

STAFF REPORT

Hearing Officer

February 4, 2016

PROJECT NAME

WARREN FEDERAL CREDIT UNION PROJECT DEVELOPMENT PLAN, PDP150011

STAFF

Jason Holland, City Planner

PROJECT INFORMATION

PROJECT DESCRIPTION: This is a request for a Project Development Plan (PDP) located on East Drake Road at the southeast corner of East Drake Road and Illinois Drive. The property is approximately two acres and is in the Neighborhood Commercial District (NC) zone district. The project is referred to as Warren Federal Credit Union, file #PDP150011. The request proposes dividing the site into three lots and one tract. Lot 3 is proposed to be developed first, and includes one building for the Warren Federal Credit Union as well as additional office and retail space within the building. The proposed building is two stories. Lots 1 and 2 front on Illinois Drive, west of the bank/retail building on Lot 3, and propose future buildings that will be reviewed at a later time. The future buildings include a retail use on Lot 1 and a restaurant use on Lot 2. The remaining portion of the site is shared parking located in Tract A, and includes 88 off-street parking spaces.

APPLICANT: Mike McBride
BHA Design
1603 Oakridge Drive
Fort Collins, CO 80525

OWNER: Warren Federal Credit Union
114 East 7th Avenue
Cheyenne, WY 82001

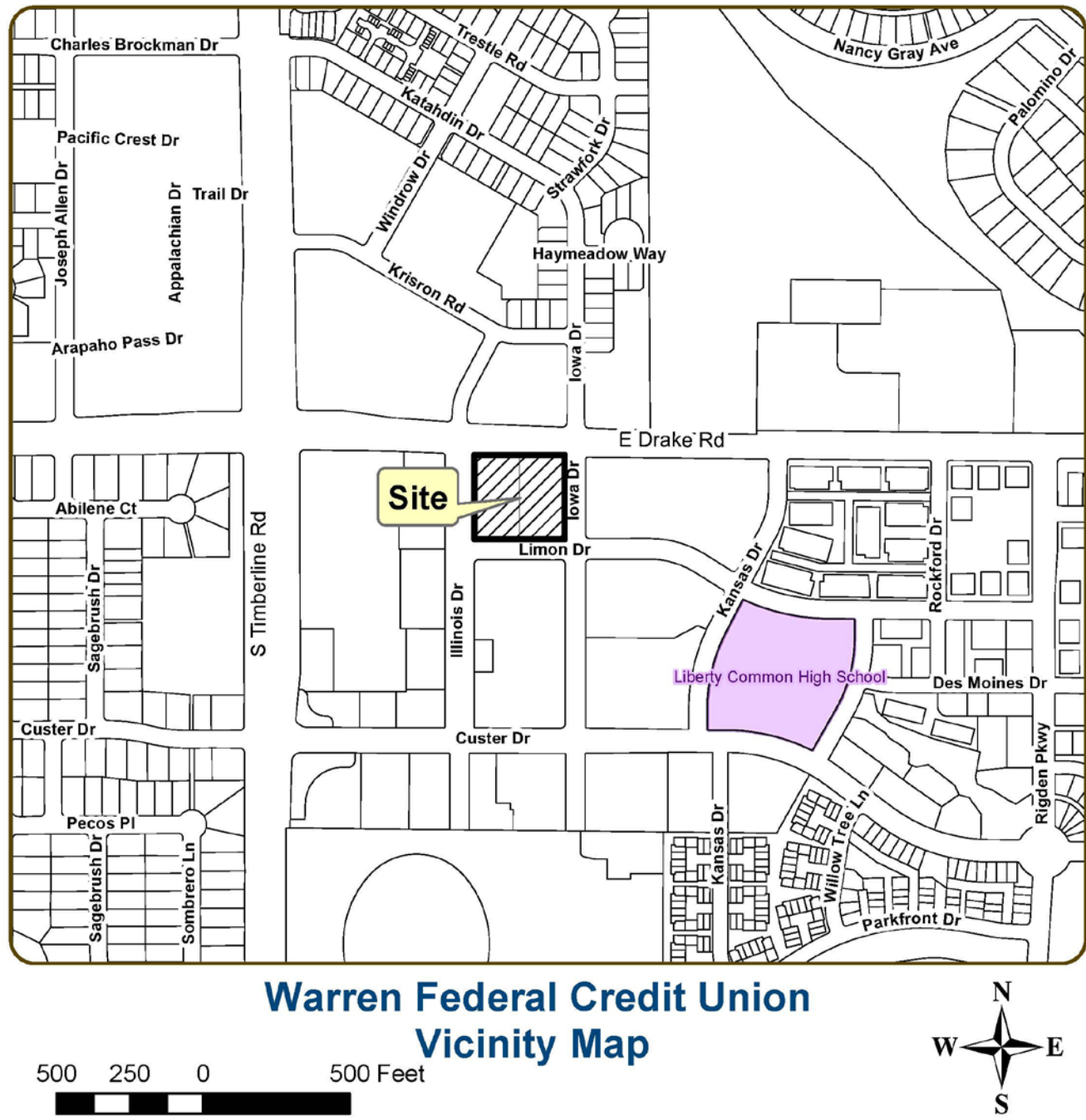
RECOMMENDATION: Approval

EXECUTIVE SUMMARY

The approval of the Warren Federal Credit Union PDP 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, which includes a waiver of the required neighborhood meeting.
- The PDP complies with the relevant Neighborhood Commercial (N-C) District standards in Division 4.23 of the Land Use Code.
- The PDP complies with the relevant standards located in Article 3 - General Development Standards.

LOCATION MAP:



COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Medium Density Mixed Use Neighborhood (M-M-N)	Sidehill residential subdivision
South	Neighborhood Commercial (N-C)	Flats at Ridgen Farm residential subdivision
East	Neighborhood Commercial (N-C)	Ridgen Farm Senior Living
West	Neighborhood Commercial (N-C)	Shops at Ridgen Farm

2. Compliance with Applicable Neighborhood Commercial District Standards:

The project complies with all applicable Neighborhood Commercial standards with the following relevant comments provided:

A. *Section 4.23(B)(2)(c) - Permitted Uses*

The proposed office, retail and financial service uses are consistent with the permitted uses in the Neighborhood Commercial (N-C) zone district, subject to a Type 1 administrative review.

