



ITEM NO 1
MEETING DATE Jan. 22nd, 2018
STAFF Clay Frickey

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: Saint Elizabeth Ann Seton Catholic Church Expansion,
MJA170001

APPLICANT: Cathy Mathis
The Birdsall Group
444 Mountain Ave.
Berthoud, CO 80513

OWNERS: Archdiocese of Denver
C/O St. Elizabeth Seton Parish
5450 S Lemay Ave.
Fort Collins, CO 80525

PROJECT DESCRIPTION:

This is a Major Amendment request to construct a 15,650 square foot expansion to the existing church located at 5450 S Lemay Ave. The proposed expansion would increase the capacity of the existing worship hall from 650 seats to 800 seats. As part of this expansion, the church will provide 22 bicycle parking spaces. The church will utilize the existing 257 vehicle parking spaces on-site. This site is located in the Low Density Residential (RL) zone district.

RECOMMENDATION: Staff recommends approval of Saint Elizabeth Ann Seton Catholic Church Expansion, MJA170001.

EXECUTIVE SUMMARY:

Staff finds the proposed Saint Elizabeth Ann Seton Catholic Church Expansion Major Amendment complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Major Amendment complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

- The Major Amendment complies with relevant standards of Article 3 – General Development Standards.
- The Major Amendment complies with relevant standards located in Division 4.4 Low Density Residential (RL) of Article 4 – Districts.

1. **Background**

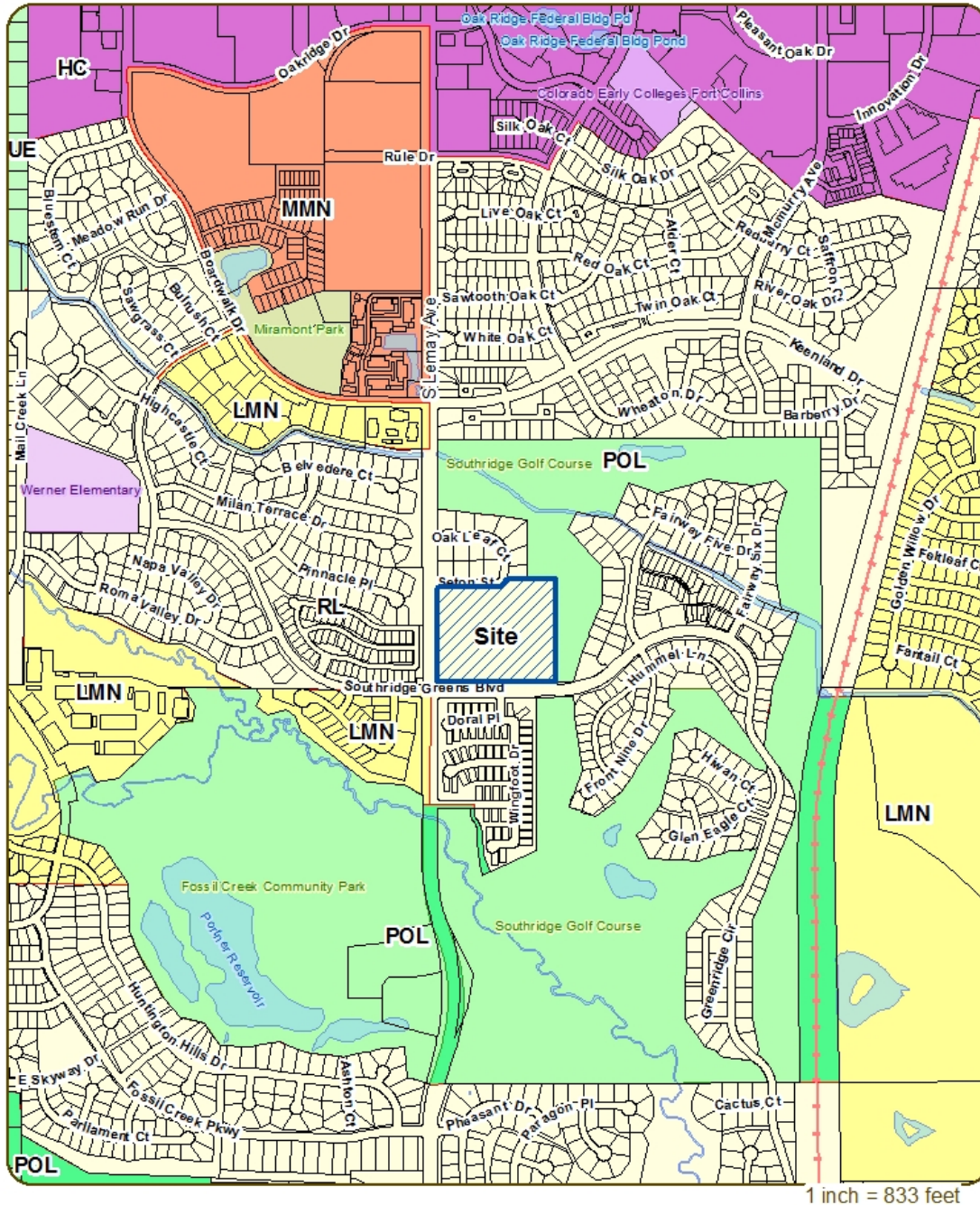
The subject property annexed into the City as part of the Fox Ridge Annex on September 2, 1980. The City approved an ODP for the Saint Elizabeth Ann Seton Catholic Church in 1983. Saint Elizabeth Ann Seton built the original church on the site in 1984 per the approved ODP as part of the Saint Elizabeth Ann Seton Catholic Church PUD. In 2004, the church built the Parish Center per the originally approved ODP. On September 14, 2017 the applicant received approval from the Planning & Zoning Board to modify the ODP governing this site. The ODP amendment moved the building expansion site from the north side of the building to the south side of the building.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Low Density Residential (RL)	Single-family detached residential
South	Low Density Residential (RL)	Single-family detached residential
East	Public Open Lands (POL)	Southridge Golf Course
West	Low Density Residential (RL)	Single-family detached residential

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

Map 1: Saint Elizabeth Ann Seton Catholic Church Expansion Zoning & Site Vicinity



**St. Elizabeth Ann Seton Catholic Church Expansion
Vicinity & Zoning Map**



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

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

A. *Division 3.2.1(D)(1)(c) – Tree Planting Standards - Full Tree Stocking*

The proposed landscaping meets the tree stocking standards. The proposed landscape plan shows groups of canopy, coniferous evergreen, and ornamental trees planted in closer proximity than the minimum requirements outlined in the code around the base of the building addition.

B. *Section 3.2.1(D)(2) - Tree Planting Standards - Street Trees*

The Land Use Code requires canopy shade trees to be planted at thirty to forty-foot spacing in the center of parkway areas where the sidewalk is detached from the street. This project, however, is unable to plant street trees in accordance with this standard due to physical constraints. Fiber optic lines run along Lemay Avenue. Tree roots interfere with these lines, so any trees planted along Lemay Avenue would have to be planted at least 30 feet away from the street so as to not interfere with these lines. The steep grade along Southridge Greens Boulevard and narrow parkway strip does not allow the planting of street trees along this street. As such, this requirement is waived.

C. *Section 3.2.1(D)(3) – Minimum Species Diversity*

Landscape plans showing 40-59 trees may not have one tree make up more than 25% of the overall total number of trees planted. The landscape plan shows 43 trees with no tree making up more than 25% of the overall total, in accordance with this standard.

D. *Section 3.2.1(E)(3)(b)(2) – Water Conservation*

The annual water use of a site may not exceed 15 gallons/square foot over the site. The proposed landscaping plan will use 1.1-gallons/square foot annually over the site.

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

The proposed parking lot perimeter landscaping meets this code requirement by using the grade of the site to act as a berm. The change of grade sufficiently blocks the shine of headlights onto adjacent properties. The current landscaping also features trees planted along the edge of the parking lot in accordance with this standard.

F. *Section 3.2.1(E)(5) - Parking Lot Interior Landscaping*

The proposed parking lot interior landscaping meets this code requirement by providing large landscape islands throughout the interior of the parking lot. These islands contain shrubs and trees in accordance with this standard.

G. *Section 3.2.1(F) – Tree Protection and Replacement*

Significant trees removed as part of a development must be mitigated. The provision of the fire lane around the building necessitates the removal of a few existing trees. The mitigation value of the trees lost is two trees. The landscape plan shows two Shummard Oak trees planted at 3" caliper in accordance with this standard.

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

The Land Use Code requires one bicycle parking space per 3,000 square feet, which all may be provided through fixed racks. For a 64,926 square foot place of worship, 22 bicycle parking spaces are required. The site plan shows two, 11-space bicycle racks, which satisfies this standard.

I. *Section 3.2.2(K)(2) - Nonresidential Parking Requirements*

The minimum, maximum and proposed parking are contained in the table below. The proposed parking exceeds the minimum amount of parking required and thus meets the Land Use Code standard.

Table 1: Proposed Parking

Use	Min. Parking	Max. Parking	Parking Provided
Place of worship (64,926 square feet)	1/every 4 seats = 200 parking spaces (800 seats)	N/A	257 spaces

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

Parking lots with 201-300 parking spaces must provide at least seven handicap parking spaces with one being van accessible with an eight-foot wide access aisle. The site plan shows 12 handicap parking spaces with three van accessible spaces, which exceeds this standard.

K. *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.

L. *Section 3.2.5 - Trash and Recycling Enclosures*

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

M. *Section 3.5.1 - Building and Project Compatibility*

The proposed plan is consistent with the requirements of the Land Use Code in regards to building and project compatibility including building size, height, bulk, mass, scale, mechanical equipment screening and operational/physical compatibility.

Size, Height, Bulk, Mass and Scale

Neighborhoods surround the project site on all sides. These neighborhoods predominantly feature single-family homes that are one or two-stories in height. The church also abuts the Southridge Greens Golf Course on the east and south. This site is unique in that it sits on the side of a hill. The hill slopes from northeast to southwest with a high point of 4,990 feet and a low point of 4,933 feet. Due to this grade, most neighbors to the north and east sit higher than the church building. The siting and orientation of the building minimizes its impact to the neighborhoods to the

west and south. The building is located towards the center of the site with a generous setback from both Lemay Avenue and Southridge Greens Boulevard, which mitigates the size of the building.

The proposed building, furthermore, will be of a similar scale to the existing church building. Most of the roofline of the addition will be at a lower elevation than the existing church building. Two elements will rise higher than the existing church: the cupola and bell tower. The cupola is a small portion of the building and will provide additional visual interest to the building through its use of stained glass and a unique roof form. The bell tower will be separate from the building and will have a narrow profile. The bell tower will add visual interest while the narrow profile mitigates the impact of its height. The building achieves pedestrian scale through the use of varying roof forms, appropriately sized windows, and step backs in the building mass as the addition rises in height.

Materials

The proposed building uses materials of equal or better quality than those used on surrounding projects. The proposed building uses stone, timber, concrete sills, and stucco to match the aesthetic of the existing church. The addition also uses stained glass extensively, which contributes to the quality of materials used on the addition.

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.

Operational/Physical Compatibility

The proposed plan is consistent with the requirements of the Land Use Code in regards to hours of operation, placement of trash receptacles and location and number of off-street parking spaces.

N. Section 3.5.3(C)(1) – Orientation to a Connecting Walkway

At least one main entrance of any commercial or mixed-use building shall face and open directly onto a connecting walkway with pedestrian frontage. The existing building provides walkway connections to Seton Street in accordance with this standard.

O. *Section 3.5.1(G) – Building Height Review*

For buildings over 40 feet in height, the applicant must submit a shadow analysis. The building may not deny abutting properties their access to natural sunlight. The building must also be designed to minimize privacy concerns and be in scale with the surrounding area.

As shown on the shadow analysis, the building casts no shadows on adjacent properties. None of the windows higher up on the building will be accessible, which minimizes privacy concerns. Most of the addition will be at a lower elevation than the existing church, matching the scale of the existing building. Two portions of the building will exceed the elevation of the existing church: the cupola and bell tower. The cupola is sited in the center of the building addition and is located above a portion of the building, which minimizes its scale. The bell tower has a slim profile, which minimizes its scale. As such, the proposed building meets this code standard.

P. *Section 3.5.3(C)(2) – Orientation to Build-to Lines for Streetfront Buildings*

Buildings abutting an arterial street shall be located 10-25 feet behind the street right-of-way. Buildings abutting streets smaller than a full arterial with on-street parking may be located no more than 15 from the right-of-way. In order to comply with this standard, the developer would have to move the existing building to the corner of Lemay Avenue and Southridge Greens Boulevard. This would be an unreasonable burden upon the applicant, so this requirement is waived.

Q. *Section 3.5.3(D) - Variation in Massing*

The proposed building is consistent with the requirements of the Land Use Code in regards to horizontal massing and changes in massing being related to entrances, the integral structure and interior spaces of the building. No horizontal plane exceeds a 1:3 height-width ratio. The changes in massing also relate to building features such as doors and windows, which are integral to the interior spaces of the building.

R. *Section 3.5.3(E) - Character and Image*

The proposed building is consistent with the relevant requirements of this Land Use Code section including façade treatments, entrances, and base and top treatments. All walls break up their mass with changes in

materials and a fenestration pattern that provides a human scale. Multiple rooflines establish a base, middle, and top of the building.

S. *Section 3.6.6 – Emergency Access*

An emergency access easement is proposed that runs through the large parking lot on the north side of the building along with an access drive that loops around the south side of the building. The emergency access easement ensures emergency vehicles can gain proper access and maneuvering to reach all portions of the proposed addition.

3. **Compliance with Article 4 of the Land Use Code – Low Density Residential (RL), Division 4.4:**

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

A. *Section 4.4(B)(2)(b) – Permitted Uses*

The proposed use, place of worship, is permitted in the Low Density Residential zone district.

B. *Section 4.4(D)(2) – Dimensional Standards*

Lots in the zone district for non-residential uses must be at least 100 feet wide. The minimum front yard setback shall be 20, the minimum rear yard setback shall be 15 feet, and the minimum side yard setback shall be 25 feet. The maximum building height shall be three stories. The proposed building complies with all of the setback requirements.

Since the proposed addition is a single story, the building complies with the building height. Section 3.8.17 of the Land Use Code provides direction on how to measure the height of a building. Per 3.8.17(A)(2)(c), the maximum height of a story in the RL zone district for a residential building is twelve feet eight inches. Section 3.8.17(A)(2)(b), however, limits the maximum height of a commercial story to 25 feet in height. Neither standard directly addresses the maximum height for a story in an institutional building. Both of the aforementioned standards only apply when there are multiple stories in the building. Thus, the proposed building is in compliance with the height limitation.

