



ITEM NO 2

MEETING DATE June 20, 2016

STAFF Jason Holland

HEARING OFFICER

STAFF REPORT

PROJECT The Lyric
Project Development Plan, PDP 160008

APPLICANT Ben Mozer
Glozer, LLC
109 S. Sherwood Street
Fort Collins, CO 80521

OWNER Ben Mozer
109 S. Sherwood Street
Fort Collins, CO 80521

PROJECT DESCRIPTION

This is a request for a Project Development Plan (PDP) to construct a 10,000 square foot, three screen movie theater and restaurant with an accessory outdoor event venue at 1209 North College Avenue. The parcel is approximately 1.6 acres and is currently undeveloped. 32 off-street parking spaces are proposed on the property. The project includes an alternative compliance parking request for up to 80 parking spaces that are proposed off-site, through private agreements with nearby property owners, for the use of existing parking lots. Along the west edge of the project, right-of-way is dedicated for the future extension of North Mason Street. The property is located in the Service Commercial District (C-S). The designated uses are permitted in the zone district, subject to approval by a Hearing Officer.

RECOMMENDATION Approval

EXECUTIVE SUMMARY

The approval of the The Lyric Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:


- The PDP complies with process located in Division 2.2 - Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The PDP complies with the relevant Service Commercial District (C-S) standards in Division 4.22 of the Land Use Code.
- The PDP complies with the relevant standards located in Article 3 - General Development Standards.

VICINITY MAP



The Lyric PDP 160008
1209 N. College Ave.

500 250 0 500 Feet



COMMENTS

1. **Background:**

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Service Commercial (C-S)	Union Pacific Railroad; Riverside Park Subdivision – Commercial Warehouse
South	Service Commercial (C-S)	Riverside Park Subdivision – Church and retail buildings
East	Service Commercial (C-S)	Jax Outdoor Gear and Surplus – Retail
West	Service Commercial (C-S)	Riverside Park Subdivision – Commercial

The property is part of the Riverside Park Subdivision which was first platted in 1892 and annexed in December 1959 as part of the North College Annexation. Currently the property is undeveloped with no significant natural features in the vicinity.

2. **Compliance with Applicable Service Commercial (C-S) District Standards:**

A. Section 4.22(B)(2)(c) - Permitted Uses

Entertainment Facilities and Theaters and *Standard Restaurants* are permitted principal uses in the Service Commercial District, subject to a Type 1 Administrative review. Also proposed is an outdoor movie area as an accessory use west of the proposed building.

B. Section 4.22(D) - Land Use Standards

The Service Commercial District has only one land use standard, which limits the building height to three stories. The project proposes a two story building in compliance with this standard.

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

A. Section 3.2.1 - Landscaping

The project's North College Avenue frontage has existing street trees at approximately 40 foot intervals in compliance with the standards of this section. These street trees, public sidewalk and other right-of-way improvements were constructed by the City as a Building on Basics (BOB) capital project.

The project is well landscaped with native and low-water-use landscaping provided along the building foundation in excess of the minimum requirements. The project includes a thirty foot average planting depth along North College Avenue and a 6 to 12 foot planting depth along the south of the building, in compliance with Section 3.2.1(E)(2)(d) which requires that planting beds at least five feet in depth be provided along at least 50% of these highly visible building walls to the south and east. Planting areas are also provided along the west side of

the building, including the outdoor theater area and additional planting beds along the west on north façades.

Section 3.2.1(D)(1)(c) Full Tree Stocking requires a combination of at least 50% shade trees, evergreen trees and ornamental trees spaced at not more than 40 foot intervals along all high use and high visibility areas surrounding the proposed building. This tree stocking is required to be within 50 feet of the building face, in reasonable proximity in order to visually enhance and provide shade near the building envelope. In compliance with this section, *Full Tree Stocking* is provided within 50 feet of all high use and high visibility areas of the proposed building, with the permitted adjustment of some locations and spacing on the south side of the building to support the use and circulation pattern of the project.

Section 3.2.1(E)(5) Parking Lot Interior Landscaping requires that landscaped islands with canopy shade trees be evenly distributed through the project as follows:

3.2.1(E)(5) Parking Lot Interior Landscaping: For parking lots with less than 100 spaces, six percent of the interior space of the parking area shall include landscaping;

3.2.1(E)(5)(b) Maximized Area of Shading. Landscaped islands shall be evenly distributed to the maximum extent feasible. At a minimum, trees shall be planted at a ratio of at least one (1) canopy shade tree per one hundred fifty (150) square feet of internal landscaped area with a landscaped surface of turf, ground cover perennials or mulched shrub plantings;

3.2.1(E)(5)(b) (c) Landscaped Islands. In addition to any pedestrian refuge areas, each landscaped island shall include one (1) or more canopy shade trees, be of length greater than eight (8) feet in its smallest dimension, include at least eighty (80) square feet of ground area per tree to allow for root aeration, and have raised concrete curbs.

The plan includes a parking area of 11,500 square feet, requiring 690 square feet of interior landscape space. 795 square feet of interior space is provided, in compliance with this section. With this required interior landscape space, 300 square feet will be provided along the western edge of the parking lot, in two areas at the west end of the parking aisles that are currently shown as paving with striping. This striped area is an interim condition and shall include permanent islands when the parking area connects to the future portion of Mason Street along the west edge of the project. As noted on the landscape plan, the Final Plans shall show the ultimate design for this area and will include the landscape islands and two additional canopy shade trees. These two additional trees, which are noted but not currently shown on the plans, are factored into the parking lot interior and perimeter landscaping requirements.

In accordance with 3.2.1(E)(5)(b) above, five canopy shade trees are required to satisfy the requirement for one tree per 150 square feet within the 690 square feet of interior landscape space provided. Four trees are provided within the parking lot interior, which includes the two future trees that will be provided at the west end of the parking bays. A fifth tree is provided through alternate compliance, by counting one of the trees shown to the north of the parking area. An alternative compliance statement is added to the Landscape Plan on

Sheet L4-01, attached with this staff report.

Section 3.2.1(E)(4)(a) *Parking Lot Perimeter Landscaping* requires at least one tree per 40 linear feet along a parking side setback area and along driveways. The project also proposes *Alternative Compliance* for this requirement for the southern boundary of the site, where approximately seven trees are required. Four additional trees are provided to the north of the parking lot to alternatively comply with this standard. Staff finds this design alternative generally acceptable, given that the project as a whole is well landscaped with a total of 22 new trees provided.

Also contributing to the parking lot perimeter screening, the project provides a 30 inch high wood screen fence along the southern parking setback. This configuration complies with the parking lot screening standards in Section 3.2.1(E)(4)(b).

B. Section 3.2.2 - Access, Circulation and Parking

The parking spaces and drive isles provided meet the minimum dimensional requirements in this section. In conformance with the Purpose, General Standard and Development Standards described in this section, the parking and circulation system provided with the project is well designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit.

Alternative Compliance for Parking

The development proposes *Alternative Compliance* for the parking ratio using shared parking for the theater and restaurant uses as set forth in Section 3.2.2(K). Off-site parking is also proposed in lieu of providing all minimum required parking on-site. For reference, the *Alternative Compliance* criteria and standard parking ratios are described in the LUC as follows:

3.2.2(K)(3) Alternative Compliance. Upon written request by the applicant, the decision maker may approve an alternative parking ratio (as measured by the number of parking spaces based on the applicable unit of measurement established in the table contained in Section 3.2.2(K)(2)(a) for nonresidential land uses or the number of parking spaces based on use for recreational and institutional land uses) that may be substituted in whole or in part for a ratio meeting the standards of this Section.

(a) Procedure. Alternative compliance parking ratio plans shall be prepared and submitted in accordance with the submittal requirements for plans as set forth in this Section. Each such 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 would a plan which complies with the standards of this Section. The request for alternative compliance must be accompanied by a Parking Impact Study, Transportation Demand Management analysis, or Shared Parking Study which addresses issues identified in the City's submittal requirements for such studies.

(b) Review Criteria. To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than would a plan which complies with the standards of this Section. In reviewing the request for an alternative parking ratio plan in order to determine whether it accomplishes the purposes of this Section, as required above, the decision maker shall take into account the number of employees occupying the building or land use, the number of expected customers or clients, the availability of nearby on-street parking (if any), the availability of shared parking with abutting, adjacent or surrounding land uses (if any), the provision of purchased or leased parking spaces in a municipal or private parking lot meeting the requirements of the city, trip reduction programs (if any), or any other factors that may be unique to the applicant's development request. The decision maker shall not approve the alternative parking ratio plan unless it:

- 1. does not detract from continuity, connectivity and convenient proximity for pedestrians between or among existing or future uses in the vicinity,*
- 2. minimizes the visual and aesthetic impact along the public street by placing parking lots to the rear or along the side of buildings, to the maximum extent feasible,*
- 3. minimizes the visual and aesthetic impact on the surrounding neighborhood,*
- 4. creates no physical impact on any facilities serving alternative modes of transportation,*
- 5. creates no detrimental impact on natural areas or features,*
- 6. maintains handicap parking ratios, and*
- 7. for projects located in D, L-M-N, M-M-N and C-C zone districts, conforms with the established street and alley block patterns, and places parking lots across the side or to the rear of buildings.*

Parking Analysis by Staff:

An alternative minimum parking ratio for the project has been calculated in several ways as described in Methods A through E below, starting with the baseline code standard:

1. Baseline Required Parking:

The standard required minimum off-street parking required per the parking table, Section 3.2.2(K)(2) is as follows:

Theaters: 1 parking space per 6 seats minimum
(1 per 3 is the maximum permitted per code)

Restaurants: 5 parking spaces per 1,000 square feet of restaurant space
(10 per 1,000 is maximum permitted per code)

Baseline Parking Tabulations per 3.2.2(K)(2):

Theater use (calculated by seats; 1 space per 6 seats minimum required):

- Theater 1: 241 seats (main theater)
 - Theater 2: 105 seats
 - Theater 3: 80 seats
- 426 seats total
71 off-street parking spaces required (426/6)

Restaurant Use (calculated by SF, 5 spaces per 1,000 SF minimum required):

- 4,969 Restaurant total square feet (gross)
- 25 off-street parking spaces required (4,969 X 5)

Total off-street parking baseline per 3.2.2(K)(2):

Theaters: 71 spaces
Restaurant: 25 spaces
Subtotal: 96 spaces required -- baseline minimum per code

10% deduct: 10 spaces (permitted deduct for bike/ped. LOS A)

Total Project: 86 spaces (assuming a 10% deduction)

2. Alternative Compliance Parking -- Method A.

This method calculates the total parking requirement with a 50% shared parking overlap for the restaurant use:

Theater: 426 seats total
71 spaces min. required (1 per 6 seats)

Restaurant: 4,969 sf; 5 spaces per 1,000 SF = 25 spaces;
12 spaces required (50% shared parking)

Subtotal: 83 spaces
10% deduct: 8 spaces (permitted deduct for bike/ped. LOS A)

Total Project: 75 spaces

3. Alternative Compliance Parking -- Method B.

This method calculates the total parking requirement based on the transportation demand anticipated during a busy evening. While all of the theaters may not be full during a busy evening, the 1 per 6 minimum ratio is maintained to provide some cushion in case the ratio is closer to 1 per 3:

Theater: 426 patrons (3 theaters, all full)

Restaurant: 24 patrons (amount of patrons who are not also seeing a movie)

Total Patrons: 450 total patrons during a busy evening

Parking: 75 spaces (using 1 per 6 ratio -- $450/6$)

10% deduct: 7 spaces (permitted deduct for bike/ped. LOS A)

Total Project: 68 spaces

4. Alternative Compliance Parking -- Method C.

This method calculates the total parking requirement based on the main theater being used for a music concert:

Theater: 450 patrons (live music event)

Parking: 75 spaces (using 1 per 6 ratio -- $450/6$)

10% deduct: 7 spaces (potential deduct for bike/ped. LOS A)

Total Project: 68 spaces

5. Alternative Compliance Parking -- Method D.

This method also calculates the total parking requirement based on the transportation demand anticipated during a "peak time" using a weekend evening 7:00 p.m. show time. This method assumes that all three theaters will not be full or operated simultaneously during a busy evening, using a ratio of 1 parking space per 2.8 patrons.

Theater/Restaurant: 231 patrons total during the weekend peak time

Travel modes for the 231 patrons:

Vehicular: 185 patrons (80%)

Bicycle: 23 patrons (10%)

Pedestrian: 23 patrons (10%)

Minimum Parking: 66 spaces (using 2.8 patrons per car for 185 patrons)

6. Alternative Compliance Parking -- Method E.

This method is similar to "Method A" above which calculates the total parking requirement with a 50% shared parking overlap for the restaurant use, but assumes that all three theaters are in operation at the same time and are 60% full. This method uses a 1 space per 4 seat ratio, while Method A assumes that all theaters are 100% full and uses a 1 seat per 6 ratio.

Theater: 426 seats total – 60% full: 256 seats
64 spaces required (1 per 4 seats)

Restaurant: 4,969 sf; 5 spaces per 1,000 SF = 25 spaces;
12 spaces required (50% shared parking)

Subtotal: 76 spaces
10% deduct: 8 spaces (permitted deduct for bike/ped. LOS A)

Total Project: 68 spaces

Parking summary and staff recommendation:

The minimum required off-street parking per code is 86 spaces as calculated in the “baseline method” above. This minimum includes a 10% deduction for bike/pedestrian patrons who may use transit or the bike path through Lee Martinez Park, which provides a connection to Hickory Street as well as North College Avenue.

The applicant has provided an Alternative Parking analysis attached with this staff report and is providing 32 on-site spaces and 80 off-site spaces. A map on page 3 of the attached analysis illustrates the locations:

Off-site spaces:

20 spaces at Ken’s Muffler
20 spaces at 1235 North College Avenue (Watchdog Automotive)
40 spaces at Jax Outdoor Gear
80 spaces total available off-site
32 spaces provided on-site
112 total off-street spaces available

The off-site parking quantities listed above are noted on the proposed plans in the Land Use Table on Sheet L1-00. Additionally, this table notes the minimum required off-street parking at 68 spaces, which is in line with the calculations shown in Methods B through E above.

Staff recommends that the alternative compliance parking request be approved, and has noted two requirements with the site plan, See “Other Project Requirements”, Notes 3 and 4 on Cover Page Sheet L1-00:

- An alternative parking plan is provided which notes specific locations for off-site parking. Should changes to locations and quantities be needed to support the proposed uses, an amendment to these plans shall be provided.
- As noted in the alternative parking plan, The Lyric shall provide informational signage and actively monitor on-site parking activities, so as to eliminate vehicle stacking that may cause ingress/egress with the North College right-of-way.

Staff’s recommendation for the alternative parking request is based on the following findings, using the criteria described in *Section 3.2.2(K)(3) Alternative Compliance*:

- As calculated in the baseline parking tabulation above, 96 parking spaces are required for the restaurant and theater uses per the minimum parking table in LUC Section 3.2.2(K)(2)(a). The project plans indicate that a total of 112 spaces will be available, with 32 spaces provided on-site and 80 spaces provided off-site. The review criteria allow these nearby shared and leased parking to be counted towards the minimum requirement, provided that the alternative arrangement meets the purpose of the parking standards equally well or better than would a plan which complies with the standards of this Section.
- Should additional parking spaces be needed or issues arise with the availability of the off-site spaces, the above notes provided with the plan allow staff to request an amendment to the plans.
- Although not noted in any of the parking calculation methods described above, on-street overflow parking is available in the vicinity on Hickory and Conifer Street, which can be a considering factor as noted in the alternative compliance review criteria. Conservatively, about 45 parallel spaces may be available on Hickory west of North College, although future redevelopment may also compete for the use of these spaces. On-street overflow parking is also available on Conifer Street east of North College. While the use of on-street parking is not recommended by staff to satisfy the project's minimum requirements, this parking is available and does accommodate some overflow cushion. Currently this on-street parking is underutilized and may be for some time. Additionally, as the area continues to re-develop, additional shared off-street parking opportunities may become available. Lastly, the future Mason Street connection will provide some additional on-street parking adjacent to the project to the west, although the timing of this street extension is unknown.

C. *Section 3.2.4 - Site Lighting*

A photometric plan is provided with the Project Development Plan submittal. As proposed, the project complies with the minimum lighting requirements. All lighting will feature down-directional and sharp cut-off fixtures in compliance with the requirements of this section.

D. *Section 3.5.3 - Mixed-Use, Institutional and Commercial Buildings*

1. The building is oriented towards the street with no parking between the street and the front of the building, in conformance with the "build-to" line requirement;
2. The building form provides a unique architectural style with a level of quality that satisfies the commercial building requirements of this section. The required variation in massing and wall articulation is provided in conformance with Section 3.5.3(E)(2);
3. All facades are subdivided and proportioned using features such as false windows, architectural columns, integrally colored masonry and changes in

texture, color and material in conformance with Section 3.5.3(E)(3);

4. Entrances are clearly identified and articulated with an entrance canopy as a sheltering element and with a change in mass related to the building entrance in conformance with Section 3.5.3(E)(4);
5. Variations in massing, juxtaposed materials and forms with varied patterns of recesses and projections provide vertical and horizontal interest, breaking down the overall scale of the building Section 3.5.3(E)(6);

4. Neighborhood Meeting

Although a City neighborhood meeting is not required for the Type 1 uses proposed, the applicant did elect to hold a neighborhood meeting for the project on August 27, 2015. Two residents attended the meeting, who are the owners of Ken's Muffler Shop, adjacent to the property to the north. No concerns were raised at the neighborhood meeting.

5. Findings of Fact

When considering The Lyric, Project Development Plan #160008, staff makes the following findings of fact:

- A. The Lyric PDP complies with process located in Division 2.2 - Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The Lyric PDP complies with the relevant Service Commercial District (C-S) standards in Division 4.22 of the Land Use Code.
- C. The Lyric PDP complies with the relevant standards located in Article 3 - General Development Standards, with alternative compliance criteria satisfied for parking lot landscaping and the off-street parking arrangement provided.

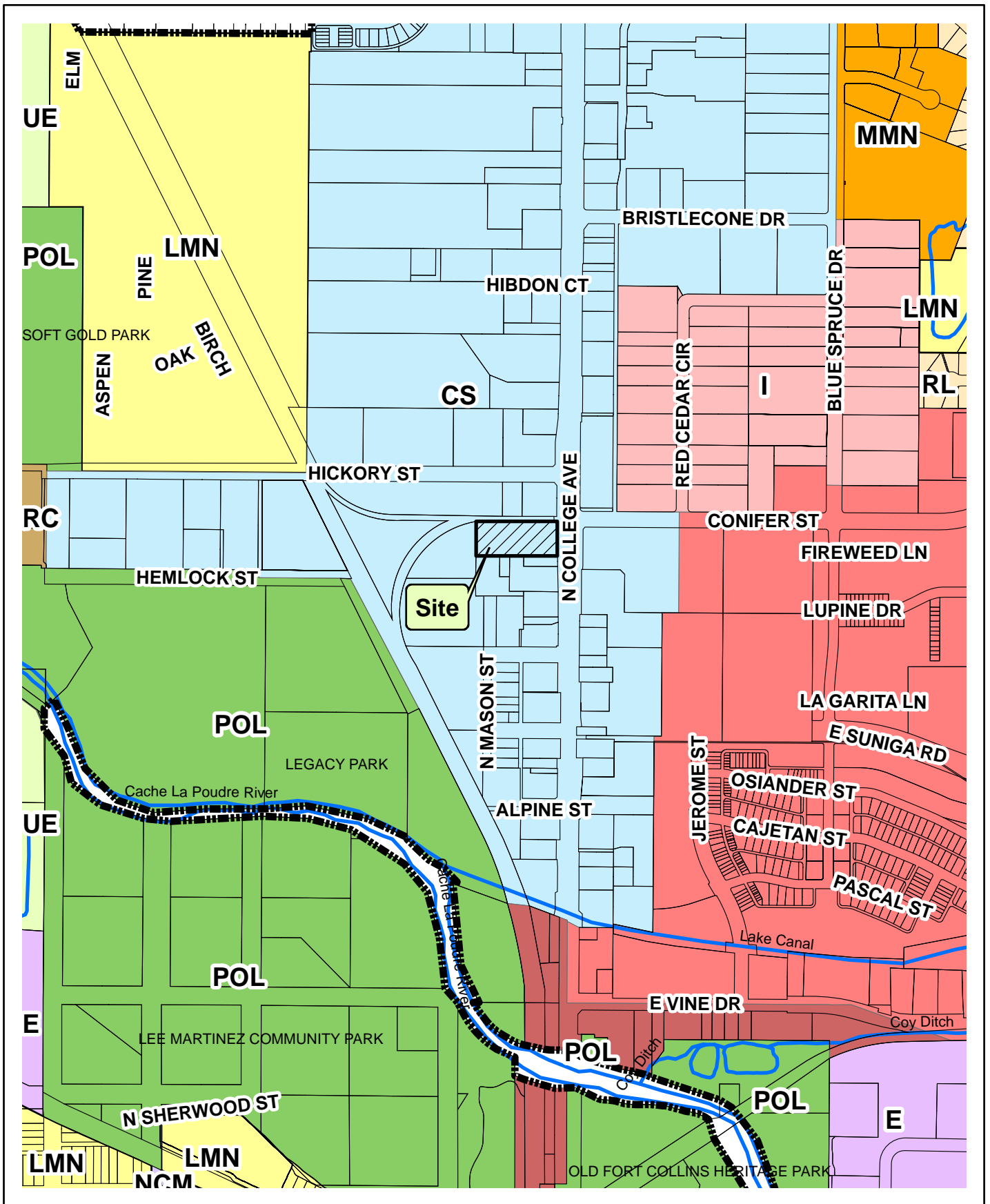
RECOMMENDATION:

Staff recommends approval of The Lyric, Project Development Plan #160008 based on the Findings of Fact.

ATTACHMENTS

1. Area Zoning Map
 2. Statement of Planning Objectives
 3. Alternative Compliance Parking Analysis
 4. Ken's Muffler Lease Agreement
 5. 1209 North College Lease Agreement (Watchdog Automotive)
- (Continued next page)

6. Site and Landscape Plan
7. Architectural Elevations
8. Lighting Plan
9. Grading and Drainage Utility Plans
10. Proposed Plat



City Zoning		CCN	CCR	MMN	NCM	UE
ZONE		CS	E	NCB	RC	RL
POL	I	LMN	NCL	RDR		



THE LYRIC PDP SUBMITTAL

Statement of Planning Objectives | Development Schedule | Adjacent Owners

Statement of Planning Objectives

Part (i)

The Lyric is planning on building a 10,000 square foot, 3 screen movie theater and event venue, with a full restaurant at 1209 N College Ave. The program for the development will include a 32 space parking lot and a .4 acre/ft detention pond that can double as an outdoor gathering space for customers and area residents. In order to meet our parking objectives we have struck agreements with Ken's Muffler, 1235 N College's parking lot and Jax's for 20 spaces each.

The Lyric project is located in Zone CS. Under this zone, The Lyric meets the current land use code which states that "Theaters" and "Restaurants" are included in the use options for this site.

1209 N College LLC will manage the use of the building, headed by Ben Mozer, and comprised of the following Co-Owners:

- Andrew Schneider, PO Box 2151, Fort Collins, CO 80522
- Ki Shih, 305 W Magnolia St, #246, Fort Collins, CO 80521
- Lex Krausz and Karen Christophersen, 1219 W Magnolia St, Fort Collins, CO 80521
- Jim Schafer, 3211 Marcellina Place, Loveland, CO 80537
- Clark and Lani Mozer, 2316 Northridge Ct, Fort Collins, CO 80521
- Margaret Grant, 119 S Sherwood St, Fort Collins, CO 80521
- Alison Mason, 918 Wild Cherry Lane, Fort Collins, CO 80521

1209 N College LLC plans on partnering with CHFA, the City of Fort Collins URA and Kati and Bob Rader to secure a loan from Great Western Bank, in order to construct the building.

Part (ii)

The Lyric site shall have an outdoor event venue for temporary film presentations during the warmer months. We are incorporating the detention pond as a dual use to serve as an outdoor gathering place to enjoy the movies. The projector screen will be mounted and removed for each event. There are no existing wetland or natural habitats on the site as it was graded at some point. No structures exist on the site. New pathways and landscaping shall enhance the open areas of the new site, provide shading in some areas, and improve the experience for the outdoor venue. The front has a small courtyard for parking bikes and for passersby to stop and rest on a sitting-level rock accent wall.

Part (iii)

It is the Lyric's intent to use the proposed detention pond as a public natural space for social gatherings. The ownership is intended to transfer to the Mozer family in a monetary exchange, who will continue to run the Lyric and manage the site as a publicly accessible natural space.

Part (iv)

The Lyric estimates 25-30 employees will be on payroll at any given time. 10 in a salary management position and 15-20 part time to full time hourly positions as event staff, restaurant staff and creative production (including art installations and event productions).

Part (v)

We believe that North College is in dire need of a public gathering space and entertainment venue that is pedestrian-friendly. To use the needs of the city for more natural landscapes and water detention as an opportunity to expand our capacity to entertain local regional residents as a destination venue seems to make a lot of sense.