B. *Section 4.23(E) - Development Standards*

The project is in compliance with these standards, with the following comments provided:

1. The project complies with the *LUC 4.23(E)(1) Site Planning* standards by providing a logical development pattern, with buildings directly oriented along the surrounding streets. Pedestrian sidewalks with street trees integrated into the sidewalk system provide a visual and functional link with the existing grocery anchored *neighborhood center* to the west as well as existing residential and institutional uses to the north, south and east.
2. The proposed outdoor plaza space along the south frontage of Lot 3 provides a *Central Gathering Space* in accordance with *LUC 4.23(E)(1)(b)*. Benches, landscaping and retaining walls are provided along the Limon Drive street sidewalk to provide a sense of privacy and transition from the street.
3. The project is well integrated into the surrounding street system and with the *Neighborhood Commercial District* as a whole, which includes the grocery-anchored center to the west, which provides an *integrated transit stop* in accordance with *LUC 4.23(E)(1)(c)*.
4. The project complies with the *LUC 4.23(E)(2)(b) Minimum Building Frontage* standards by providing building frontage along at least 50% of the total block frontage.
5. The project complies with the *LUC 4.23(E)(2)(d) Building Height* by providing a building that is at least 20 feet in height.

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

The project complies with all applicable General Development Standards with the following relevant comments provided:

A. Section 3.2.1 – Landscaping and Tree Protection

1. Parking lot landscaping is planted in excess of the minimum tree planting requirements, with additional ornamental trees added along the north and south side of the building;
2. “Full Tree Stocking” is provided along all high use and high visibility areas of the building;
3. The project has adequate spacing of street trees along all surrounding streets and all street tree separation requirements are met adjacent to street lights and street signage;
4. The parking lot perimeter is planted with a combination of trees and shrubs that provide an adequate screen and appropriate transition and screen between the parking area and surrounding public streets;
5. The trash enclosure is proposes durable materials to match the building’s exterior and plant material is provided to the east and west of the building to provide screening and buffering of the trash enclosure walls.

B. Section 3.2.2 - Access, Circulation and Parking

The development proposal satisfies the on-site parking minimum and maximum requirements for the uses proposed as set forth in Section 3.2.2(K)(1)(a) of the LUC. The minimum total parking required is 69 spaces, and the maximum total parking permitted is 136 spaces. A total of 88 parking spaces are proposed. All parking access, circulation and dimensional requirements are satisfied. Direct sidewalk access is provided from all surrounding streets with sidewalks widths that meet city requirements.

C. Section 3.5.3 – Mixed-Use, Institutional and Commercial Buildings

1. The proposed building is oriented towards the street in conformance with the “build-to” line requirement of this section.
2. The overall design satisfies the institutional building requirements of Section 3.5.3. “Variation in massing” requirements are satisfied by breaking up the building mass into a series of intersecting wall planes in a module format. Variations in massing, juxtaposed materials and forms, and repeated patterns of recesses and projections provide vertical and horizontal interest, breaking down the overall scale of the building.
3. Significant attention is given to the variation in material patterns and textures. The use of materials and patterns is balanced, with colors and textures helping to emphasize and articulate overall building forms.
4. Entrances are clearly identified and articulated with entrance awnings and overhangs as a sheltering element.
5. All facades are subdivided and proportioned using features such as windows, architectural insets, integrally colored masonry and changes in texture and material.

4. Neighborhood Meeting

A neighborhood meeting was not required and a meeting was not held.

5. Findings of Fact

When considering the Warren Federal Credit Union Project Development Plan, file #PDP150011, staff makes the following findings of fact:

- A. The PDP complies with the process located in Division 2.2 - Common Development Review Procedures for Development Applications of Article 2 - Administration.
- B. The PDP complies with the relevant Neighborhood Commercial (N-C) District standards in Division 4.23 of the Land Use Code.
- D. The PDP complies with the relevant standards located in Article 3 - General Development Standards.

RECOMMENDATION:

Staff recommends approval of Warren Federal Credit Union Project Development Plan, file #PDP150011 based on the Findings of Fact.

ATTACHMENTS

- 1. Planning Objectives Narrative
- 2. Site plan
- 3. Landscape Plan
- 4. Building Elevations
- 5. Plat
- 6. Existing Conditions Plan
- 7. Photometric Plan
- 8. Utility Plans

Statement of Planning Objectives

Warren Federal Credit Union – East Drake Project

July 14, 2015

Project Overview

Warren Federal Credit Union, based in Cheyenne, is a successful and growing financial institution with an existing Fort Collins presence on 181 West Boardwalk Drive. As the owners of Warren FCU looked at plans to open an additional branch, they chose to develop it as part of a mixed-use development as a long-term investment in Fort Collins. Warren Federal Credit Union-East Drake project provides a great opportunity for Warren FCU to develop an inspired space for their employees and clients within a vibrant mixed-use development that includes a much needed community gathering space. This development project will initially house Warren FCU, opportunity for leased office and retail space as directed by the market.

This project embodies the character and vision of City Plan and the NC zone district for high-quality development. It will help infill the Rigden Farm area, providing neighborhood amenities and a community gathering space.

(i) Statement of appropriate City Plan Principles and Policies achieved by the proposed plan.

Adherence to City Plan

A fundamental component of City Plan is the Triple Bottom Line Analysis. The Warren FCU development exemplifies this key principal as it “incorporates environmental, economic, and human considerations so that principles, policies, strategies, and implementing actions were developed with consideration of the benefits and tradeoffs across all three of these topic areas.” (City Plan page 15)

Many principles and policies outlined in City Plan are achieved with this project. The most significant are listed here:

Economic Health Principles and Policies

Policy EH 1.1 – Support Job Creation

Policy EH 1.2 – Maximize Retail Sales Tax Revenue

Policy EH 1.4 – Target the Use of Incentives to Achieve Community Goals

Policy EH 4.1 – Prioritize Targeted Redevelopment Areas

Policy EH 4.2 – Reduce Barriers to Infill Development and Redevelopment

Environmental Health

Policy ENV 2.6 – Manage Conflicts

Policy ENV 4.1 – Improve Connectivity

Policy ENV 15.4 – Enhance the Economy

Policy ENV 18.2 – Manage Risks

Policy ENV 19.2 – Pursue Low Impact Development

Policy ENV 20.2 – Follow Design Criteria for Stormwater Facilities

Policy ENV 21.1 – Adhere to Drinking Water Quality Standards

Community and Neighborhood Livability

- Policy LIV 4.1 – Ensure Adequate Public Facilities
- Policy LIV 5.1 – Encourage Targeted Redevelopment and Infill
- Policy LIV 5.4 – Contribute to Public Amenities
- Policy LIV 6.3 – Encourage Introduction of Neighborhood-Related, Non-Residential Development
- Policy LIV 10.2 – Incorporate Street Trees
- Policy LIV 11.2 – Incorporate Public Spaces
- Policy LIV 14.2 – Promote Functional Landscape
- Policy LIV 14.3 – Design Low Maintenance Landscapes
- Policy LIV 15.1 – Modify Standardized Commercial Architecture
- Policy LIV 21.2 – Establish an Interconnected Street and Pedestrian Network
- Policy LIV 22.4 – Orient Buildings to Public Streets or Spaces
- Policy LIV 22.5 – Create Visually Interesting Streetscapes
- Policy LIV 30.3 – Improve Pedestrian and Bicycle Access
- Policy LIV 30.4 – Reduce Visual Impacts of Parking
- Policy LIV 31.2 – Site Layout and Building Orientation
- Policy LIV 31.4 – Design for Pedestrian Activity
- Policy LIV 31.5 – Incorporate Public Spaces and Community Facilities
- Policy LIV 32.1 – Mix of Uses
- Policy LIV 32.6 – Encourage Human-Scale Architectural Elements
- Policy LIV 32.8 – Design for Safety
- Policy LIV 32.9 – Design to Enhance Activity
- Policy LIV 36.1 – Mix of Uses
- Policy LIV 36.2 – location
- Policy LIV 36.3 – Scale and Design
- Policy LIV 36.4 – Relationship to Surrounding Neighborhoods