5. **Findings of Fact/Conclusion:**

In evaluating the request for the Saint Elizabeth Ann Seton Catholic Church Expansion Major Amendment, Staff makes the following findings of fact:

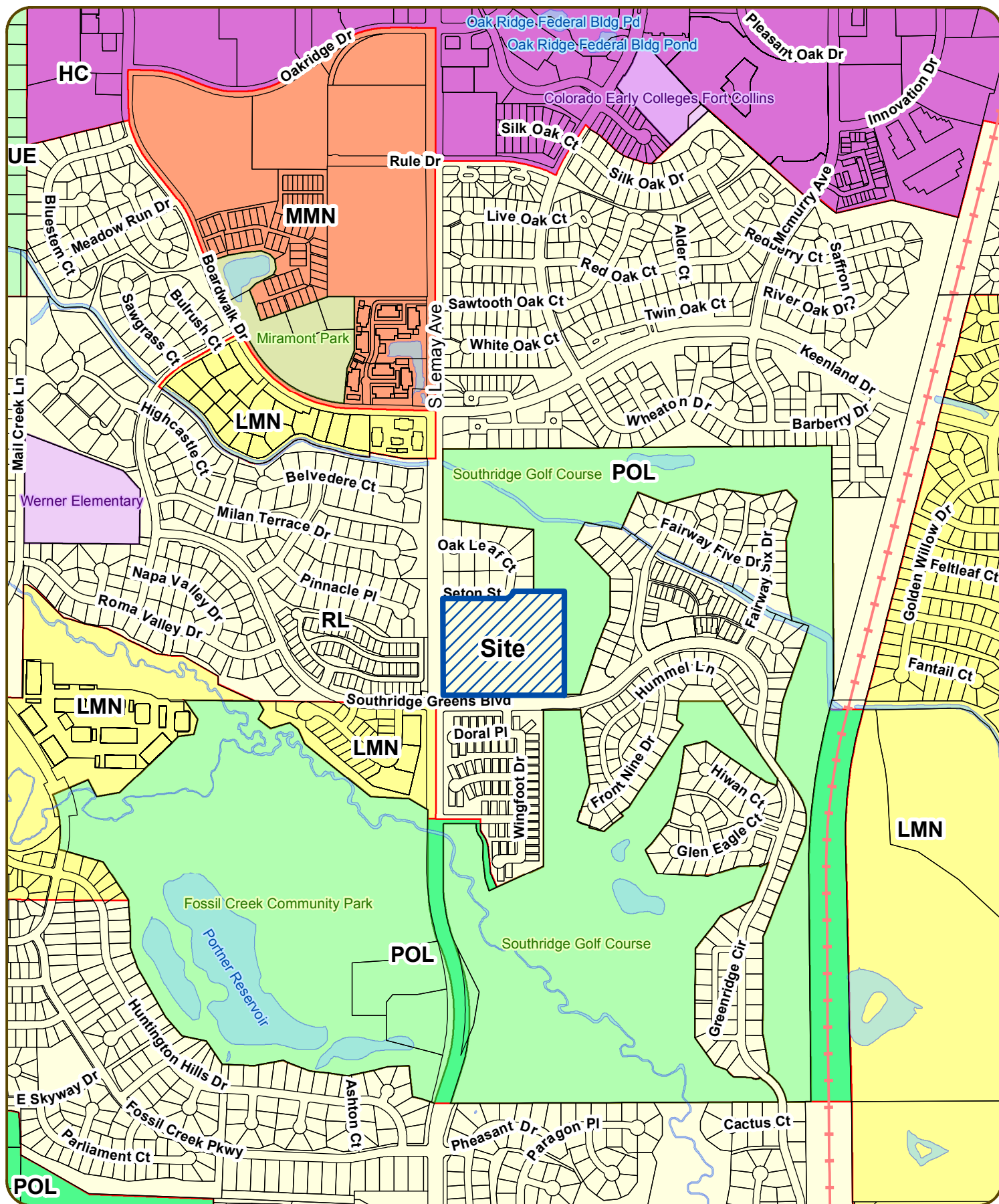
- A. The Major Amendment complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The Major Amendment complies with relevant standards located in Article 3 – General Development Standards.
- C. The Major Amendment complies with relevant standards located in Division 4.4 Low Density Residential (RL) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the Saint Elizabeth Ann Seton Catholic Church Expansion, MJA170001.

ATTACHMENTS:

- 1. Vicinity & Zoning Map
- 2. Applicant's Statement of Planning Objectives
- 3. Saint Elizabeth Ann Seton Catholic Church Expansion Planning Document Set (Site Plan, Landscape Plan, Elevations, Shadow Analysis, and Utility Plan)
- 4. Photo simulations of building addition from Front Nine Drive



1 inch = 833 feet

St. Elizabeth Ann Seton Catholic Church Expansion Vicinity & Zoning Map



St. Elizabeth Ann Seton Catholic Church Expansion

Statement of Planning Objectives

July 7, 2017

The project is located at 5450 South Lemay Avenue. The site contains an existing building containing a worship area, parish offices, parish center and religious education center. The proposed use is for a 15,650 sq. ft. expansion for a new worship addition. The process is a Major Amendment and an amendment to the existing Overall Development Plan approved in 1984.

The property is zoned RL- Low Density Residential. The site contains 11.70 acres. The existing parking areas and drives will not be disturbed with the construction of the new addition. A new fire lane will be constructed from the northwest side of the building east in order to provide adequate access for emergency fire apparatus.

The area surrounding the church contains predominantly single-family residential properties and the Southridge Greens Golf Course. The worship expansion is a part of the master planning efforts anticipated by the church. When construction of the worship addition is complete, the existing worship will be repurposed as the narthex area. There are currently 650 seats, with the addition providing another 150 new seats for a total of 800 seats.

The project is providing access via a driveway from Southridge Green Boulevard and w2 accesses off of Seton Street. All of the interior drives are private. Parking areas are located internally to minimize impacts on the neighborhood. There are multiple pedestrian connections into and through the site.

Both building architecture and landscape design for the addition will build upon the momentum of the design language which has been used on the existing building. The site and building architecture function integrally. It is the intent to activate architectural spaces and pedestrian experience through thoughtful indoor and outdoor connections.

Statement of appropriate City Plan Principles and Policies achieved by the proposed plan:

Community and Neighborhood Livability

Principle LIV 6: Infill and redevelopment within residential areas will be compatible with the established character of the neighborhood. In areas where the desired character of the neighborhood is not established, or is not consistent with the vision of *City Plan*, infill and redevelopment projects will set an enhanced standard of quality.

Policy LIV 6.2 – Seek Compatibility with Neighborhoods

The proposed expansion has a design that complements the positive qualities of the existing building. Additionally, the building form, patterns, projections and recesses are compatible with the existing context of the neighborhood.

Transportation

Principle T 9: Enhanced Travel Corridors will contain amenities and designs that specifically promote walking, the use of mass transit, and bicycling.

Policy T 9.1 – Locating Enhanced Travel Corridors

Principle T10: Using transit will be a safe, affordable, easy, and convenient mobility option for all ages and abilities.

Policy T 10.1 – Transit Stops

Policy T 10.6 – High Frequency Transit Service

Principle T11: Bicycling will be a safe, easy, and convenient mobility option for all ages and abilities

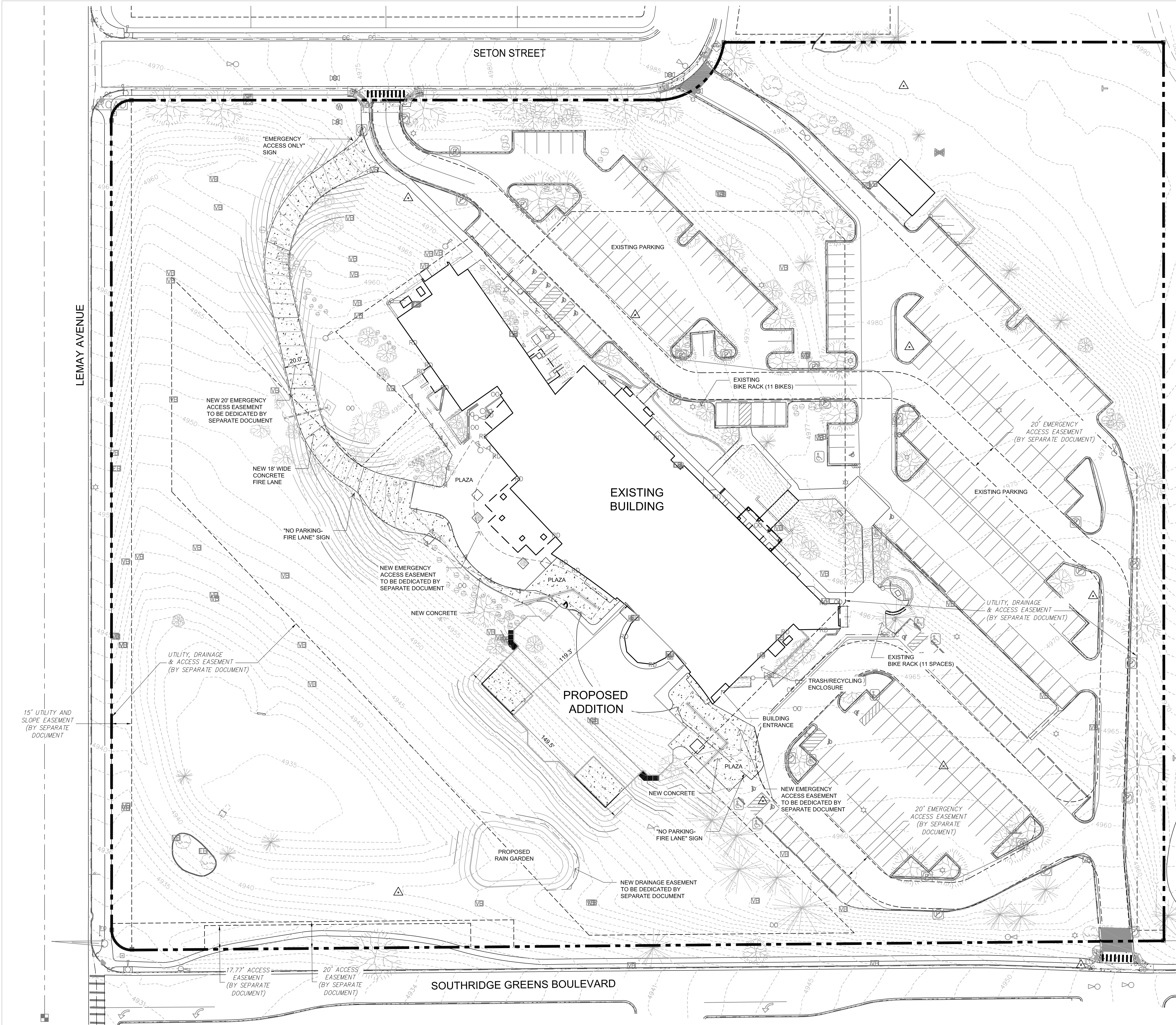
The location of this project will promote and support the idea of utilizing alternative modes of transportation (walking/biking) or public transportation. The on-street bike lanes will help to encourage safe cycling. South Lemay Avenue is designated as an enhanced travel corridor.

- (ii) 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.**
There are no wetlands or significant natural habitats within the boundaries of the site.
- (iii) Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.**
The buildings will be owned by the building developer/owner and will be leased to individual tenants.
- (iv) Estimate of number of employees for business, commercial, and industrial uses.**
8-10
- (v) Description of rationale behind the assumptions and choices made by the applicant.**

The impetus of this project is to create a worship center addition that is a complimentary use to the church campus.
- (vi) The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.**

The submittal documents address the applicable criteria. No variances are anticipated at this time.

- (vii) Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.**
There are not existing wetlands, natural habitats or features currently located on site.
- (viii) Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.**
A neighborhood meeting was held on June 1, 2016.
- (ix) Name of the project as well as any previous name the project may have had during Conceptual Review.**
The project name is St. Elizabeth Ann Seton Catholic Church Expansion. The project name at the Conceptual Review meeting was "5450 s. Lemay Ave. - Addition".



Legal Description:

LOT 1, SAINT ELIZABETH SETON CATHOLIC CHURCH, P.U.D., LOCATED IN THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, LARIMER COUNTY COLORADO.

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

Site Plan Notes:

1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
2. REFER TO THE FINAL CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION REGARDING PROPOSED TOPOGRAPHY, UTILITY AND STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS. IMPROVEMENTS WITHIN THE 80-FOOT BUFFER ARE TO BE CONSTRUCTED BY MAVD. REFER TO BDR150001.
5. ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED.
6. ALL GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS, PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES. GROUND MOUNTED EQUIPMENT INCLUDES BUT IS NOT LIMITED TO CONDENSING UNITS, GAS AND ELECTRICAL METERS, PHONE AND CABLE PEDESTALS.
7. ALL LIGHTING FIXTURE ILLUMINATION LEVELS PROVIDED WITH THE DEVELOPMENT SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE. ALL LIGHTING FIXTURES PROVIDED WITH THE DEVELOPMENT SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE AND SHALL FEATURE SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
8. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THESE FINAL PLANS AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
9. FIRE HYDRANTS MUST MEET OR EXCEED POUDDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
10. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED TO CONCRETE AND NOT INTERFERE WITH WALKWAYS AND LANDSCAPING.
11. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSABLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSABLE PARKING SPACES. ACCESSABLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
12. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
13. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

Land-Use Statistics:

EXISTING ZONING:	RL-LOW DENSITY RESIDENTIAL	GROSS AREA COVERAGE:			
GROSS LAND AREA:	11.70 ACRES	509,733 SQ. FT.			
NUMBER OF BUILDINGS:	1				
LAND USE:	PLACE OF WORSHIP				
TOTAL BUILDING GROSS S.F.:	49,926 S.F. EXISTING + 15,650 S.F. NEW = 64,926 S.F.				
MAX. STORIES:	2				
OFF-STREET PARKING:					
PER LUC SECTION 3.2.2(K)(2)(i):					
PLACES OF WORSHIP OR ASSEMBLY 1 PARKING SPACE PER 3 SEATS MAX.					
REQUIRED:					
800 SEATS / 3 = 267 SPACES					
PROVIDED:					
STANDARD (8' X 17')	245				
ACCESSIBLE (8' X 17')	12				
TOTAL SPACES					
257					
BICYCLE PARKING:					
REQUIRED:					
PLACES OF WORSHIP @ 1 SPACE PER 3,000 SQ. FT. = 22 SPACES					
PROVIDED:					
FIXED RACKS 22 SPACES					
			BUILDING STATISTICS:		
			NEW WORSHIP ADDITION	13,000 SF	
			MAIN LEVEL:		
			EXISTING WORSHIP (REPURPOSED AS NARTHEX)	2,468 SF	
			UPPER LEVEL:		
			MAIN LEVEL:	13,990	
			EXISTING PARISH CENTER	12,778 SF	
			MAIN LEVEL:		
			EXISTING RELIGIOUS EDUCATION CENTER	6,988 SF	
			UPPER LEVEL:		
			MAIN LEVEL:	6,419 SF	
			BASEMENT:	6,635 SF	

Owner's Certification of Approval:

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____, 2017.