Part (vii)

We do not believe we will have any conflicts with wetlands, habitats, or wildlife.

Part (viii)

No issues were brought up at the Neighborhood Meeting held in August 2015 that we recall.

Part (ix)

The current business is called THE LYRIC CINEMA & CAFÉ. The title for this site shall be simply, THE LYRIC.

DEVELOPMENT SCHEDULE

August 2016	Expected Construction Start
May 2017	Expected Opening Date
August 2017	Expected Front Courtyard Completion (landscaping)
October 2017	Expected West Yard Completion (landscaping)

Adjacent Owners' Information

1200 N. College Avenue

Jax Outdoor
Jog LLC, Jim Quinlin
P.O. Box 469
Belvue, CO 80512

1203 N. College Avenue

Moreng Commercial LLC
327 E. County Rd 60
Fort Collins, CO 80524

1219 N. College Avenue

Ken Reynolds
1219 N. College Avenue
Fort Collins, CO 80521

1220 N. College Avenue

Box Globok LLC
928 Lincoln Avenue
Loveland, CO 80537

Thank you,

Ben Mozer

THE LYRIC

THE LYRIC

Traffic and Alternative Parking Memo

Date: May 2, 2016
 Owner: The Lyric, Ben Mozer
 Architect: Urban|Rural Design
 Address: 1209 N. College Avenue
 Municipality: City of Fort Collins

To the City of Fort Collins,

This letter shall serve as a Traffic Memo in conjunction with the Project Development Plan for The Lyric theater at 1209 N. College Avenue. After discussions with the City Planning and Transportation Engineering departments, we devised the following parking plan for the site:

PARKING REQUIREMENTS

- 68 parking spaces currently required (coordinated with Planning Department)
 - Calculation:** we figured that during the average, busy day at The Lyric that there could be up to 450 patrons. For Theaters, the figure is 1 car / 6 patrons, which equates to 75 cars. Factoring in the 10% multimodal deduct, we arrived at 67.5 vehicles, rounding up to 68.
- 66 parking spaces (forecasted by The Lyric and consultants for a busy event)
- 32 parking spaces provided on site
- 40 off-site parking spots (leased)
 - 20 at Ken's Muffler
 - 20 at 1235 N. College (at Hickory & Mason St.)
- 40 overflow parking spots at no charge (Jax). This includes both front and rear parking.
- Hickory Street overflow parking available
- Total on and off site parking: **112 total spaces available** (not including Hickory Street overflow)
- In the future, we expect to have additional overflow street parking if and when the N. Mason Corridor project occurs.

PATRON TRANSPORTATION ANALYSIS

Working with the City's Planning Department, during an average showtime (*weekends at 7:00pm*), we expect to have approximately 231 patrons at The Lyric. Of those patrons, we expect the following breakdown of vehicular, bicycle, and pedestrian traffic:

▪ Vehicular Traffic	(80%)	185 patrons
▪ Bicycle Traffic	(10%)	23 patrons
▪ Pedestrian Traffic	(10%)	<u>23 patrons</u>
		231 patrons

We expect an average of **2.8 patrons/car** during these showtimes. This equates to a total of **66 parking spaces** needed on a weekend evening, assuming a 7:00pm showtime. This information is based upon current data representative of the patron

count at the existing theater on Mountain Avenue. Assuming 66 cars needed, we would need an additional 34 parking spaces off site. Currently we exceed the off-site parking by 80 additional parking spaces.

Since the available off-site parking is located at three different locations, this provides flexibility if these current sites get developed or the lease is terminated. There are additional nearby sites that could potentially be leased as well.

CAR PARKING FLOW

Referencing the "Parking Reference Map" below, there are four stages to our parking plan, notes as 1-4, with (1) starting with on-site parking at The Lyric. The Lyric and its staff will work to keep drivers informed when parking lots are full. The parking lot order will follow the numbers provided and the information provided as follows:

(1) **The Lyric On-Site Parking:** 32 spaces

Parking will be easily monitored from the Restaurant Lobby of the Lyric as the entire parking lot is visible from the interior. Once the lot fills, staff will set a sign just inside of the public sidewalk adjacent to the share access point. The sign will state:

"PARKING LOT FULL: PARK AT KEN'S MUFFLER (left at Hickory Street)"

(2) **Ken's Muffler Parking:** 20 spaces (total 52 spaces provided)

Staff will continue to observe parking at Ken's Muffler. Once it is full, staff will use a second sign, located at Ken's Muffler, that will state:

"LYRIC PARKING: LOT FULL – PARK ACROSS THE STREET OFF OF MASON STREET"

(3) **1235 N. COLLEGE AVENUE:** 20 spaces (72 spaces provided)

This site is actually a separate part of the 1235 N. College lot, but is considered to be the same address. The access is off of Mason Street. A sign will be posted near the corner of Mason and Hickory Streets stating "PARKING for THE LYRIC". At this point, the total parking capacity will exceed 66 spaces forecasted and the 68 spaces currently required. If the parking needs exceed 72 spaces, then a sign at The Lyric entry will be changed to say

"LYRIC PARKING: LOT FULL – PARK AT JAX OUTDOOR"

(4) **Jax Outdoor:** 40 spaces (front and back)

Jax is providing overflow parking for The Lyric and sees this as a benefit to their business, potentially drawing more business from The Lyric patrons. Jax has parking in front and in back of their building, totaling about 40 total spaces. No signs required here.

The signs themselves are currently intended to be easily stored and easily placed A-frame sign boards. The Lyric can work with the City Transportation Department regarding sign content and size of text size. Of course, as parking opens up after this first evening showing ends, the staff will check available parking and pull the signs where necessary.

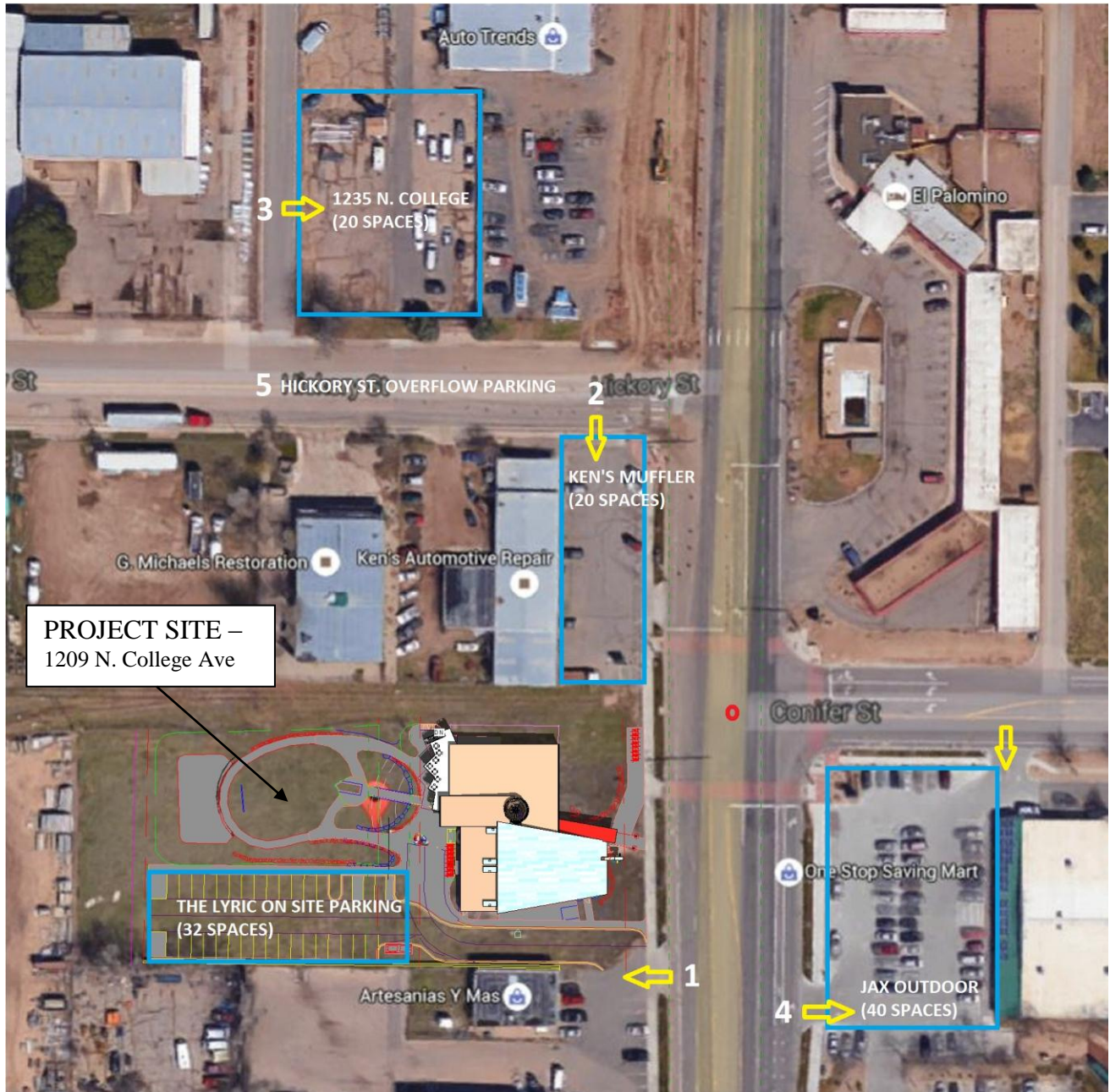
We look forward to hearing the City's ideas and any additional requirements that making parking at The Lyric good for business and traffic flow.

Please see the attached map below.

Thank you,
Brian A. Majeski, Assoc AIA

urban | rural design

PARKING REFERENCE MAP



PARKING SPACE LEASE AGREEMENT

This Parking Space Lease Agreement ("the Lease") is made and entered into on September 16, 2015 by and between Ken's Muffler Shop Inc. of 1219 N. College Ave, Fort Collins, Colorado, 80524 (the "Lessor") and Glozer LLC of 1209 N. College Ave, Fort Collins, Colorado, 80524 (the "Lessee"), Collectively known as the "Parties." The Parties hereby agree as follows:

Terms and Conditions**1. Term**

Lessor hereby leases to Lessee the parking space located at Ken's Muffler, 1219 N. College Ave. Fort Collins, Colorado 80524 and designated as 16 parking spaces. The lease will start on January 01, 2017 and will continue as a month-to-month tenancy until such time as it is terminated by either party and under the following conditions:

- a. Parking spaces are available to Lessee from 6 PM to 4 AM. Any vehicles still remaining on the lot at 4 AM are subject to tow at Lessors discretion.
- b. Lessor has first right to all parking spaces. I.e. If Lessor has a vehicle on the lot at 6 PM, Lessor is under no obligation to move said vehicle.
- c. If Lessor has an event and needs use of the parking lot it will not be available to Lessee until that event is concluded. Such events happen 2 to 3 times a year and Lessor will give Lessee as much advance notice as possible.
- d. There may be extended hours available to lessee over the weekends and during holidays at Lessors discretion.

2. Rent

Lessee agrees to pay \$100.00 as rent in advance on the 4th of each month to Lessor by mail or in person at the respective address as noted above. Upon receiving any payment of parking space rent in cash, Lessor agrees to issue a receipt stating the name of Lessor, the amount of rent paid, the designation of parking spaces and the period for which said rent is paid.

3. Liability

Lessor shall not be responsible for damage or loss to possessions or items left in Lessees vehicles. Lessor shall not be responsible for damage to Lessees vehicles, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area. Lessor may, at Lessors sole discretion, provide parking lot attendants. In the event that Lessor provides such attendants, any use of such attendant by Lessee to park or drive Lessees vehicles shall be at Lessees request, direction and sole risk of any resulting loss and Lessee shall indemnify Lessor for any loss/expense from such use.

4. Termination

Either party may terminate this Lease by providing 30 days written notice to the other party. Any such notice shall be directed to a party the party's address as listed in this Lease.

5. Governing Law

This Agreement shall be governed by the laws of Colorado in the County of Larimer.

PARKING SPACE LEASE AGREEMENT

6. Entire Agreement

This Lease contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Lease. This Lease supersedes any prior written or oral agreements between the parties.

7. Severability

If any provision of this Lease will be held invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

8. Amendment

This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

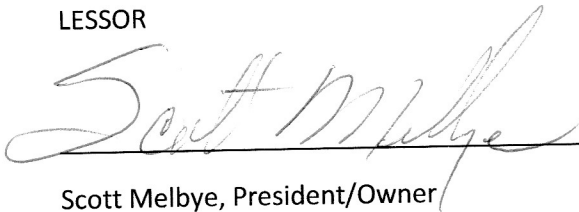
9. Waiver of Contractual Rights

The failure of either party to enforce any provision of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

10. Assignment

Neither party may assign or transfer this Lease without the prior written consent of the non-assigning party.

LESSOR

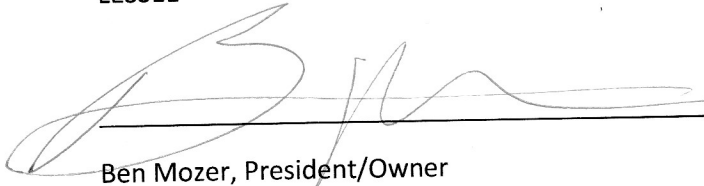


Date: 10-16-15

Scott Melbye, President/Owner

Ken's Muffler Shop Inc.

LESSEE



Date: 11/30/15

Ben Mozer, President/Owner

Glozer LLC.

Letter of Intent

Ben Mozer
1209 N College Ave
Fort Collins, Co 80521

1/14/16

Michael Kriesberg
Watchdog Automotive
Address

The document is to express the agreement between Ben Mozer, Manager of 1209 N College LLC and Michael Kriesberg Owner of Watchdog Automotive, in which 1209 N College will sub-lease 20 parking space of Watchdog Automotive's 1235 N College Ave property in 2017, upon opening of The Lyric Cinema Café.

Watchdog Automotive agrees to lease said 20 parking spaces to 1209 N College LLC contingent on the continuation and terms of their lease with the property owner. The sub-lease of the 1235 N College Property is anticipated to begin in 2017, at which point the price and terms of the lease will be determined.



Michael Kriesberg

Ben Mozer

1. **LEGAL DESCRIPTION:** LOT 1 LYRIC CINEMA
A portion of Riverside Park, Fort Collins, Colorado, contained within the boundary lines which begin at a point which bears South 230.50 feet, and again West 40.00 feet from the East One-Quarter (E ¼) corner of Section 2, Township 7 North, Range 69 West of the Sixth P.M., said point of beginning being the point of intersection of the Southerly right-of-way line of the Union Pacific Railroad and the Westerly right-of-way line of North College Avenue and run thence along said railroad right-of-way line of the following courses and distances: West 190.00 feet, and again S 86°57'57" W 182.74 feet, and again S 83°31'30" West 52.04 feet; thence leaving said right-of-way line run S 00°32' W 185.87 feet; thence East 425.74 feet to a point on the Westerly right-of-way line of North College Avenue; thence North 181.40 feet along said Westerly right-of-way line to the point of beginning.
ALSO known as Lot 4 through 10 and part of Lots 11 and 26 lying South of the Union Pacific Railroad and all of Lots 27 through 34, Block 5, Riverside Park, EXCEPT those portions contained in Book 1854 at Page 700 and Book 2038 at Page 947 and Deed recorded March 16, 2012 at Reception No. 20120017448, County of Larimer, State of Colorado

SITE PLAN NOTES:

- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
- SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
- FIRE HYDRANTS MUST MEET OR EXCEED POUFRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- 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.
- 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.
- Fire Lane Marking:** A fire lane marking plan must be reviewed and approved by the fire official prior to the issuance of any certificate of occupancy. Where required by the fire code official, approved signs or other approved notices that include the words NO PARKING FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times ad be replaced or repaired when necessary to provide adequate visibility.

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.

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: _____

BY: _____
NAME

TITLE: _____

NOTARY CERTIFICATE:
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

- 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 SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY 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 STREETLIGHTS
10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
4 FEET BETWEEN TREES AND GAS LINES
- ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(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.

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 ARBORS WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
- THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
- SUBJECT TO APPROVAL BY THE CITY FORESTER – STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

OTHER PROJECT REQUIREMENTS:

- ALL OUTDOOR PERFORMANCES MUST COMPLY WITH THE CITY NOISE ORDINANCE AS APPLICABLE.
- PROJECTION SCREEN SHALL BE REMOVED AFTER EACH PERFORMANCE EVENT.
- AN ALTERNATIVE PARKING PLAN IS PROVIDED WHICH NOTES SPECIFIC LOCATIONS FOR OFF-SITE PARKING. SHOULD CHANGES TO LOCATIONS AND QUANTITIES BE NEEDED TO SUPPORT THE PROPOSED USES, AN AMENDMENT TO THESE PLANS SHALL BE PROVIDED.
- AS NOTED IN THE ALTERNATIVE PARKING PLAN, THE LYRIC SHALL PROVIDE INFORMATIONAL SIGNAGE AND ACTIVELY MONITOR ON-SITE PARKING PRACTICES, SO AS TO ELIMINATE VEHICLE STACKING THAT MAY CAUSE INGRESS/EGRESS CONFLICTS WITH THE NORTH COLLEGE RIGHT OF WAY.

PLANNING APPROVAL:

By the Director of Community Development and Neighborhood Services the City of Fort Collins, Colorado

this _____ day of _____ A.D., _____.

Director of Community Development and Neighborhood Services



VICINITY MAP
scale: 1"=1000'



LAND USE INFORMATION	
EXISTING ZONING:	CS
PARCEL SIZE:	
Gross	71,729 sq ft = 1.67 acres
Net	66,173 sq ft = 1.52 acres
PROPOSED USE:	
Movie Theaters	5052 sq ft
Restaurant	4969 sq ft
	10,021 gross sq ft
MAXIMUM BUILDING HEIGHT:	30 feet
PARKING REQUIREMENTS: See Traffic Memo	
REQUIRED SPACES	68
ON-SITE PARKING	32
OFF-SITE PARKING (leased)	
Ken's Muffler	20
1235 N. College	20
OFF-SITE PARKING (no charge)	
Jax Outdoor	40
TOTAL OFF STREET PARKING:	112

Land Use Description	Gross Area (sf)	Gross Area (Acres)	% of Total
BUILDING FOOTPRINT	10,021 sf	0.23 Acres	14 %
PARKING & DRIVES	14,663 sf	0.34 Acres	21 %
CONC. WALKS AND PADS	8,479 sf	0.19 Acres	12 %
LANDSCAPE: Aggregate	3,652 sf	0.08 Acres	6 %
LANDSCAPE: Mulch/Dirt	21,191 sf	0.49 Acres	28 %
LANDSCAPE: Detention	13,723 sf	0.32 Acres	19 %
TOTAL SITE AREA	71,729 sf	1.647 Acres	100 %

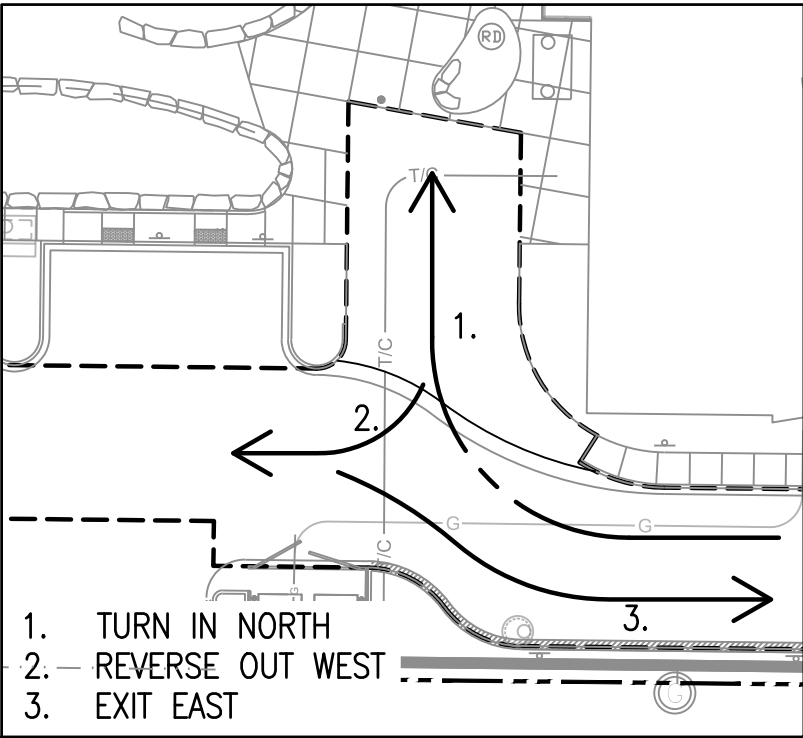
IMPERVIOUS SURFACE CALCULATION

Existing	
BUILDING	N/A
IMPERVIOUS	N/A
SEMI- PERVIOUS	N/A
SUBTOTAL	0 sf

Proposed	
BUILDING	10,021 sf
IMPERVIOUS	31,621 sf
SEMI- PERVIOUS	3,652 sf
SUBTOTAL	45,294 sf

TOTAL ADDED IMPERVIOUS	45,294 sf
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Sheet Index	
Cover Sheet	L1-00
Site Plan	L1-01
Site Details	L3-01
Landscape Hydrozones	L4-00
Landscape Plan	L4-01
Planting Details	L5-01



PFA 3-POINT TURN
scale: 1"=30'



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urban|rural design

ARCHITECT:

Urban|Rural Design, inc.
252 linden street, studio 6
fort collins, colorado
970.846.0267
brian@urbanruralarch.com

LANDSCAPE ARCHITECT:



didierdesignstudio

342 West Douglas Road
Fort Collins, CO 80524
970-416-1018

CIVIL ENGINEER:



**NORTHERN
ENGINEERING**

301 Howes Street, Suite 100
Fort Collins, CO 80524
970-416-1018

MEP ENGINEER:



CELEBRATING FIFTY YEARS 1965 - 2015

Professional Engineering Consultants, P.A.
323 W. Drake Rd., Suite 116 Fort Collins, CO 80526
970-232-9558 x2503 www.pec1.com

PROJECT | OWNER:



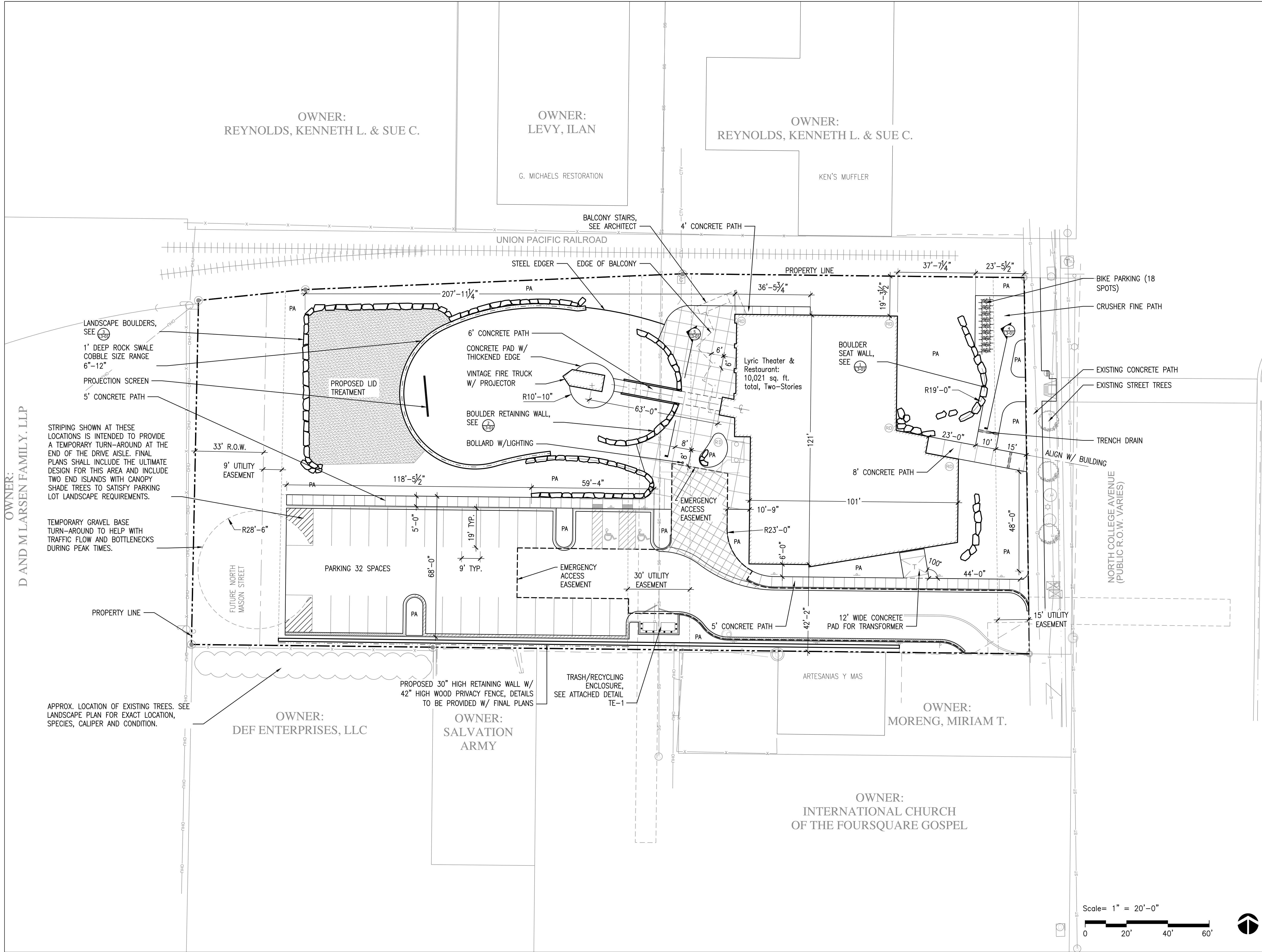
**THE LYRIC
Glozer LLC**

No.	Description	Date
PDP-1	Planning Development Plan	04.06.16
PDP-2	Planning Development Plan, 2nd sub.	05.04.16