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

An Ecological Characterization Study was not prepared for the site, as the existing vegetation consists of grasses and weeds on site that is flat albeit a remnant dirt pile. As such wetlands, natural habitats and features, and transition areas are non-existent. The landscape plan fits into the context of the surrounding developments, utilizing sod, planting beds including shrubs, ornamental grasses, and perennials, and deciduous shade and ornamental trees. Located within the **Neighborhood Commercial (NC) zone district**, the site plan is based on the standards of this zone district. For more detail see section (v) below.

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

The developed property, adjacent streetscape areas, and outdoor use spaces will be maintained by the property owner.

(iv) Estimate of number of employees for business, commercial, and industrial uses.

Warren Federal Credit Union projects having 11 employees in this new branch. The mixed use building includes additional retail and office space, and the estimate of employees for these additional uses is approximately 19 for the retail spaces and 21 for the commercial office spaces (11+19+21 = 51)

*Please note these totals were calculated using a base building layout whose design is currently conceptualized as a shell and core “fit-out” development, making the exact number of employees for each space indeterminate since the end user is unknown at this time.

(v) Description of rationale behind the assumptions and choices made by the applicant.

Located within the **Neighborhood Commercial (NC) zone district**, this project exemplifies the purpose and standards envisioned for this district in the Land Use Code. The owner and design team used the zone district standards as the key resource in guiding the site and building design. The purpose of the NC zone district is stated as follows:

(A) Purpose. The Neighborhood Commercial District is intended to be a mixed-use commercial core area anchored by a supermarket or grocery store and a transit stop. The main purpose of this District is to meet consumer demands for frequently needed goods and services, with an emphasis on serving the surrounding residential neighborhoods typically including a Medium Density Mixed-Use Neighborhood. In addition to retail and service uses, the District may include neighborhood-oriented uses such as schools, employment, day care, parks, small civic facilities, as well as residential uses.

This District is intended to function together with a surrounding Medium Density Mixed-Use Neighborhood, which in turn serves as a transition and a link to larger surrounding low density neighborhoods. The intent is for the component zone districts to form an integral, town-like pattern of development with this District as a center and focal point; and not merely a series of individual development projects in separate zone districts.

The Warren FCU project illustrates this purpose by providing a mixed-use commercial/retail building adjacent to a supermarket and transit stop and multi-family residential housing (previously developed by others). This project serves as a link between the district center (supermarket) to the west and the multi-family residential housing to the east/south, helping meet the demand for office/retail goods and services in the neighborhood. The proposed financial, office, and retail uses are permitted in the NC district and are subject to an administrative review.

Key design standards in the NC district include:

Land Use Standards.

(1) District Boundaries/Edges. Land use boundaries and density changes in the Neighborhood Commercial District shall occur at mid-block locations to the maximum extent feasible, rather than at streets (so that similar buildings face each other).

This PDP addresses the east lot, while a future PDP will address the west lot (tentatively envisioned as building pad for restaurant space); as such, different land uses will transition at a mid-block location as one moves east away from the adjacent district center (supermarket). The space between the two buildings will be comprised of an ADA accessible outdoor pedestrian passageway covered by a canopy connected to the building located on the east lot.

(E) Development Standards.

(1) Site Planning.

(a) Overall Plan. The applicant shall demonstrate that the development plan contributes to a cohesive, continuous, visually related and functionally linked pattern within existing or approved development plans within the contiguous Neighborhood Commercial District area in terms of street and sidewalk layout, building siting and character and site design.

The proposed development is compatible with the district based upon the existing commercial and retail uses within Rigden Farm shopping center (supermarket directly west of the site), and provides for much needed amenities, goods, and services triggered by the adjacent multi-family residential housing.

The architectural character of the adjacent Rigden Farm shopping center (supermarket development directly west of the site) can be described as a hybridized aesthetic of traditional main street storefront facades mixed with contemporary forms and accents. The material palette consists of synthetic stucco and masonry (brick and CMU) cladding with some precast concrete detailing, with a neutral and earth-tone color scheme.

The proposed building's size, height, mass, and scale are well integrated for the intended use, and also add to the neighborhood's character and quality. The "stepped" façade along the south elevation (Limon Drive) enhances the pedestrian scale of the development while creating a semi-public plaza which encourages pedestrian interaction and activity. The proposed building's materials include a slate or stone wall tile "base" and on the upper portion of the building, a fiber cement or stucco cladding system is envisioned (cladding material to be determined by economy). The wall parapets will be capped with a raised architectural precast "coping" continuing around the perimeter of the building. The color shades of each material shall draw from the range of color shades that complement the neighborhood and the surrounding natural environment. The colors chosen for the exterior wall materials will also be neutral in an effort to complement and merge with the existing context, creating a continuous, visually related district. Earth-tones are proposed for the upper portion of the building, providing a warmth in the architecture which will help create a cohesive neighborhood aesthetic.

The proposed pedestrian sidewalk along Limon Drive contributes to a continuous pattern of development and connectivity throughout the neighborhood, and the building placement (on Limon Drive) also contributes to a town-like streetscape when viewed in context with the buildings currently being constructed south of Limon. The placement of the proposed building close to the intersection of Iowa Drive and Limon Drive is consistent with the Land Use Code and provides a visual anchor to this intersection.

(b) Central Feature or Gathering Place. At least one (1) prominent or central location within each geographically distinct Neighborhood Commercial District shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art. This feature and its amenities may be placed on blocks, with shared civic facilities.

The proposed building is designed around an outdoor gathering space (south of the building, north of Limon Drive) which will serve the surrounding neighborhood with seating, hardscaped plaza, and landscape treatments.

(c) Integration of the Transit Stop. Neighborhood Commercial Districts shall be considered major stops on the local transit network. Transit stop facilities, to the maximum extent feasible, shall be integrated into the design of the District, centrally located, and easily accessible for pedestrians walking to and from the surrounding neighborhoods. (See also Division 3.6 Transportation and Circulation.)