OWNER:

BY:

NOTARIAL CERTIFICATE

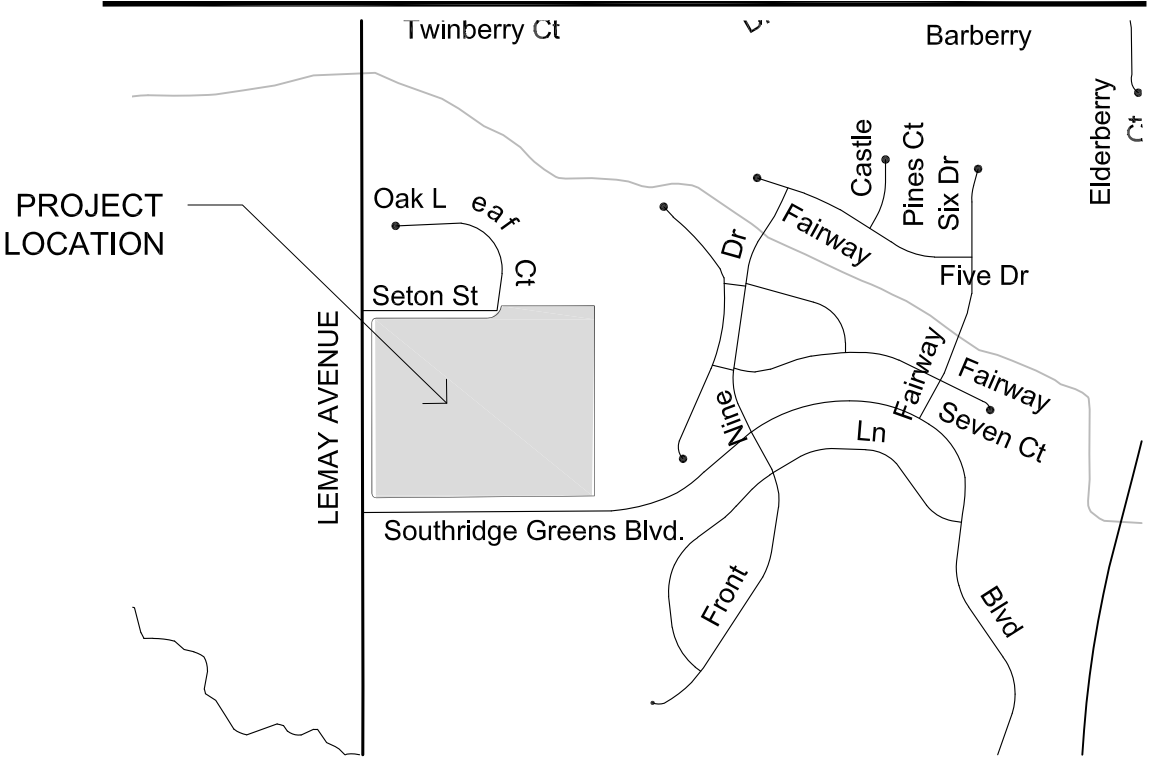
STATE OF _____
COUNTY OF _____ ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY _____

MY COMMISSION EXPIRES: _____

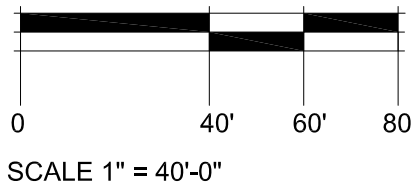
NOTARY PUBLIC

Vicinity Map:



Sheet Index:

SHEET 1	SITE PLAN
SHEET 2	LANDSCAPE PLAN
SHEET 3	ENLARGED LANDSCAPE PLAN
SHEET 4	TREE MITIGATION PLAN
SHEET 5	LANDSCAPE NOTES & DETAILS
SHEET 6	ELEVATIONS
SHEET 7	ELEVATIONS
SHEET 8	SHADOW ANALYSIS



PROJECT TITLE
**ST. ELIZABETH
ANN SETON
CATHOLIC
CHURCH
EXPANSION ODP
FIRST
AMENDMENT**

Fort Collins, Colorado

PREPARED FOR
**ST. ELIZABETH
ANN SETON
CATHOLIC
CHURCH**

5450 South Lemay Ave.
Fprt Collins, CO 80525
970.226.1303

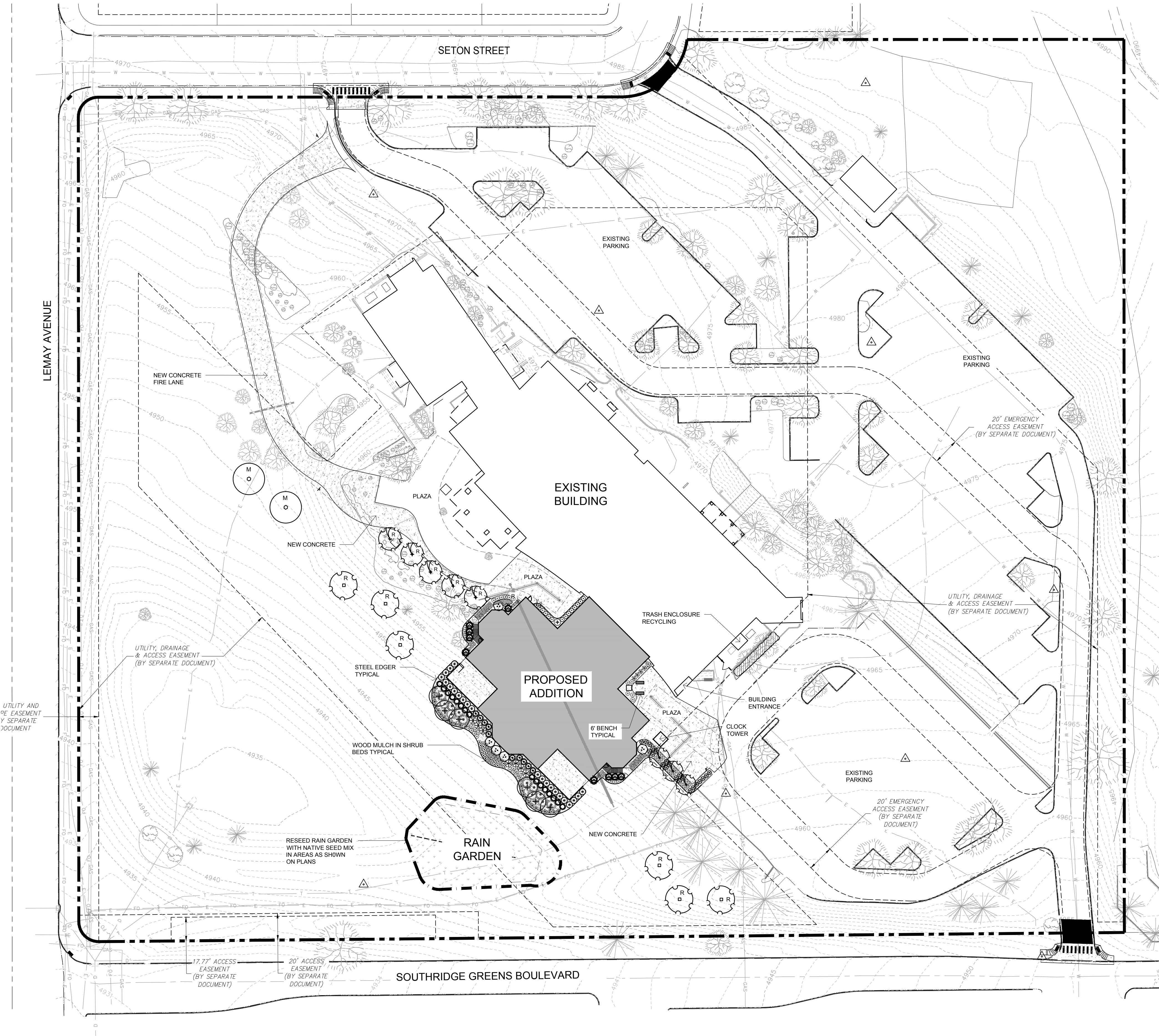
REVISIONS	DATE
Staff Comments	09-13-17
Staff Comments	11-10-17

DATE
JULY 7, 2017

SHEET TITLE
Site Plan

SHEET INFORMATION

Sheet Number: **1**
Of: **8**



LANDSCAPE PLAN

LEGEND

KEY	QTY	RATIO	SCIENTIFIC/Common NAME	HEIGHT	WIDTH	SIZE	NOTES
10 SHADE/CANOPY TREES -							
	6	13.9%	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	15'	20'	Multi-Stem 6' BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	2	4.7%	Quercus shumardii OAK, SHUMMARD	50'	40'	3.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	2	4.7%	OAK, SHUMMARD (Mitigation tree to replace English Oak)	50'	40'	3.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
19 EVERGREEN TREES							
	10	23.2%	Picea abies 'Cupressina' FASTIGIATE NORWAY SPRUCE	15'	3'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	9	20.9%	Picea pungens 'Iseli Fastigiata' FASTIGIATE SPRUCE	15'	5'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
12 EVERGREEN SHRUBS							
	12	---	Juniperus Horizontalis, 'Blue Chip' FASTIGIATE NORWAY SPRUCE	1'	6'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
14 ORNAMENTAL TREES -							
	3	6.9%	Malus 'Spring Snow' CRABAPPLE, SPRING SNOW	20'	15'	3.0" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	5	11.6%	CRABAPPLE, SPRING SNOW (Replacement Trees for those removed prior to construction)	20'	15'	3.0" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	6	13.9%	CRABAPPLE, RADIAN'T (Replacement Trees for those removed prior to construction)	25'	15'	3.0" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
91 DECIDUOUS SHRUBS -							
	22	---	Alnus Frangula 'Columnaris' BUCKTHORN, TALL HEDGE	8'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	12	---	Buxus 'Green Mountain' GREEN MOUNTAIN BOXWOOD	4'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	1	---	Cornus sericea 'Isanti' DOGWOOD, ISANTI	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	---	Euonymus alatus, 'Compactus' DWARF BURNING BUSH	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	35	---	Rosa Bonica ROSE, DOUBLE KNOCK-OUT	3'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	5	---	Amelanchier x alnifolia 'Regent' REGENT SERVICEBERRY	6'	6'	Multi-Stem 10 Gallon	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
270 PERENNIALS/GRASSES -							
	8	---	Rudbeckia Fulgida, 'Goldstrum' BLACK EYED SUSAN	2'	2'	1 Gallon	WELL ROOTED
	40	---	Heimerocallis, 'Stella d'oro' DAYLILLY, STELLA D'ORO	2'	2'	1 Gallon	WELL ROOTED
	24	---	Heuchera sanguinea, 'Splendens' CORAL BELLS RED	2'	2'	1 Gallon	WELL ROOTED
	55	---	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED	4'	2'	1 Gallon	WELL ROOTED
	52	---	Calamagrostis acutiflora 'Avalanche' GRASS, FEATHER REED, 'Avalanche'	4'	2'	1 Gallon	WELL ROOTED
	59	---	Panicum virgatum, 'Heavy Metal' GRASS, HEAVY METAL BLUE SWITCH	3'	2'	1 Gallon	WELL ROOTED
	8	---	Miscanthus sinensis, 'Gracillimus' MAIDEN GRASS	4'	4'	1 Gallon	WELL ROOTED
	22	---	Miscanthus sinensis purpurascens GRASS, PURPLE MAIDEN FLAME GRASS	3'	2'	1 Gallon	WELL ROOTED
	2	---	Iris sibirica, 'Caesars Brother' IRIS, BLUE SIBERIAN	3'	2'	1 Gallon	WELL ROOTED

LEGEND

TREE SYMBOLS DENOTED WITH AN 'R' INDICATE REPLACEMENT TREES AND THEIR NEW LOCATIONS.

TREE SYMBOLS (2) DENOTED WITH AN 'M/O' INDICATE MITIGATION TREES WHICH REPLACE THE ENGLISH OAK. IT IS BEING REMOVED DUE TO GRADING CONFLICTS.

