROPANE 320 NORTH COLLEGE FORT COLLINS, CO 80524	
DATE: 06-28-17	SCALE: AS NOTED	PDP-C13	
DRAWING NUMBER:	SHEET NUMBER:	3069-15	

PREPARED BY:

WGARCHITECTS

p.o. box 270788
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REVISION		BY
SUBMITTAL FOR PDP PUBLIC HEARING	DGS	
DATE	07-06-17	
NO.	1	

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 MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

STREET TREE NOTES:

- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT MAY 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 AND MAINTAINED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. 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 WRITTEN APPROVAL BY THE CITY -- 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.

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:** THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY 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 (1000) SQUARE FEET OF LANDSCAPE AREA.
- 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 32.101(2)(c).

- 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 SIDEWALKS IN COMMON OPEN SPACE AREAS.

- LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS AND TRAFFIC CIRCLES ADJACENT TO RESIDENTIAL LOTS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE RESIDENTIAL LOT, AND THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS.

- 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.

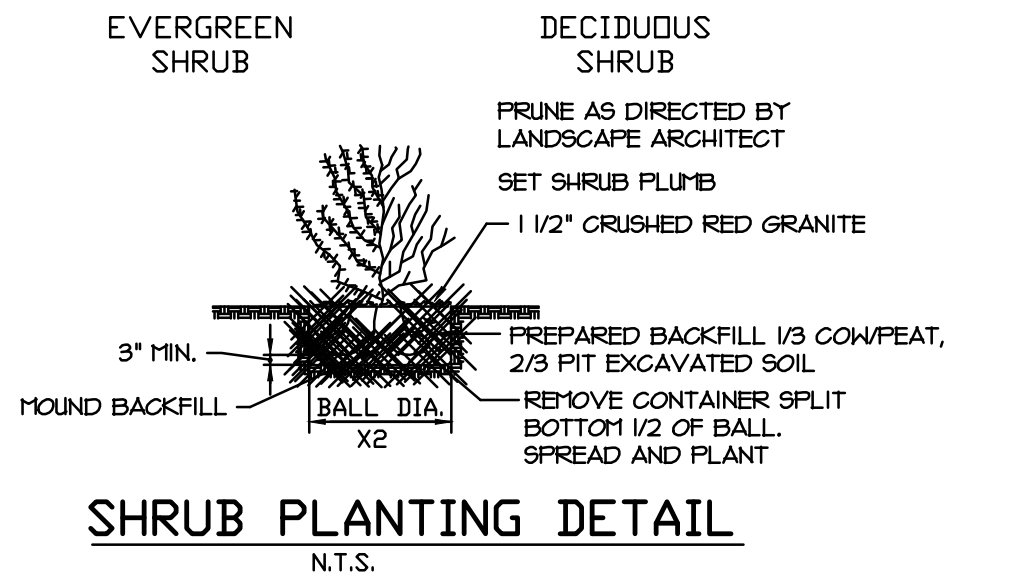
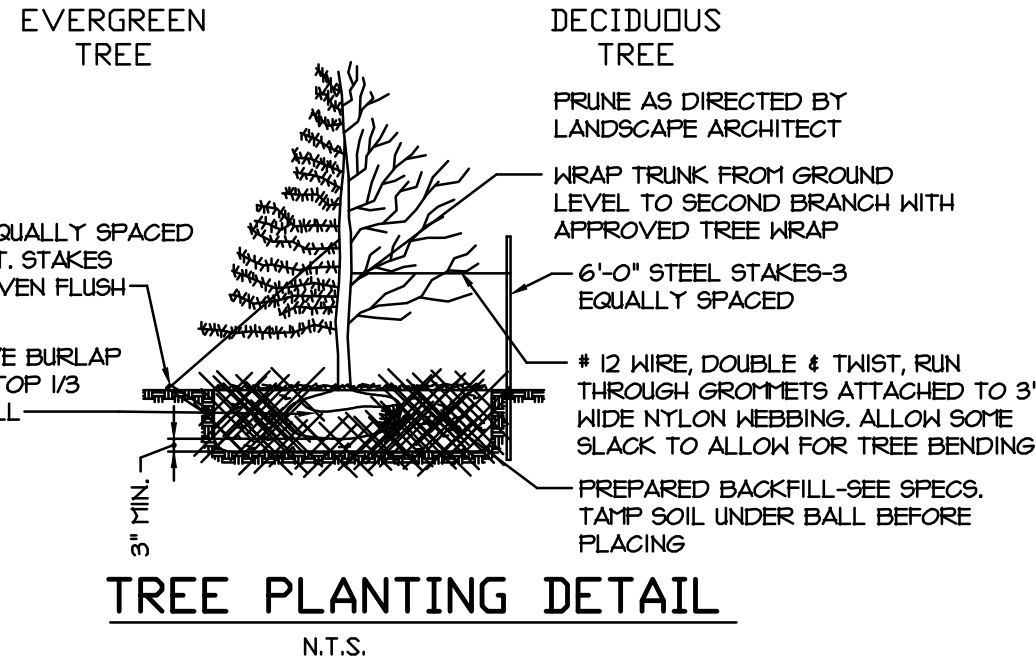
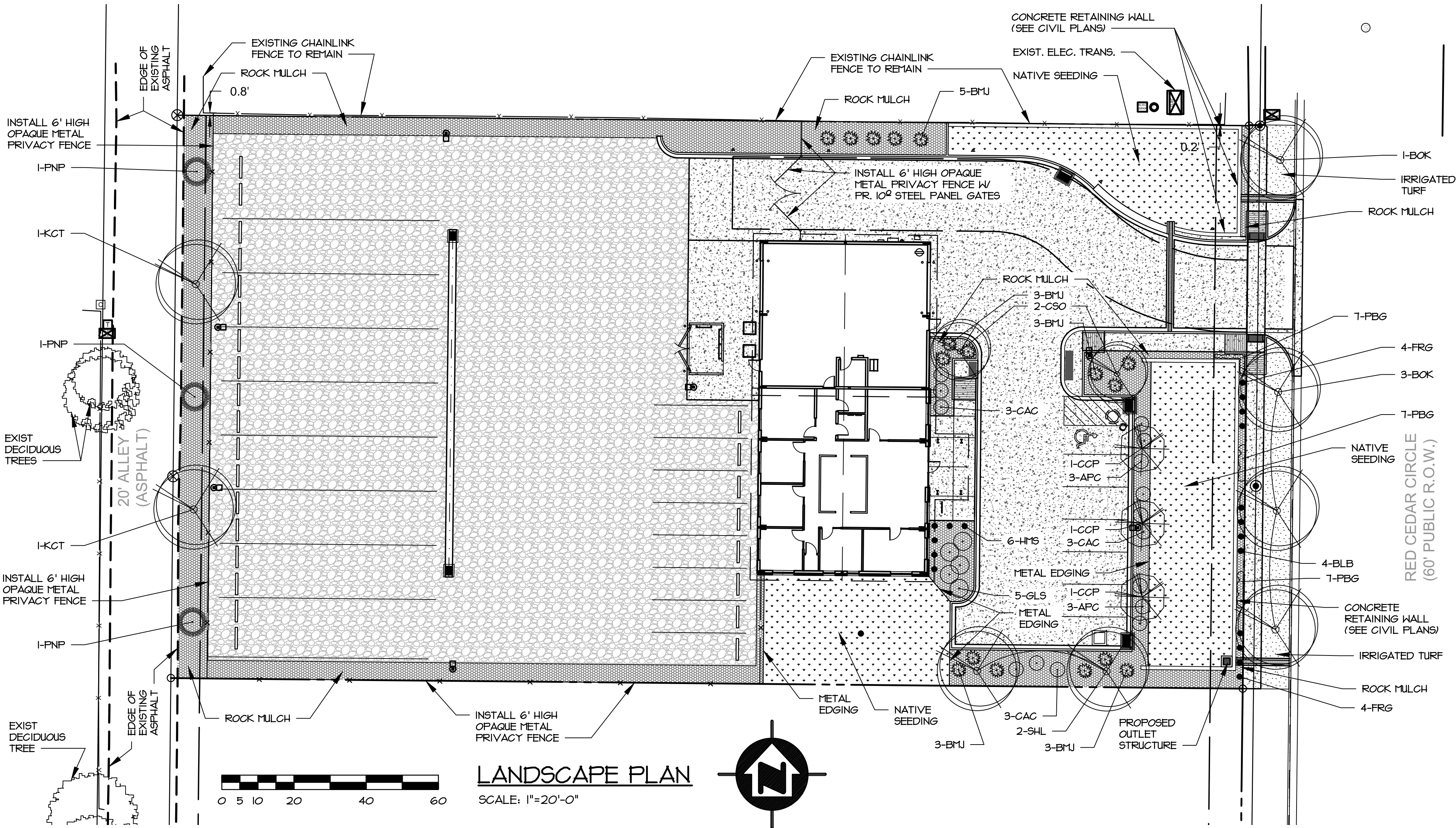
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

- IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID REVELLE OR APPROVED EQUAL.

- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.

NATIVE SEED MIX NOTES

- PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA.
- IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
- APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
- DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/4 INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
- TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROPRIATE TIME PERIOD APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
- AFTER SEEDING, THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR OTHER APPROPRIATE METHODS AND PROVIDED TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.
- CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
- THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
- NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT TOTAL COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES.



Bioretention

T-3

Table B-6. Native Seed Mix for Rain Gardens ²

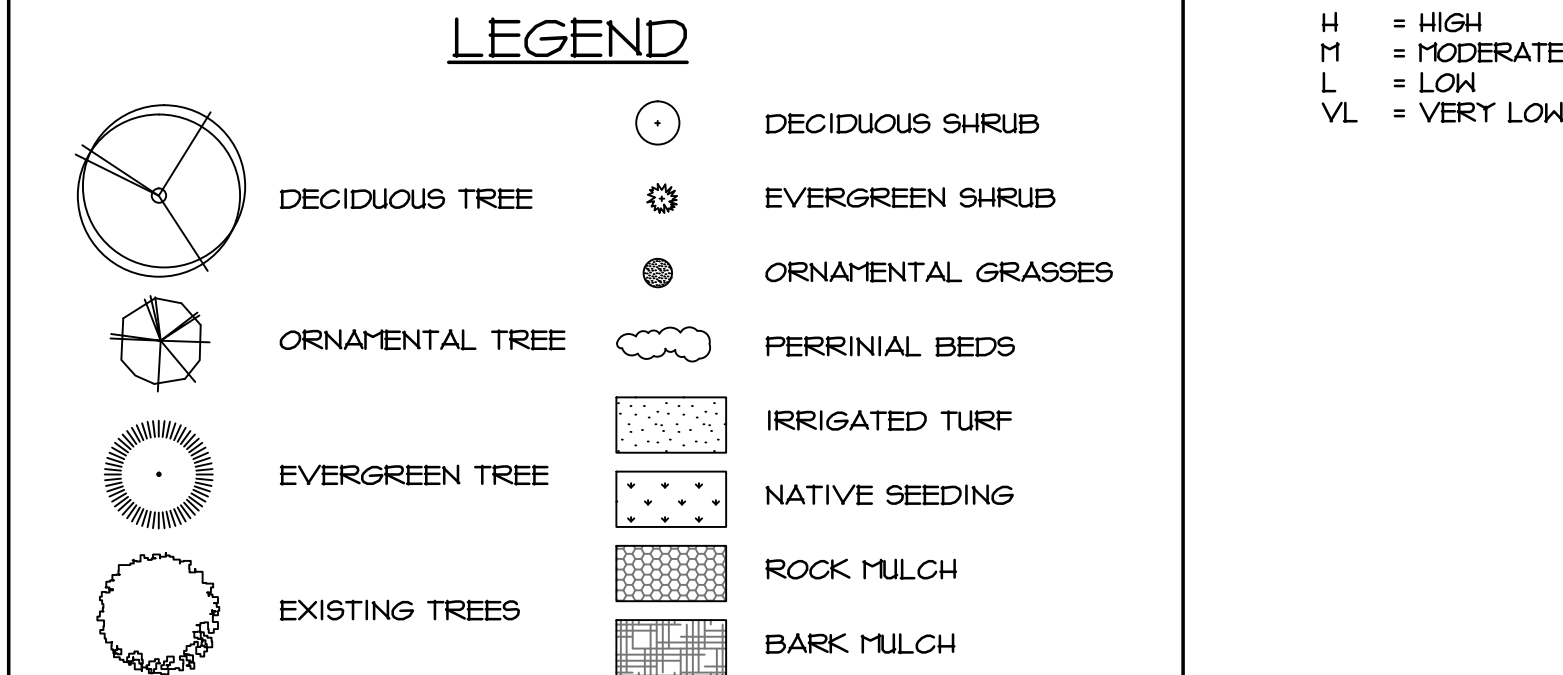
Common Name	Scientific Name	Variety	PLS ² lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Ariba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage ¹	Artemisia frigida			2
Blue aster ¹	Aster laevis			4
Blanket flower ¹	Gaillardia aristata			8
Prairie coneflower ¹	Ratibida columnifera			4
Purple prairieclover ¹	Dalea (Petalostemum) purpurea			4
Sub-Totals:			27.5	22
Total lbs per acre:				28.9