COVER SHEET

Project number	UR-12-14
Date	June 10th, 2016
Drawn by	DDS
Checked by	DDS

L1-00



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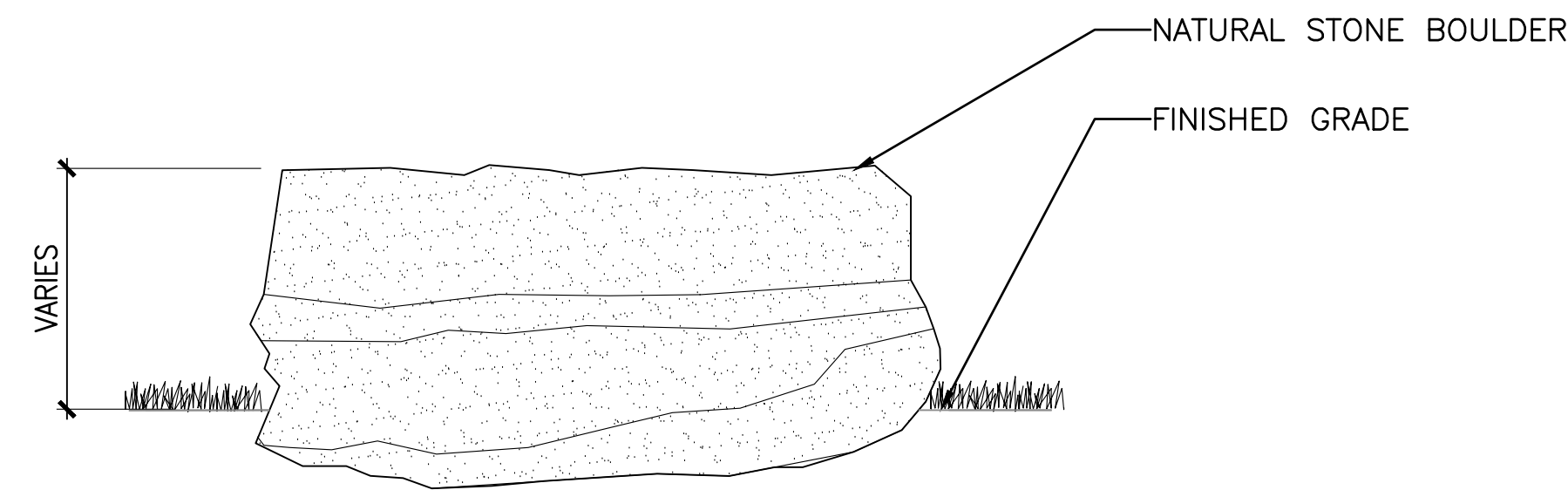
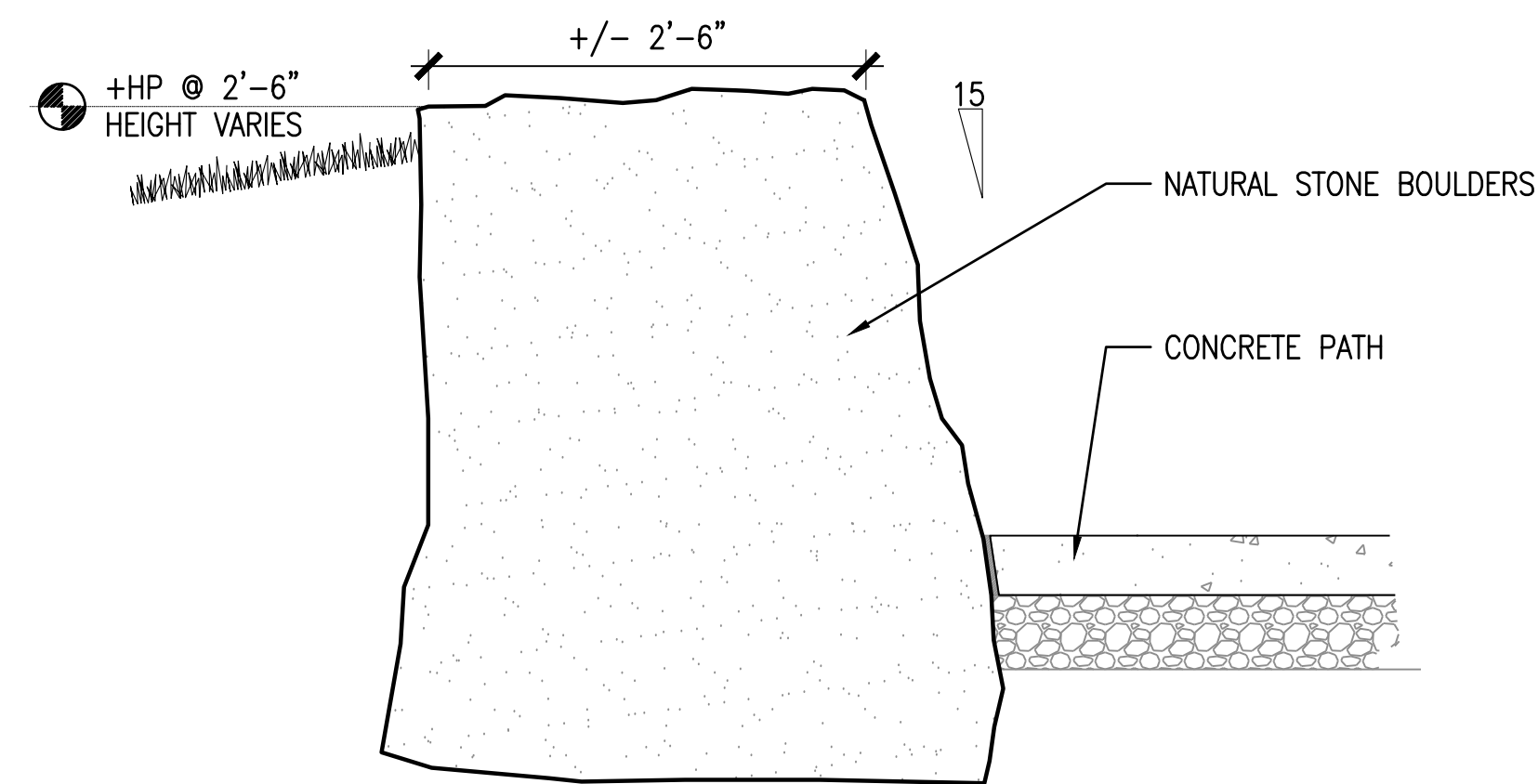
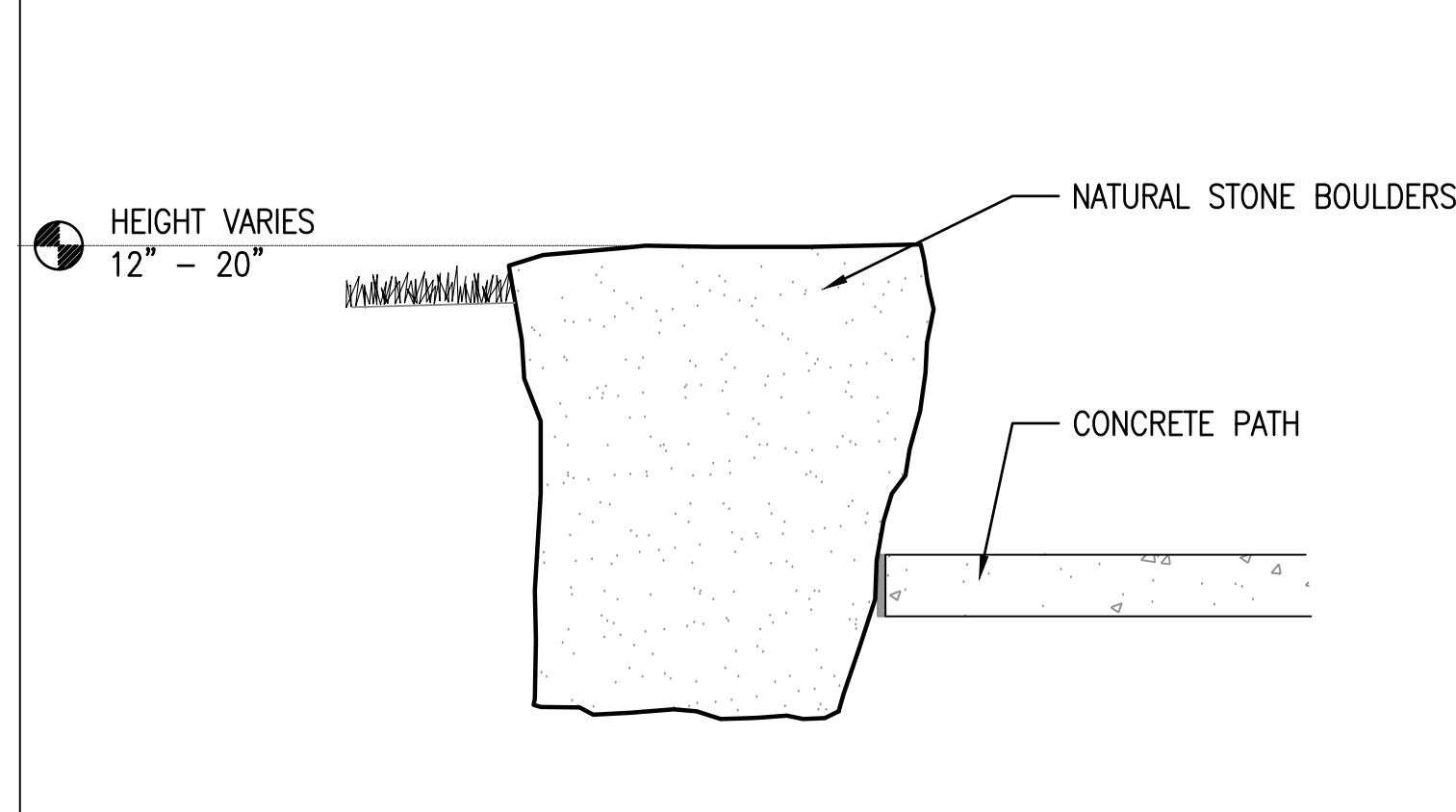
SITE PLAN

Project number	UR-12-14
Date	June 10th, 2016
Drawn by	DDS
Checked by	DDS

L1-01

Scale= 1" = 20'-0"

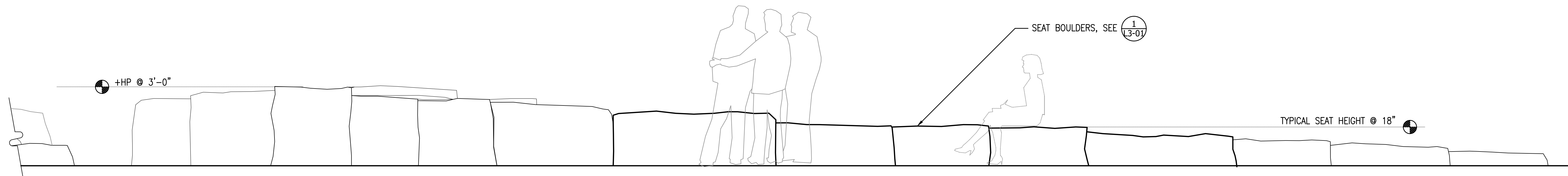




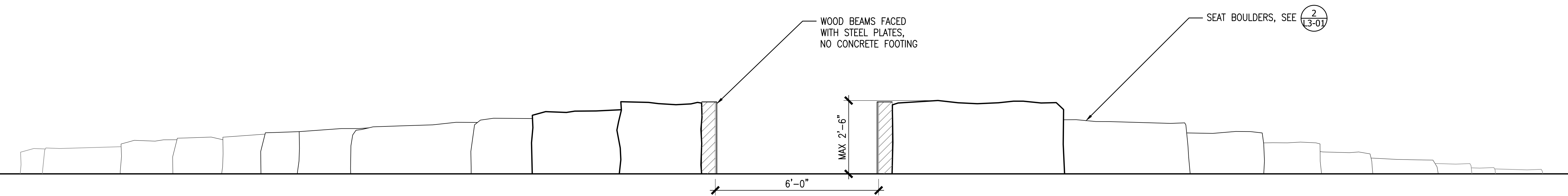
1 BOULDER SEAT WALL
Scale: 1"=1'-0"
LYRIC THEATER_DD-Details.dwg

2 BOULDER RETAINING WALL
Scale: 1"=1'-0"
LYRIC THEATER_DD-Details.dwg

3 LANDSCAPE BOULDERS
Scale: 1"=1'-0"
LYRIC THEATER_DD-Details.dwg



4 EAST BOULDER ELEVATION
Scale: 1/2"=1'-0"
LYRIC THEATER_DD-Details.dwg



5 WEST BOULDERS ELEVATION
Scale: 1/2"=1'-0"
LYRIC THEATER_DD-Details.dwg

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PROJECT | OWNER:



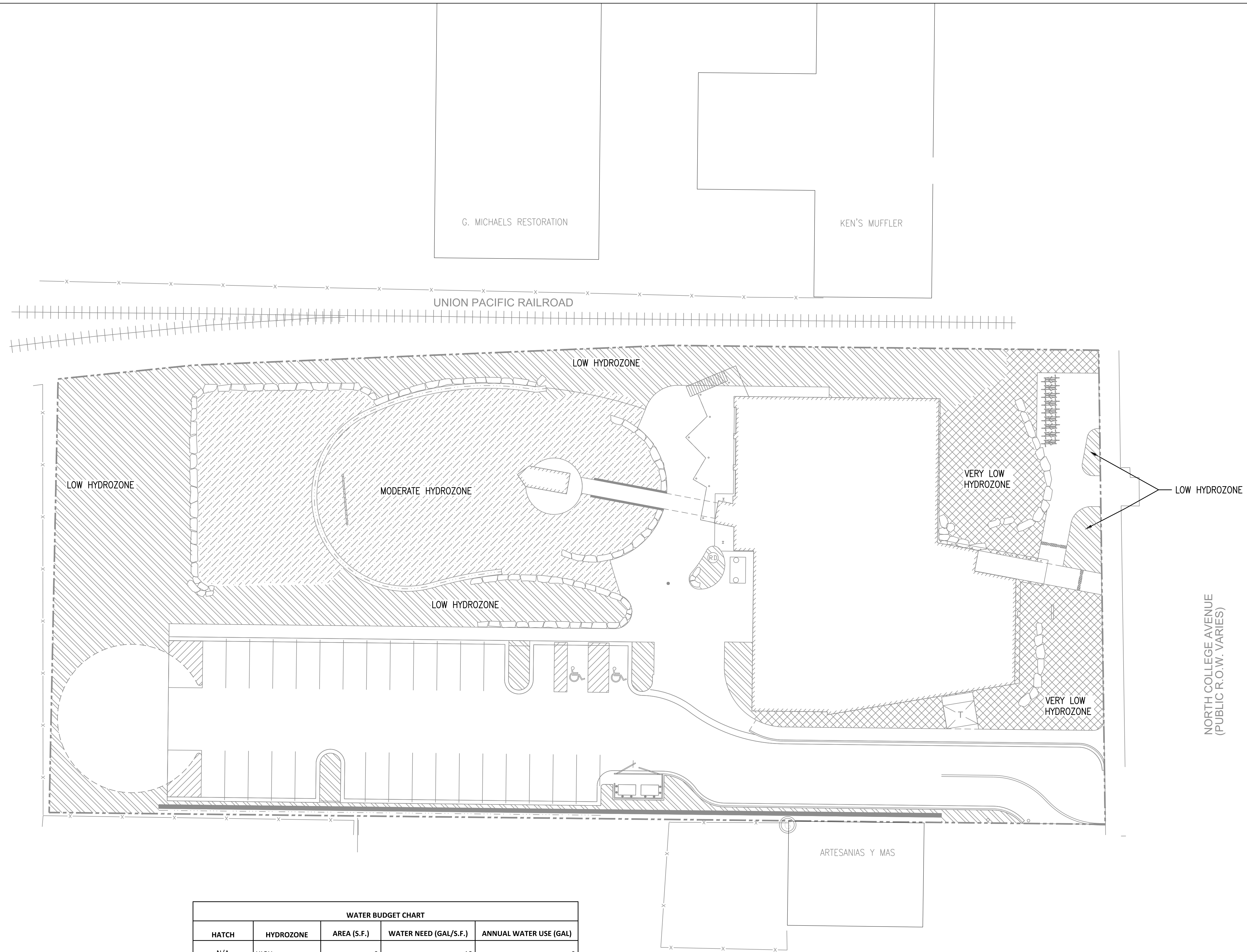
THE LYRIC
Glozer LLC

No.	Description	Date
PDP-1	Planning Development Plan	04.06.16
PDP-2	Planning Development Plan, 2nd sub.	05.04.16

SITE
DETAILS

Project number	UR-12-14
Date	June 10th, 2016
Drawn by	DDS
Checked by	DDS

L3-01



WATER BUDGET CHART				
HATCH	HYDROZONE	AREA (S.F.)	WATER NEED (GAL/S.F.)	ANNUAL WATER USE (GAL)
N/A	HIGH	0	18	0
	MODERATE	11,403	10	114,030
	LOW	16,711	3	50,133
	VERY LOW	5,103	0	0
	TOTAL	33,217	AVG: 4.9	164,163

Scale= 1" = 20'-0"



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970-232-9558 x2503 www.pec1.com

PROJECT | OWNER:



THE LYRIC
Glozer LLC

No.	Description	Date
PDP-1	Planning Development Plan	04.06.16
PDP-2	Planning Development Plan, 2nd sub.	05.04.16

LANDSCAPE
HYDROZONES

Project number	UR-12-14
Date	June 10th, 2016
Drawn by	DDS
Checked by	DDS

L4-00

Scale 1" = 20'-0"

RAIN GARDEN - SEED MIX					
AS LA	Aster laevis	Blue Aster	Seed	0.25 lbs/acre	10
BO GR	Bouteloua gracilis	Blue Grama Grass	Seed	5 lbs/acre	30
DA PU	Dalea purpurea	Purple Prairieclover	Seed	0.25 lbs/acre	10
PE EA	Penstemon eatonii	Firecracker Penstemon	Seed	0.25 lbs/acre	10
RA CO	Ratibida columnifera	Prairie Coneflower	Seed	0.25 lbs/acre	10
SP HE	Sporobolus heterolepis	Prairie Dropseed Grass	Seed	5 lbs/acre	30
NATIVE GRASS - SEED MIX					
BO CU	Bouteloua curtipendula	Sideoats Grama Grass	Seed	3 lbs/acre	20
BO GR	Bouteloua gracilis	Blue Grama Grass	Seed	5 lbs/acre	30
KO MA	Koeleria macrantha	Prairie Junegrass	Seed	3 lbs/acre	10
OR HY	Oryzopsis hymenoides	Indian Ricegrass	Seed	3 lbs/acre	10
SC SC	Schizachyrium scoparium 'Prairie Blues'	Prairie Blues Little Bluestem	Seed	3 lbs/acre	10
SP HE	Sporobolus heterolepis	Prairie Dropseed Grass	Seed	5 lbs/acre	20
TURF GRASS - SEED MIX				SEEDING RATE	% SPECIES
Vitality Turf-Type Tall Fescue	Festuca elatior	Tall Fescue	Seed	8-10 lbs/1,000 sq ft	100

STATEMENT OF ALTERNATIVE COMPLIANCE:

FOUR TREES ARE REQUIRED ALONG THE NORTHERN PARKING AND SIDEWALK PERIMETER AND SEVEN TREES ARE REQUIRED ALONG THE SOUTHERN PARKING AND DRIVE AISLE PERIMETER.

THE PLAN PROVIDES ALTERNATIVE COMPLIANCE TO THE PARKING LOT PERIMETER AND DRIVE AISLE LANDSCAPING REQUIREMENTS BY PROVIDING EIGHT TREES ALONG THE NORTHERN EDGE OF THE PARKING LOT. THIS PROVIDES FOUR ADDITIONAL TREES TO THE NORTH WHICH COMPENSATES FOR THE THREE TREES THAT ARE NOT LOCATED ALONG THE SOUTHERN PERIMETER. A 42" SCREEN FENCE IS ALSO PROVIDED FOR PERIMETER SCREENING.

STRIPING SHOWN AT THESE LOCATIONS IS INTENDED TO PROVIDE A TEMPORARY TURN-AROUND AT THE END OF THE DRIVE AISLE. FINAL PLANS SHALL INCLUDE THE ULTIMATE DESIGN FOR THIS AREA AND INCLUDE TWO END ISLANDS WITH CANOPY SHADE TREES TO SATISFY PARKING LOT LANDSCAPE REQUIREMENTS.

NOTES:

1. Tree mitigation is necessary for potential habitat loss with Siberian Elm trees on adjacent property. Total mitigation is (3) trees.
2. Prior to start of construction, a written agreement between the Owner and adjacent property Owner with the existing Siberian Elm trees must be completed.