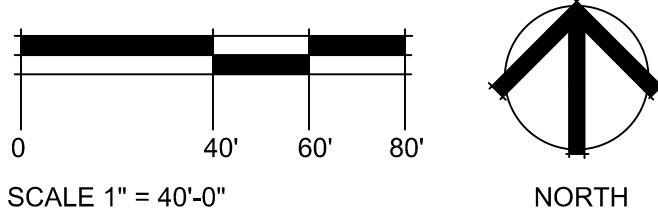
3,600 S.F. LOW HYDROZONE
SHREDDED CEDAR WOOD MULCH
ALL SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" SHREDDED CEDAR WOOD MULCH

6,136 S.F. VERY LOW HYDROZONE
NON-IRRIGATED NATIVE PRAIRIES MEADOW GRASS MIX
ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)

6" BENCH

STEEL EDGER

EXISTING TREES TO REMAIN



SEAL

PROJECT TITLE

ST. ELIZABETH
ANN SETON
CATHOLIC
CHURCH
EXPANSION ODP
FIRST
AMENDMENT

Fort Collins, Colorado

PREPARED FOR

ST. ELIZABETH
ANN SETON
CATHOLIC
CHURCH

5450 South Lemay Ave.
Fprt Collins, CO 80525
970.226.1303

REVISIONS

REVISIONS	DATE
Staff Comments	09-13-17
Staff Comments	11-10-17
Staff Comments	1-11-18
Staff Comments	1-15-18

DATE

JULY 7, 2017

SHEET TITLE

Landscape Plan

SHEET INFORMATION

Sheet Number: 2

Of: 8



PROJECT TITLE

Fort Collins, Colorado

REPAIRED FOR

450 South Lemay Ave.
 Fort Collins, CO 80525
 970.226.1303

JULY 7, 2017

HEET TITLE

Enlarged Landscape Plan

SHEET INFORMATION

Sheet Number: 5

of: 8

KEY	QTY	RATIO	SCIENTIFIC/COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
		10	SHADE/CANOPY TREES -				
	6	13.9%	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	15'	20'	Multi-Stem 6' BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	2	4.7%	Quercus shumardii OAK, SHUMMARD	50'	40'	3.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	2	4.7%	OAK, SHUMMARD (Mitigation tree to replace English Oak)	50'	40'	3.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	19		EVERGREEN TREES				
	10	23.2%	Picea abies 'Cupressina' FASTIGIATE NORWAY SPRUCE	15'	3'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	9	20.9%	Picea pungens, 'Iseli Fastigiata' FASTIGIATE SPRUCE	15'	5'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	12		EVERGREEN SHRUBS				
	12	---	Juniperus Horizontalis, 'Blue Chip' FASTIGIATE NORWAY SPRUCE	1'	6'	6' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	14		ORNAMENTAL TREES -				
	3	6.9%	Malus 'Spring Snow' CRABAPPLE, SPRING SNOW	20'	15'	3.0" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	5	11.6%	CRABAPPLE, SPRING SNOW (Replacement Trees for those removed prior to construction)	20'	15'	3.0" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	6	13.9%	CRABAPPLE, RADIANT (Replacement Trees for those removed prior to construction)	25'	15'	3.0" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	91		DECIDUOUS SHRUBS -				
	22	---	Alnus Frangula 'Columnaris' BUCKTHORN, TALL HEDGE	8'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	12	---	Buxus 'Green Mountain' GREEN MOUNTAIN BOXWOOD	4'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	1	---	Cornus sericea 'Isanti' DOGWOOD, ISANTI	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	---	Euonymus alatus, 'Compactus' DWARF BURNING BUSH	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	35	---	Rosa Bonica ROSE, DOUBLE KNOCK-OUT	3'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	5	---	Amelanchier x alnifolia 'Regent' REGENT SERVICEBERRY	6'	6'	Multi-Stem 10 Gallon	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	270		PERENNIALS/GRASSES -				
	8	---	Rudbeckia Fulgida, 'Goldstrum' BLACK EYED SUSAN	2'	2'	1 Gallon	WELL ROOTED
	40	---	Hemerocallis, 'Stella D'oro' DAYLILLY, STELLA D'ORO	2'	2'	1 Gallon	WELL ROOTED
	24	---	Heuchera sanguinea, 'Splendens' CORAL BELLS RED	2'	2'	1 Gallon	WELL ROOTED
	55	---	Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED	4'	2'	1 Gallon	WELL ROOTED
	52	---	Calamagrostis acutiflora 'Avalanche' GRASS, FEATHER REED, 'Avalanche'	4'	2'	1 Gallon	WELL ROOTED
	59	---	Panicum virgatum, 'Heavy Metal' GRASS, HEAVY METAL BLUE SWITCH	3'	2'	1 Gallon	WELL ROOTED
	8	---	Miscanthus sinensis, 'Gracillimus' MAIDEN GRASS	4'	4'	1 Gallon	WELL ROOTED
	22	---	Miscanthus sinensis purpurascens GRASS, PURPLE MAIDEN FLAME GRASS	3'	2'	1 Gallon	WELL ROOTED

COMMON NAME	SIZE	MITIGATION PROVIDED
SHUMARD OAK	3.0" CAL. BB	2

ZONE	AREA		WATER USE	GALLONS
HIGH	0	SF	18 GAL/SF	0 GAL
MODERATE	0	SF	10 GAL/SF	0 GAL
LOW	3,630	SF	3 GAL/SF	10,890 GAL
VERY LOW	6,138	SF	0 GAL/SF	0 GAL
TOTAL / AVERAGE	9,766	SF	10,890 GAL	1.1 GAL/SF

VERY LOW HYDROZONE

GRASS MIX

ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)

EXISTING TREES TO REMAIN

SEAL

PROJECT TITLE

**ST. ELIZABETH
ANN SETON
CATHOLIC
CHURCH
EXPANSION ODP
FIRST
AMENDMENT**

Fort Collins, Colorado

PREPARED FOR

**ST. ELIZABETH
ANN SETON
CATHOLIC
CHURCH**

5450 South Lemay Ave.
Fprt Collins, CO 80525
970.226.1303

REVISIONS

DATE

Staff Comments	09-13-17
Staff Comments	11-10-17
Staff Comments	1-11-18
Staff Comments	1-15-18

DATE

JULY 7, 2017

SHEET TITLE

Tree Mitigation Plan

SHEET INFORMATION

Sheet Number:

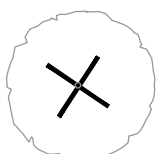
4

Of: **8**

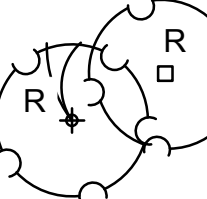
TREE INVENTORY & MITIGATION INFORMATION

COMMON NAME	SIZE	CONDITION	TO BE REMOVED	MITIGATION REQUIRED	REASON FOR REMOVAL
#1. HONEYLOCUST	9"	GOOD	NO	NO - 1.5	N/A
#2. COLORADO BLUE SPRUCE	3"	FAIR MINUS	NO	NO - 0	N/A
#3. ENGLISH OAK	7"	GOOD	YES	YES - 1.5	LOCATION INTERFERENCE WITH NEW FIRE LANE
#4. FLOWERING CRABAPPLE	7"	FAIR	NO	NO - 1.5	N/A
#5. FLOWERING CRABAPPLE	6"	FAIR	NO	NO - 1	N/A
#6. FLOWERING CRABAPPLE	8"	GOOD MINUS	NO	NO - 1.5	N/A
#7. FLOWERING CRABAPPLE	6"	FAIR MINUS	NO	NO - 1	N/A
TOTAL MITIGATION				2 TREES (1.5)	

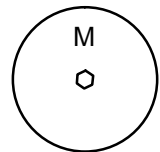
LEGEND



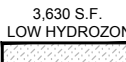
TREES PREVIOUSLY REMOVED AND TO BE REPLACED IN OTHER AREAS ON-SITE. 11 TREES TOTAL.



TREE SYMBOLS DENOTED WITH AN 'R' INDICATE REPLACEMENT TREES AND THEIR NEW LOCATIONS.



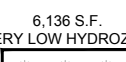
TREE SYMBOLS (2) DENOTED WITH AN 'M' INDICATE MITIGATION TREES WHICH WILL MAKE UP FOR THE LOSS OF THE ENGLISH OAK. IT IS BEING REMOVED DUE TO GRADING CONFLICTS.



3,630 S.F. LOW HYDROZONE

SHREDDED CEDAR WOOD MULCH


ALL SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" SHREDDED CEDAR WOOD MULCH




6,136 S.F. VERY LOW HYDROZONE

NON-IRRIGATED NATIVE PRAIRIES MEADOW GRASS MIX

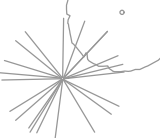
ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)



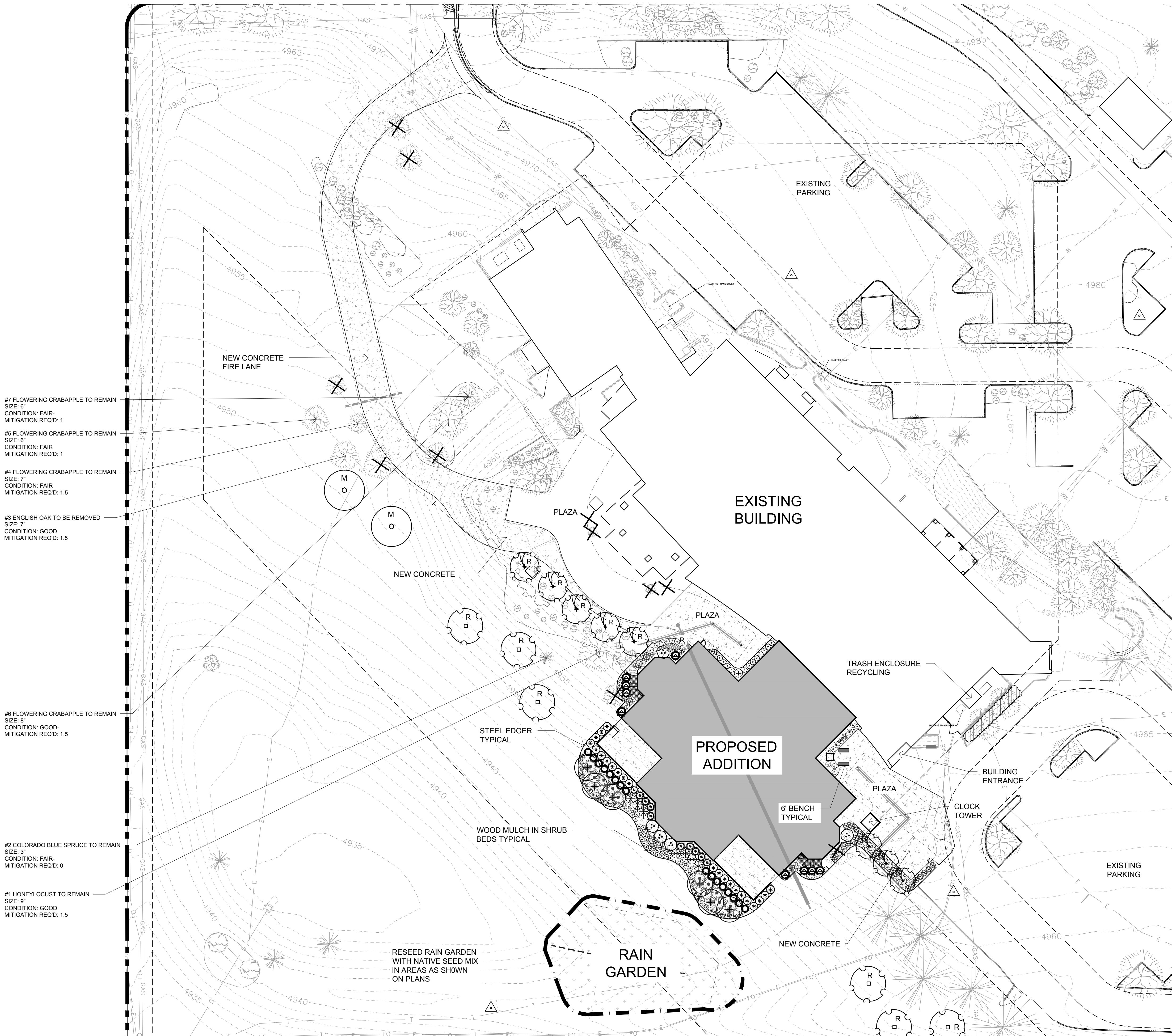
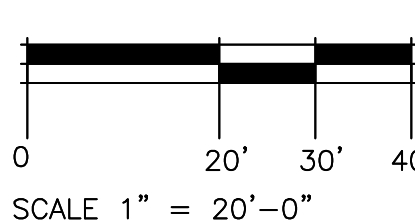
6' BENCH



STEEL EDGER



EXISTING TREES TO REMAIN



SEAL

PROJECT TITLE

ST. ELIZABETH
ANN SETON
CATHOLIC
CHURCH
EXPANSION ODP
FIRST
AMENDMENT

Fort Collins, Colorado

PREPARED FOR

ST. ELIZABETH
ANN SETON
CATHOLIC
CHURCH

5450 South Lemay Ave.
Fprt Collins, CO 80525
970.226.1303

REVISIONS	DATE
Staff Comments	09-13-17
Staff Comments	11-10-17
Staff Comments	1-11-18
Staff Comments	1-15-18

DATE

JULY 7, 2017

SHEET TITLE

Landscape Notes &
Details

SHEET INFORMATION

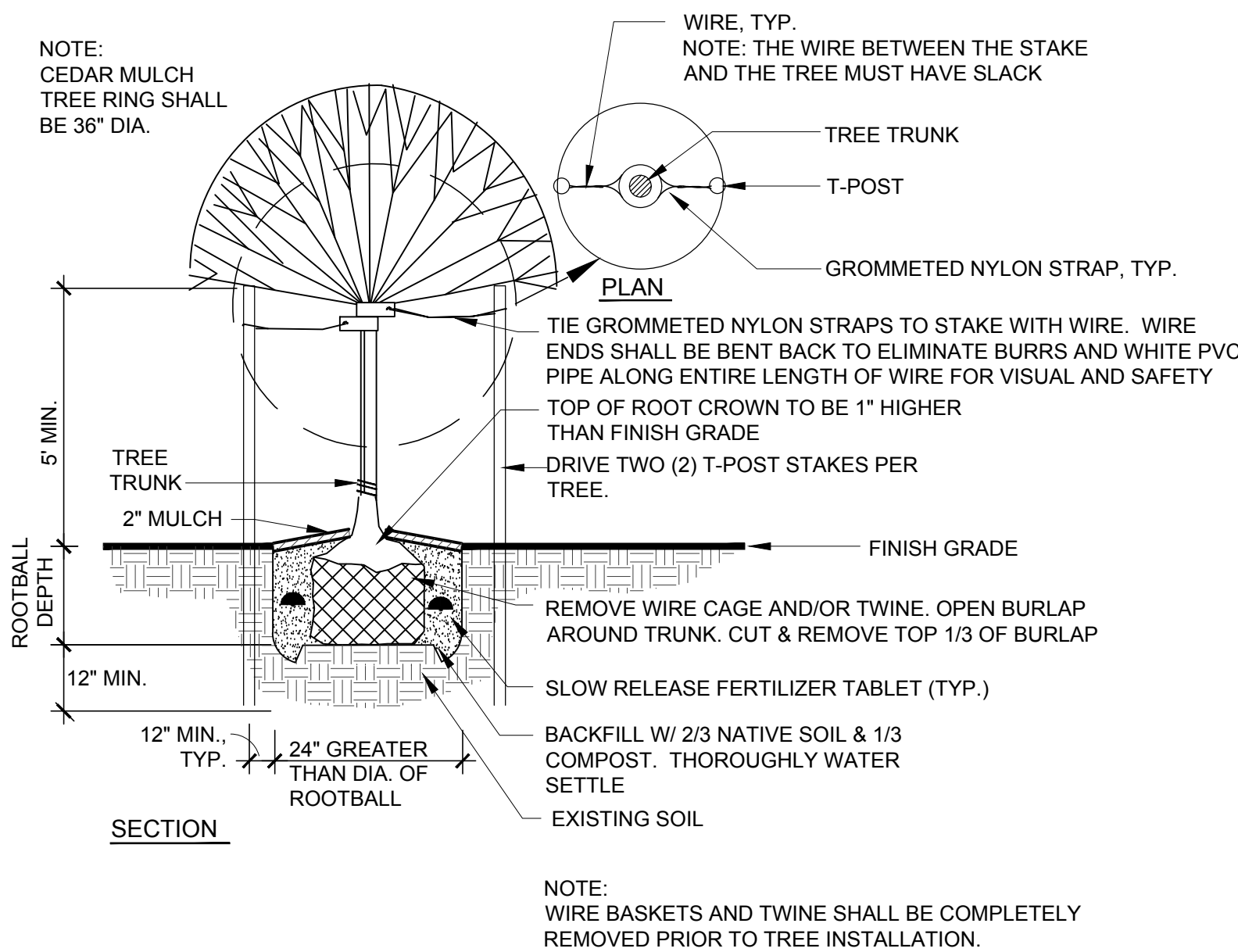
Sheet Number:

5

of: 8

General Landscape Notes

- PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED 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 30(30) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENEED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
- INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS
10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES
4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
4 FEET BETWEEN TREES AND GAS LINES
- ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(A).
- 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.
- THE FINAL LANDSCAPE PLAN SHALL BE 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.