A transit stop has previously been integrated directly northwest of the site, adjacent to the supermarket. Pedestrian connections to the district center supermarket are being provided on the east and south sides of the project, and the west pedestrian connection will be implemented with a future PDP (when Lot 1 develops).

(2) Block Requirements. All development shall comply with the applicable standards set forth below, unless the decision maker determines that compliance with a specific element of the standard is infeasible due to unusual topographic features, existing development, safety factors or a natural area or feature:

(a) Block Structure. Each Neighborhood Commercial District and each development within this District shall be developed as a series of complete blocks bounded by streets (public or private). See Figures 17A through 17F at Section 4.6(E). Natural areas, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features may form up to two (2) sides of a block.

(b) Block Size. All blocks shall be limited to a maximum size of seven (7) acres, except that blocks containing supermarkets shall be limited to a maximum of ten (10) acres.

(c) Minimum Building Frontage. Forty (40) percent of each block side or fifty (50) percent of the total block frontage shall consist of either building frontage, plazas, or other functional open space.

(d) Building Height. All buildings shall have a minimum height of twenty (20) feet, measured to the dominant roof line of a flat-roofed building, or the mean height between the eave and ridge on a sloped-roof building. In the case of a complex roof with different co-dominant portions, the measurement shall apply to the highest portion. All buildings shall be limited to five (5) stories.

The development is surrounded on all sides by existing public streets, and the block size is 1.21 acres. Along Limon Drive, the building and plazas account for over 40 percent of the frontage, and the proposed building height is approximately 36' tall consisting of two stories. No undesirable affects are anticipated by the proposed height or placement of the building, as the impact of the building on access to sunlight and views has been thoroughly considered. Please note that recent developments in the

design direction of this project has resulted in the building's second floor level being deleted from the scope. Design revisions will occur after this PDP has been submitted, to be re-submitted to the City at a later date.

(3) Canopies.

(a) Primary canopies and shade structures shall be attached to and made an integral part of the main building and shall not be freestanding.

(b) Freestanding secondary canopies and shade structures that are detached from the building, if any, shall be designed with a pitched roof, or have the appearance of a pitched roof through a false mansard or parapet, to match the primary canopy and relate to the neighborhood character.

(c) All canopies shall be designed with a shallow-pitched roof, false mansard or parapet that matches the building. Such roofs, false mansards or parapets shall be constructed of traditional roofing materials such as shingles or cementitious, clay or concrete tiles, or standing seam metal in subdued, neutral colors in a medium value range. The colors shall be designed to relate to other buildings within the commercial center.

(d) Canopy fascias and columns shall not be internally illuminated nor externally illuminated with neon or other lighting technique, nor shall canopy fascias or columns be accented, striped or painted in any color except that of the predominant building exterior color.

(e) There shall be no advertising, messages, logos or any graphic representation displayed on the canopy fascias or columns associated with drive-in restaurants, financial services and retail stores. This prohibition shall not apply to canopies for covering the retail dispensing or sale of vehicular fuels [see Section 3.8.7(E)(13)].

(f) Under-canopy lighting shall be fully recessed with flush-mount installation using a flat lens. There shall be no spot lighting.

The primary building canopy (one the west end of the building) is attached as an integral part of the main building. Smaller individual 'tenant' canopies are also attached to the main structure. Freestanding canopies will be provided over the ATMs will be designed to complement the building architecture using similar materials and colors, creating a cohesive and unified development. The canopies will apply to the lighting and advertising requirements set forth in items d, e, and f above.

(vi) The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The Planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.

The submittal includes all items required for Project Development Plan submittal. No variance from the criteria is being pursued at this time.

(vii) Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.

No conflicts between land uses and wetlands/natural habitats exist.

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

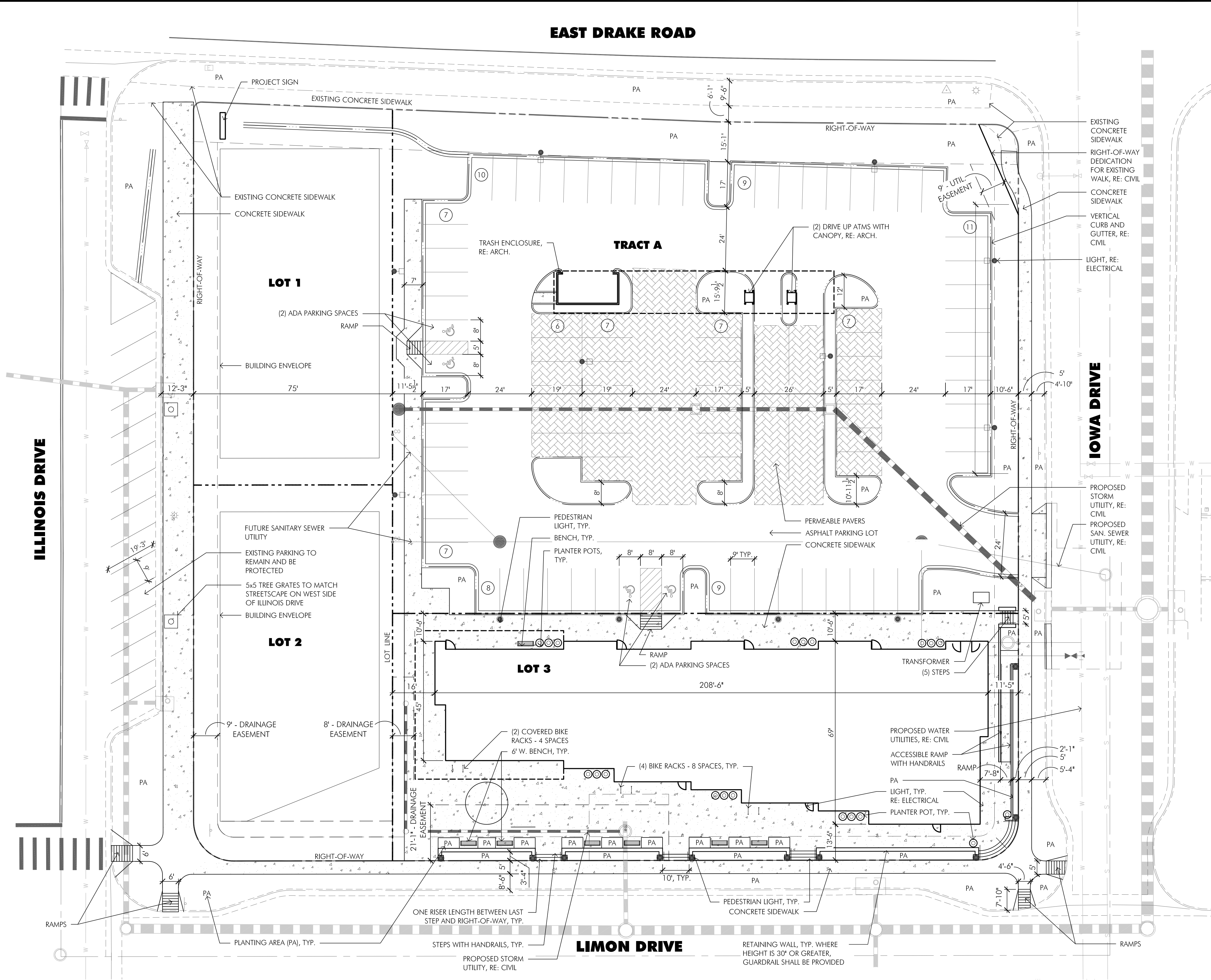
As an Administrative (Type 1) review, no neighborhood meeting is required. As such, a neighborhood meeting has not been held.