EXISTING TREE INVENTORY - Siberian Elm (Ulmus pumila)			
CLUMPS	# STEMS	MIN. & MAX. DIAMETER	CONDITION
#1	12	6" - 11"	POOR +
#2	12	5" - 9"	POOR +
#3	10	4" - 8"	POOR
#4	7	5" - 10"	POOR +

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	% SPECIES	QUANTITY	HYDROZONE
TREES						
AM LA	Amelanchier laevis 'Spring Flurry'	Spring Flurry Alleghany Serviceberry	1.5" B&B	15%	3	M
CE OC	Celtis occidentalis	Western Hackberry	2" B&B	10%	2	L
CR VI	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" B&B	5%	1	L
GL TR	Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	2" B&B	5%	1	L
GY DI	Gymnocladus dioica	Kentucky Coffeetree	2" B&B	10%	2	L
KO PA	Koeleruteria paniculata	Goldenrain Tree	2" B&B	5%	1	M
PI FL	Pinus flexilis	Limber Pine	6' HT	15%	3	L
PI PO	Pinus ponderosa	Ponderosa Pine	8' HT	15%	3	L
PR MA	Prunus maackii	Amur Chokecherry	1.5" B&B	5%	1	M
PY CA	Pyrus calleryana 'Glen's Form'	Chanticleer Pear	1.5" B&B	5%	1	L
QU MA	Quercus macrocarpa	Bur Oak	2" B&B	5%	1	L
UL JA	Ulmus japonica x wilsoniana 'Morton'	Accolade Elm	2" B&B	5%	1	L
SHRUBS						
AG NE	Agave neomexicana	New Mexico Hardy Agave	#5	3'-0" O.C.	5	VL
AM CA	Amorpha canescens	Leadplant	#5	3'-0" O.C.	18	L
AR CO	Arctostaphylos x coloradoensis	Mock Bearberry Manzanita	#5	4'-0" O.C.	44	VL
CE IN	Cercocarpus intricatus	Littleleaf Mountain Mahogany	#5	4'-0" O.C.	3	VL

CH MI	Chamaebatiaria millefolium	Fernbush	#5	4'-0" O.C.	7	VL
CH NA	Chrysothamnus nauseosus albicaulis	Tall Blue Rabbitbrush	#5	5'-0" O.C.	12	VL
EP EQ	Ephedra equisetina	Bluestem Joint Fir	#5	5'-0" O.C.	21	VL
HE PA	Hesperaloe parviflora	False Red Yucca	#1	2'-0" O.C.	32	VL
JU SA	Juniperus sabinia 'Arcadia'	Arcadia Juniper	#5	5'-0" O.C.	59	L
JU SC SK	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	#5	4'-0" O.C.	9	VL
JU SC WI	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#5	6'-0" O.C.	26	VL
PR BE	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry	#5	4'-0" O.C.	64	L
RI OD	Ribes odoratum 'Crandall'	Crandall Clove Currant	#5	5'-0" O.C.	9	L
YU FI	Yucca filamentosa 'Color Guard'	Variegated Yucca	#5	3'-0" O.C.	8	VL
YU GL	Yucca glauca	Soapweed	#5	3'-0" O.C.	6	VL
PERENNIAL/VINE						
CA RA	Campsis radicans	Trumpet Vine	#1	10'-0" O.C.	18	L
GRASSES						
FE GL	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue Grass	#1	1'-0" O.C.	70	L
PA VI	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1	2'-0" O.C.	203	L
PE AL	Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	#1	2'-0" O.C.	349	L
SC SC	Schizachyrium scoparium 'Prairie Blues'	Prairie Blues Little Bluestem	#1	2'-0" O.C.	256	L

Scale= 1" = 20'-0"



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970-416-1018

MEP ENGINEER:

CELEBRATING FIFTY YEARS 1965 - 2015

Professional Engineering Consultants, P.A.
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PROJECT | OWNER:

THE LYRIC
Glozer LLC

No.	Description	Date
PDP-1	Planning Development Plan	04.06.16
PDP-2	Planning Development Plan, 2nd sub.	05.04.16

LANDSCAPE
PLAN

Project numberUR-12-14

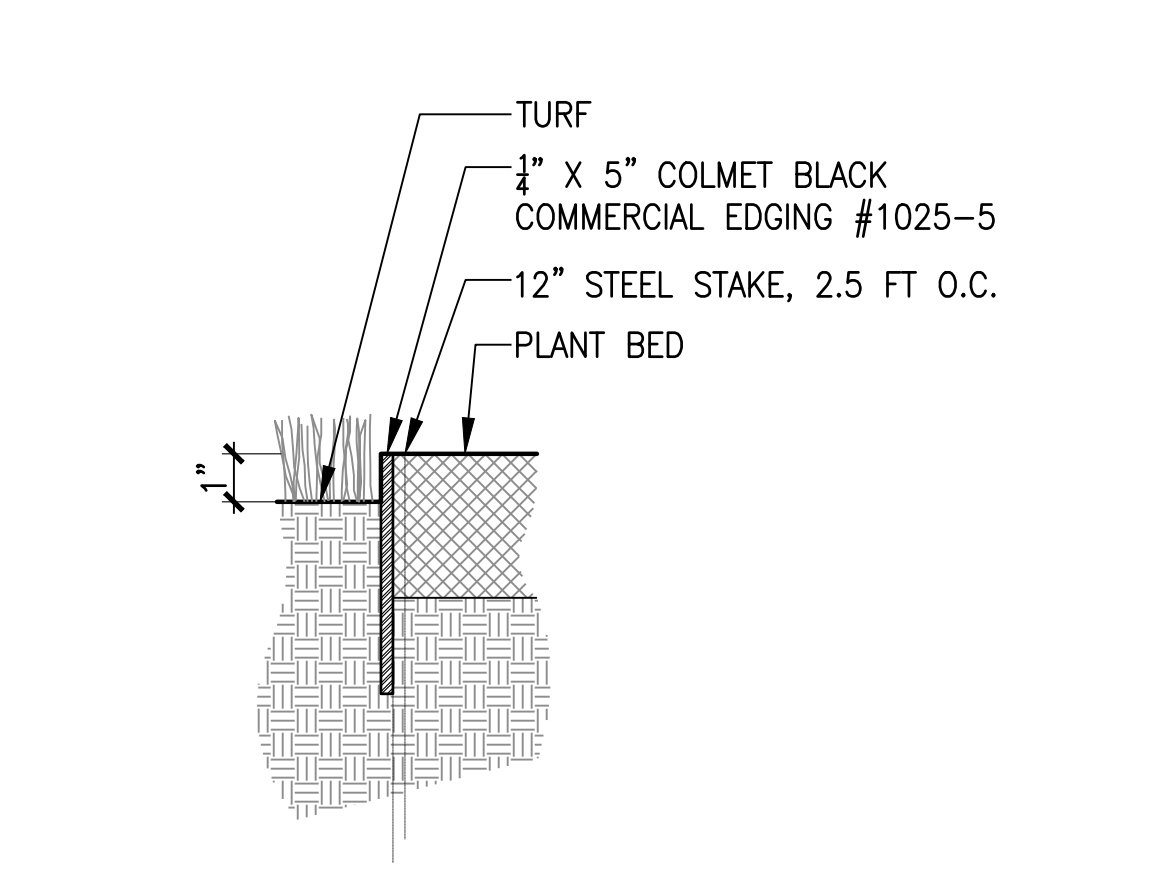
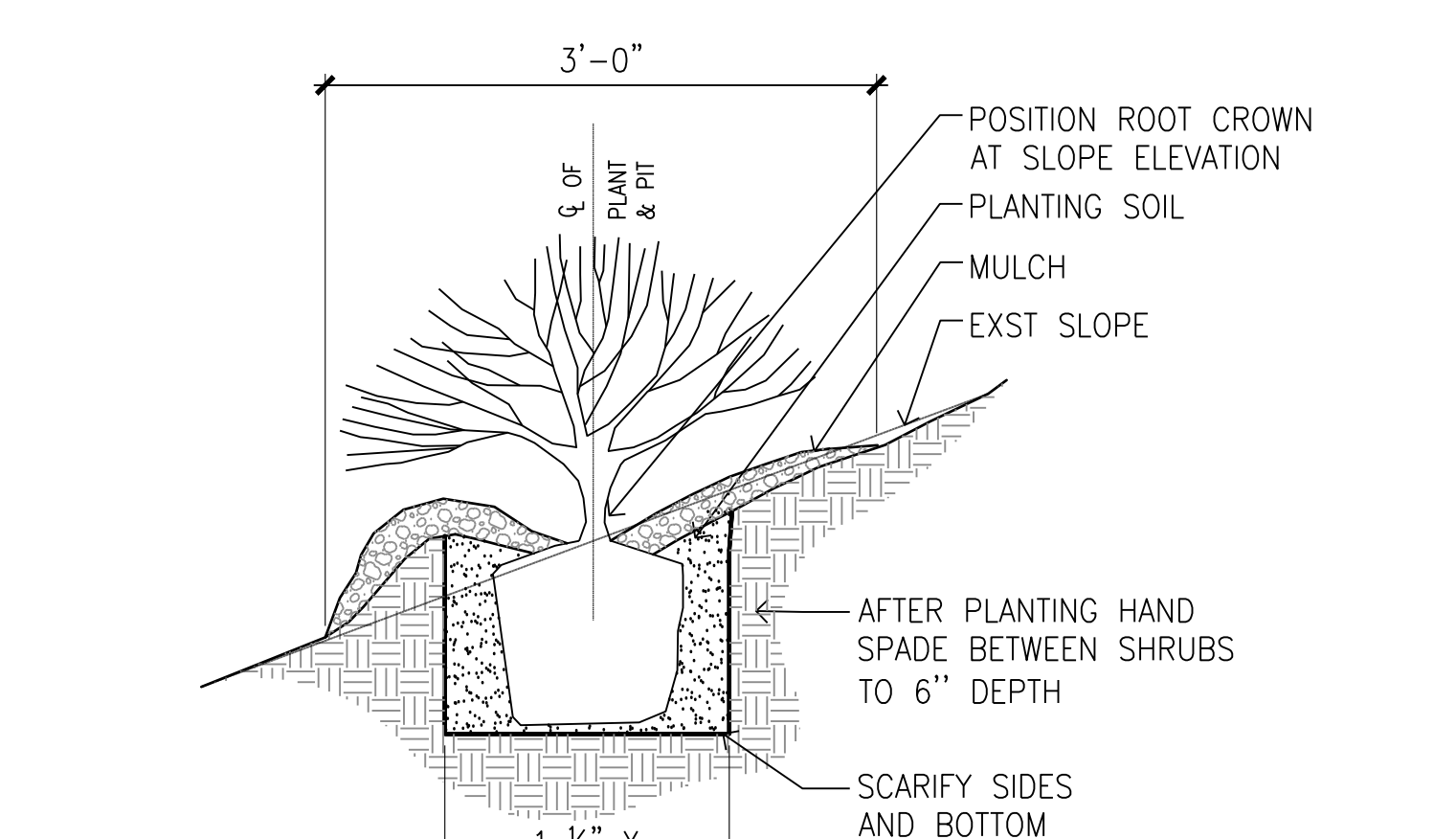
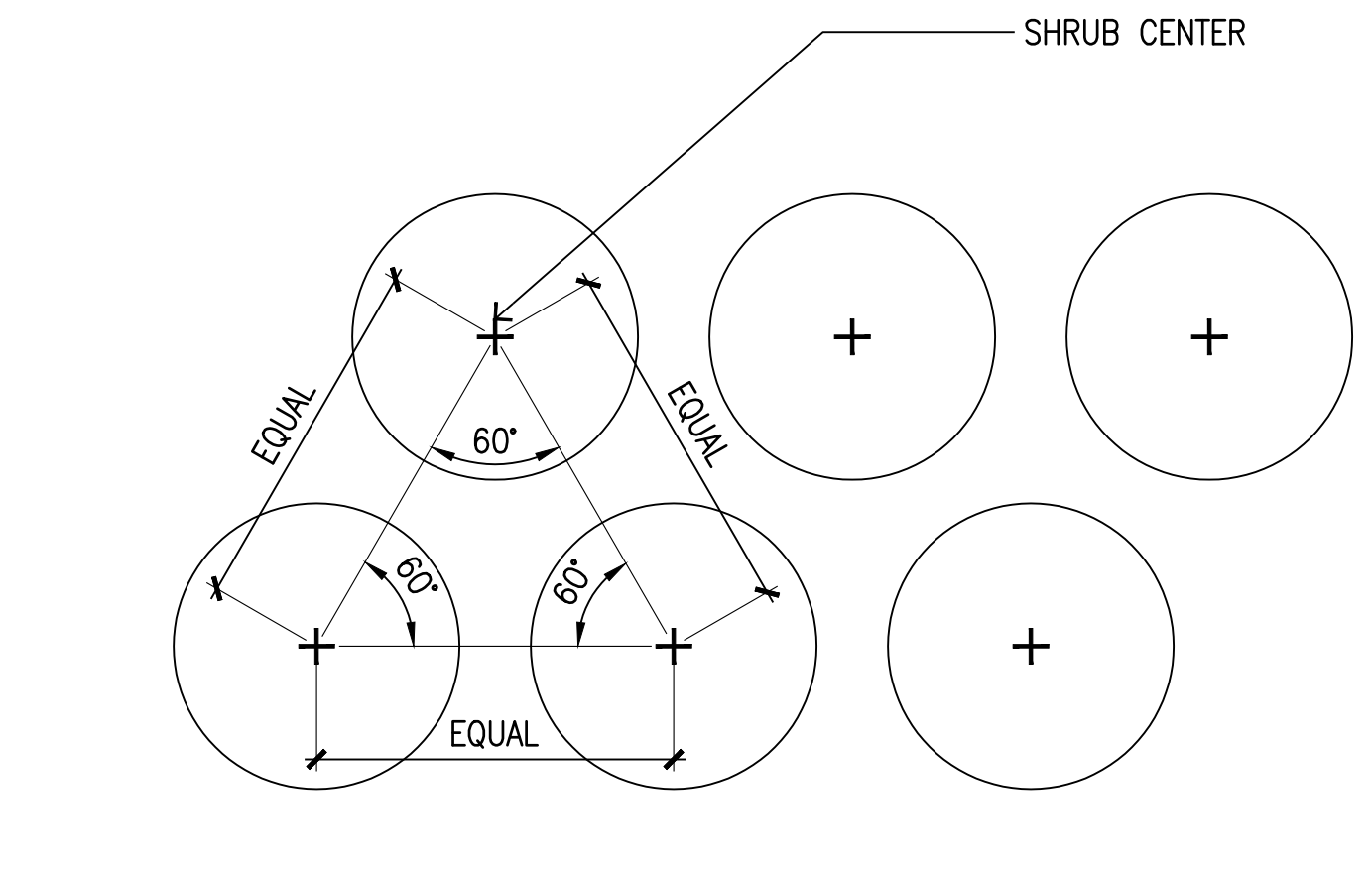
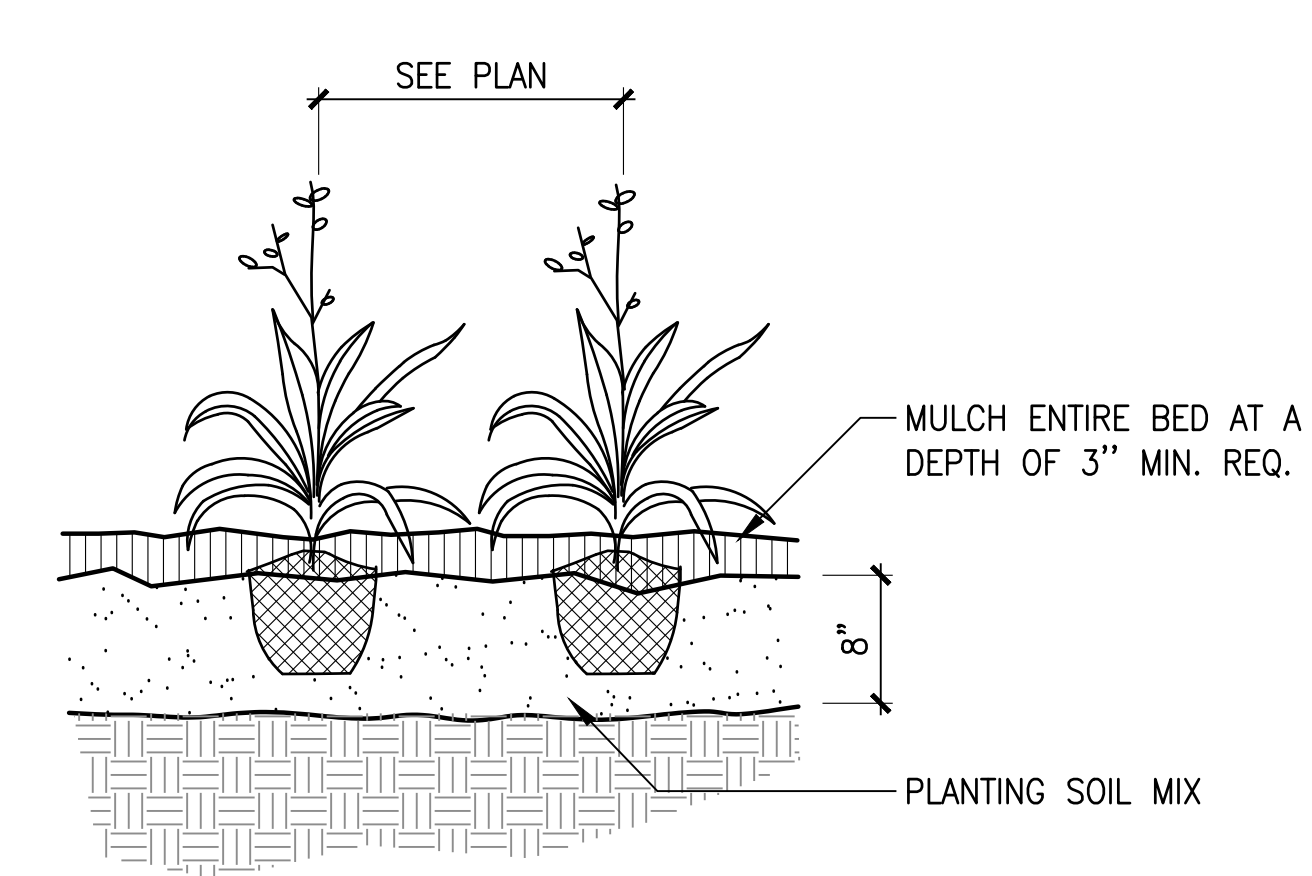
DateJune 10th, 2016

Drawn byDDS

Checked byDDS

L4-01

Scale1" = 20'-0"

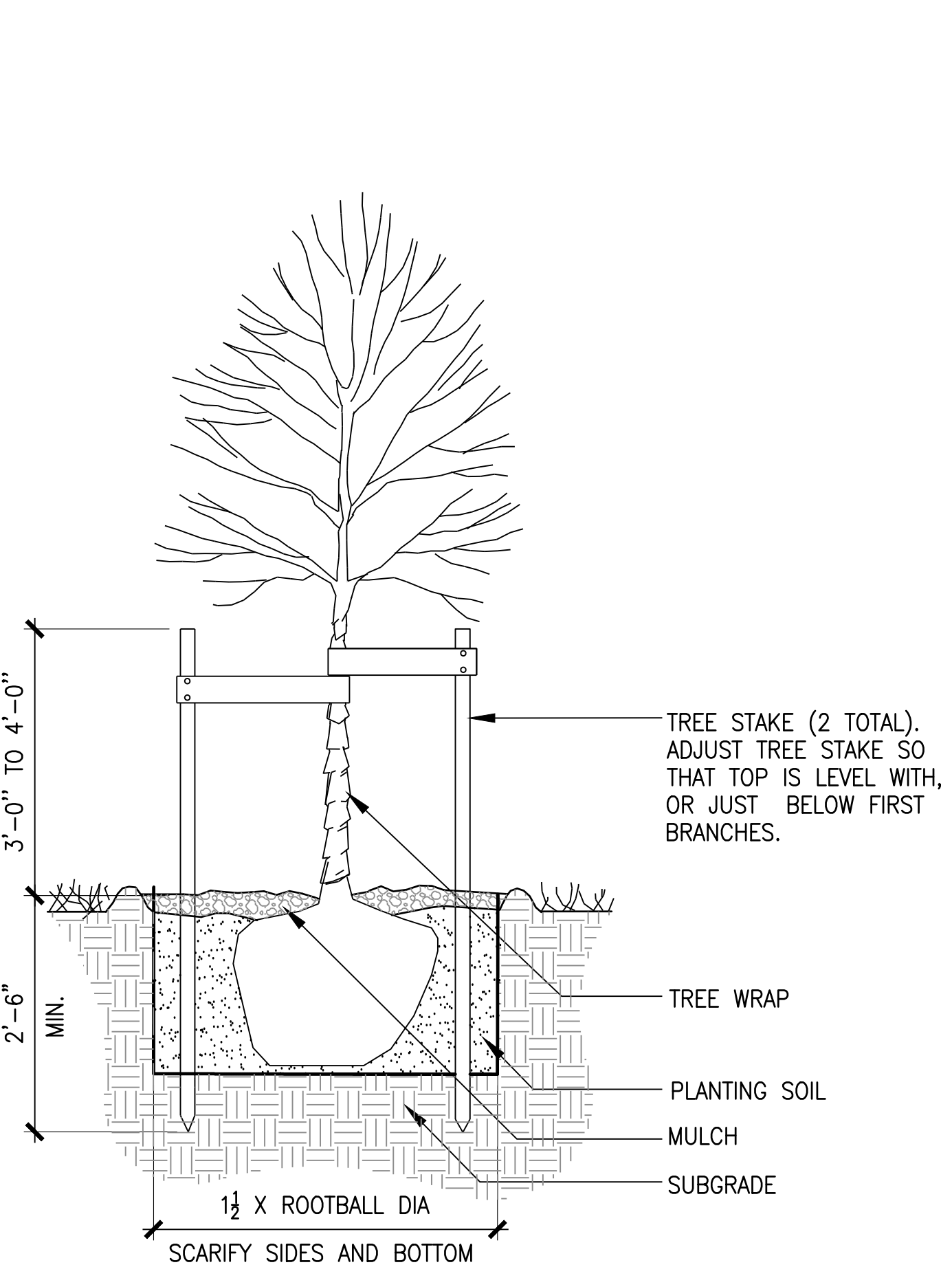
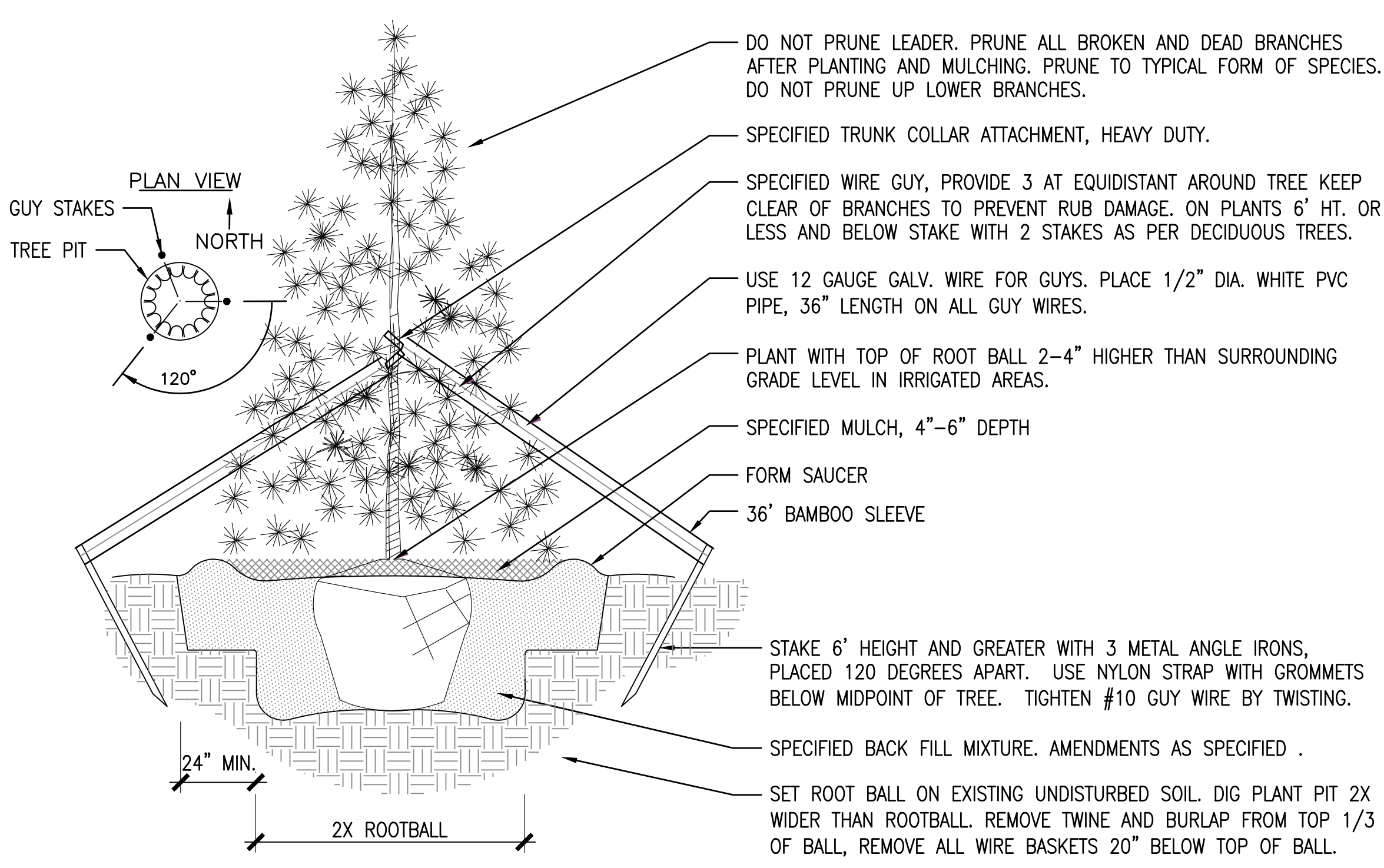


1 GROUNDCOVER
Scale: 1"=1'-0"
LYRIC THEATER_DD-Details.dwg

2 SHRUB TRIANGULAR SPACING
Scale: 1"=1'-0"
LYRIC THEATER_DD-Details.dwg

3 SHRUB - ON SLOPE
Scale: 1"=1'-0"
LYRIC THEATER_DD-Details.dwg

4 STEEL EDGER
Scale: 3"=1'-0"
LYRIC THEATER_DD-Details.dwg



5 EVERGREEN TREE PLANTING
Scale: NTS
LYRIC THEATER_DD-Details.dwg

6 DECIDUOUS TREE
Scale: 1/2"=1'-0"
LYRIC THEATER_DD-Details.dwg

u | r

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MEP ENGINEER:

PEC

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PROJECT | OWNER:

MOVIN PICTURES
LYRIC
CINEMA
CAFE
SINCE 2007

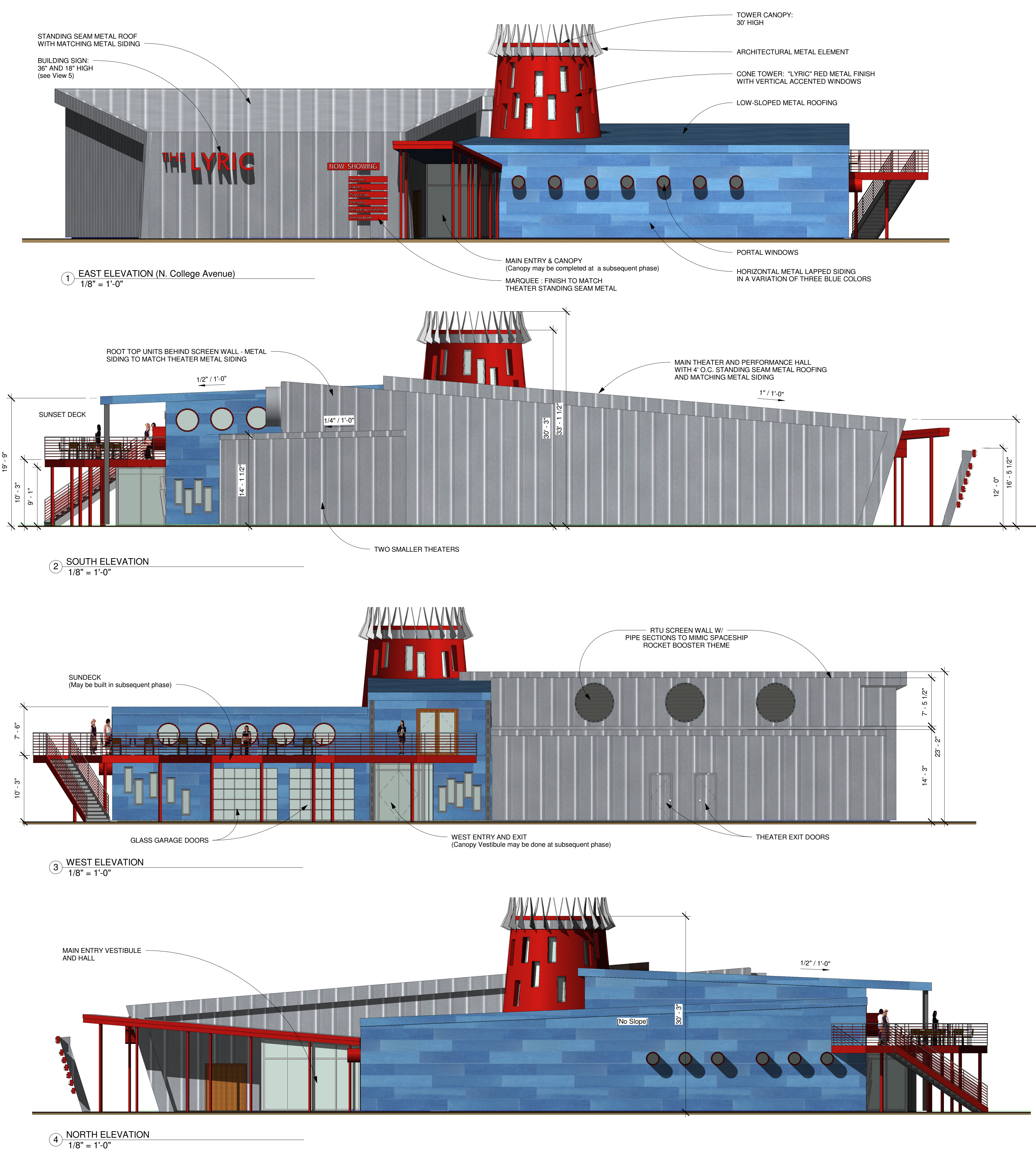
THE LYRIC
Glozer LLC

No.	Description	Date
PDP-1	Planning Development Plan	04.06.16
PDP-2	Planning Development Plan, 2nd sub.	05.04.16

PLANTING
DETAILS

Project number	UR-12-14
Date	June 10th, 2016
Drawn by	DDS
Checked by	DDS

L5-01



NOTE: SEPARATE PERMIT REQUIRED PRIOR TO INSTALLATION OF SIGN

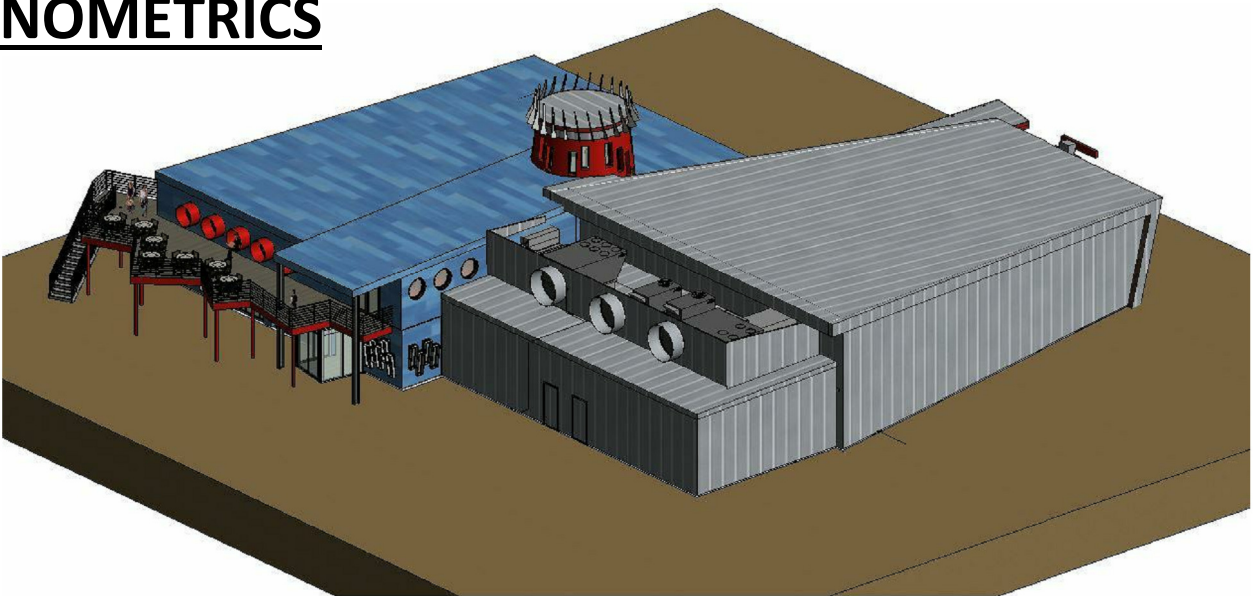
5 SIGN VIEW
12" = 1'-0"

SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT 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.

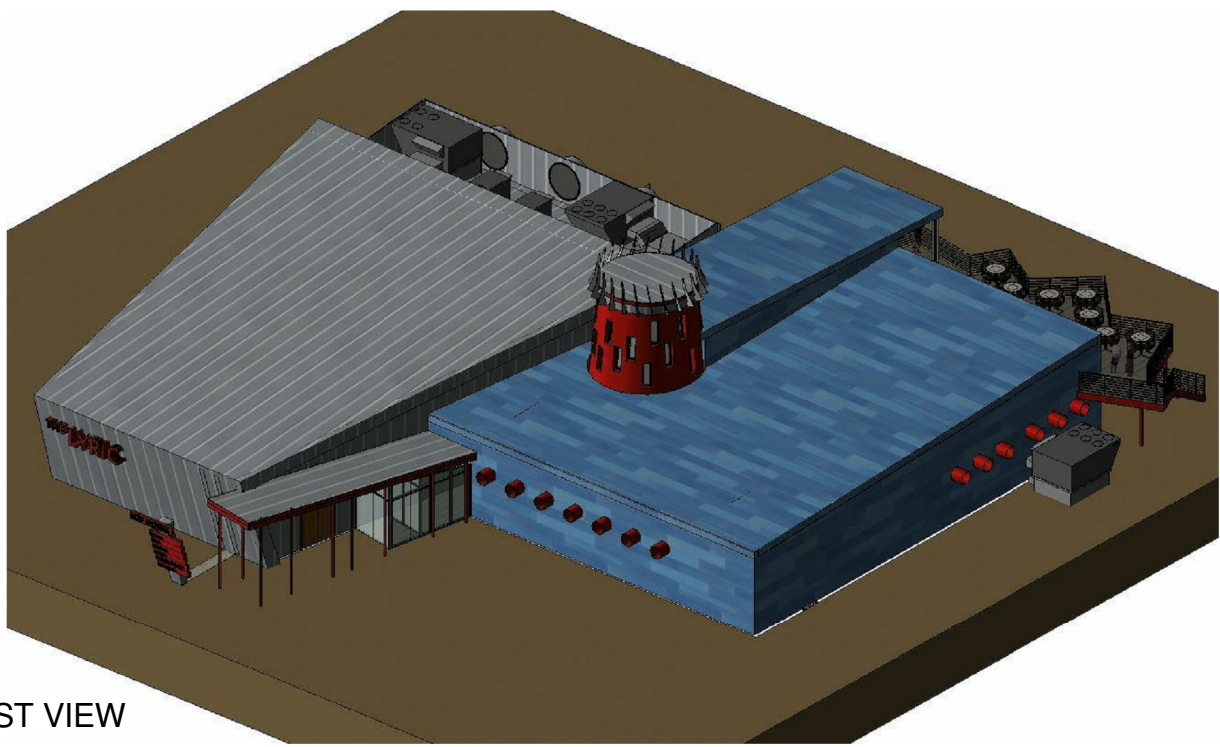


PERSPECTIVE: RENDERING DOES NOT INCLUDE CURRENT EXTERIOR COLORS. SEE ELEVATIONS ON THIS SHEET.

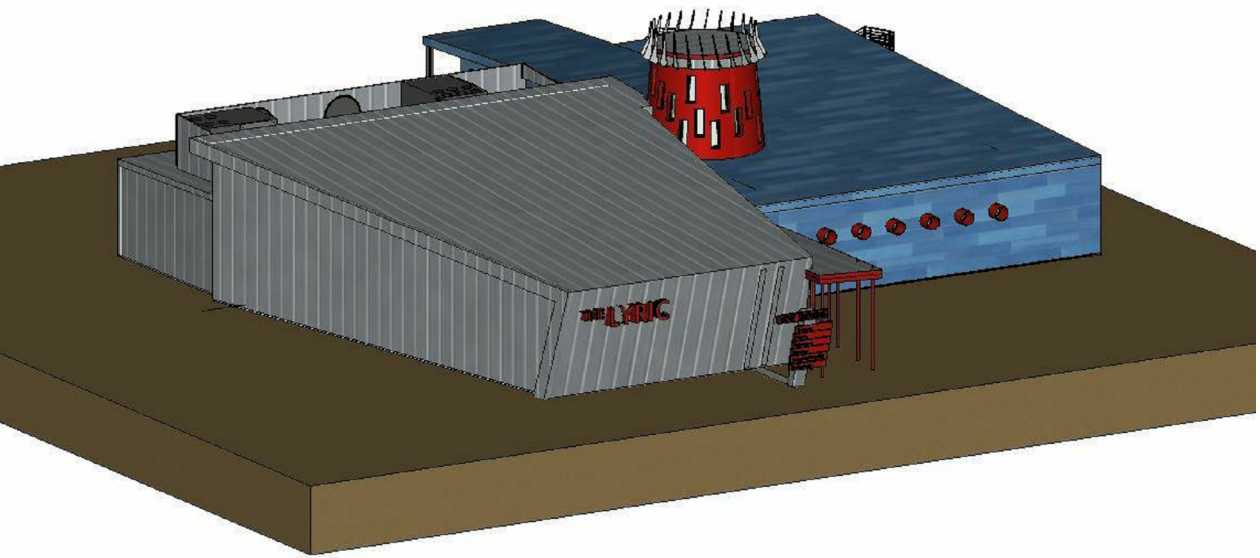
AXONOMETRICS



SOUTHWEST VIEW



NORTHEAST VIEW



SOUTHEAST VIEW

u | r

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THE LYRIC
Ben Mozer

No.	Description	Date
	PDP SUBMITTAL (HEARING)	6/10/16

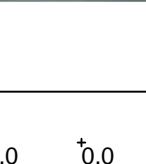
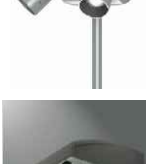
BUILDING ELEVATIONS & AXONOMETRICS

Project number	UR-12-14
Date	JUNE 10, 2016
Drawn by	UR DDS
Checked by	bam

A0.E

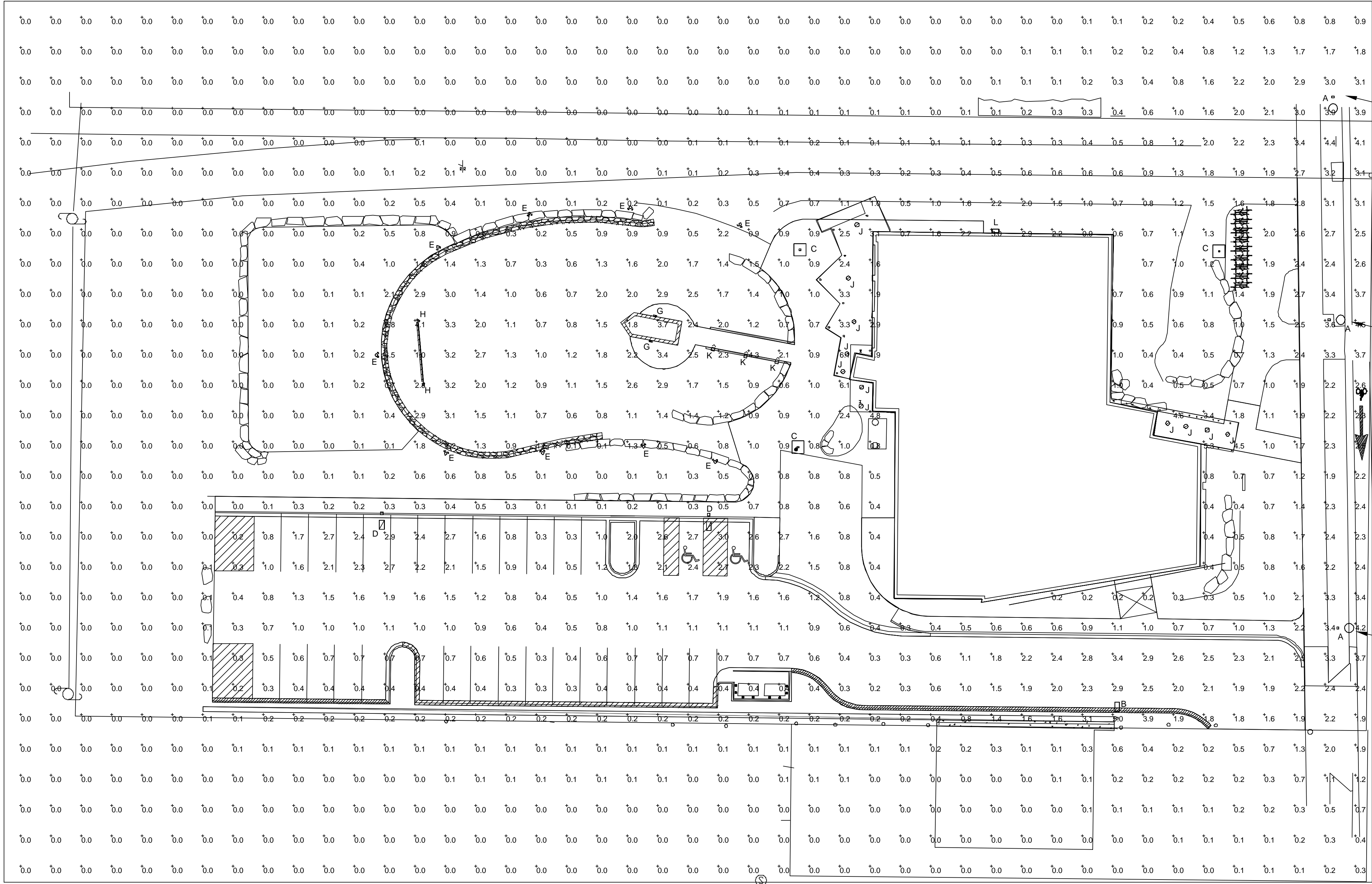
Scale As indicated

EXISTING
STREETLIGHTS



Schedule										
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	EATON - STREETWORKS (FORMER COOPER LIGHTING) Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location	OVF2SXX3D	250 WATT HPS TYPE III ROADWAY	250W HPS CL E-18	1	OVF2SXX3D.ies	27500	0.75	250
	B	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AE-02-LED-E1-SL2	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II SPILL LIGHT ELIMINATOR OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		32	GLEON-AE-02-LED-E1-SL2.ies	322	0.9	107
	C	EATON - INVUE (FORMER COOPER LIGHTING)	MSA-E01-LED-E1-SWQ	MESA DECORATIVE LED LUMINAIRE (1) LIGHTBARS WITH ACCULED OPTICS - TYPE 5 SQUARE WIDE	(21) 4000K CCT, 70 CRI LEDS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET Healthcare, Hospitality, Hotel, Institutional, Library, Office, Parking, Parks, Pathway, Pedestrian, Residential Retail, Roadway, Sidewalk, Site, Street, Substation, Utility, Walkway, Decorative, Wet Location	21	MSA-E01-LED-E1-SWQ.ies	124	0.9	24.7
	D	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AE-02-LED-E1-SL4-HSS	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		32	GLEON-AE-02-LED-E1-SL4-HSS.ies	266	0.9	107
	E	EATON - LUMIERE (FORMER COOPER LIGHTING)	6LED2741	MACHINED CYLINDRICAL METAL HOUSING, 1 LED MODULE, CLEAR FLAT GLASS LENS IN MACHINED CYLINDRICAL BROWN PAINTED METAL LENS FRAME WITH UNFINISHED INTERIOR SURFACE BETWEEN LENS AND LED MODULE.	ONE LED MODULE, TLM-R16B-A352741B-A000, LED MODULE AIMED AT THE HORIZON.	1	206-6LED2741.ies	-1	0.9	11.62
	F	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GWIC-AE-02-LED-E1-T4FT-530	GALLEON WALL COMPANION WITH T4FT OPTIC	(2) 4000K LED BOARDS	1	GWIC-AE-02-LED-E1-T4FT-530.ies	6379	0.9	59.7
	G	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GWIC-AE-01-LED-E1-T4W-700	GALLEON WALL COMPANION WITH T4W OPTIC	(1) 4000K LED BOARDS	1	GWIC-AE-01-LED-E1-T4W-700.ies	3994	0.9	38.49
	H	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GWIC-AE-01-LED-E1-T4FT-700	GALLEON WALL COMPANION WITH T4FT OPTIC	(1) 4000K LED BOARDS	1	GWIC-AE-01-LED-E1-T4FT-700.ies	4052	0.9	38.49
	J	EATON - HALO (FORMER COOPER LIGHTING)	ML5606830-692H	HALO 6 INCH ML56 LED DOWNLIGHT WITH HAZE REFLECTOR	(1) HIGH LUMEN LED 80CRI / 3000K CCT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	ML5606830-692H.ies	654	0.9	9
	K	DALS Lighting inc.		LEDSTEP005		1	LEDSTEP005.IES	84	0.9	3.4
	L	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	IST-E01-LED-E1-BL2-8030	IMPACT ELITE LED LUMINAIRE (1) LIGHTBARS WITH ACCULED OPTICS - TYPE 2	(21) 3000K CCT, 80 CRI LEDS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	21	IST-E01-LED-E1-BL2-8030.ies	110	0.9	24.7

Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
site	+	0.7 fc	7.2 fc	0.0 fc	N/A	N/A



LIGHT CONTRIBUTION FROM
EXISTING STREETLIGHT
INCORPORATED.

LIGHT CONTRIBUTION FROM
EXISTING STREETLIGHTS
INCORPORATED.

LIGHT CONTRIBUTION FROM
EXISTING STREETLIGHTS
INCORPORATED.



ARCHITECT:

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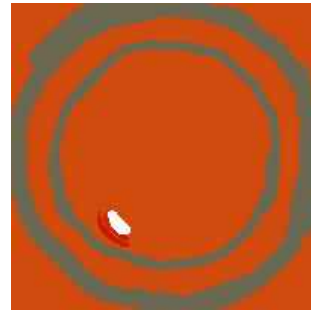
MEP ENGINEER:



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970-232-9558 x2503 www.pec1.com

DRAWING TITLE:

PROJECT | OWNER:



THE LYRIC
Glozer LLC

No.	Description	Date
PDP-1	Planning Development Plan	04.06.16
PDP-2	Planning Development Plan, 2nd sub.	05.03.16

PHOTOMETRIC
SITE PLAN

Project number	15C51
Date	May 3, 2016
Drawn by	ACR
Checked by	ACR

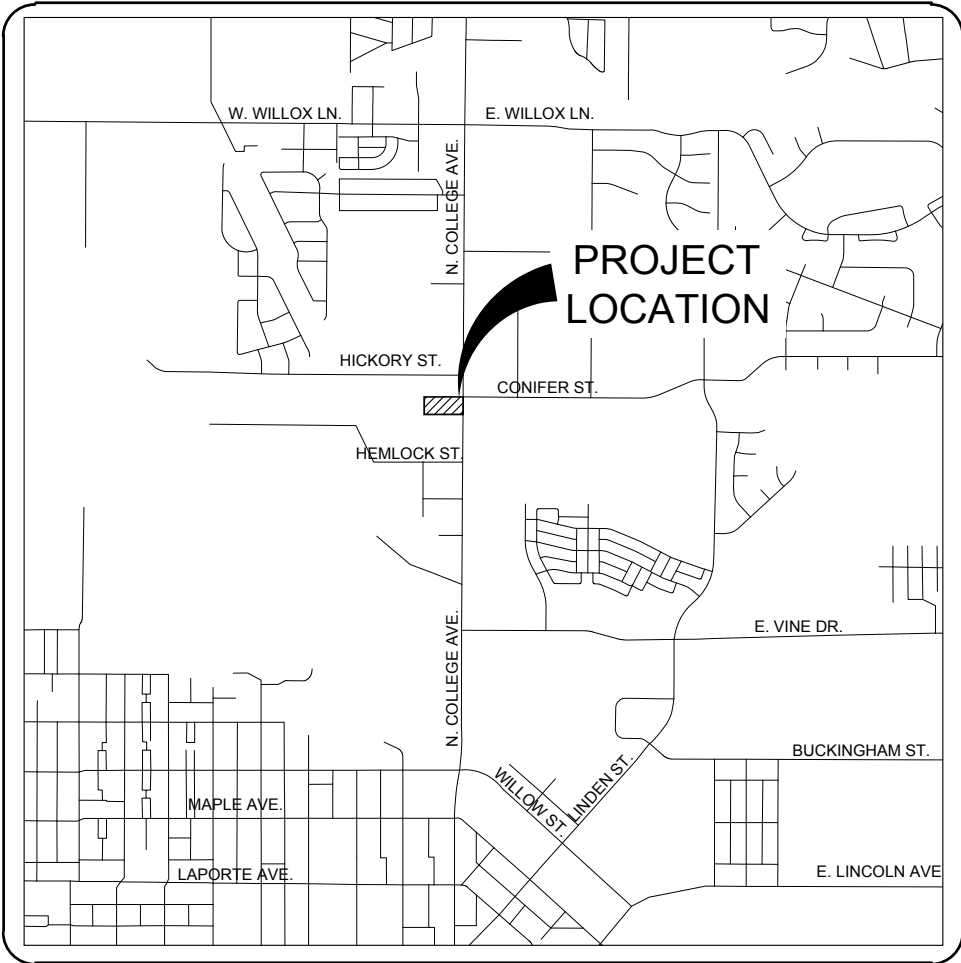
E1

Scale 1" = 20'-0"

UTILITY PLANS FOR LYRIC CINEMA

BEING A REPLAT OF LOTS 4-10, 27-34, PARTS OF LOTS 11 & 26, VACATED RIGHT-OF-WAY AND ALLEY, BLOCK 5, RIVERSIDE
PARK LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, STATE OF COLORADO

MAY 2016



VICINITY MAP

1"=2000'

PROJECT BENCHMARKS:

PROJECT DATUM: NAVD88

BENCHMARK #1: City of Fort Collins Benchmark V-401 described by National Geodetic Survey 1984 in Fort Collins, at the junction of U.S. Highway 287 and Bristlecone Drive, 59.4 meters (194.9 ft) east of the centerline of the northbound lanes of the Highway, 14.7 meters (48.2 ft) north of the center of the drive, and 1.1 meters (3.6 ft) north of a utility pole and powerline crossing the drive. Note--Access to the Datum Point is through a 5-inch logo cap. The mark is 0.3 meters south from a witness post. The mark is above level with the drive. ELEVATION: 4977.81

PLEASE NOTE: This plan set is using NAVD88 for a vertical datum. Surrounding developments have used NGVD29 Unadjusted for their vertical datums.

If NGVD29 Unadjusted Datum is required for any purpose, the following equation should be used: NGVD29 Unadjusted = NAVD88 - 3.17"

BASIS OF BEARINGS

Basis of Bearings is the East Line of the Southeast Quarter of Section 2, as bearing S00°38'34" E (assumed bearing) as monumented on the plat.

ORIGINAL FIELD SURVEY BY:

Northern Engineering Services, Inc
NE Project No. 1089-001
Date: January 2015

DISCLAIMER STATEMENT:

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

CERTIFICATION STATEMENT:

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively; and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.

CONTACT INFORMATION

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PLANNER/ LANDSCAPE ARCHITECT

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(970) 416-1018



**NORTHERN
ENGINEERING**



**NORTHERN
ENGINEERING**

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SURVEYOR

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Fort Collins, Colorado 80521
(970) 221-4158



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UTILITY CONTACT LIST: *

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ELECTRIC----- City of Fort Collins Light & Power--	Coy Althoff (970) 224-6150
CABLE----- Xfinity-----	Don Kapperman (970) 567-0245
TELECOM----- Centurylink-----	Bill Johnson (970) 490-7501
WATER----- City of Fort Collins Utilities-----	Shane Boyle (970) 221-6339
WASTEWATER--City of Fort Collins Utilities-----	Shane Boyle (970) 221-6339
STORMWATER- City of Fort Collins Utilities-----	Shane Boyle (970) 221-6339

* This list is provided as a courtesy reference only. Northern Engineering Services assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.