DECIDUOUS TREE PLANTING DETAIL

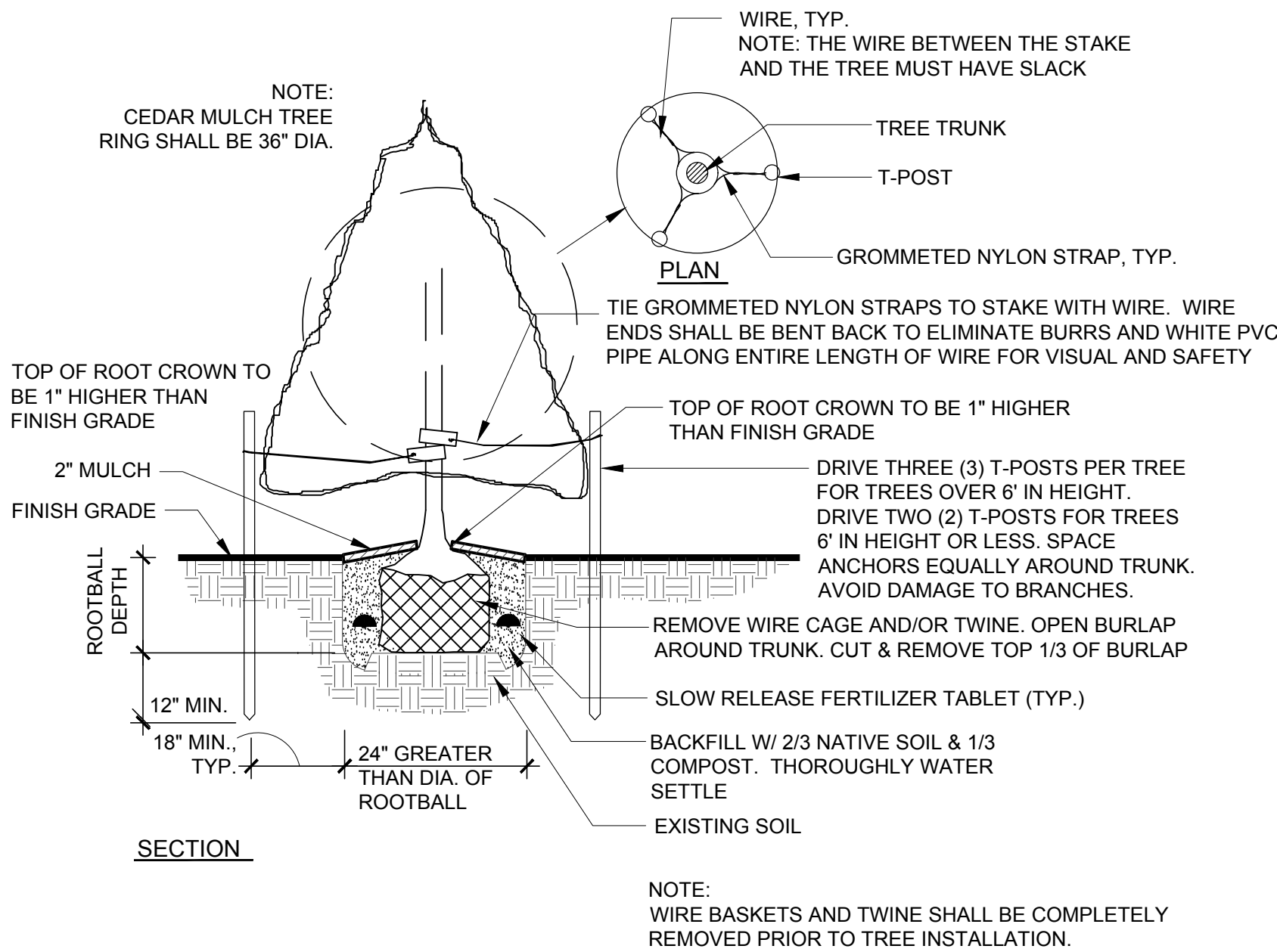
Street Tree Notes

- 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 IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
- STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORIST WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
- THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
- SUBJECT TO APPROVAL BY THE CITY FORESTER -- STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

Tree Protection Notes

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
 - WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
 - ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
 - PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
 - DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
 - NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
 - LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (C)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
 - THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:
- | TREE DIAMETER AT BREAST HEIGHT (INCHES) | AUGER DISTANCE FROM FACE OF TREE (FEET) |
|---|---|
| 0-2 | 1 |
| 3-4 | 2 |
| 5-9 | 5 |
| 10-14 | 10 |
| 15-19 | 12 |
| OVER 19 | 15 |
- ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB. 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.



CONIFER TREE PLANTING DETAIL

Native Grass Seed Mix

NATIVE GRASS - DETENTION BASIN MIX 2015

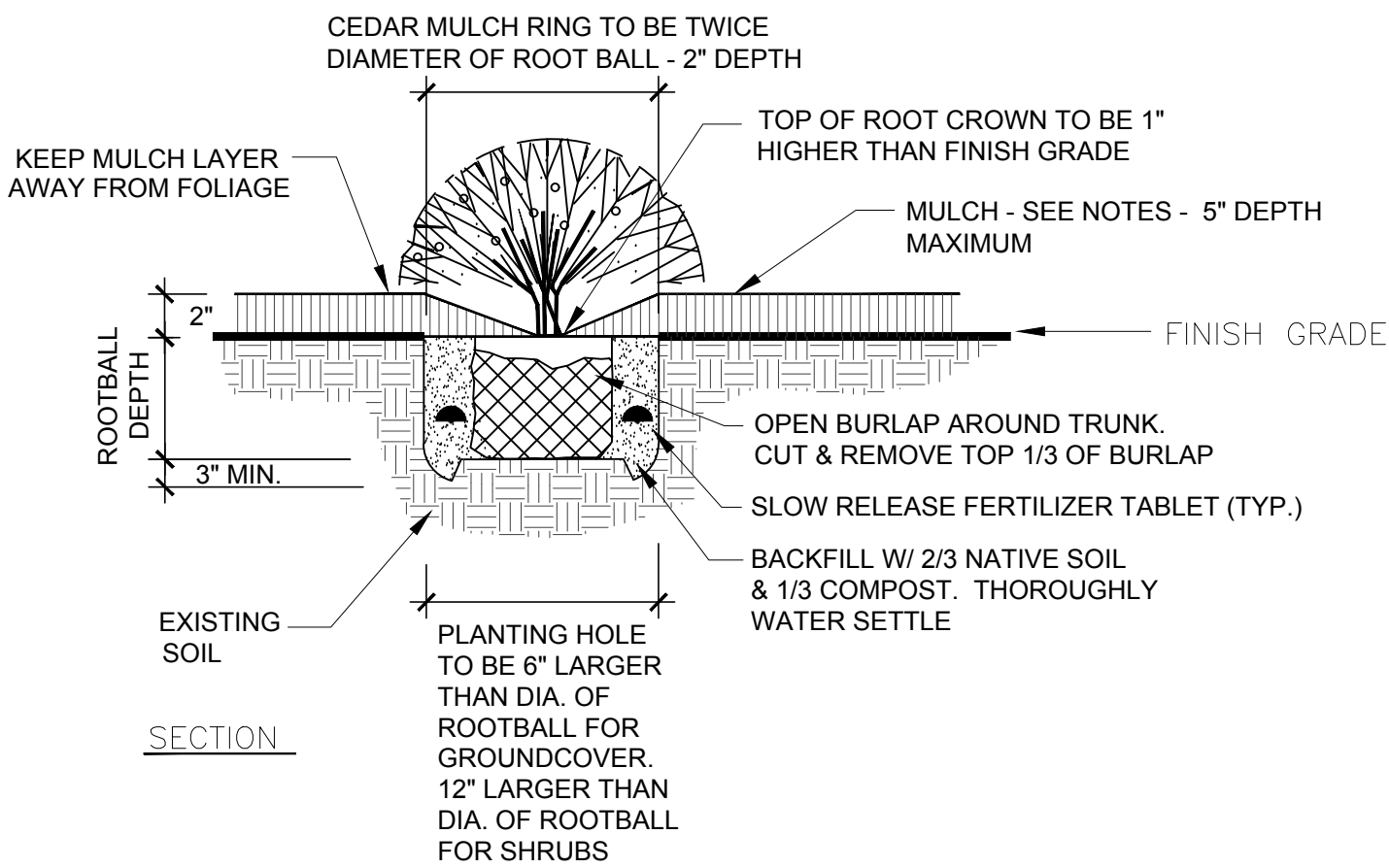
- SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

COMMON NAME	%	Lbs/PLS
SIDEOTS GRAMA	5%	0.6
BLUE GRAMA	5%	0.1
CANADA WILD RYE	5%	1.0
SWITCHGRASS	10%	0.6
LITTLE BLUESTEM	10%	0.8
SIX WEEKS FESCUE	5%	0.1
BEEPLANT	10%	0.8
PLAINS COREOPSIS	5%	0.1
PURPLE PRAIRIE CLOVER	5%	0.1
ANNUAL SUNFLOWER	10%	1.5
PRAIRIE ASTER	10%	0.2
MEXICAN HAT	5%	0.04
BLACK-EYED SUSAN	5%	0.03
BLUE VERBENA	5%	0.03

- DRILLED APPLICATION RATE: THIS MIX IS BASED ON 70 SEEDS/SF AND IS ONLY CALCULATED FOR ONE ACRE. THIS MIX IS BASED ON THE CONTRACTOR USING A DRILL SEED APPLICATION. CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE APPROPRIATE SEED AMOUNTS TO PURCHASE. MIX SHOULD BE DOUBLED IF HAND BROADCASTED.
- POUNDS PER ACRES ARE IN PLS (PURE LIVE SEED) AND MUST BE ORDERED THAT WAY.
- ALL MATERIALS FURNISHED SHALL BE FREE OF COLORADO STATE NOXIOUS WEEDS AS DEFINED IN ARTICLE III, SECTION 21-40 OF THE CODE OF THE CITY OF FORT COLLINS.
- ANY CHANGES TO THIS SEED MIX MUST BE APPROVED BY CITY OF FORT COLLINS NATURAL AREAS PROGRAM STAFF.
- NATIVE SEED AREAS: ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK WILL BE PROVIDED FOR THE ESTABLISHMENT AND MAINTENANCE FOR THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.

MULCH IN ALL NATIVE SEED AREAS:

- IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
- APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILER, WITH A FLAT SERRATED DISC AT LEAS 1/4 INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

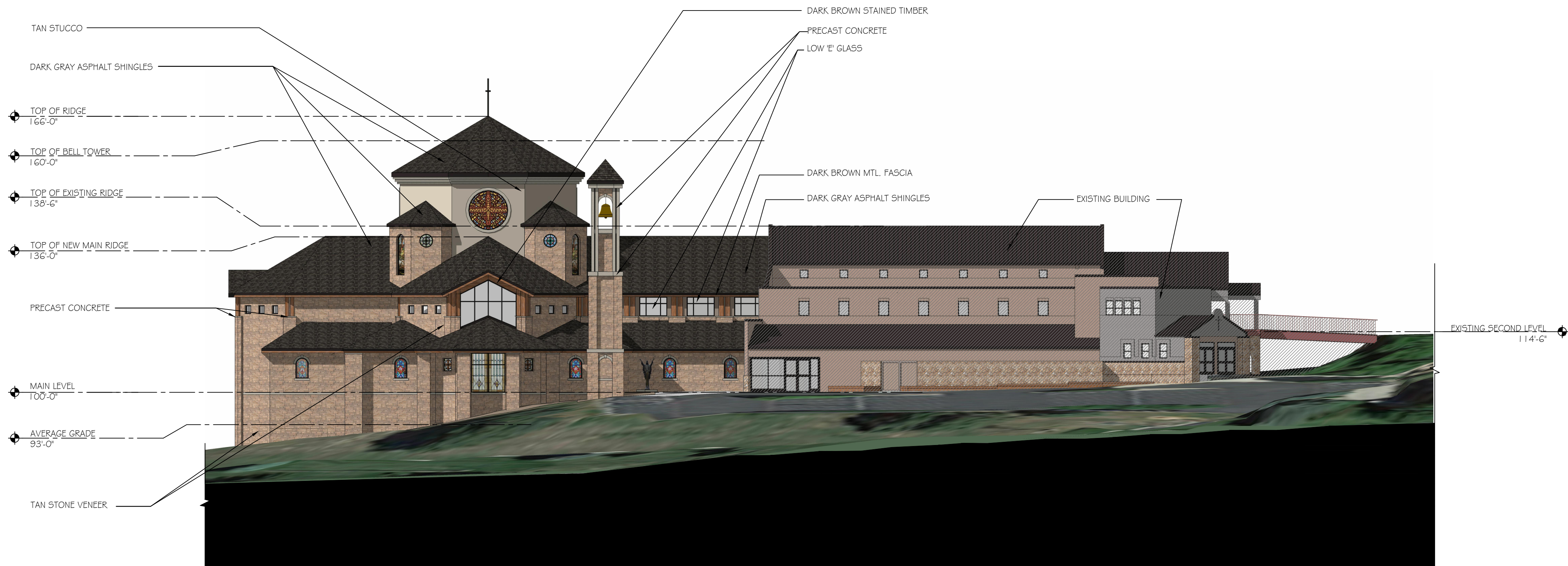


GROUND COVER & SHRUB PLANTING DETAIL

Site Development Plan

St. Elizabeth Ann Seton Catholic Church

Case Number:
Map Number:



East Elevation

1/16" = 1'-0"



South Elevation

1/16" = 1'-0"



Elevations

St. Elizabeth Ann Seton Catholic Church

Preparer Name: Eidos Architects
Address: 5400 Greenwood Plaza Blvd.
Greenwood Village, Co 80111
Phone #: 720-200-0630
Owner's Name: St. Elizabeth Ann Seton Catholic Church
Address: 5450 South Lemay Avenue
Fort Collins, CO 80525
Phone #: (970) 226-1303



Sheet
6 of 8

REV #	DATE	DESCRIPTION

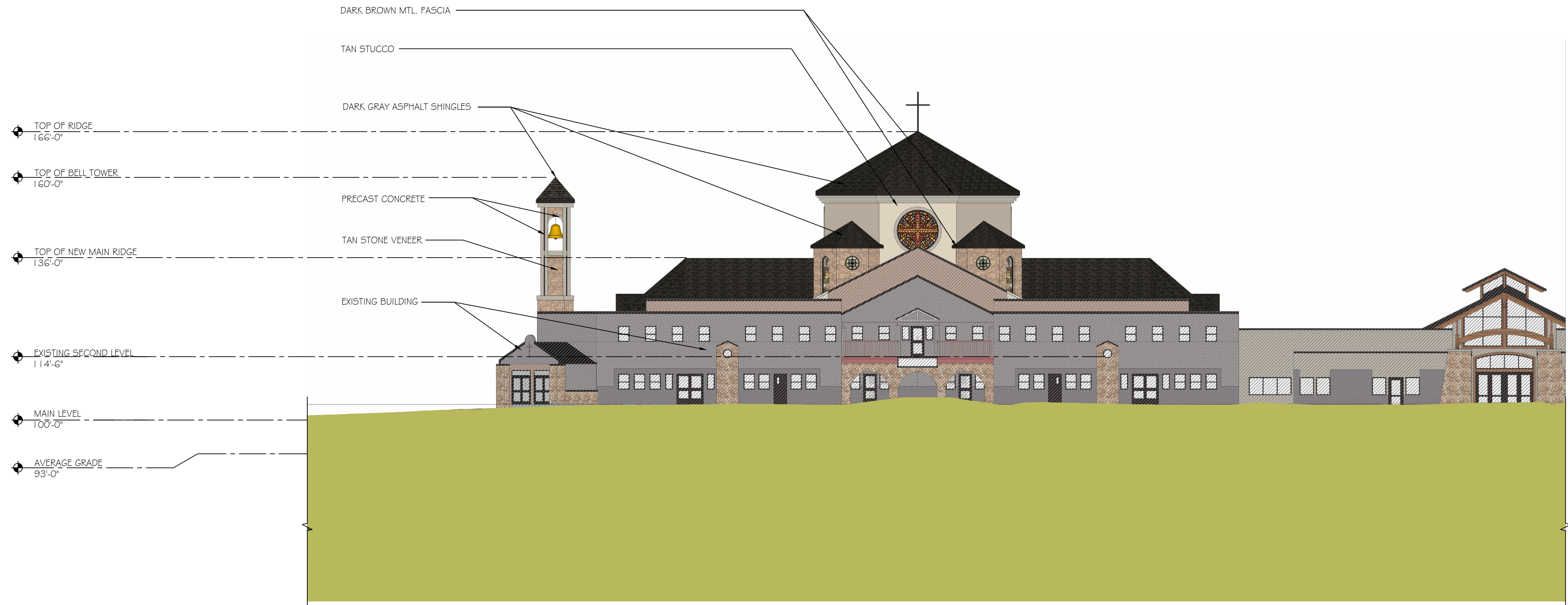
Site Development Plan

St. Elizabeth Ann Seton Catholic Church

Case Number:
Map Number:



West Elevation
1/16" = 1'-0"



North Elevation
1/16" = 1'-0"

Elevations

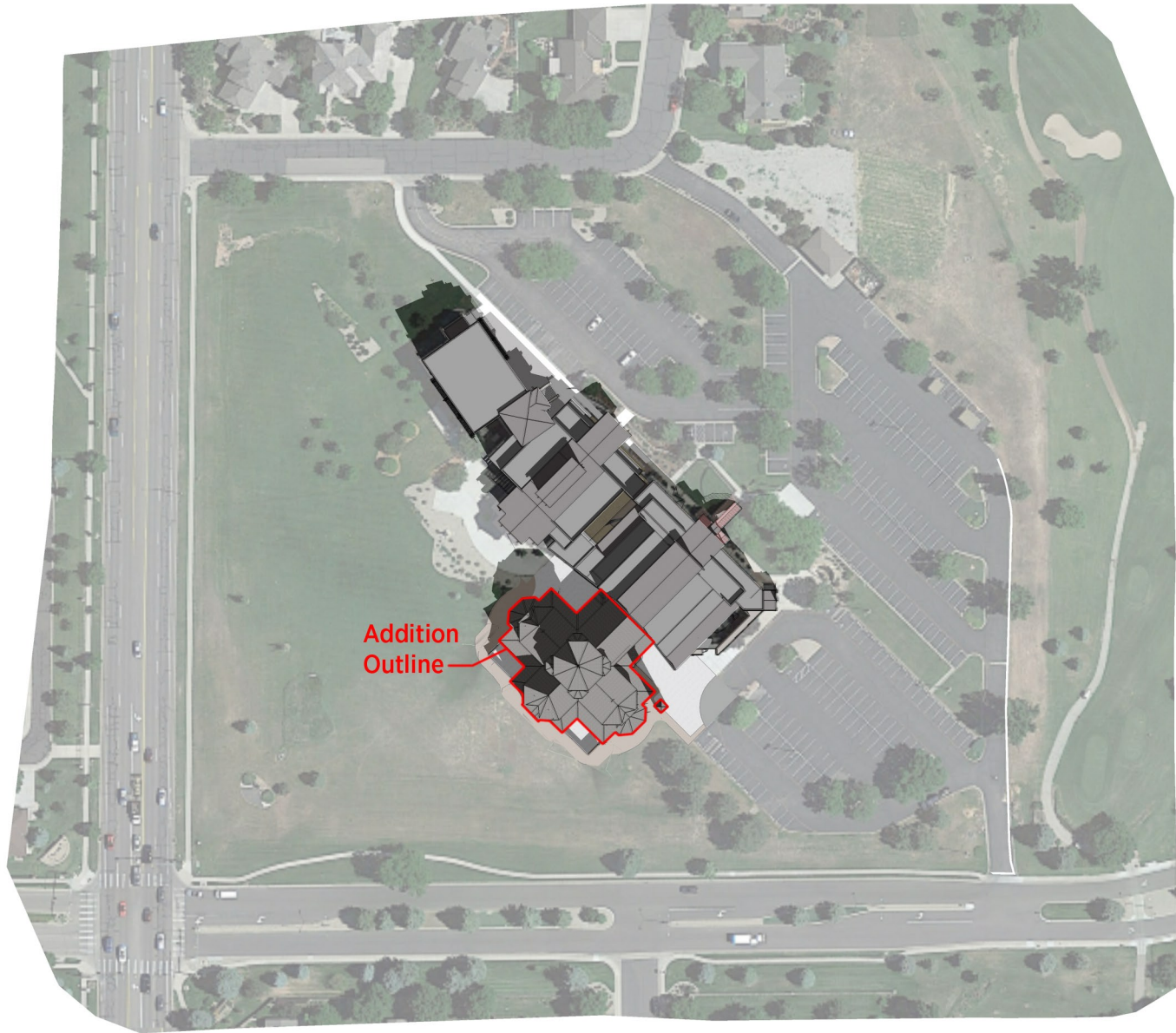
St. Elizabeth Ann Seton Catholic Church

Preparer Name: Eidos Architects
Address: 5400 Greenwood Plaza Blvd.
Greenwood Village, Co 80111
Phone #: 720-200-0630
Owner's Name: St. Elizabeth Ann Seton Catholic Church
Address: 5450 South Lemay Avenue
Fort Collins, CO 80525
Phone #: (970) 226-1303

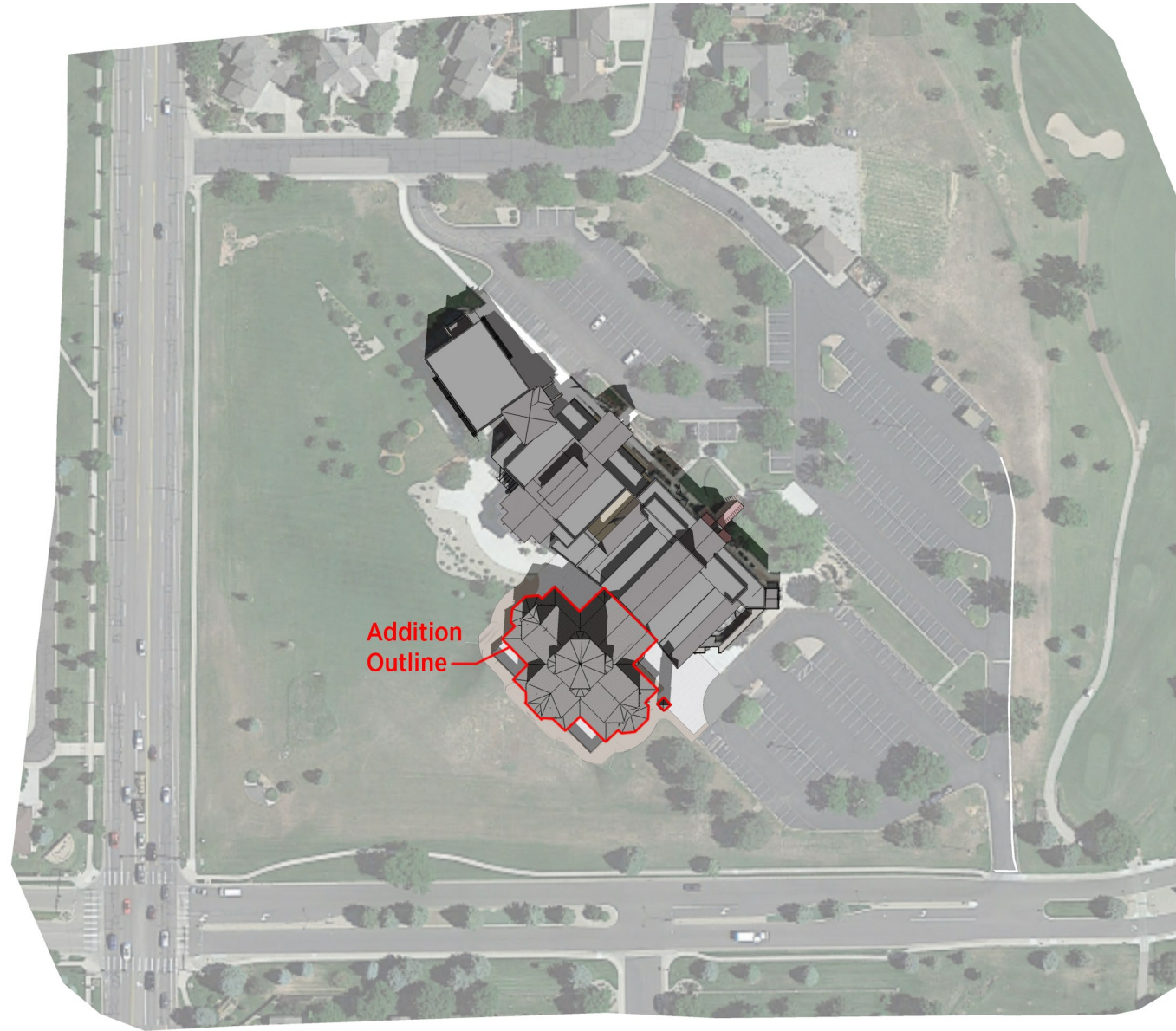


Sheet
7 of 8

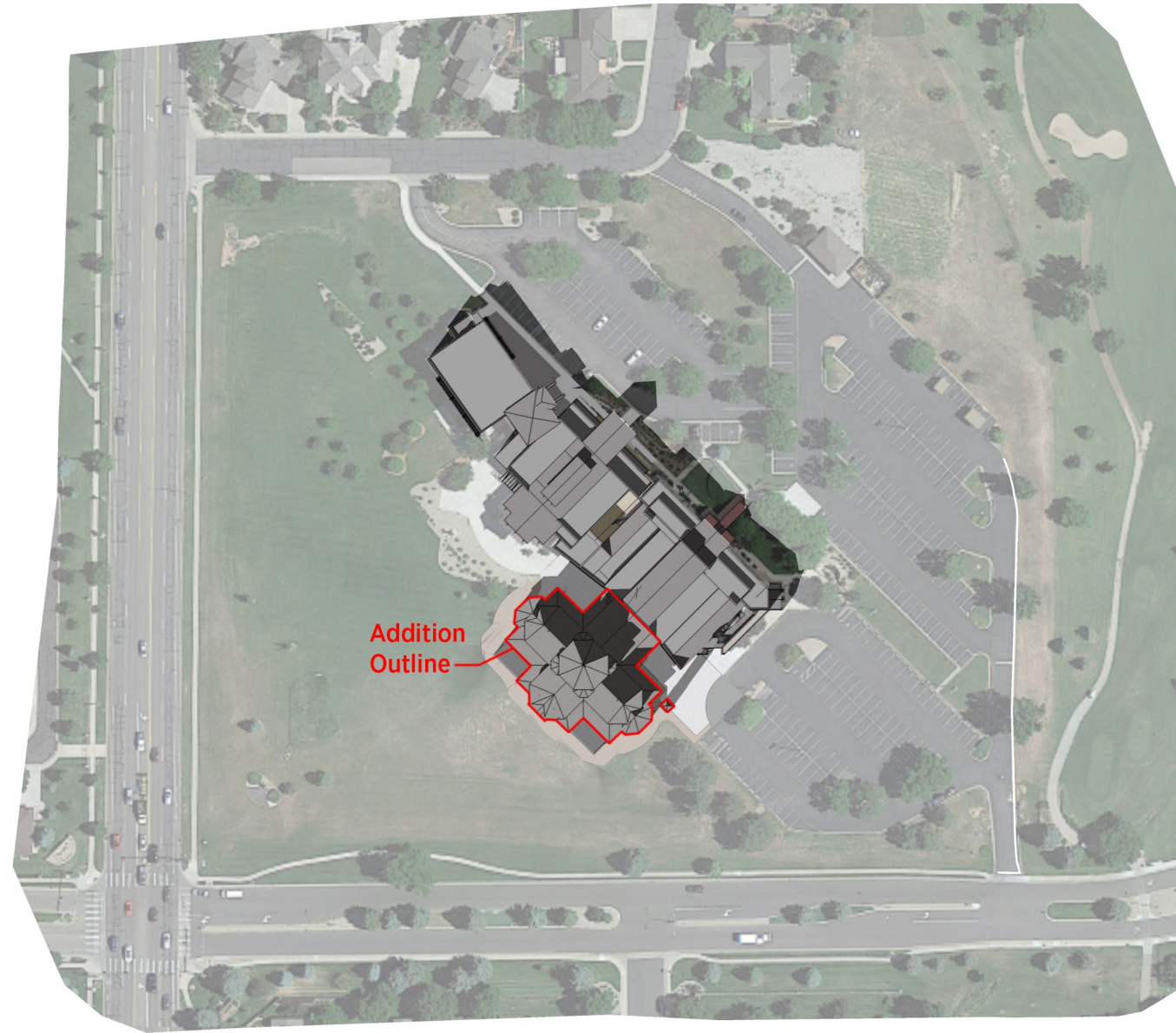
REV #	DATE	DESCRIPTION
-------	------	-------------