(ix) Name of the project as well as any previous name the project may have had during Conceptual Review.

Warren Federal Credit Union – East Drake

(Previous name for development during Conceptual Review: Rigden Farm – Commercial Mixed-Use)

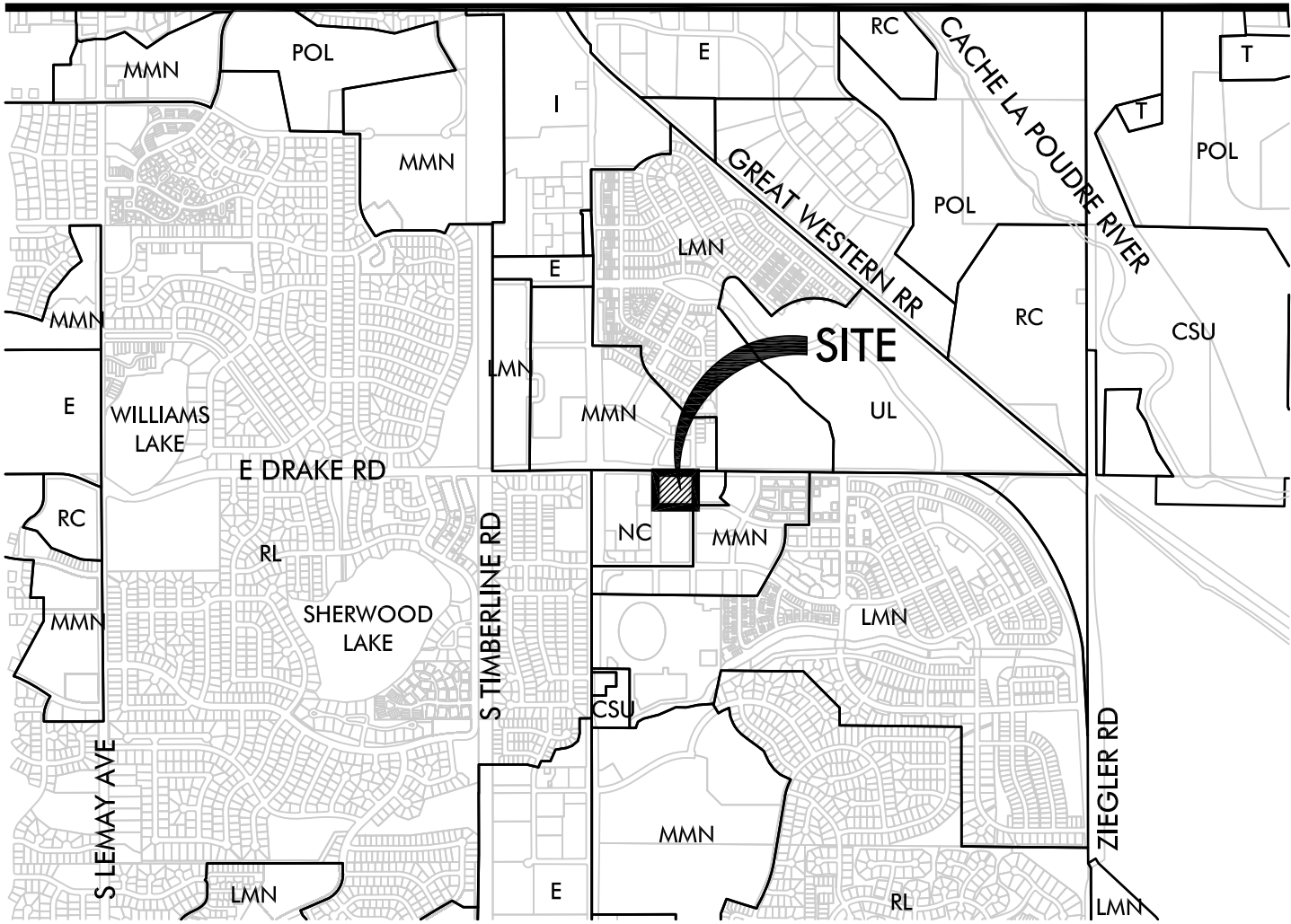
EAST DRAKE ROAD



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 Poudre 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. ACCESSABLE 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 OWNER. THE PROPERTY OWNER 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.
- PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND Poudre FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

VICINITY MAP



LEGAL DESCRIPTION

LOT 1, 3 & TRACT A, WARREN FEDERAL CREDIT UNION - EAST DRAKE

LAND USE DATA

EXISTING ZONING	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED LAND USE	CREDIT UNION, RETAIL, AND OFFICE
MAX. BUILDING HEIGHT PERMITTED	5 STORIES
MAX. BUILDING HEIGHT PROPOSED	36'
GROSS SITE AREA	87,187 SF (2.02 AC)
ESTIMATED FLOOR AREA	24,702 SF
FLOOR AREA RATIO	.28
PUBLIC ROW	236 SF (0.005 AC)
NET SITE AREA (GROSS MINUS ROW)	86,951 SF (1.99 AC.)