¹ Wildflower seed (optional) for a more diverse and natural look.

² PLS = Pure Live Seed.

¹ Wildflower seed (optional) for a more diverse and natural look.
² PLS = Pure Live Seed.

PLANT SCHEDULE						
ABB	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	TYPE	HYDRO
DECIDUOUS TREES						
BOK	QUERCUS MACROCARPA	BURR OAK	4	3"	B#B	L
SHL	GLEDTISIA TRIACANTHOSINERMS 'SKYLINE'	SKYLINE HONEYLOCUST	2	3"	B#B	L
KCT	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE (SEEDLESS)	2	3"	B#B	L
CSO	QUERCUS 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	2	3"	B#B	L
ORNAMENTAL TREES						
CCP	PIRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3	1 1/2"	B#B	L
EVERGREEN TREES						
PNP	PINUS EDULIS	PINON PINE	3	6 FT.	B#B	L
DECIDUOUS SHRUBS						
APC	RIBES ALPINUM	ALPINE CURRANT	6	5"	CONT	L
CAC	VIBURNUM OPULUS COMPACTUM	COMPACT AMERICAN CRANBERRY	9	5"	CONT	M
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5	5"	CONT	L
EVERGREEN SHRUBS						
BMJ	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIFER	17	5"	CONT	L
ORNAMENTAL GRASSES						
FRG	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER'	FEATHER REED GRASS	8	5"	CONT	L
BLB	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	4	5"	CONT	L
HPS	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	6	5"	CONT	L
GROUND COVER/PERENNIALS						
FBG	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	21	4"	CONT	L
NATIVE SEED MIX						
NSM	SEE TABLE B-6 THIS SHEET	SEE TABLE B-6 THIS SHEET			SEED	L
SOD AND MULCH						
SOD	IRRIGATED TURF	TALL FESCUE SOD			SOD	M
ROCK	ROCK MULCH	WASHED RIVER ROCK (6" - 8" DIA)				



WATER BUDGET CHART			
HYDROZONE	AREA (S.F.)	WATER NEED (GAL./ S.F.)	ANNUAL WATER USE (GALLONS)
HIGH	0	18	0
MODERATE	579	10	5,790
LOW	6,870	3	20,610
VERY LOW	2,712	0	0
SUBTOTAL	10,161	AVG.: 2.6	26,400
MODERATE	916	10	9,160
TOTAL	11,077	AVG.: 3.2	35,560

PROJECT DEVELOPMENT PLAN (PDP) - NOT FOR CONST.