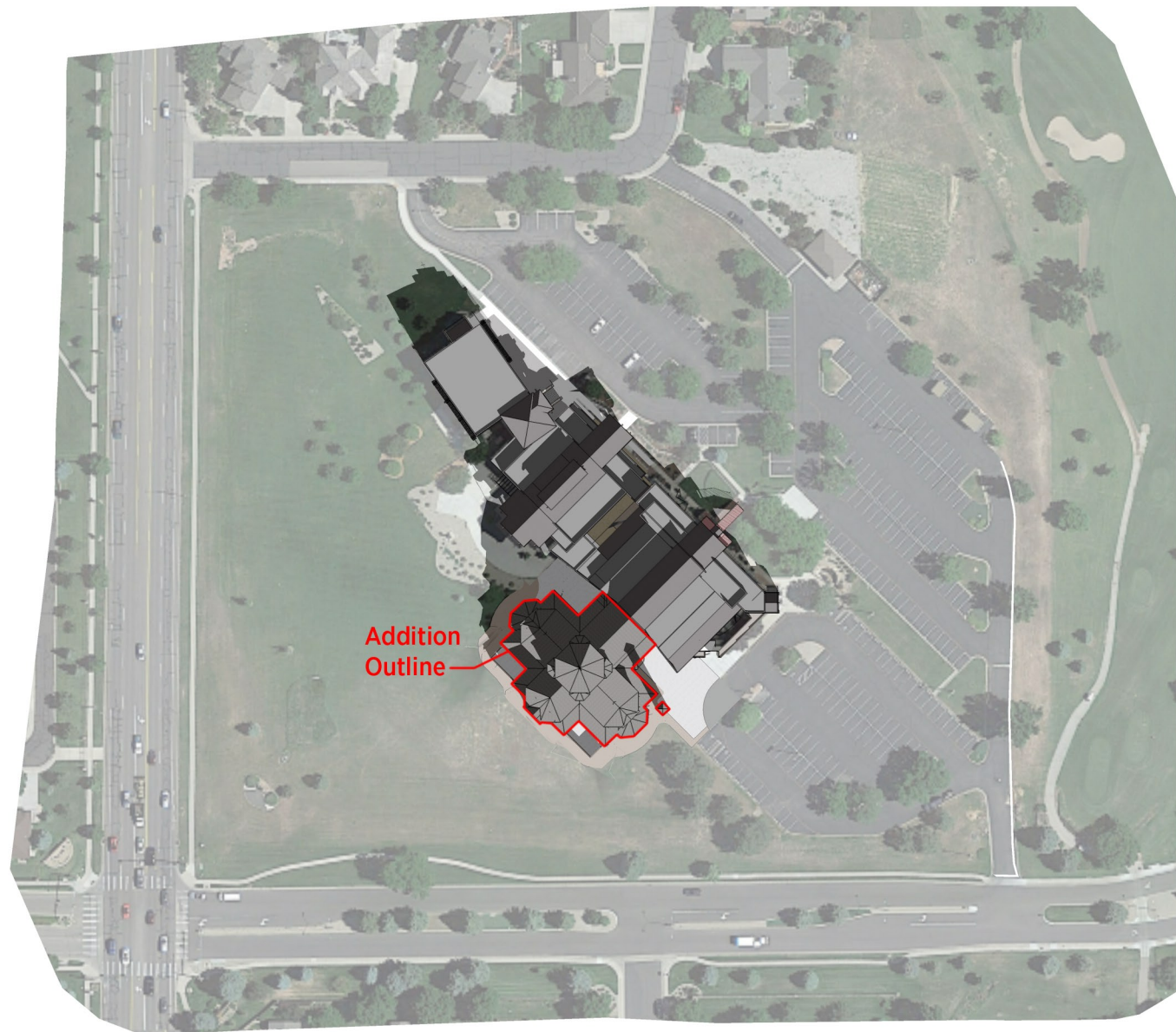
1 SHADOW ANALYSIS - NOVEMBER 7 10 AM



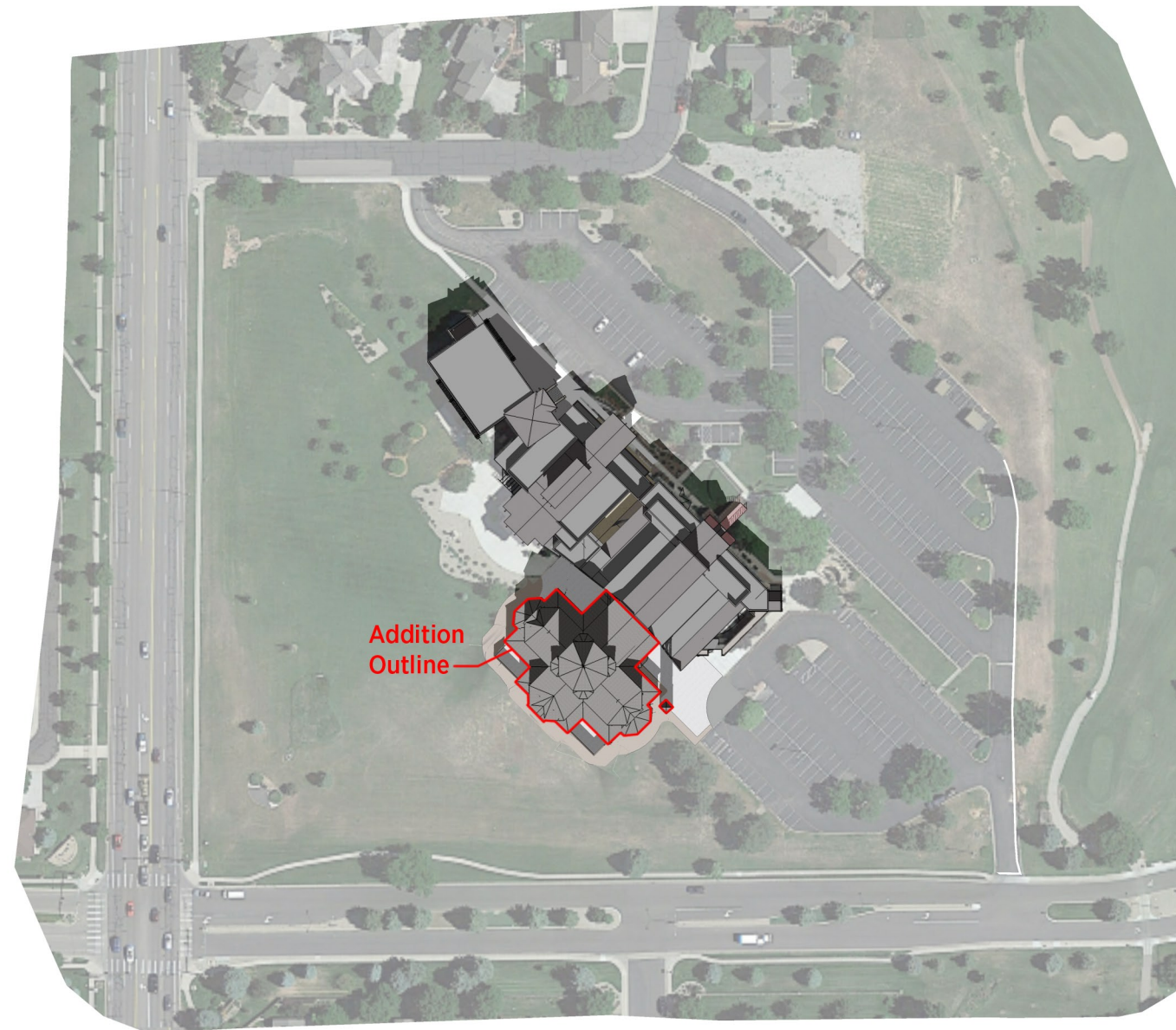
12 PM



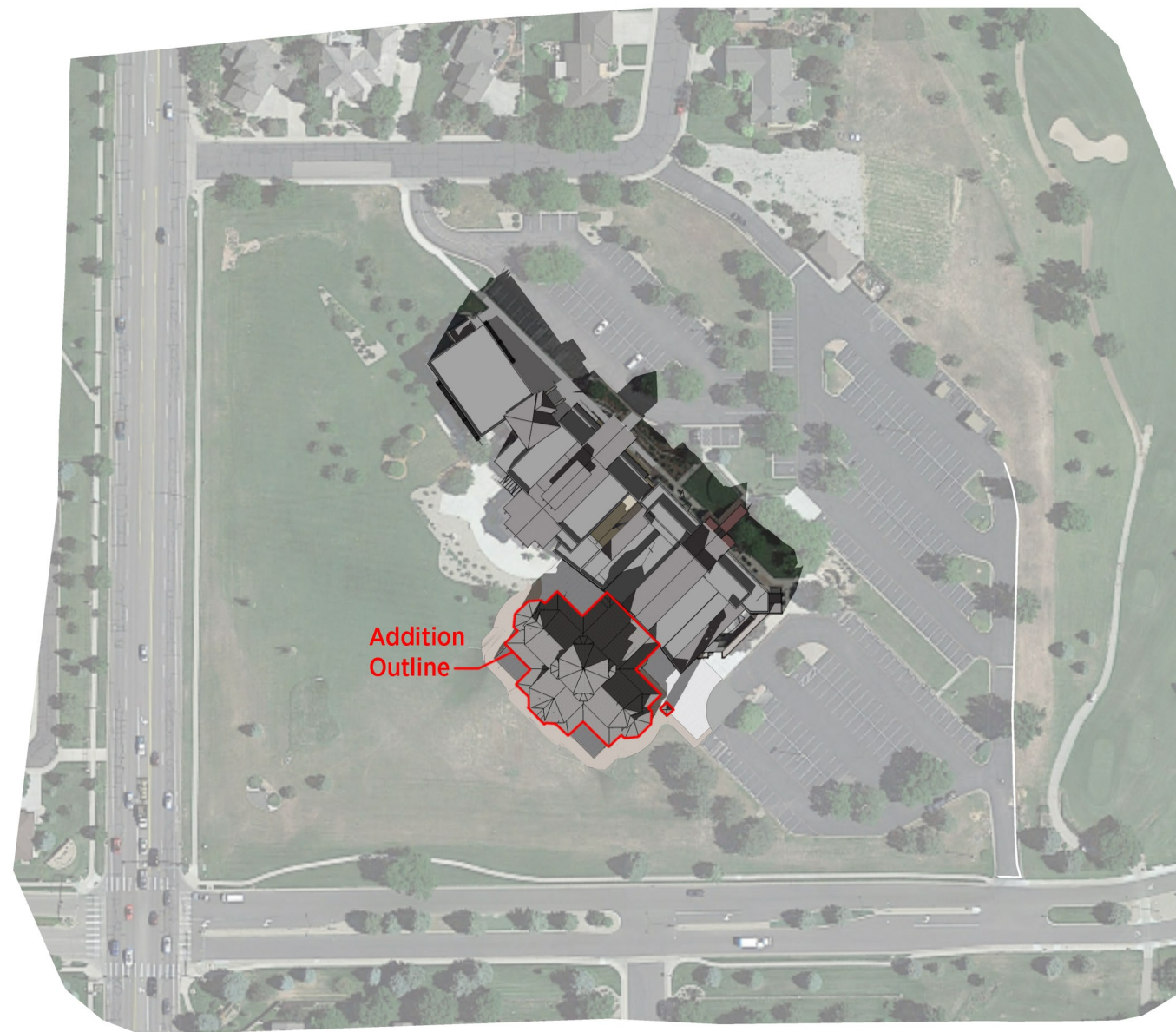
2 PM



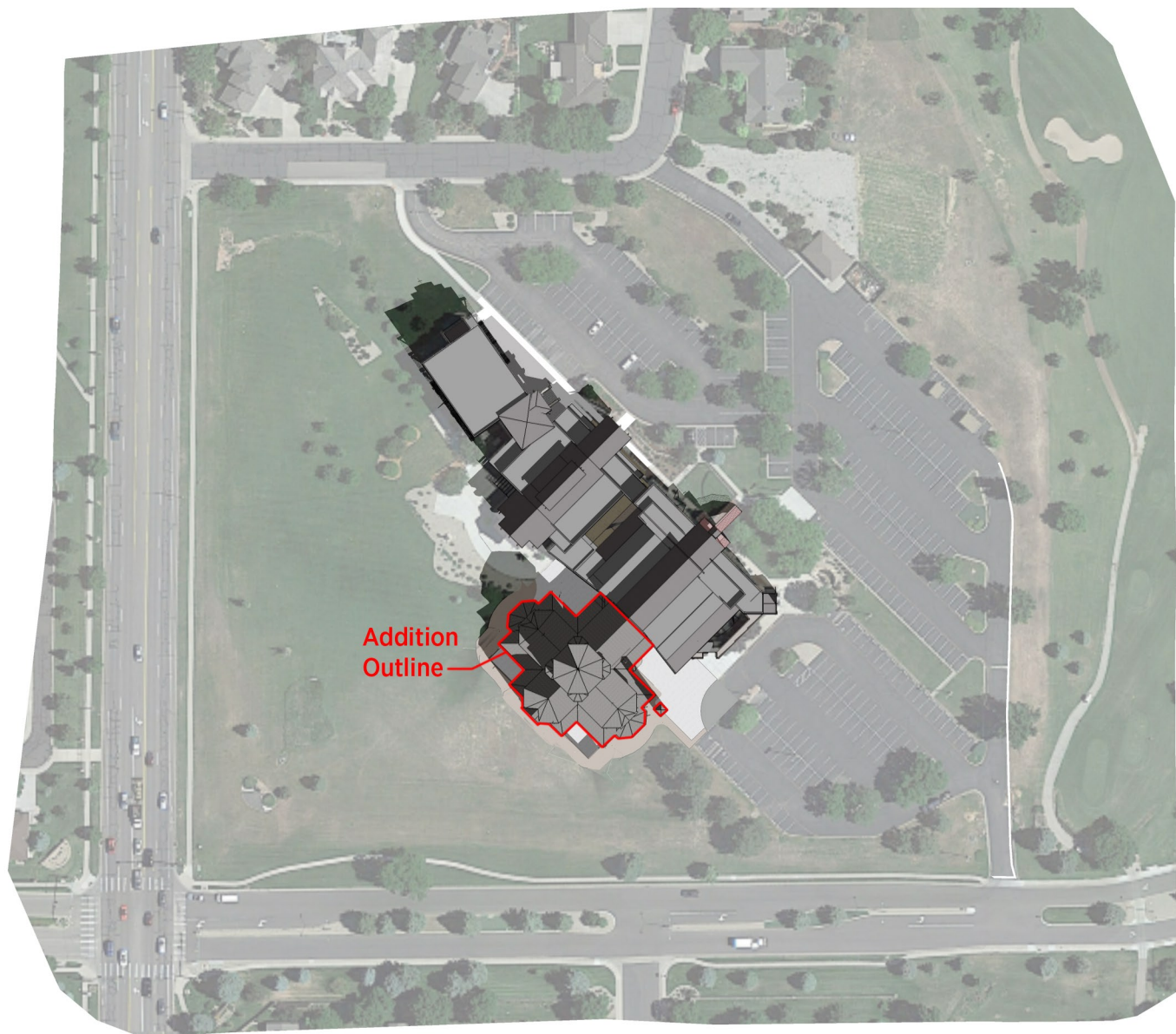
2 SHADOW ANALYSIS - DECEMBER 21 10 AM



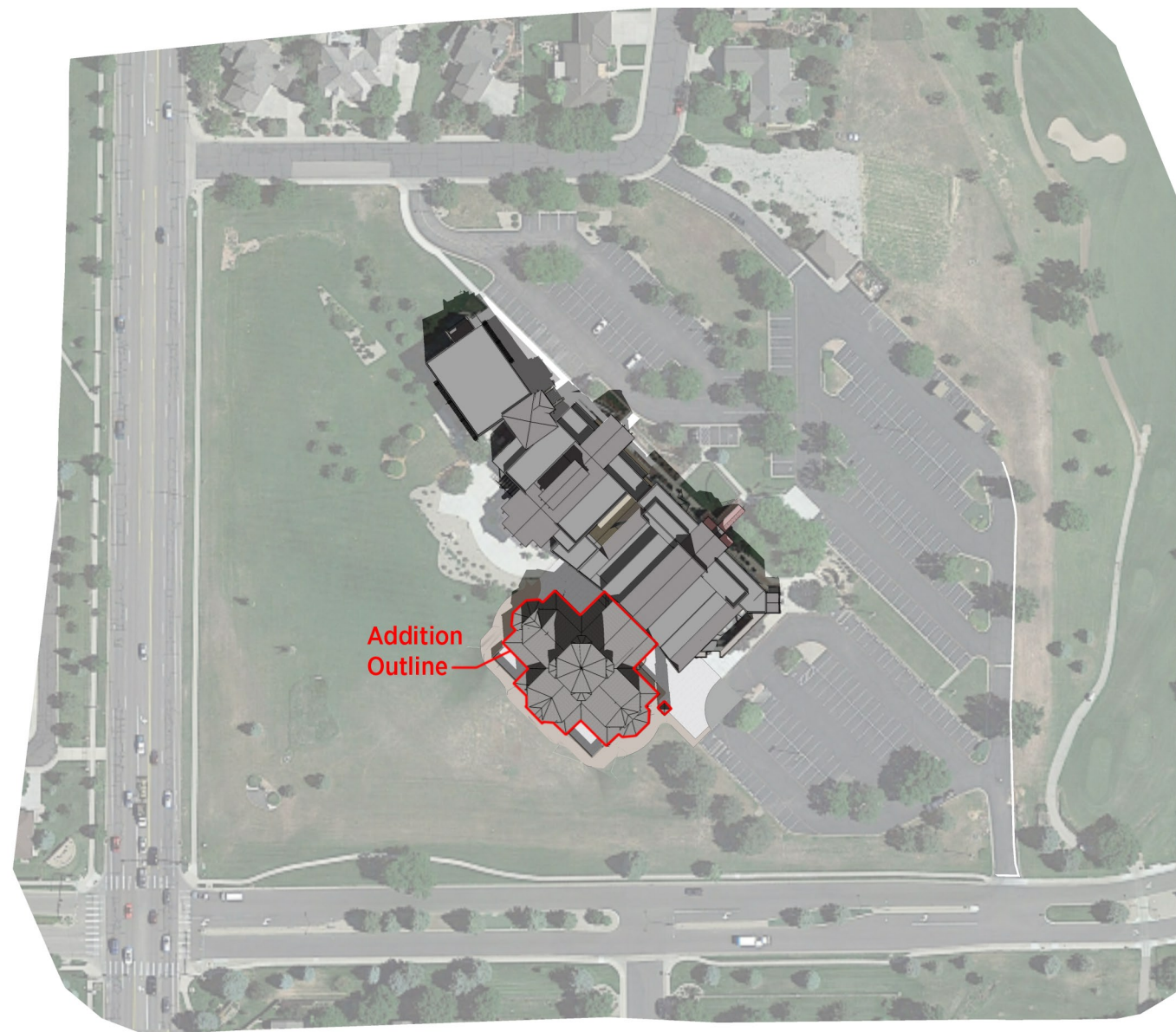
12 PM



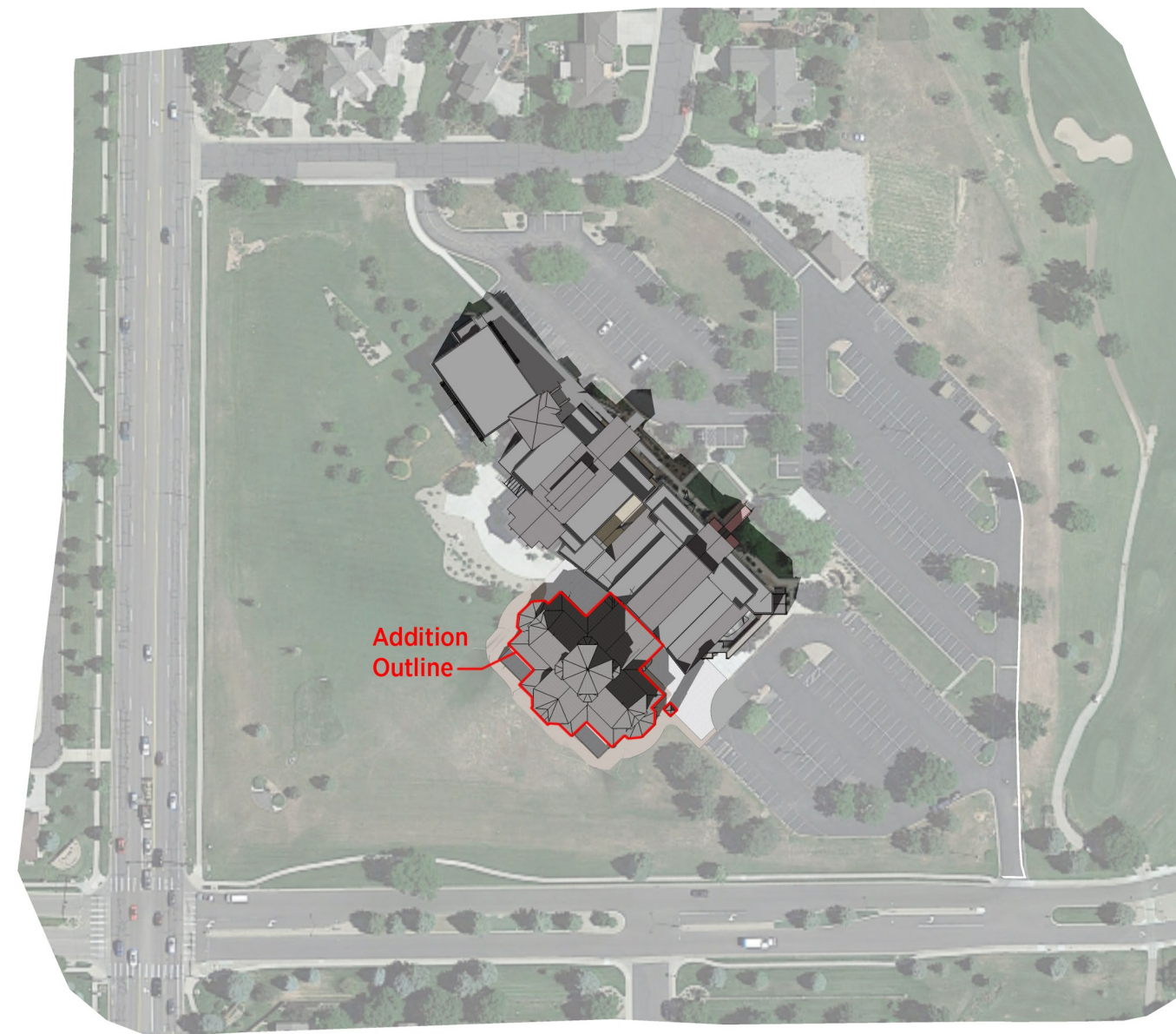
2 PM



3 SHADOW ANALYSIS - FEBRUARY 7 10 AM



12 PM



2 PM

3.2.3 - Solar Access, Orientation, Shading

(A) Purpose. It is the City's intent to encourage the use of both active and passive solar energy systems for heating air and water in homes and businesses, as long as natural topography, soil or other subsurface conditions or other natural conditions peculiar to the site are preserved. While the use of solar energy systems is optional, the right to solar access is protected. Solar collectors require access to available sunshine during the entire year, including between the hours of 9:00 am and 3:00 pm, MST, on December 21, when the longest shadows occur. Additionally, a goal of this Section is to ensure that site plan elements do not excessively shade adjacent properties, creating a significant adverse impact upon adjacent property owners. Thus, standards are set forth to evaluate the potential impact of shade caused by buildings, structures and trees.

(B) General Standard . All development shall be designed throughout to accommodate active and/or passive solar installations to the extent reasonably feasible.

(C) Solar-Oriented Residential Lots . At least sixty-five (65) percent of the lots less than fifteen thousand (15,000) square feet in area in single- and two-family residential developments must conform to the definition of a "solar-oriented lot" in order to preserve the potential for solar energy usage.

(D) Access to Sunshine . The elements of the development plan (e.g., buildings, circulation, open space and landscaping) shall be located and designed, to the maximum extent feasible, to protect access to sunshine for planned solar energy systems or for solar-oriented rooftop surfaces that can support a solar collector or collectors capable of providing for the anticipated hot water needs of the buildings in the project between the hours of 9:00 a.m. and 3:00 p.m. MST, on December 21.

(E) Shading .