SITE COVERAGE	AREA	PERCENT
BUILDING COVERAGE	24,702 S.F.	28%
DRIVES & PARKING	33,296 S.F.	38%
LANDSCAPE AREA AND WALKS (OPEN SPACE)	28,953 S.F.	33%
PUBLIC R.O.W.	236 S.F.	0%
ACTIVE RECREATIONAL USE	0 S.F.	0%
TOTAL	87,187 S.F.	100%

ON SITE PARKING	REQUIRED	PROVIDED
LOT 1 - 7,000 SF GENERAL RETAIL (2-4/1,000 SF)	14-28	
LOT 2 - 6,500 SF STANDARD RESTAURANT (5-10/1,000 SF)	32-65	
LOT 3		
2,902 SF FINANCIAL SERVICES (2-3.5/1,000 SF)	6-10	
8,300 SF GENERAL RETAIL (2-4/1,000 SF)	17-33	
MINIMUM PARKING ALLOWED	69	
MAXIMUM PARKING ALLOWED	136	
PARKING PROVIDED		84
ADA ACCESSIBLE PARKING	3	4
TOTAL	69-136	88

BICYCLE PARKING	REQUIRED	PROVIDED
LOT 1 - 11,202 SF FINANCIAL SERVICES, GENERAL RETAIL (1/4,000 SF, MIN. 4)	4	8

OWNERSHIP CERTIFICATION

WARREN FEDERAL CREDIT UNION

BY
MIKE MARTIN, SVP/CAO

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY MIKE MARTIN OF WARREN FEDERAL CREDIT UNION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

DIRECTOR OF PLANNING

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ day of _____, 20____

DIRECTOR OF PLANNING

SITE PLAN

WARREN FEDERAL CREDIT UNION - EAST DRAKE PRELIMINARY DEVELOPMENT PLAN

REVISIONS:	DATE:
RESUBMITTAL	01/05/2016

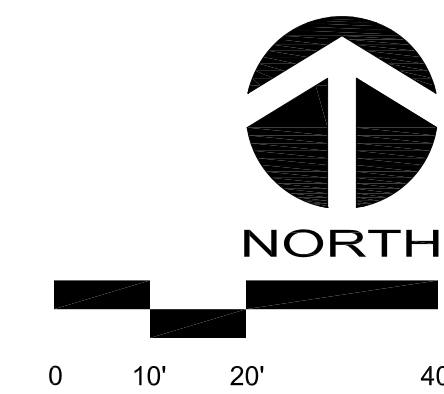
DATE:	01/05/2016

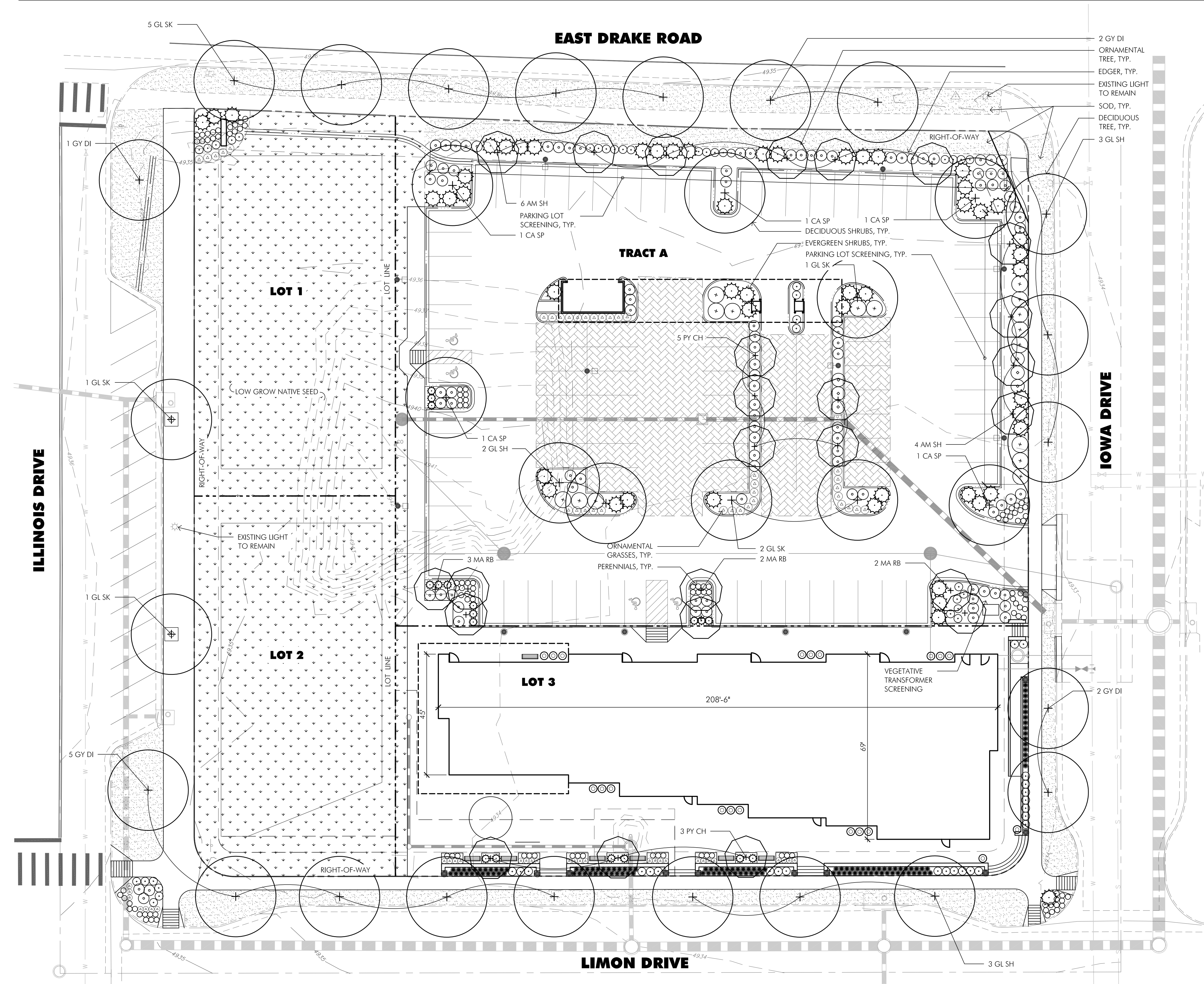
1603 Oakridge Drive
Fort Collins, CO 80525
970-223-7577



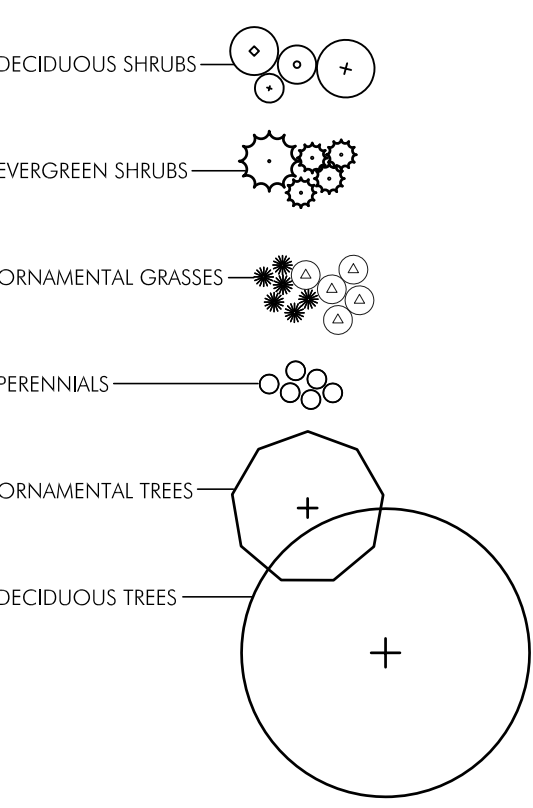
NOVEMBER 17, 2015

SHEET 1 OF 1





LEGEND



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.