PREPARED BY: **WG ARCHITECTS**

ft. collins, co 80528
p.o. box 270788
tele 970-493-2025 fax 970-493-2026

NO. DATE
1 06-04-17
2 07-06-17

REVISION
REV. PER PDP ROUND COMMENTS
SUBMITTAL FOR PDP PUBLIC HEARING

BY: DGS DGS

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SCHRADER PROPANE OFFICES
LOT 1
EVERGREEN PARK FIFTH FILING
FORT COLLINS, CO 80524

PREPARED FOR:
SCHRADER PROPANE
320 NORTH COLLEGE
FORT COLLINS, CO 80524

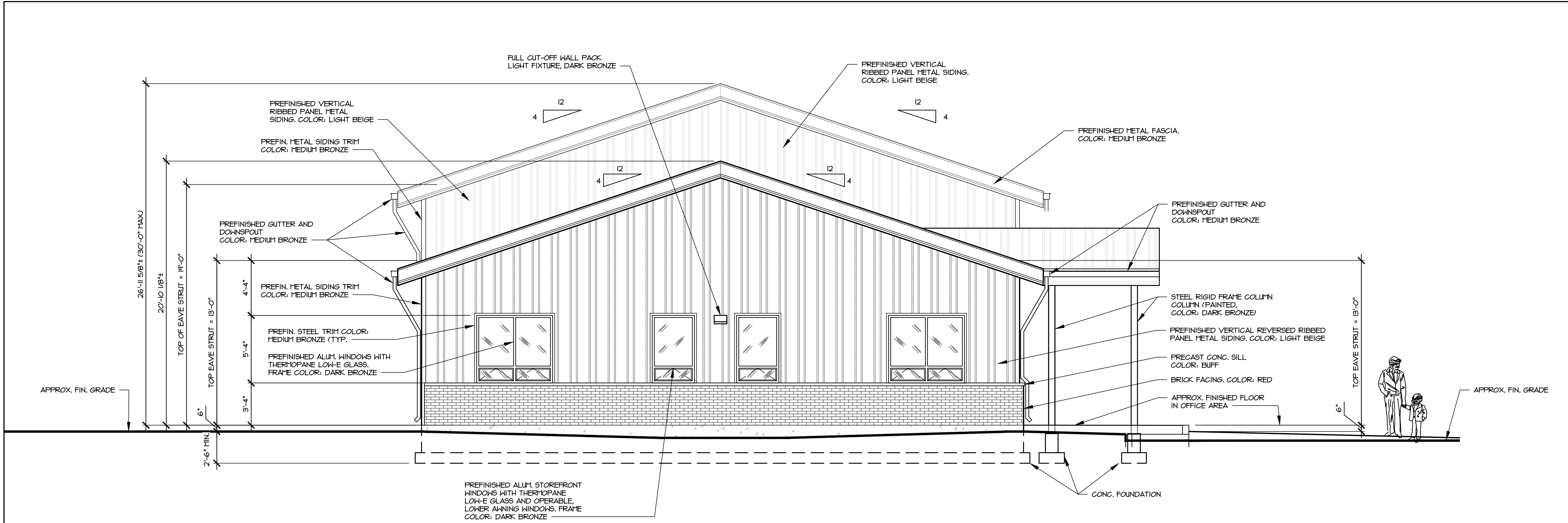
PDP
LANDSCAPE PLAN

CHECKED BY: DGS
DRAWN BY: DGS

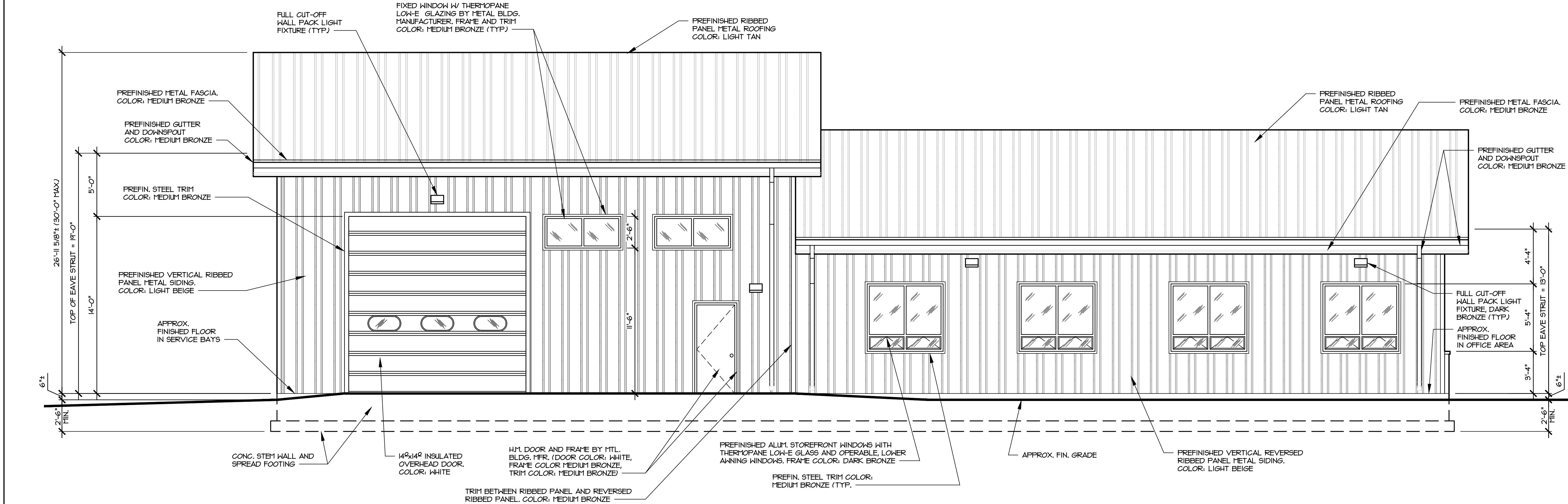
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SHEET NUMBER: 3069-15

SCALE: 1" = 20'-0"
PDP-C2.1

NO.	DATE	REVISION	BY
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2	06-27-17	REV. DIST. TO TOP OF EAVE STRUTS	D66
3	07-06-17	SUBMITTAL FOR PDF PUBLIC HEARING	D66



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



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



PROJECT DEVELOPMENT PLAN (PDP) - NOT FOR CONST.

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2	06-21-17	REV. DIST. TO TOP OF EAVE STRUTS	DGS	
3	07-06-17	SUBMITTAL FOR PDP PUBLIC HEARING	DGS	

PREPARED BY:






WG
ARCHITECTS



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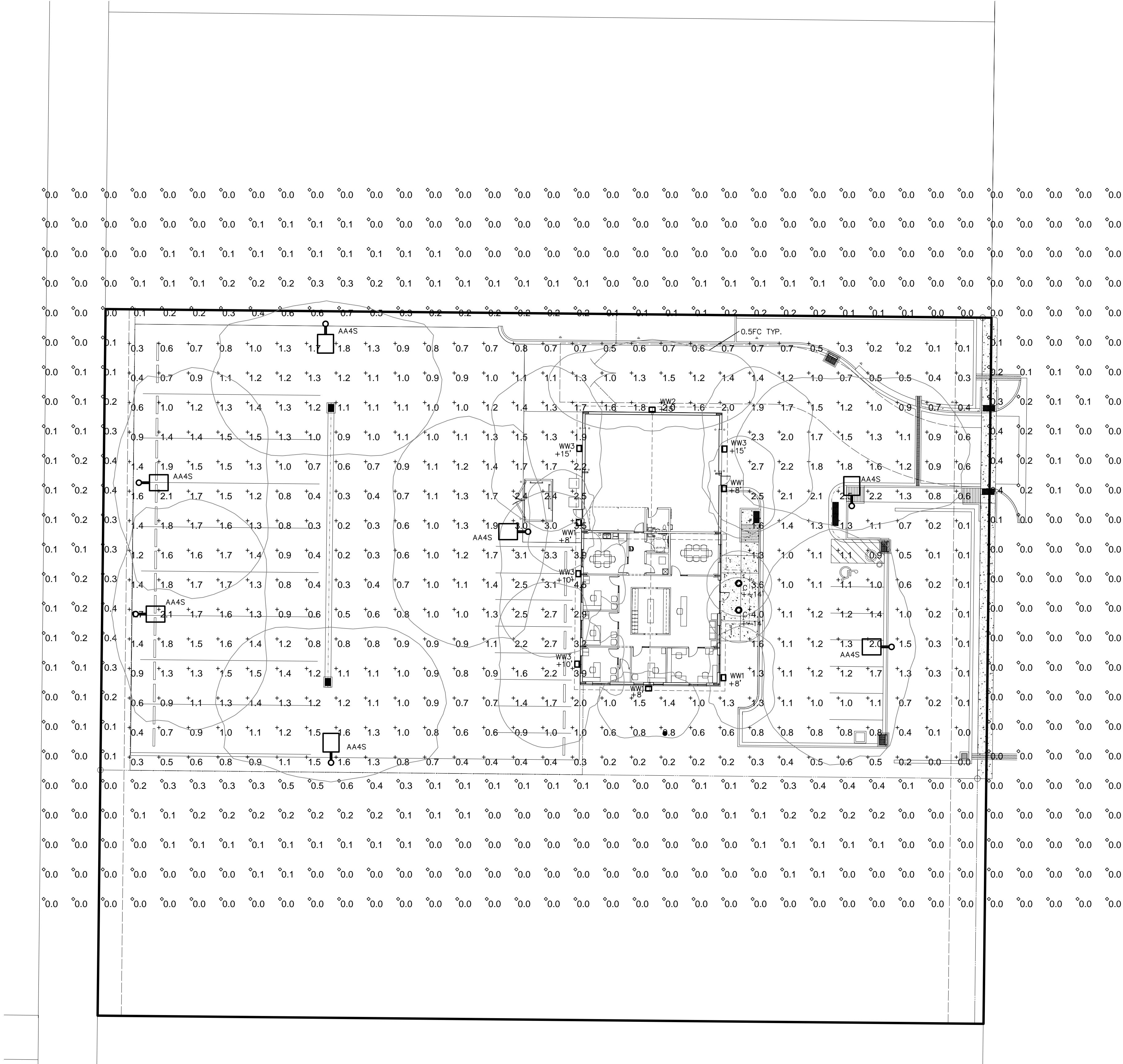
PDP		SCHRADER PROPANE OFFICES	
EXTERIOR ELEVATIONS		LOT 1 EVERGREEN PARK FIFTH FILING FORT COLLINS, CO 80524	
DRAWN BY: DGS	CHECKED BY: DGS	PREPARED FOR: SCHRADER PROPANE 320 NORTH COLLEGE FORT COLLINS, CO 80524	
DATE: 04-14-17	SCALE: 1/4" = 1'-0"	SHEET NUMBER: 3069-15	
DRAWING NUMBER:		PDP-A4.2	

PROJECT DEVELOPMENT PLAN (PDP) - NOT FOR CONST.

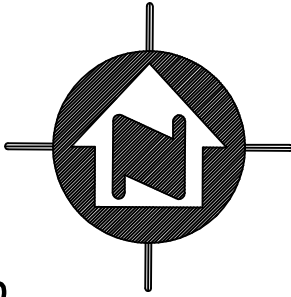
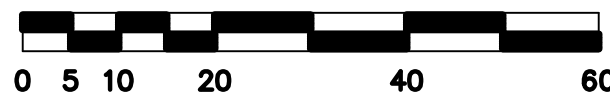
LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF
	AA4S	7	KAD LED 20C 700 30K R4 MVOLT HS	KAD LED, 20 LED, 700mA MVOLT DRIVER, 3000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS	LED	KAD_LED_20C_700_30K_R4_MVOLT_HS.ies	Absolute	1.00