(1) The physical elements of the development plan shall be, to the maximum extent feasible, located and designed so as not to cast a shadow onto structures on adjacent property greater than the shadow which would be cast by a twenty-five-foot hypothetical wall located along the property lines of the project between the hours of 9:00 am and 3:00 pm, MST, on December 21. This provision shall not apply to structures within the following high-density zone districts: Downtown, Community Commercial, and Transit-Oriented Overlay District.

(2) The impact of trees shall be evaluated on an individual basis considering the potential impacts of the shading and the potential adverse impacts that the shading could create for the adjacent properties in terms of blocking sunlight in indoor living areas, outdoor activity areas, gardens and similar spaces benefiting from access to sunlight. Shading caused by deciduous trees can be beneficial and is not prohibited.


(F) Alternative Compliance . Upon request by an applicant, the decision maker may approve an alternative site layout that may be substituted in whole or in part for a plan meeting the standards of this Section.

(1) Procedure . Alternative compliance plans shall be prepared and submitted in accordance with submittal requirements for plans as set forth in this Section. The plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than a plan which complies with the standards of this Section.

(2) Review Criteria . In approving an alternative plan, the decision maker shall find that the proposed alternative plan accomplishes the purposes of this Section equally or better than a plan which complies with the standards of this Section. In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative design enhances neighborhood continuity and connectivity, fosters nonvehicular access, and preserves existing natural or topographic conditions on the site.

(Ord. No. 165, 1999 §16, 11/16/99; Ord. No. 087, 2002 §5, 6/4/02; Ord. No. 091, 2004 §10, 6/15/04; Ord. No. 025, 2013 §1, 2/26/13; Ord. No. 086, 2014 §32, 7/1/14)

Shadow Analysis		
St. Elizabeth Ann Seton Catholic Church		
Preparer Name:	Eidos Architects	
Address:	5400 Greenwood Plaza Blvd. Greenwood Village, Co 80111	
Phone #:	720-200-0630	
Owner's Name:	St. Elizabeth Ann Seton Catholic Church	
Address:	5450 South Lemay Avenue Fort Collins, CO 80525	
Phone #:	(970) 226-1303	
REV #	DATE	DESCRIPTION



Eidos
ARCHITECTS

Sheet
8 of 8









B



B





C