LANDSCAPE DESIGN OBJECTIVE/WRITTEN STATEMENT

The 'Warren Federal Credit Union - East Plaza' landscape plan consists of sod, planting beds which include shrubs, ornamental grasses, and perennials, and deciduous shade and ornamental trees. The design character of the planting plan will consist of planting blocks of species monocultures which accentuate the contemporary design of the architecture. Within the planting beds, plants will be low to moderate in water use to minimize the amount of water required to irrigate the landscape.

PLANT LIST

Deciduous Trees							
Symbol	Botanical Name	Common Name	Size	Root	Quantity	Diversity*	
GL SH	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" Cal.	BB	8	15%	
GL SK	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2" Cal.	BB	10	17%	
G Y DI	Gymnocladus dioica 'Espresso'	Seedless Kentucky Coffee Tree	2" Cal.	BB	10	17%	
CA SP	Catalpa speciosa	Western Catalpa	2" Cal.	BB	5	9%	
Ornamental Trees							
AM SH	Amelanchier canadensis	Shadblow Service Berry	1.5" Cal.	BB	10	17%	
MA RB	Malus 'Red Barron'	Red Barron Crabapple	1.5" Cal.	BB	7	12%	
PY CH	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	1.5" Cal.	BB	8	13%	
Deciduous Shrubs							
AM RE	Amelanchier alnifolia 'Regent'	Regent Serviceberry	5 Gal.	Cont.	xx		
AM CA	Amorpha canescens	Leadplant	5 Gal.	Cont.	xx		
AR ME	Aronia melanocarpa 'Tiquios Beauty'	Tiquios Beauty Dwarf Chokeberry	5 Gal.	Cont.	xx		
CA BM	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 Gal.	Cont.	xx		
CO IS	Cornus sericea 'Isantif'	Isanti Dogwood	5 Gal.	Cont.	xx		
EU AL	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 Gal.	Cont.	xx		
PH DG	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	5 Gal.	Cont.	xx		
RI AU	Ribes aureum 'Gwen's Buffalo'	Clove-Scented Currant	5 Gal.	Cont.	xx		
RH TR	Rhus trilobata 'Autumn Amber'	Creeping Three Leaf Sumac	5 Gal.	Cont.	xx		
Evergreen Shrubs							
JU BC	Juniperus sabinia 'Broadmoor'	Broadmoor Juniper	5 Gal.	Cont.	xx		
PI MU	Pinus mugo 'Mops'	Miniature Mugo Pine	5 Gal.	Cont.	xx		
Ornamental Grasses							
BO GR	Bootteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 Gal.	Cont.	xx		
CA BR	Calamagrostis brachytricha	Korean Feather Reed Grass	1 Gal.	Cont.	xx		
PE HA	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	1 Gal.	Cont.	xx		
Perennials							
CE PL	Cerastigma plumbaginoides	Plumbago	1 Gal.	Cont.	xx		
CE RU	Centranthus ruber	Jupiter's Beard	1 Gal.	Cont.	xx		
NE WL	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	1 Gal.	Cont.	xx		
RU FU	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 Gal.	Cont.	xx		

* NOTE: PER LAND USE CODE 3.2.1 (D)(3), WITH 40-59 TREES ON SITE, THE MAXIMUM PERCENTAGE OF ANY ONE SPECIES SHALL BE 25%

GENERAL LANDSCAPE NOTES:

1. 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 NURSEYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. 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.
3. 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.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. 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.
6. 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.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. 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
9. 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).
10. 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.
11. 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.
12. 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.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
14. ALL MAINTENANCE, REPAIR AND REPLACEMENT OF TREE GRATES SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER.

STREET TREE NOTES:

1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT 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.
2. 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.
3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORIST WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
4. 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.
5. SUBJECT TO APPROVAL BY THE CITY FORESTER -- STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

WATER BUDGET CHART

HYDROZONE	AREA (s.f.)	WATER NEED (gallons/s.f.)	ANNUAL WATER USE (gallons)
HIGH	8,177	18	147,186
MODERATE	8,126	10	81,260
TOTAL GALLONS			228,446
TOTAL S.F.	16,303		
AVERAGE		14.01 GALLONS/S.F./SEASON	

1. The average needs to be a maximum of 15 gallons/S.F./season.
2. ROW landscaping is included.
3. 'High' hydrozone includes sod areas; 'moderate' hydrozone includes shrub, perennial, and ornamental grass planting beds.

PARKING LOT INTERIOR LANDSCAPING TABLE

LANDSCAPING WILL BE PROVIDED AS FOLLOWS:	
PARKING LOT SIZE	33,296 SF
10% REQUIRED	3,329 SF
11% PROVIDED INTERNAL TO PARKING LOT	3,817 SF

CANOPY SHADE TREES PROVIDED:
CODE REQUIRES (1) CANOPY SHADE TREE PER 150 S.F. OF INTERNAL LANDSCAPING
3,817 SF/150 = 25.45 — 34 CANOPY SHADE TREES PROVIDED (10 PROVIDED IN INTERNAL LANDSCAPING, 24 PROVIDED IN PERIMETER LANDSCAPING)

PARKING LOT PERIMETER LANDSCAPING TABLE

CODE REQUIRES PARKING LOT PERIMETER LANDSCAPING OF 1 TREE PER 25 L.F., 305 L.F. ALONG PUBLIC STREET (305/25 = 12.2 TREES)	
	13 TREES PROVIDED

SOD AND SEED TYPES:
LOW GROW NATIVE SEED (OR APPROVED EQUAL):
-10% BIG BLUEGRASS (SHERMAN), 10% SANDBERG / CANBY BLUEGRASS, 40% ARIZONA FESCUE (REDOONDO), 40% SHEEP FESCUE (OVINA)
SOD:
-3% IMPROVED VARIETIES OF KENTUCKY BLUEGRASS