	WW3	4	DSXW1 LED 20C 530 30K T4M MVOLT	DSXW1 LED WITH 2 LIGHT ENGINES, 20 LED's, 530mA DRIVER, 3000K LED, TYPE 4 MEDIUM OPTIC	LED	DSXW1_LED_20C_530_30K_T4M_MVOLT.ies	Absolute	1.00
	WW1	4	DSXW1 LED 10C 350 30K T4M MVOLT	DSXW1 LED WITH 1 LIGHT ENGINE, 10 LED's, 350mA DRIVER, 3000K LED, TYPE 4 MEDIUM OPTIC	LED	DSXW1_LED_10C_350_30K_T4M_MVOLT.ies	Absolute	1.00
	WW2	1	DSXW1 LED 20C 530 30K T2M MVOLT	DSXW1 LED WITH 2 LIGHT ENGINES, 20 LED's, 530mA DRIVER, 3000K LED, TYPE 2 MEDIUM OPTIC	LED	DSXW1_LED_20C_530_30K_T2M_MVOLT.ies	Absolute	1.00
	C	2	LDN6 30/06 LOGAR	600LM, 80CRI 3000K 6" LED COMMERCIAL DOWNLIGHT	LED	LDN6_30_06_L_O6AR.ies	Absolute	1.00