** The underground utility locates are based upon the best available information at the time of locating. Contractor acknowledges that it is common for underground facility owner maps to have errors and omissions of data shown. Consequently, it is the Contractor's sole responsibility to field verify the location of all utilities prior to construction, and notify the Engineer of any discrepancies found.

SHEET INDEX

C000	COVER SHEET
C001	GENERAL & CONSTRUCTION NOTES
	SUBDIVISION PLAT (FOR REFERENCE ONLY)
C100	EXISTING CONDITIONS & DEMOLITION PLAN
C200	HORIZONTAL CONTROL PLAN
C300	UTILITY PLAN
C400	GRADING PLAN
C500	DRAINAGE PLAN

REVIEW SET
NOT FOR CONSTRUCTION

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brian@urbanruralarch.com

LANDSCAPE ARCHITECT:



342 West Douglas Road
Fort Collins, CO 80524
970-416-1018

CIVIL ENGINEER:



**NORTHERN
ENGINEERING**

301 Howes Street, Suite 100
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MEP ENGINEER:



Professional Engineering Consultants, P.A.
323 W. Drake Rd., Suite 116 Fort Collins, CO 80526
970-232-9558 x2503 www.pec1.com

DRAWING TITLE:

PROJECT | OWNER:



**THE LYRIC
Glozer LLC**

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____	City Engineer	_____	Date
CHECKED BY: _____	Water & Wastewater Utility	_____	Date
CHECKED BY: _____	Stormwater Utility	_____	Date
CHECKED BY: _____	Parks & Recreation	_____	Date
CHECKED BY: _____	Traffic Engineer	_____	Date
CHECKED BY: _____		_____	Date

COVER SHEET

Project number	1089-001
Date	May 4, 2016
Drawn by	FSW
Checked by	FSW

C000

Scale NOT TO SCALE

GENERAL NOTES:

- All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the City of Fort Collins.
- All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
- These public improvement construction plans shall be valid for a period of three years from the date of approval by the City of Fort Collins Engineer. Use of these plans after the expiration date will require a new review and approval process by the City of Fort Collins prior to commencement of any work shown in these plans.
- The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the City of Fort Collins, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the City of Fort Collins Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the City of Fort Collins, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.
- All sanitary sewer, storm sewer, and water line constructions, as well as power and other "dry" utility installations, shall conform to the City of Fort Collins standards and specifications current at the date of approval of the plans by the City of Fort Collins Engineer.
- The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The Developer shall be responsible for unknown underground utilities.
- The Developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
- The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
- If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the City of Fort Collins prior to beginning construction.
- The Developer shall coordinate and cooperate with the City of Fort Collins, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.
- No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.
- The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.
- The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
- A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or if water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.
- The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (Contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the Storm Water Management Plan, and the Erosion Control Plan.
- The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
- Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.
- The City of Fort Collins shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the City of Fort Collins failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
- All recommendations of the Preliminary Drainage Report for Lyric Cinema dated May 4, 2016 by Northern Engineering Services, Inc., shall be followed and implemented.
- Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan. All erosion control measures shall be maintained in good repair by the Developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping.
- The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the the City of Fort Collins street inspector.
- No work may commence within any improved or unimproved public Right-of-Way until a Right-of-Way Permit or Development Construction Permit is obtained, if applicable.
- The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the City of Fort Collins Inspector (Fort Collins - 221-6605) and the City of Fort Collins Erosion Control Inspector (Fort Collins - 221-6700) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the City of Fort Collins Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineer's absence. However, the City of Fort Collins reserves the right not to accept the improvement if subsequent testing reveals an improper installation.
- The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the Developer shall be responsible for a re-design of the subject pavement section or, the Developer may use the City of Fort Collins' default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed Professional Engineer. The final report shall be submitted to the Inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the City of Fort Collins Engineer approves the final report.
- The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets, and other locations requested by the the City of Fort Collins Inspector. The engineer or surveyor must certify in a letter to the City of Fort Collins that these elevations conform to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the City of Fort Collins before installation of base course or asphalt will be allowed on the streets.
- All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.
- Portions of Larimer County are within overlay districts. The Larimer County Flood Plain Resolution should be referred to for additional criteria for roads within these districts.
- All road construction in areas designated as Wild Fire Hazard Areas shall be done in accordance with the construction criteria as established in the Wild Fire Hazard Area Mitigation Regulations in force at the time of final plat approval.
- Prior to the commencement of any construction, the contractor shall contact the Local Entity Forester to schedule a site inspection for any tree removal requiring a permit.
- The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.
- The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority. (The City of Fort Collins, Larimer County, Colorado), for approval, prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
- Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact the City of Fort Collins Traffic Operations Department, who will temporarily remove or relocate the sign at no cost to the contractor, however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.
- The Developer is responsible for all costs for the initial installation of traffic signing and striping for the Development related to the Development's local street operations. In addition, the Developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the Development.
- There shall be no site construction activities on Saturdays, unless specifically approved by the City of Fort Collins Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by the City of Fort Collins.
- The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.
- Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.
- The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.
- If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the City of Fort Collins Engineer immediately.
- The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the City of Fort Collins Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the City of Fort Collins Engineer.
- The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:

PROJECT DATUM: NAVD88

BENCHMARK #1: City of Fort Collins Benchmark V-401 described by National Geodetic Survey 1984 in Fort Collins, at the junction of US. Highway 287 and Bristolcone Drive, 59.4 meters (194.9 ft) east of the centerline of the northbound lanes of the Highway, 14.7 meters (48.2 ft) north of the center of the drive, and 1.1 meters (3.6 ft) north of a utility pole and powerline crossing the drive. Note--Access to the Datum Point is through a 5-inch logo cap. The mark is 0.3 meters south from a witness post. The mark is above level with the drive.
ELEVATION: 4977.81

PLEASE NOTE: This plan set is using NAVD88 for a vertical datum. Surrounding developments have used NGVD29 Unadjusted for their vertical datums.

If NGVD29 Unadjusted Datum is required for any purpose, the following equation should be used: NGVD29 Unadjusted = NAVD88 - 3.17'

BASIS OF BEARINGS

Basis of Bearings is the East Line of the Southeast Quarter of Section 2, as bearing S00°36'34" E (assumed bearing) as monumented on the plat.

- All stationing is based on centerline of roadways unless otherwise noted.
- Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
- When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the City of Fort Collins Construction Inspector before any cuts are made. Patching shall be done in accordance with the City of Fort Collins Street Repair Standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer and/or the City of Fort Collins Inspector at the time the cuts are made.
- Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.
- Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.
- After acceptance by the City of Fort Collins, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.
- The City of Fort Collins shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: N.A.
- Approved Variances are listed as follows:
- None

CONSTRUCTION NOTES:

A. STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

- The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.
- There shall be no earth-disturbing activity outside the limits designated on the accepted plans.
- All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc.) All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.
- At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.
- Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.
- All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the City/County.
- In order to minimize erosion potential, all temporary (structural) erosion control measures shall:
 - be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
 - Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
 - be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.
- When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
- The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.
- All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.
- No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.
- The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the City/County or Homeowners Association (HOA).
- City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.
- A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any roadway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.
- Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City.

B. STREET IMPROVEMENTS NOTES

- All street construction is subject to the General Notes on the cover sheet of these plans as well as the Street Improvements Notes listed here.
- A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the City of Fort Collins Engineer for approval, prior to any street construction activity, (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
- Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the City of Fort Collins Engineer in Fort Collins.
- Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the City of Fort Collins Engineer.
- Fl. Collins only. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.
- When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the City of Fort Collins Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.
- All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Permit traffic control plan.
- The Developer is required to perform a gutter water flow test in the presence of the City of Fort Collins Inspector and prior to installation of asphalt. Gutters that hold more than 1/4 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.
- Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. and a single axle weight of at least 18,000 lbs. with pneumatic tires inflated to not less than 90 p.s.i.g. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the City of Fort Collins Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The City of Fort Collins Engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be performed in the presence of an Inspector.

C. TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

- All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.
- All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.
- All signage shall be per the City of Fort Collins Standards and these plans or as otherwise specified in MUTCD.
- All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.
- All lane lines for concrete pavement should be epoxy paint.
- Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the City of Fort Collins Traffic Engineer prior to permanent installation of striping and symbols.
- Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.
- Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.
- All surfaces shall be thoroughly cleaned prior to installation of striping or markings.
- All sign posts shall utilize break-away assemblies and fasteners per the Standards.
- A field inspection of location and installation of all signs shall be performed by the City of Fort Collins Traffic Engineer or their designate. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.
- The Developer installing signs shall be responsible for locating and protecting all underground utilities.
- Special care shall be taken in sign location to ensure an unobstructed view of each sign.
- Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period, the City of Fort Collins Traffic Engineer reserves the right to require additional signage and/or striping if the City of Fort Collins Traffic Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair wear on traffic markings).
- Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

D. STORM DRAINAGE NOTES

- The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
- All recommendations of the Preliminary Drainage Report for Lyric Cinema dated May 4, 2016 by Northern Engineering Services, Inc., shall be followed and implemented.
- Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

E. WATERLINE NOTE

- All waterline and sanitary sewer construction shall conform to the Fort Collins Utility standards and specifications current to date of construction.
- The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the water utility.
- Water mains shall be poly-wrapped D.I.P. or PVC with tracer wire.
- HDPE pipe may be used for 1-1/2 and 2 inch water services. The pipe shall meet the standards of AWWA 901, NSF Standard 61 and ASTM. The HDPE pipe shall be SDR 9 having a pressure rating of 200 psi. Stiffeners shall be used at all fittings and connections. Tracer wire shall be installed with the HDPE service, and shall extend up the curb stop. The curb stop shall be covered with a metal box and tracer wire test lid per City Water Detail 25.

EROSION CONTROL NOTES:

- It should be noted that any erosion control plan serves only as a guideline to the Contractor. Staging and/or phasing of Best Management Practices (BMPs) is expected. Additional and/or different BMPs from those originally depicted may be necessary during construction due to changing site conditions or as required by local authorities.
- The Erosion Control Plan is schematic in nature. As such, graphical symbols may not be to scale, nor are they necessarily shown in their exact location.
- The Contractor shall be responsible for all permitting (city, state discharge permit, etc.) and compliance with governing authorities. It shall be the responsibility of the Contractor (or Permit Holder) to ensure erosion control measures are properly maintained and followed.
- Erosion control practices, site protection, and revegetation methods shall follow city regulations.
- See landscape plans for additional information on seeding/planting, revegetation, erosion fabric/blankets, irrigation, hardscape and other temporary and permanent site stabilization methods.
- Contractor shall implement the appropriate erosion control measures according the the construction sequencing and level of site stabilization.
- Contractor shall implement appropriate inlet protection for all storm drains, swales, ponds and rain gardens until site is fully stabilized.
- Additional wattles, silt fence, or other measures, may be necessary to insure that each building pad is stabilized throughout construction. At no time shall sediment be allowed to cross the public sidewalks.
- Contractor is responsible for stabilizing all slopes, particularly those steeper than 6:1. Crimp mulching, hydro mulching, erosion mats, temporary irrigation, and additional wattles or silt fencing may be necessary to establish vegetative cover and stabilize the slope.
- Inlet protection shall be adapted, as necessary, to the surrounding surface type and condition (i.e., stake-driven wattles for bare soil, sand bags or gravel socks for pavement, etc.)
- Construction waste storage (dumpsters) and portable sanitation units (construction toilets) shall be located at least fifty (50) feet from any stormwater inlet, wetland, or drainage way. Said facilities must be set in a containment area that will not allow pollutants to directly flow, seep, run off, or be washed into a body of water, wetland or drainage way. Dumpsters shall be located on flat, stable ground, and construction toilets shall be staked down.
- The contractor and all subcontractors will cooperate with the City's Construction Inspectors by ceasing operations when winds are of sufficient velocity to create blowing dust which, in the Inspector's opinion, is hazardous to the public health and welfare.
- See Standard Grading and Erosion and Sediment Control Construction Plan Notes on this sheet for additional erosion control notes.

PROJECT SPECIFIC NOTES:

- The general notes for this project were taken verbatim from the adopted April 1, 2007 adopted LCUA58. Minor spelling corrections were made to those notes and the notes below are intended to amend the general notes for the project.
- Where the General and Construction Notes refer to "Developer" substitute "Contractor".
- Where the General and Construction Notes refer to "Local Entity" substitute "City of Fort Collins".
- Contractor to verify specifications with the applicable addendums, revisions, and errata sheets.

REVIEW SET
NOT FOR CONSTRUCTION



ARCHITECT:

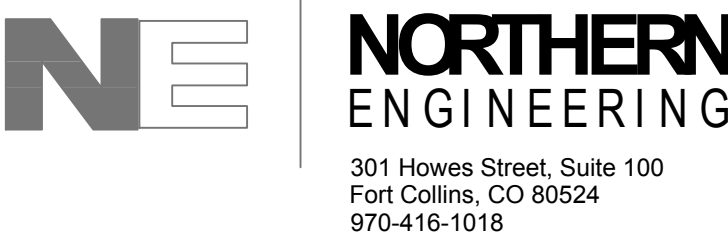
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323 W. Drake Rd., Suite 116 Fort Collins, CO 80526
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DRAWING TITLE:

PROJECT | OWNER:



THE LYRIC
Glozer LLC

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado	
UTILITY PLAN APPROVAL	
APPROVED: _____	City Engineer _____ Date _____
CHECKED BY: _____	Water & Wastewater Utility _____ Date _____
CHECKED BY: _____	Stormwater Utility _____ Date _____
CHECKED BY: _____	Parks & Recreation _____ Date _____
CHECKED BY: _____	Traffic Engineer _____ Date _____
CHECKED BY: _____	_____ Date _____

GENERAL &
CONSTRUCTION NOTES

Project number	1089-001
Date	May 4, 2016
Drawn by	FSW
Checked by	FSW

C001

Scale NOT TO SCALE

REVIEW SET
NOT FOR CONSTRUCTION

DRAWING FILENAME: S:\Users\jha\1089-001\Map\1089-001\1089-001 L&S Chems Plat.dwg LAYOUT NAME: Sheet 1 DATE: May 02, 2016 - 11:15am CAD OPERATOR: jha
LIST OF AREAS: [NEE=owner-JAT]

LYRIC CINEMA

BEING A REPLAT OF LOTS 4-10, 27-34, PARTS OF LOTS 11 & 26, VACATED RIGHT OF WAY AND ALLEY, BLOCK 5, RIVERSIDE PARK LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION :

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

A portion of Riverside Park, Fort Collins, Colorado, contained within the boundary lines which begin at a point which bears South 230.50 feet, and again West 40.00 feet from the East One-Quarter (E ¼) corner of Section 2, Township 7 North, Range 69 West of the Sixth P.M., said point of beginning being the point of intersection of the Southerly right-of-way line of the Union Pacific Railroad and the Westerly right-of-way line of North College Avenue and run thence along said railroad right-of-way line of the following courses and distances: West 190.00 feet, and again S 86°57'57" W 182.74 feet, and again S 83°31'30" West 52.04 feet; thence leaving said right-of-way line run S 00°32' W 165.87 feet; thence East 425.74 feet to a point on the Westerly right-of-way line of North College Avenue; thence North 181.40 feet along said Westerly right-of-way line to the point of beginning.
ALSO known as Lot 4 through 10 and part of Lots 11 and 26 lying South of the Union Pacific Railroad and all of Lots 27 through 34, Block 5, Riverside Park,
EXCEPT those portions contained in Book 1854 at Page 700 and Book 2038 at Page 947 and Deed recorded March 16, 2012 at Reception No. 20120017448,
County of Larimer, State of Colorado

(Which above described tract contains 1.647 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 LYRIC CINEMA (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

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.

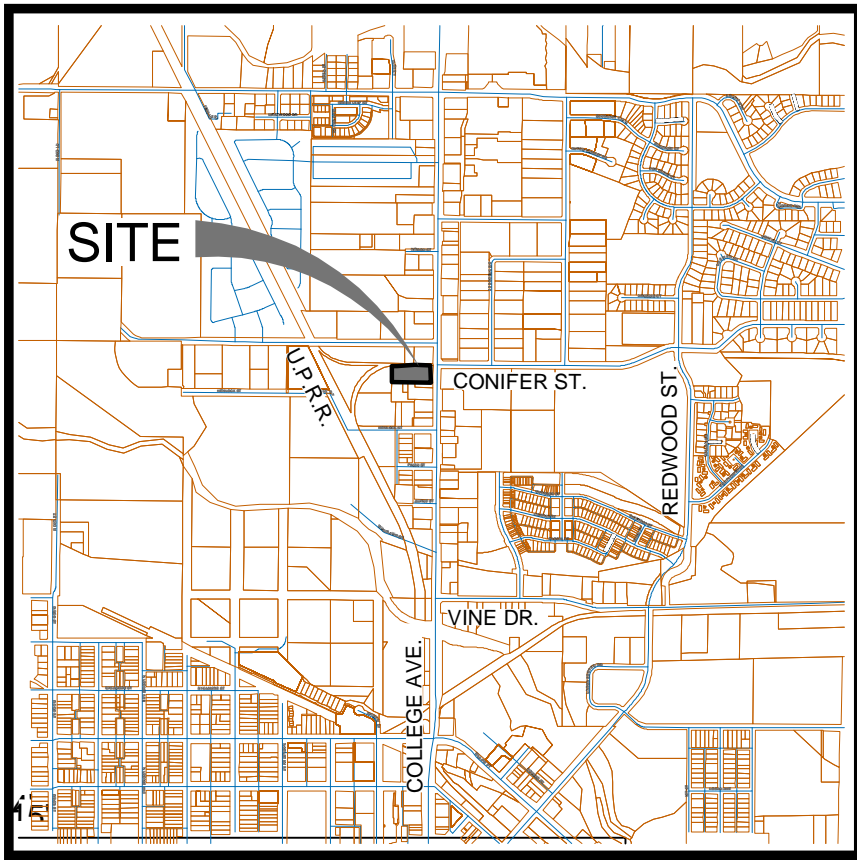
Attorney: _____

Address: _____

Registration No.: _____

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.



VICINITY MAP

1" = 1000'

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

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES APPROVAL

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

Director of Community Development and Neighborhood Services

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.

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

NOTES:

- 1) The Basis of Bearings is the East line of the Southeast Quarter of Section 2, as bearing South 00°38'34" East (assumed bearing) as monumented on drawing.
- 2) For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon File Number _____ prepared by _____ Title Company, dated _____.
- 3) There shall be no private conditions, covenants or restrictions that prohibit or limit installation of resource conserving equipment or landscaping that are allowed by sections 12-120--12-122 of the City Code.
- 4) Subject property contains 71,729 square, or 1.647 acres, more or less.
- 5) The lineal unit of measurement for this plat is U.S. Survey Feet.

LYRIC CINEMA

1209 NORTH COLLEGE AVENUE
FORT COLLINS, COLORADO

Sheet

1

Of 2 Sheets

NORTHERN
ENGINEERING

NE

301 North Hewes Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.224.4188
www.northernengineering.com

PROJECT: 1089-001	DATE: 05/04/16
DESIGNED BY: M. Kinkade	SCALE: N/A
DRAWN BY: B. Tessely	REVIEWED BY: B. Tessely

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.

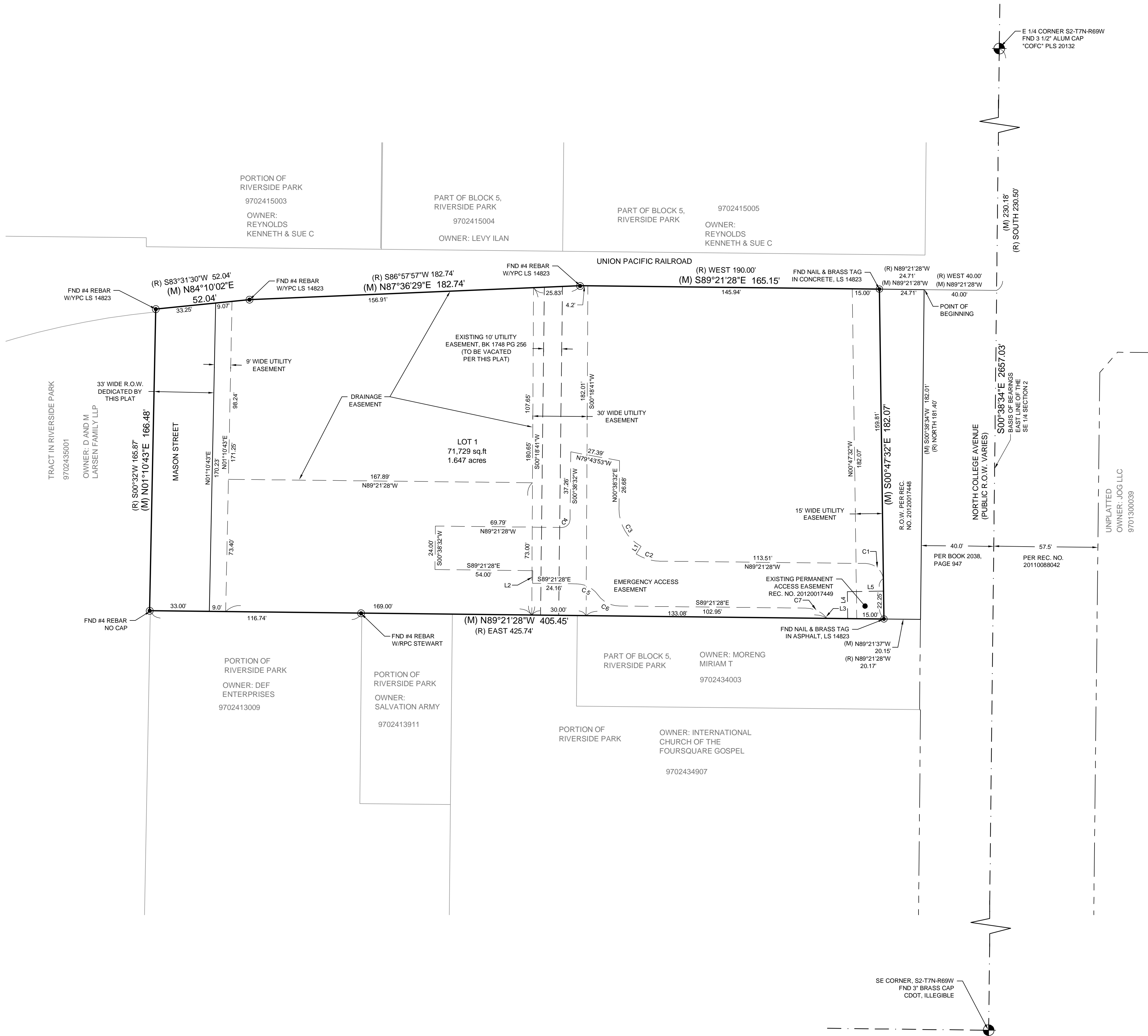
SECTION:
2

TOWNSHIP:
7 N

RANGE:
69 W of the 6th PM

LYRIC CINEMA

BEING A REPLAT OF LOTS 4-10, 27-34, PARTS OF LOTS 11 & 26, VACATED RIGHT OF WAY AND ALLEY, BLOCK 5, RIVERSIDE PARK LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, STATE OF COLORADO

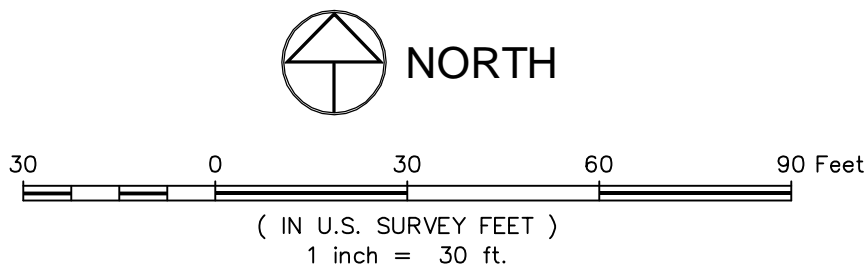


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	79°56'16"	10.00'	13.95'	N49°23'20"W	12.85'
C2	31°58'45"	25.00'	13.95'	N73°22'05"W	13.77'
C3	62°38'19"	23.00'	25.14'	N30°40'37"W	23.91'
C4	90°00'00"	4.50'	7.07'	S45°38'32"W	6.36'
C5	53°07'48"	15.00'	13.91'	S62°47'34"E	13.42'
C6	53°07'48"	15.00'	13.91'	S62°47'34"E	13.42'
C7	45°00'00"	15.00'	11.78'	S66°51'28"E	11.48'

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.04'	N32°35'58"E
L2	7.00'	S00°38'32"W
L3	1.56'	S44°21'28"E
L4	14.84'	N00°47'20"W
L5	20.00'	N89°12'40"E

DRAFT
05/04/16

LEGEND	
---	EASEMENT LINE
- - -	EXISTING RIGHT-OF-WAY
---	SECTION LINE
---	BOUNDARY LINE
---	LOT LINE
●	FOUND PROPERTY CORNER AS DESCRIBED
(R)	= RECORDED
(M)	= MEASURED