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary Spill		0.1 fc	0.7 fc	0.0 fc	N / A	N / A
Parking / Drive		1.2 fc	4.5 fc	0.0 fc	N / A	N / A

LUMINAIRE MNT. HGT.		
Label	MH	Tilt
AA4S	~22.0'	0.0
WW3	~15.0'	0.0
WW1	~8.0'	0.0
WW2	~15.0'	0.0
C	~14.0'	0.0



SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'



PRELIMINARY
PHOTOMETRIC PLAN

DRAWN BY: CW

DATE: 06-12-17

JOB NUMBER: 16181

CHECKED BY: .

SCALE: AS NOTED

SHEET NUMBER: E-1.1

SCHRADER PROPANE OFFICES
LOTS 1 & 2
EVERGREEN PARK FIFTH FLING
FORT COLLINS, CO 80524

PREPARED FOR:
SCHRADER PROPANE
320 NORTH COLLEGE
FORT COLLINS, CO 80524

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WG
ARCHITECTS

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NO.	DATE	REVISION	BY



August 2, 2017

Mr. Clay Frickey
City Planner
City of Fort Collins
281 North College Ave.
Fort Collins, CO 80524

RE: Schrader Propane Office and Minor Vehicle Repair, PDP170015
Request for Modification of Standards

Mr. Frickey,

I would like to request a Modification of Standards to the City Land Use Code Section 3.8.11(A) to allow the proposed fence/screen on the south and west sides of this project to be constructed without the variation in alignment or setback in the fence/screen of at least one-third ($1/3$) in length by a minimum of five (5) feet.

Justification: Section 3.8.11(A) requires that "fences and sections of fences that exceed one hundred (100) feet in length shall vary the alignment or setback of at least one-third ($1/3$) of the length of the fence or fence section (as applicable) by a minimum of five (5) feet," for fences used along collector or arterial streets to avoid creating a "tunnel effect." The south and west fences of this project do not face a collector or arterial street. The south fence faces the adjacent lot to the south and the west fence faces the adjacent alley.

Please let me know if you have any questions or comments. Thank you for your time and consideration.

Sincerely,

Don Shields
Project Manager
WG Architects

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



April 24, 2017

Mr. Clay Frickey
City Planner
City of Fort Collins
281 North College Ave.
Fort Collins, CO 80524

Re: Variance Request
Evergreen Park - Office and Vehicle Minor Repair
Lots 15 and 16 of Evergreen Park (parcel #'s 9701213015 and 9701213016)

We would like to request a Modification of Standards to Section 4.28(E)(3)(a)2.

- (E) Development Standards
 - (3) Site Design
 - (a) Screening

2. A minimum thirty-foot deep landscaped yard shall be provided along all arterial streets, and along any district boundary line that does not adjoin a residential land use. If a district boundary line abuts upon or is within a street right-of-way, then the required landscaped yard shall commence at the street right-of-way line on the district side of the street, rather than at the district boundary line. This requirement shall not apply to development plans that comply with the standards contained in Section 3.5.3 of this Code.

Reason: The parcel is bordered on the west by a 20 foot wide alley and the lots to the west of the alley are zoned Service Commercial District (CS). The Land Use Code (LUC) requires that a minimum 30-foot deep yard shall be provided along any district line that does not adjoin a residential land use. We ask for a Modification of Standards to allow for a 20 foot buffer (10 foot half-alley + 10 foot landscape area) with a 6 foot high fence along the entire length of the west property line. The Raw Urth Designs development at the northwest corner of Conifer Street and Red Cedar Circle was granted a similar modification.

Thank you for your consideration.

Don Shields
Project Manager
WG Architects

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