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:
2
TOWNSHIP:
7 N
RANGE:
69 W of the 6th PM

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

PROJECT: 1089-001
DESIGNED BY: M. Kincaid
DATE: 05/04/16
SCALE: 1"=30'
REVIEWED BY: B. Tessey

LYRIC CINEMA
1209 NORTH COLLEGE AVENUE
FORT COLLINS, COLORADO

Sheet
2
Of 2 Sheets

LIST OF XREFS: [1089-001..EXST] [ThirdBlock..LYRIC_POP]

REVIEW SET
NOT FOR CONSTRUCTION



LEGEND:

APPROXIMATE LIMITS OF CONSTRUCTION

EXISTING RIGHT-OF-WAY/PROPERTY LINE

EXISTING RAILROAD TRACKS

EXISTING CURB & GUTTER

PROPOSED VERTICAL CURB & GUTTER

PROPOSED OUTFALL CURB & GUTTER

PROPOSED 5' CURB TRANSITION FROM VERTICAL CURB TO OUTFALL CURB

SAWCUT LINE

EXISTING CONCRETE

PROPOSED LIGHT DUTY CONCRETE PAVEMENT

PROPOSED HEAVY DUTY CONCRETE PAVEMENT

PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE NOTE 18)

PROPOSED LID TREATMENT/POROUS LANDSCAPE DETENTION

PROPOSED GRAVEL/COBBLE SURFACE (RE: LANDSCAPE ARCHITECT)

EXISTING BUILDING

EXISTING ELECTRIC VAULT

EXISTING FIRE HYDRANT

EXISTING TREES

PROPOSED ROOF DRAIN

PROPOSED TRANSFORMER

ARCHITECT

Urban|Rural Design, inc
252 linden street, studio 6
fort collins, colorado
970.846.0267
brian@urbanruralarch.com

LANDSCAPE ARCHITECT



342 West Douglas Road
Fort Collins, CO 80524
970-416-1018

CIVIL ENGINEER

STRIPING AND SIGNAGE LEGEND:

- 1 PROPOSED 4" SOLID WHITE LINE
- 2 PROPOSED 4" DOUBLE YELLOW LINE
- 3 PROPOSED 6" WHITE DIAGONAL CROSS HATCH MARKINGS
- 4 HANDICAPPED PARKING SIGN (R7-8) WITH \$100 FINE PLACQUE
- 5 HANDICAPPED PARKING SIGN (R7-8) WITH VAN ACCESSIBLE PLACQUE (R7-8P) AND \$100 FINE PLACQUE
- 6 PROPOSED "NO PARKING - FIRE LANE" SIGN
- 7 PROPOSED "DO NOT BLOCK DRIVEWAY" SIGN



NORTHERN
ENGINEERING

301 Howes Street, Suite 100
Fort Collins, CO 80524
970-416-1018

MEP ENGINEER



Professional Engineering Consultants, P.A.
323 W. Drake Rd., Suite 116 Fort Collins, CO 80526
970-232-9558 x2503 www.pec1.com

DRAWING TITLE

PROJECT | OWNER:



THE LYRIC
Glozer LLC

FIELD SURVEY BY:

ORIGINAL FIELD SURVEY
NORTHERN ENGINEERING SERVICES, INC.
PROJECT NUMBER: 1089-001
DATE: JANUARY 2015

CALL UTILITY NOTIFICATION CENTER OF



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

No.	Description	Date
PDP-1	Planning Development Plan	04.06.16
PDP-2	Planning Development Plan, 2nd sub.	05.04.16

HORIZONTAL CONTROL PLAN

Project number	1089-001
Date	May 4, 2016
Drawn by	FSW
Checked by	FSW

C200

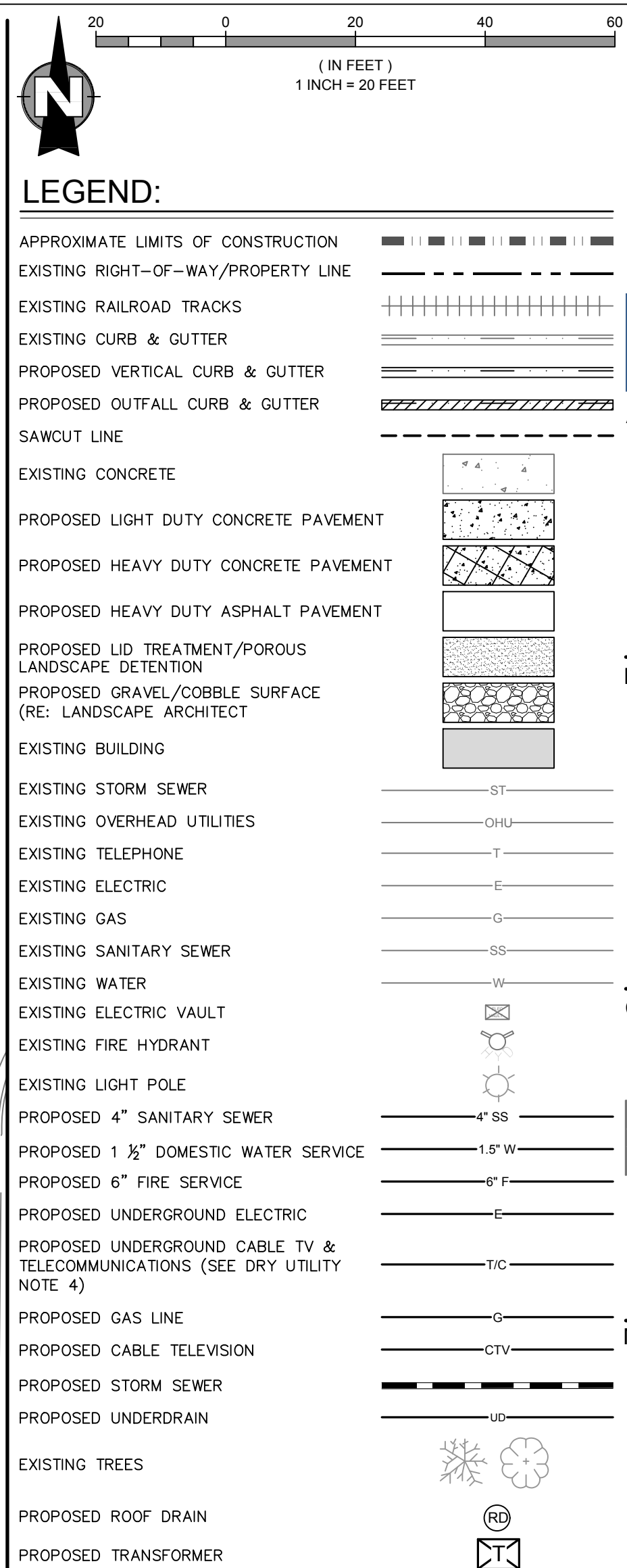
Scale 1" = 20'

NOTES:

- | | | | | | |
|----|--|-----|---|-----|--|
| 1. | FOR BUILDING LAYOUT REFERENCE ARCHITECTURAL PLANS, LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF WALL AND IS SHOWN FOR INFORMATION ONLY. | 9. | SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN. | 17. | ALL PROPOSED PAVEMENT SECTIONS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT COLLINS PRIOR TO CONSTRUCTION. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION. |
| 2. | REFER TO APPROVED SITE ELECTRICAL PLANS FOR ALL SITE LIGHTING AS SHOWN ON THIS DRAWING. | 10. | CONCRETE SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS UNLESS NOTED OTHERWISE. | 18. | ALL PARKING AREAS AND DRIVE AISLES WITHIN THE PROJECT PROPERTY SHALL CONSIST OF HEAVY DUTY ASPHALT PAVEMENT UNLESS OTHERWISE SPECIFIED. SEE GEOTECHNICAL REPORT AND PAVEMENT SECTION DETAILS FOR MORE INFORMATION. |
| 3. | ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. | 11. | CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES. | | |
| 4. | CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE AND SITE FEATURES SUCH AS BENCHES, SEAT WALLS, LANDSCAPE WALLS, LANDSCAPE ROCK, MULCH, ETC. | 12. | EXISTING BUILDING IS LOCATED 0.1' SOUTH OF PROPERTY LINE. CONTRACTOR TO PRESERVE AND PROTECT EXISTING BUILDING AND MATCH INTO EXISTING ELEVATIONS AGAINST BUILDING. PROPOSED CONCRETE VALLEY PAN SHALL SLOPE AWAY FROM EXISTING BUILDING AT MINIMUM 2% SLOPE. | | |
| 5. | CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE APPROVED ARCHITECTURAL DRAWINGS FOR ALL CONCRETE STEPS, HANDRAIL, FENCE, BIKE RACK, ETC DETAILS AND SPECIFICATIONS. | 13. | LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS. | | |
| 6. | ALL HANDICAP RAMPS (PRIVATE AND PUBLIC) SHALL BE INSTALLED WITH TRUNCATED DOME WARNING DETECTION SYSTEMS PER LARIMER COUNTY URBAN AREA STREET STANDARD DETAILS. | 14. | LIMITS OF CONCRETE REPAIRS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. CONCRETE TO BE REMOVED JOINT TO JOINT. | | |
| 7. | ALL SIGNAGE SHALL BE PER CITY OF FORT COLLINS STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD. (REF. LC/UA5 SECTION 22.6.2) | 15. | CONTRACTOR TO REFERENCE LATEST LANDSCAPE DRAWINGS FOR PROPOSED CONCRETE COLOR, JOINT PATTERN, TEXTURE, ETC. | | |
| 8. | THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. | 16. | SEE ARCHITECTURAL PLANS FOR DIMENSIONS/DESIGN OF ALL BUILDING CONCRETE DOOR THRESH. | | |

REVIEW SET
NOT FOR CONSTRUCTION

REVIEW SET
NOT FOR CONSTRUCTION



ARCHITECT:

Urban|Rural Design, inc.
252 linden street, studio 6
fort collins, colorado
970.846.0267
brian@urbanruralarch.com

LANDSCAPE ARCHITECT:



42 West Douglas Road
Fort Collins, CO 80524
70-416-1018

CIVIL ENGINEER:



NORTHERN ENGINEERING

101 Howes Street, Suite 100
Fort Collins, CO 80524
970-416-1018

MEP ENGINEER:



CELEBRATING FIFTY YEARS 1965 - 2015

Professional Engineering Consultants, P.A.
323 W. Drake Rd., Suite 116 Fort Collins, CO 80526
970-232-9558 x2503 www.pec1.com

KEY NOTES:

- ① CONNECT TO EXISTING SANITARY SEWER MAIN WITH WYE SADDLE WITH STAINLESS STEEL STRAPS AT INVERT ELEVATION 4968.70.
- ② PROPOSED GREASE INTERCEPTOR. SEE APPROVED PLUMBING PLANS FOR PROPOSED SANITARY SEWER INLET/OUTLET PIPE ELEVATIONS AND ROUTINGS. INVERT ELEVATION = 4969.44.
- ③ INSTALL 4" PVC SANITARY SEWER SERVICE AT MINIMUM 2% SLOPE AND INVERT ELEVATION 4969.58. SEE PLUMBING PLANS FOR CONTINUATION.
- ④ PROPOSED SANITARY SEWER YATE AT INVERT 4969.23.
- ⑤ PROPOSED GAS SERVICE. SEE MEP PLANS FOR CONTINUATION.
- ⑥ PROPOSED 6" FIRE SERVICE. SEE PLUMBING PLANS FOR CONTINUATION.
- ⑦ PROPOSED 2" WATER SERVICE. SEE PLUMBING PLANS FOR CONTINUATION.
- ⑧ PROPOSED 2" TO 1 1/2" REDUCER
- ⑨ PROPOSED 1 1/2" WATER METER.
- ⑩ PROPOSED CURB STOP WITH TRAFFIC RATED LID.
- ⑪ PROPOSED 90° HORIZONTAL BEND WITH THRUST BLOCK.

DRAWING TITLE:

PROJECT | OWNER:



THE LYRIC
Glozer LLC

CALL UTILITY NOTIFICATION CENTER OF



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____	City Engineer	_____	Date
CHECKED BY: _____	Water & Wastewater Utility	_____	Date
CHECKED BY: _____	Stormwater Utility	_____	Date
CHECKED BY: _____	Parks & Recreation	_____	Date
CHECKED BY: _____	Traffic Engineer	_____	Date
CHECKED BY: _____		_____	Date

UTILITY PLAN

Project number	1089-001
Date	May 4, 2016
Drawn by	FSW
Checked by	FSW

C300

Scale 1" = 20'

DRY UTILITY NOTES

1. THE LOCATION OF PROPOSED DRY UTILITIES AS SHOWN ON THIS DRAWING ARE SHOWN FOR HORIZONTAL ALIGNMENTS ONLY AND ARE APPROXIMATE. THE LOCATION OF DRY UTILITIES WILL BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY.
2. INSTALL POWER POLE WITH GUY WIRES AND ATTACH EXISTING OVERHEAD UTILITIES TO POLE PER UTILITY COMPANIES'S SPECIFICATIONS. CONTRACTOR TO COORDINATE INSTALLATION OF POLE WITH RESPECTIVE UTILITY COMPANIES. UTILITIES ON POLE INCLUDE: COMCAST (CABLE TV), CENTURYLINK (TELECOMMUNICATIONS), AND CITY OF FORT COLLINS POWER (ELECTRIC).
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS TO RELOCATE THE EXISTING OVERHEAD CABLE TV LINE (OWNED BY COMCAST) INTO AN UNDERGROUND CONDUIT AS SHOWN ON THIS PLAN. THE CONTRACTOR OR COMCAST SHALL PROVIDE AND INSTALL THE CONDUIT. CONTRACTOR SHALL MAKE THE CONNECTION POINTS TO THE CONDUIT WITHIN THE CONDUIT. THE DEVELOPER SHALL DETERMINE WHO WILL INSTALL THE CONDUIT BETWEEN THE CONTRACTOR OR COMCAST.
4. PHONE, INTERNET, AND CABLE SERVICE TO BE PROVIDED BY CENTURYLINK AND/OR COMCAST. THE PROVIDER SHALL MAKE THE CONNECTION FROM MAIN, LOCATED ON NEW POWER POLE, AND PULL ALL CABLE WITHIN THE CONDUIT TO THE PROPOSED PEDESTAL AND/OR VAULT. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING THE REQUIRED QUANTITY AND SIZE OF CONDUIT, AS DELINEATED BY THE PROVIDER, FROM THE CONNECTION POINT TO THE BUILDING AS SHOWN ON THIS PLAN. DEVELOPER WILL DETERMINE WHO THE PROVIDER WILL BE BETWEEN CENTURYLINK OR COMCAST.
5. ALL CONDUIT PLACED BY THE DEVELOPER FOR PHONE, INTERNET, AND CABLE SHALL BE EQUIPPED WITH PULL TAPE AND LOCATE WIRE PER THE SPECIFICATIONS OF EACH UTILITY COMPANY.
6. ELECTRIC SERVICE TO BE PROVIDED BY THE CITY OF FORT COLLINS. THE CITY SHALL INSTALL THE TRANSFORMER AND PRIMARY LINE FROM THE CONNECTION POINT AT THE EXISTING MAIN TO THE TRANSFORMER. THE COST OF THE PRIMARY LINE, TRANSFORMER, AND THE INSTALLATION OF THE SECONDARY LINE FROM THE TRANSFORMER TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
7. ELECTRIC TRANSFORMER PAD SIZE IS APPROXIMATE. COORDINATE FINAL LOCATION AND SIZE OF TRANSFORMER WITH APPROVED ARCHITECTURAL PLANS.
8. XCEL SHALL INSTALL THE CONNECTIONS TO THE EXISTING GAS MAIN, AND INSTALL THE SERVICE TO GAS METER AT THE BUILDING AT THE DEVELOPERS EXPENSE.
9. IT IS RECOMMENDED THAT A DRY UTILITY COORDINATION MEETING TO BE SET UP BY THE CONTRACTOR AND/OR OWNER WITH ALL DRY UTILITY AGENCIES PRIOR TO CONSTRUCTION TO COORDINATE THEIR DESIGN.

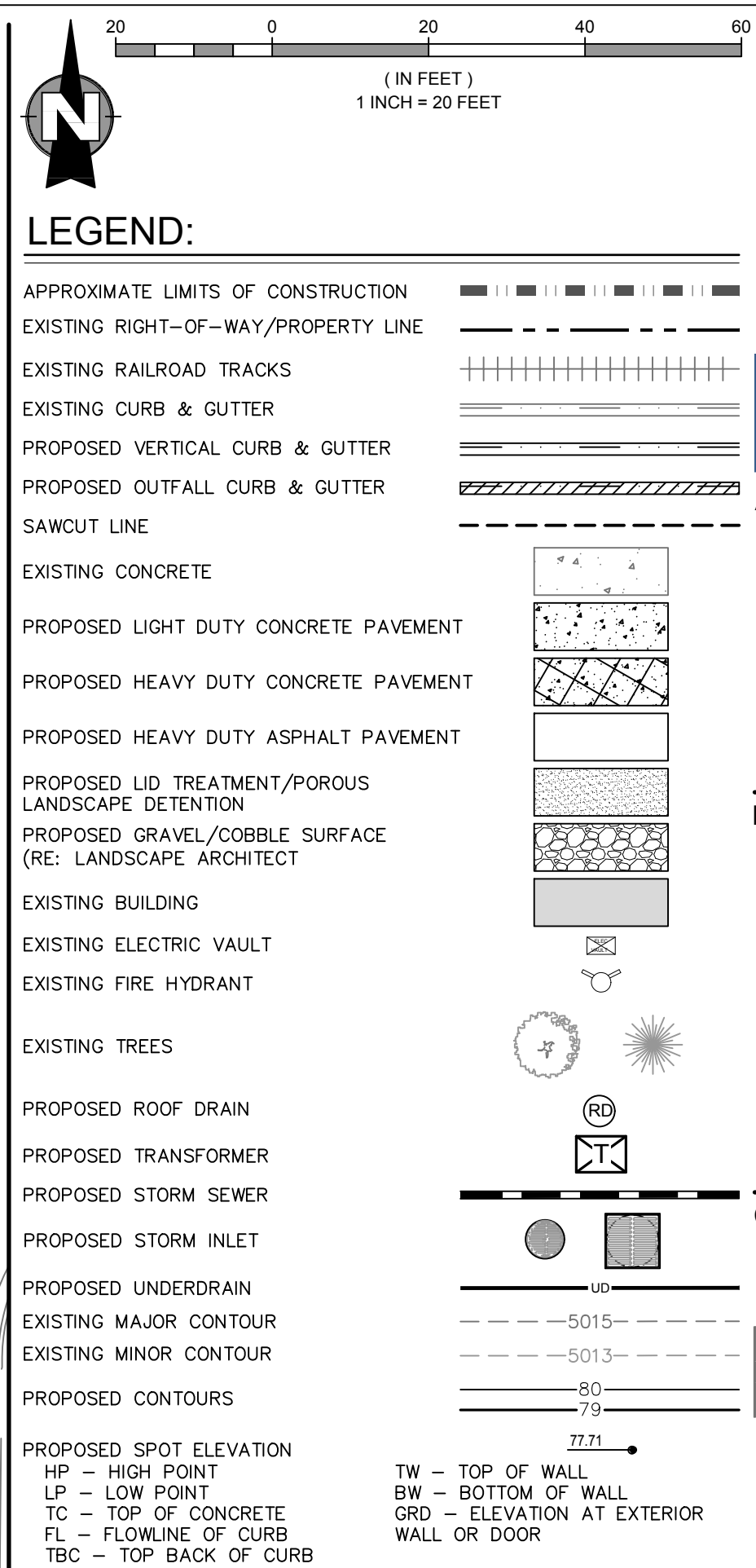
NOTES:

- | | | | |
|----|---|-----|---|
| 1. | EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS. | 9. | WATER MAINS AND FIRE SERVICES SHALL BE AWWA C-900 PVC. WATER SERVICES SHALL BE TYPE K COPPER. |
| 2. | THE PLUMBING CONTRACTOR SHALL TERMINATE UTILITY LATERALS 5' OUTSIDE OF BUILDING UNLESS NOTED OTHERWISE. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL UTILITY CONNECTIONS INTO THE PROPOSED BUILDING SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL DRAWINGS. | 10. | ALL ROOF DRAIN CONNECTIONS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED ALTERNATE. THE CONTRACTOR SHALL TERMINATE THE ROOF DRAIN LATERALS 5-6 FEET OUTSIDE OF BUILDING. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF THE ROOF DRAIN CONNECTIONS TO THE DOWNSPOUTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. THE CONNECTION TRANSITION FROM THE SITE HDPE ROOF DRAINS TO THE INTERNAL SCH40 PVC BUILDING DRAINS SHALL BE MADE WITH A HDPE TO PVC ADAPTER. |
| 3. | REFER TO APPROVED SITE ELECTRICAL PLANS FOR ALL CONDUITS AND POWER LINE ROUTING FOR SITE LIGHTING. | 11. | LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS. |
| 4. | WATER AND SEWER SERVICE PROVIDED BY THE CITY OF FORT COLLINS AND ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION. | 12. | LIMITS OF CONCRETE REPAIRS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. CONCRETE TO BE REMOVED JOINT TO JOINT. |
| 5. | MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 4.5'. MAXIMUM COVER SHALL BE 5.5'. | 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 STANDARD SPECIFICATIONS. THE DEVELOPER PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. |
| 6. | MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES. | 14. | QUANTITY AND SIZE OF DRYWELLS TO BE DETERMINED AT FINAL DESIGN. |
| 7. | ALL WATER FITTINGS AND VALVES ARE NOT ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE. | | |
| 8. | SANITARY SEWER SERVICES SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED. | | |

4. Design CAD OPERATOR: [redacted]

4. Design CAD OPERATOR: [redacted]

REVIEW SET
NOT FOR CONSTRUCTION



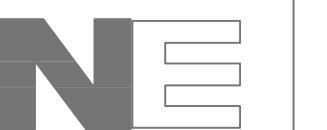
ARCHITECT:
Urban|Rural Design, inc.
252 linden street, studio 6
fort collins, colorado
970.846.0267
brian@urbanruralarch.com

LANDSCAPE ARCHITECT:



2 West Douglas Road
Fort Collins, CO 80524
970-416-1018

CIVIL ENGINEER:



NORTHERN ENGINEERING

owes Street, Suite 100
ollins, CO 80524
16-1018

MEP ENGINEER:



Professional Engineering Consultants, P.A.
323 W. Drake Rd., Suite 116 Fort Collins, CO 80526
970-232-9558 x2503 www.pec1.com

DRAWING TITLE:

PROJECT | OWNER:



THE LYRIC
Glozer LLC

FIELD SURVEY BY:

ORIGINAL FIELD SURVEY
NORTHERN ENGINEERING SERVICES, INC.
PROJECT NUMBER: 1089-001
DATE: JANUARY 2015

CALL UTILITY NOTIFICATION CENTER OF



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____	City Engineer	_____	Date
CHECKED BY: _____	Water & Wastewater Utility	_____	Date
CHECKED BY: _____	Stormwater Utility	_____	Date
CHECKED BY: _____	Parks & Recreation	_____	Date
CHECKED BY: _____	Traffic Engineer	_____	Date
CHECKED BY: _____		_____	Date

READING PLAN

Project number	1089-001
Date	May 4, 2016
Drawn by	FSW
Checked by	FSW

C400

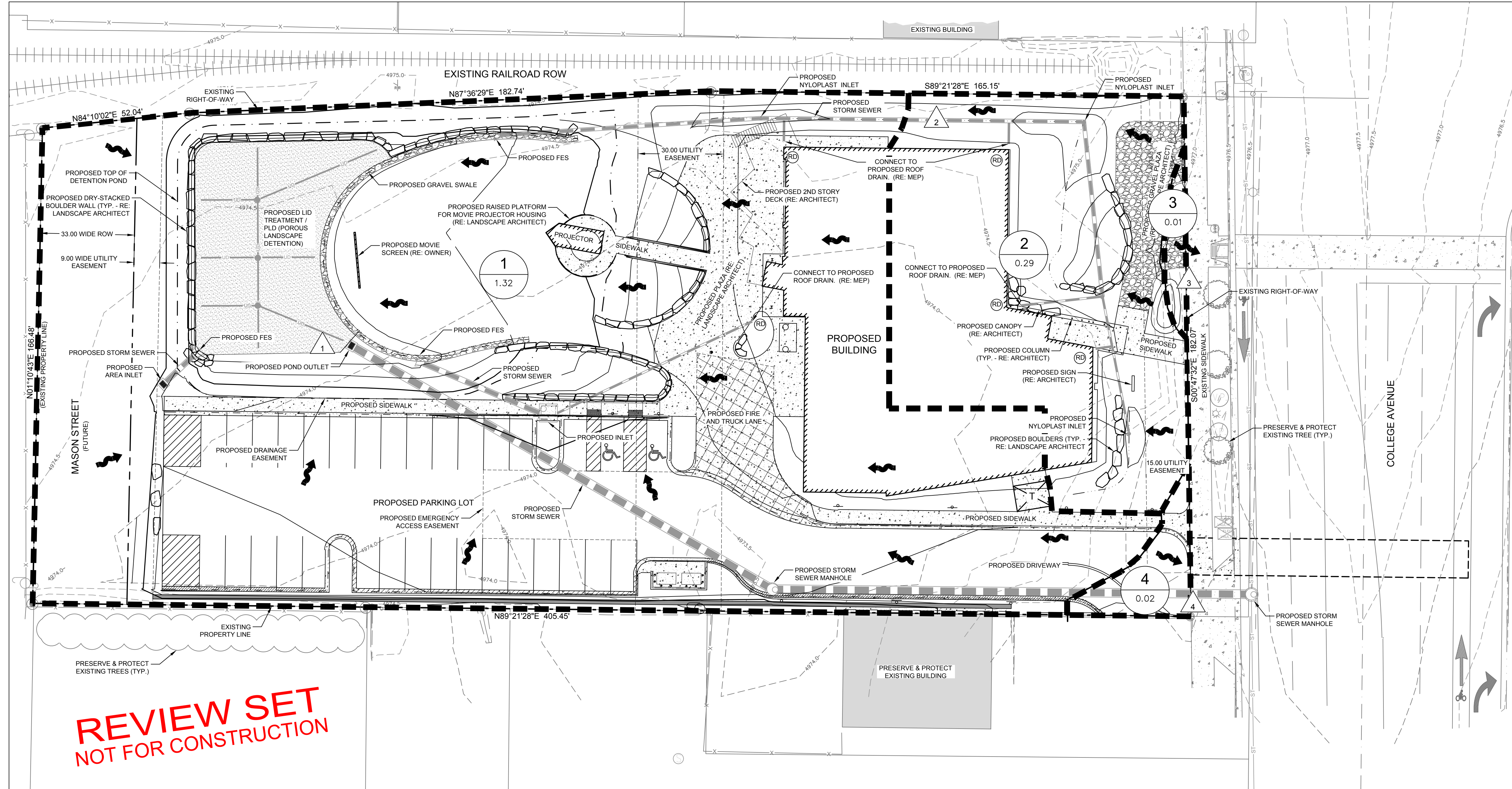
Scale 1" = 20'

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ALL ADJACENT (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. SPOT ELEVATIONS SHOWN ARE FLOWLINE, EDGE OF PAVEMENT, OR EDGE OF WALK UNLESS NOTED OTHERWISE.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED PER THE APPROVED LANDSCAPE PLANS.
4. ALL SOIL, SLOE (NOT MULCH) IN LANDSCAPE BEDS ADJACENT TO BUILDINGS SHALL BE PLACED SUCH THAT THE TOP OF SOILS IS AT THE SAME ELEVATION AS ADJACENT SIDEWALK TO ALLOW FOR PROPER DRAINAGE.
5. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
6. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
7. LIMITS OF CONCRETE REPAIRS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. CONCRETE TO BE REMOVED JOINT TO JOINT.
8. SEE ARCHITECTURAL PLANS FOR DIMENSIONS/DESIGN OF ALL BUILDING CONCRETE DOOR STOOPS.
9. ALL PROPOSED PAVEMENT SECTIONS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT COLLINS PRIOR TO CONSTRUCTION. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
10. ALL ROOF DRAIN CONNECTIONS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL. THE CONTRACTOR SHALL TERMINATE THE ROOF DRAIN LATERALS 5'-0" FEET OUTSIDE OF BUILDING. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF THE ROOF DRAIN CONNECTIONS TO THE DOWNSPOUTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. THE CONNECTION TRANSITION FROM THE SITE HOPE ROOF DRAINS TO THE INTERNAL SCH40 PVC BUILDING DRAINS SHALL BE MADE WITH A HOPE TO PVC ADAPTER.
11. EXISTING BUILDING IS LOCATED 0.1' SOUTH OF PROPERTY LINE. CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING BUILDING AND MATCH INTO EXISTING ELEVATIONS AGAINST BUILDING. PROPOSED VALLEY PAN SHALL SLOPE AWAY FROM EXISTING BUILDING AT MINIMUM 2% SLOPE.

REVIEW SET
NOT FOR CONSTRUCTION

DRAWING FILENAME: D:\Projects\1089-001\DWG\Draw\1089-001_Grad.dwg LAYOUT NAME: Grading DATE: May 03, 2016 2:53pm CAD OPERATOR: f:red



LEGEND:

APPROXIMATE LIMITS OF CONSTRUCTION
EXISTING RIGHT-OF-WAY/PROPERTY LINE
EXISTING RAILROAD TRACKS
EXISTING CURB & GUTTER
PROPOSED VERTICAL CURB & GUTTER
PROPOSED OUTFALL CURB & GUTTER
PROPOSED 5" CURB TRANSITION FROM VERTICAL CURB TO OUTFALL CURB SAWCUT LINE

EXISTING CONCRETE
PROPOSED LIGHT DUTY CONCRETE PAVEMENT
PROPOSED HEAVY DUTY CONCRETE PAVEMENT
PROPOSED HEAVY DUTY ASPHALT PAVEMENT
PROPOSED LID TREATMENT/POROUS LANDSCAPE DETENTION
PROPOSED GRAVEL/COBBLE SURFACE (RE: LANDSCAPE ARCHITECT)

EXISTING BUILDING
EXISTING ELECTRIC VAULT
EXISTING FIRE HYDRANT
EXISTING TREES
PROPOSED ROOF DRAIN
PROPOSED TRANSFORMER
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED CONTOURS

DESIGN POINT
FLOW ARROWS
DRAINAGE BASIN LABEL
DRAINAGE BASIN BOUNDARY
PROPOSED STORM SEWER
PROPOSED UNDERDRAIN

NOTES:

- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
- REFER TO THE "PRELIMINARY DRAINAGE REPORT FOR LYRIC CINEMA" BY NORTHERN ENGINEERING, DATED MAY 4, 2016 FOR ADDITIONAL INFORMATION.

ur|r
urban|rural design

ARCHITECT:
Urban|Rural Design, inc.
252 linden street, studio 6
fort collins, colorado
970.846.0267
brian@urbanruralarch.com

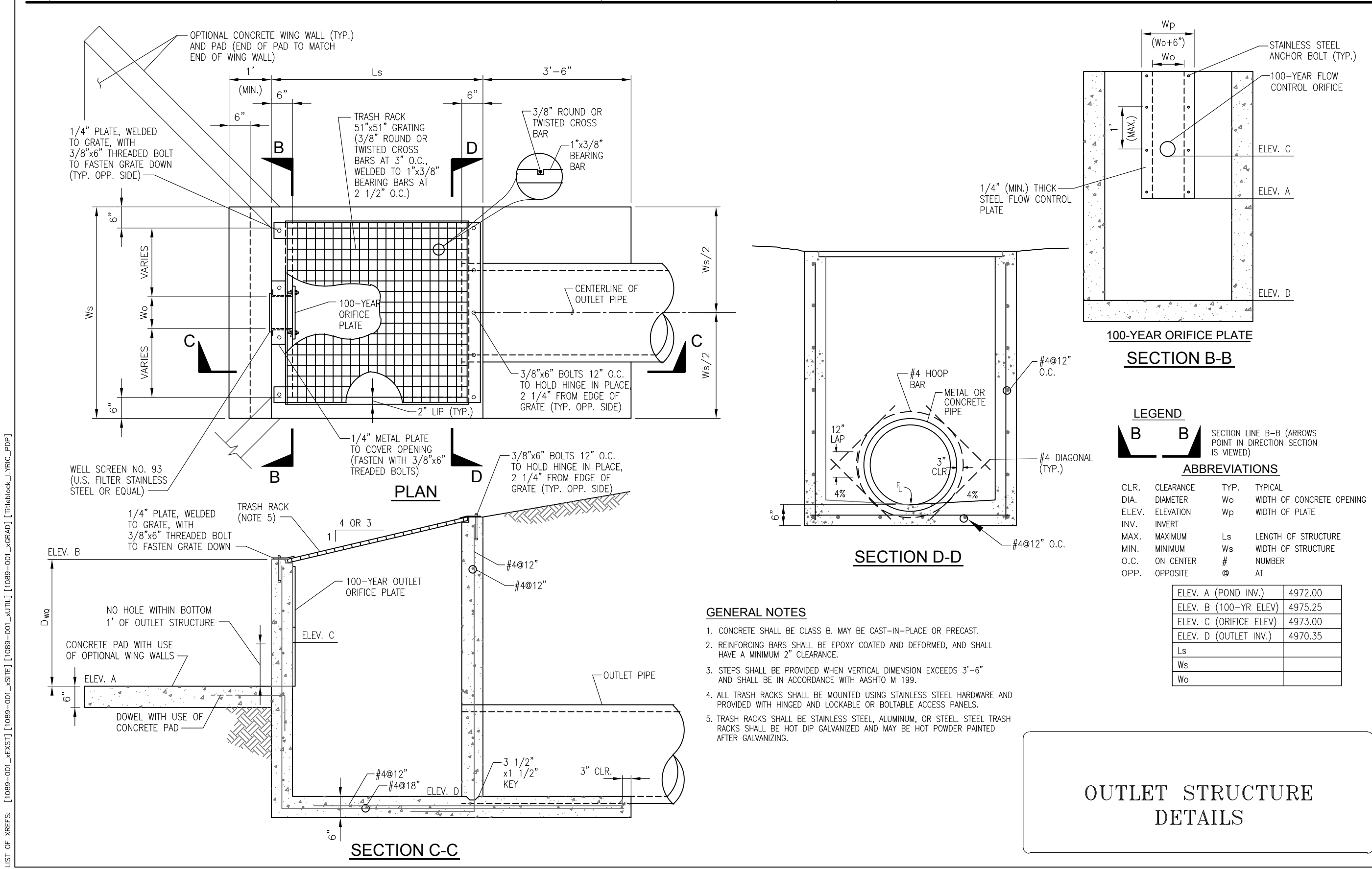
LANDSCAPE ARCHITECT:
didierdesignstudio
342 West Douglas Road
Fort Collins, CO 80524
970-416-1018

CIVIL ENGINEER:
NE NORTHERN ENGINEERING
301 Howes Street, Suite 100
Fort Collins, CO 80524
970-416-1018

MEP ENGINEER:
PEC CELEBRATING FIFTY YEARS 1965 - 2015
Professional Engineering Consultants, P.A.
323 W. Drake Rd., Suite 116 Fort Collins, CO 80526
970-232-9558 x2503 www.pec1.com

DRAWING TITLE:

PROJECT | OWNER:
THE LYRIC
Glozer LLC



DETENTION POND SUMMARY

DESIGN WATER SURFACE ELEVATION	4975.25 FT
FREEBOARD	0.70 FT
DESIGN RELEASE RATE	0.06 CFS
DESIGN DETENTION VOLUME FOR 100-YEAR STORM	21,344 FT ³
REQUIRED MINIMUM VOLUME	20,367 FT ³ 0.47 AC-FT
REQUIRED DETENTION VOLUME FOR 100-YEAR STORM	18,731 FT ³ 0.43 AC-FT
REQUIRED POROUS LANDSCAPE VOLUME	1,636 FT ³ 0.04 AC-FT

LID SUMMARY

NEW IMPERVIOUS AREA	0.810 AC.
TRADITIONAL PAVEMENT AREA	0.370 AC.
OTHER IMPERVIOUS SURFACES (ROOFS, CONCRETE, WALKS, ETC.)	0.440 AC.
REQUIRED MINIMUM IMPERVIOUS AREA TO BE TREATED (75%)	0.608 AC.
TREATMENT AREAS	
RUN-ON AREA FOR PLD#1	0.790 AC.
TOTAL IMPERVIOUS AREA TREATED	0.790 AC.
PERCENT OF TREATMENT OF IMPERVIOUS AREA	98%

BASIN SUMMARY

BASIN ID	BASIN AREA (FT ²)	BASIN AREA (AC.)	% IMPERVIOUS	Q _{2-YR} (CFS)	Q _{10-YR} (CFS)	Q _{100-YR} (CFS)
1	58,457 FT ²	1.34 ACRES	85.0%	2.31 CFS	3.95 CFS	10.39 CFS
2	11,894 FT ²	0.27 ACRES	85.0%	0.46 CFS	0.78 CFS	2.06 CFS
3	378 FT ²	0.01 ACRES	85.0%	0.02 CFS	0.03 CFS	0.08 CFS
4	963 FT ²	0.02 ACRES	85.0%	0.04 CFS	0.08 CFS	0.19 CFS
OS1	153,517 FT ²	3.52 ACRES	35.3%	2.44 CFS	4.17 CFS	17.36 CFS
Historic Site	71,892 FT ²	1.65 ACRES	0.0%	0.49 CFS	0.83 CFS	7.13 CFS

GENERAL NOTES

- CONCRETE SHALL BE CLASS B, MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED, AND SHALL HAVE A MINIMUM 2" CLEARANCE.
- STEPS SHALL BE PROVIDED WHEN VERTICAL DIMENSION EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH ASTM M 199.
- ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BULKHEAD ACCESS PANELS.
- TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.

OUTLET STRUCTURE DETAILS

FIELD SURVEY BY:

ORIGINAL FIELD SURVEY
NORTHERN ENGINEERING SERVICES, INC.
PROJECT NUMBER: 1089-001
DATE: JANUARY 2015

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

CHECKED BY: _____ Water & Wastewater Utility _____ Date _____

CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ _____ Date _____

DRAINAGE PLAN

Project number	1089-001
Date	May 4, 2016
Drawn by	FSW
Checked by	FSW

C500

Scale 1" = 20'

DRAWING FILENAME: S:\Users\jha\1089-001\Map\Lyric\1089-001 Lyric Cinema Plat.dwg LAYOUT NAME: Sheet 1 DATE: May 02, 2016 - 11:15am CAD OPERATOR: jha
LIST OF SHEETS: [NE-Sheet1-JHA]

LYRIC CINEMA

BEING A REPLAT OF LOTS 4-10, 27-34, PARTS OF LOTS 11 & 26, VACATED RIGHT OF WAY AND ALLEY, BLOCK 5, RIVERSIDE PARK LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION :

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

A portion of Riverside Park, Fort Collins, Colorado, contained within the boundary lines which begin at a point which bears South 230.50 feet, and again West 40.00 feet from the East One-Quarter (E ¼) corner of Section 2, Township 7 North, Range 69 West of the Sixth P.M., said point of beginning being the point of intersection of the Southerly right-of-way line of the Union Pacific Railroad and the Westerly right-of-way line of North College Avenue and run thence along said railroad right-of-way line of the following courses and distances: West 190.00 feet, and again S 86°57'57" W 182.74 feet, and again S 83°31'30" West 52.04 feet; thence leaving said right-of-way line run S 00°32' W 165.87 feet; thence East 425.74 feet to a point on the Westerly right-of-way line of North College Avenue; thence North 181.40 feet along said Westerly right-of-way line to the point of beginning.
ALSO known as Lot 4 through 10 and part of Lots 11 and 26 lying South of the Union Pacific Railroad and all of Lots 27 through 34, Block 5, Riverside Park,
EXCEPT those portions contained in Book 1854 at Page 700 and Book 2038 at Page 947 and Deed recorded March 16, 2012 at Reception No. 20120017448,
County of Larimer, State of Colorado

(Which above described tract contains 1.647 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 LYRIC CINEMA (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

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.

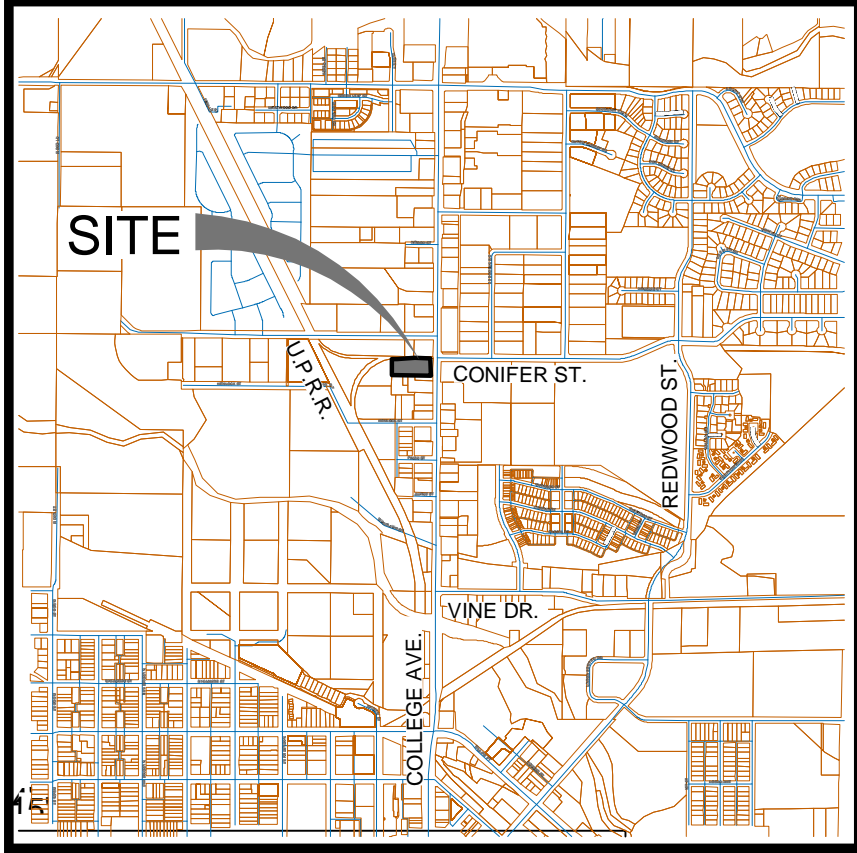
Attorney: _____

Address: _____

Registration No.: _____

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.



VICINITY MAP

1" = 1000'

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

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES APPROVAL

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

Director of Community Development and Neighborhood Services

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.

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

NOTES:

- 1) The Basis of Bearings is the East line of the Southeast Quarter of Section 2, as bearing South 00°38'34" East (assumed bearing) as monumented on drawing.
- 2) For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon File Number _____ prepared by _____ Title Company, dated _____.
- 3) There shall be no private conditions, covenants or restrictions that prohibit or limit installation of resource conserving equipment or landscaping that are allowed by sections 12-120--12-122 of the City Code.
- 4) Subject property contains 71,729 square, or 1.647 acres, more or less.
- 5) The lineal unit of measurement for this plat is U.S. Survey Feet.

LYRIC CINEMA

1209 NORTH COLLEGE AVENUE
FORT COLLINS, COLORADO

Sheet

1

Of 2 Sheets

NORTHERN
ENGINEERING

NE

301 North Hewes Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.224.4188
www.northernengineering.com

PROJECT:	DATE:
1089-001	05/04/16
DESIGNED BY:	SCALE:
	N/A
DRAWN BY:	REVIEWED BY:
M. Khogazi	B. Tessely

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.

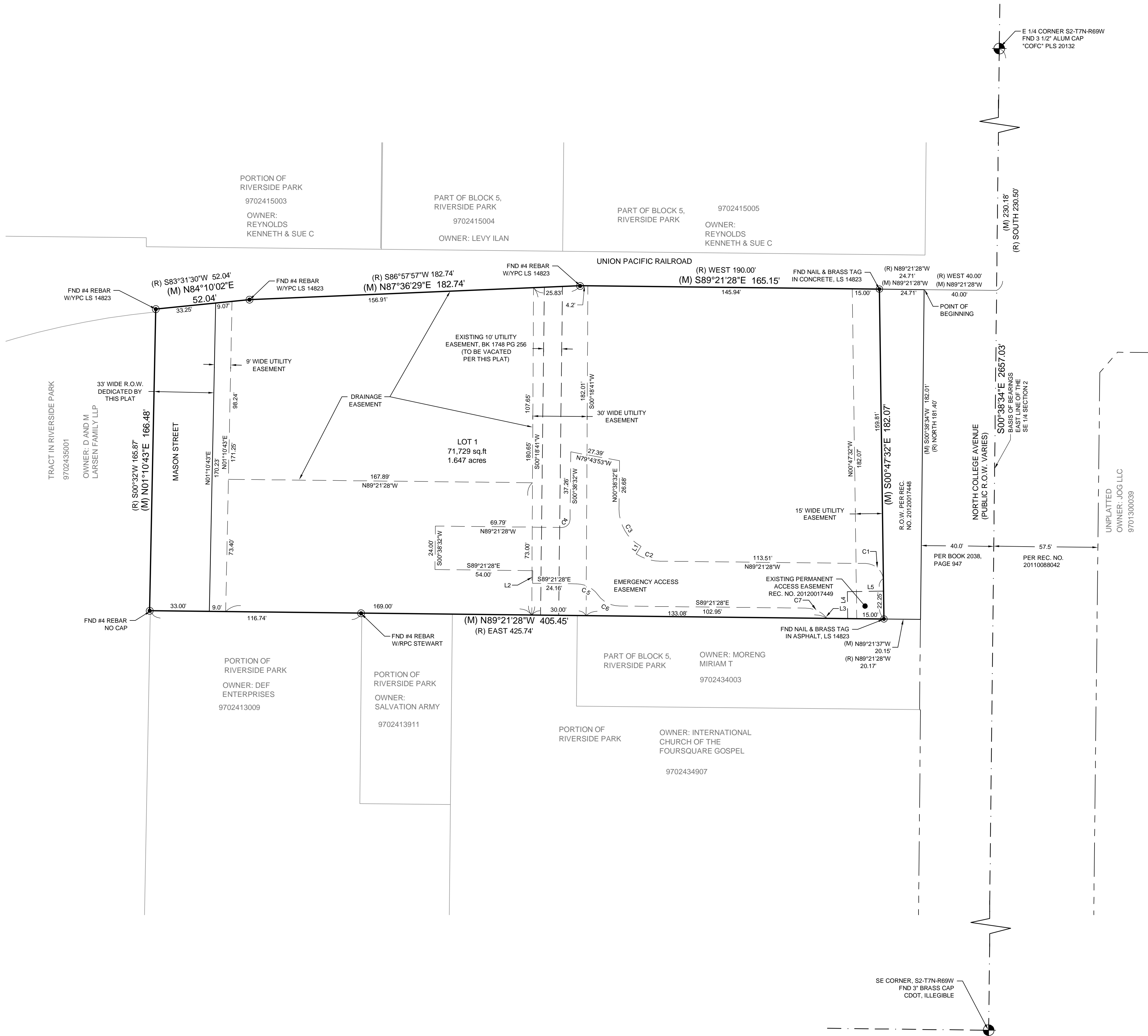
SECTION:
2

TOWNSHIP:
7 N

RANGE:
69 W of the 6th PM

LYRIC CINEMA

BEING A REPLAT OF LOTS 4-10, 27-34, PARTS OF LOTS 11 & 26, VACATED RIGHT OF WAY AND ALLEY, BLOCK 5, RIVERSIDE PARK LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, STATE OF COLORADO

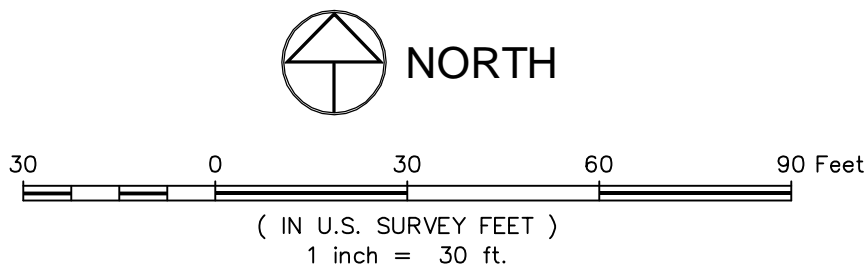


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	79°56'16"	10.00'	13.95'	N49°23'20"W	12.85'
C2	31°58'45"	25.00'	13.95'	N73°22'05"W	13.77'
C3	62°38'19"	23.00'	25.14'	N30°40'37"W	23.91'
C4	90°00'00"	4.50'	7.07'	S45°38'32"W	6.36'
C5	53°07'48"	15.00'	13.91'	S62°47'34"E	13.42'
C6	53°07'48"	15.00'	13.91'	S62°47'34"E	13.42'
C7	45°00'00"	15.00'	11.78'	S66°51'28"E	11.48'

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.04'	N32°35'58"E
L2	7.00'	S00°38'32"W
L3	1.56'	S44°21'28"E
L4	14.84'	N00°47'20"W
L5	20.00'	N89°12'40"E

DRAFT
05/04/16

LEGEND	
	EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	SECTION LINE
	BOUNDARY LINE
	LOT LINE
	FOUND PROPERTY CORNER AS DESCRIBED
(R)	= RECORDED
(M)	= MEASURED



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:
2
TOWNSHIP:
7 N
RANGE:
69 W of the 6th PM

NORTHERN
ENGINEERING

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PROJECT: 1089-001
DESIGNED BY: M. Kinoshita
DATE: 05/04/16
SCALE: 1"=30'
REVIEWED BY: B. Tessey

LYRIC CINEMA
1209 NORTH COLLEGE AVENUE
FORT COLLINS, COLORADO

Sheet
2
Of 2 Sheets