LANDSCAPE PLAN

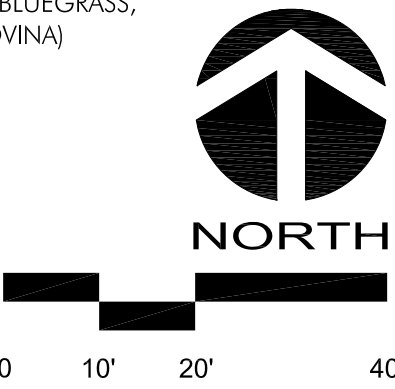
WARREN FEDERAL CREDIT UNION - EAST DRAKE PRELIMINARY DEVELOPMENT PLAN

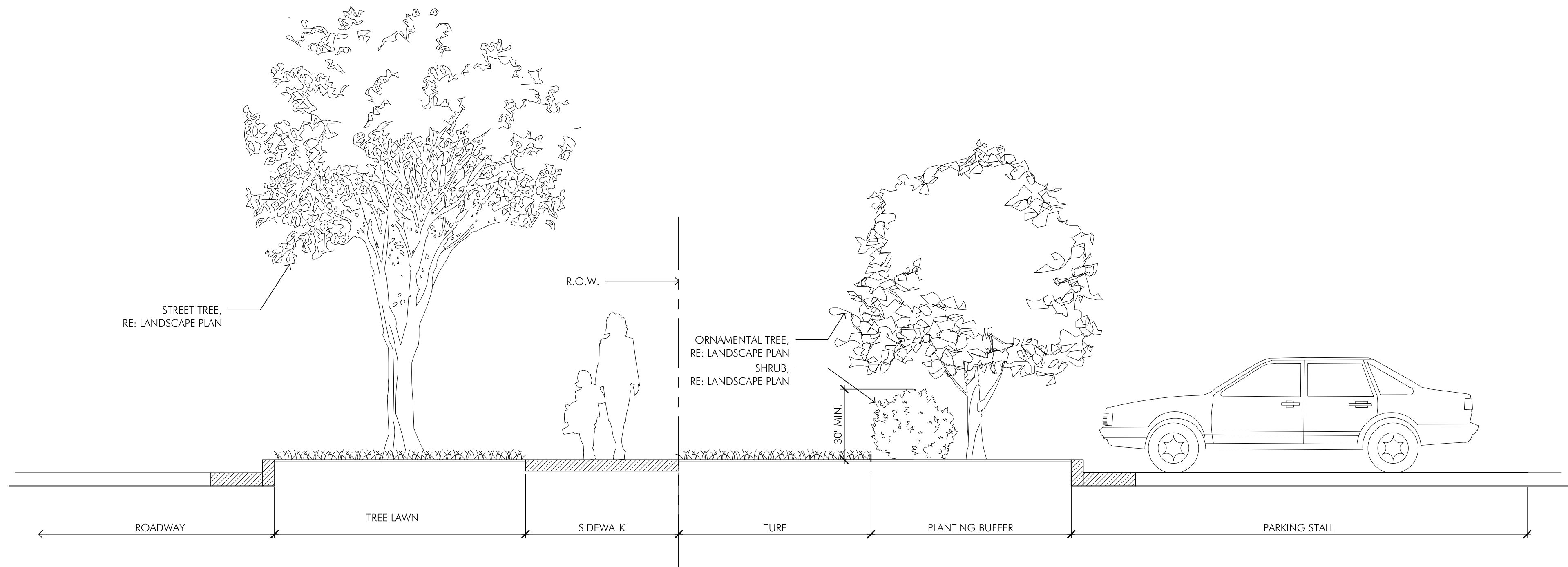
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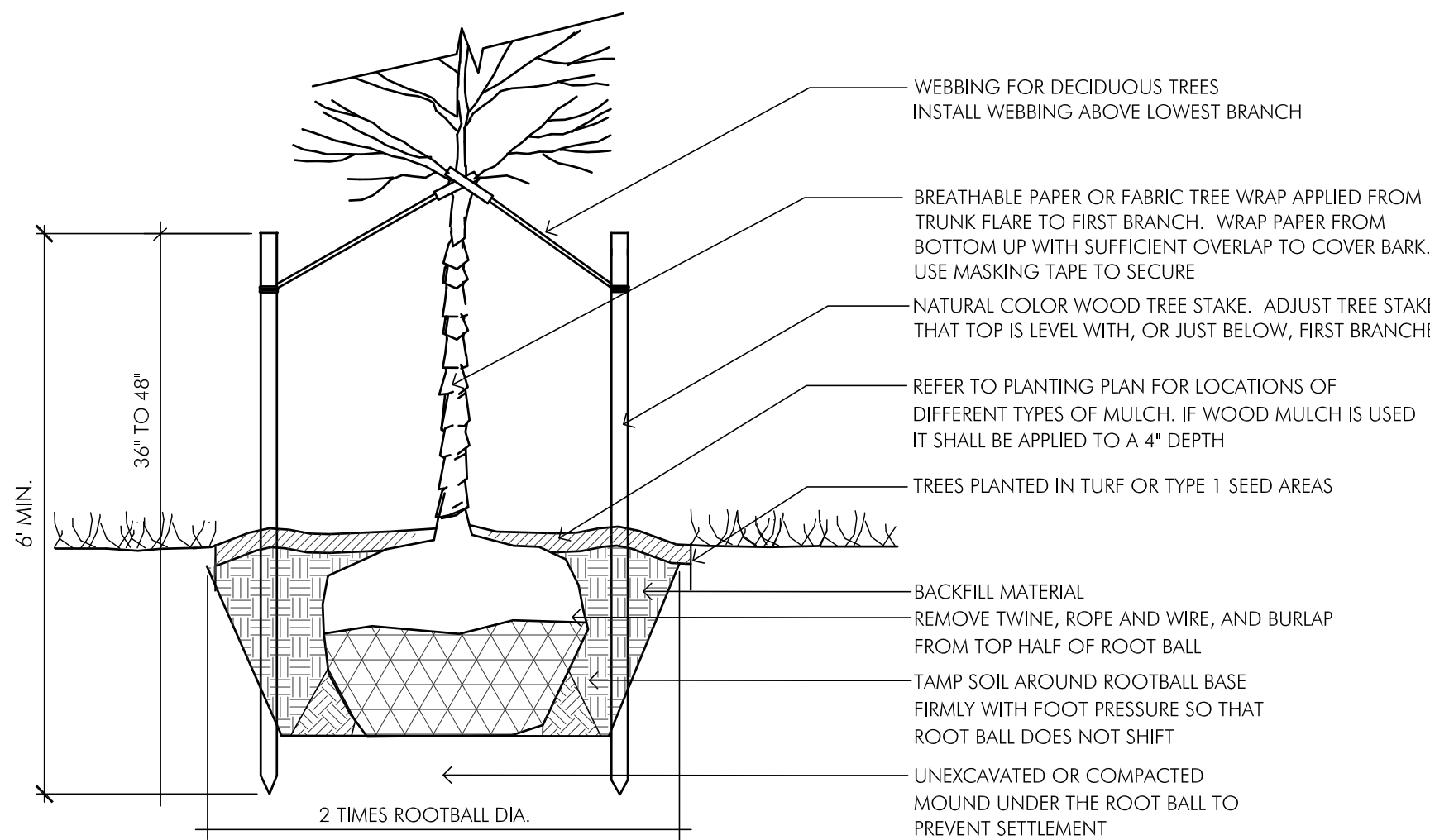
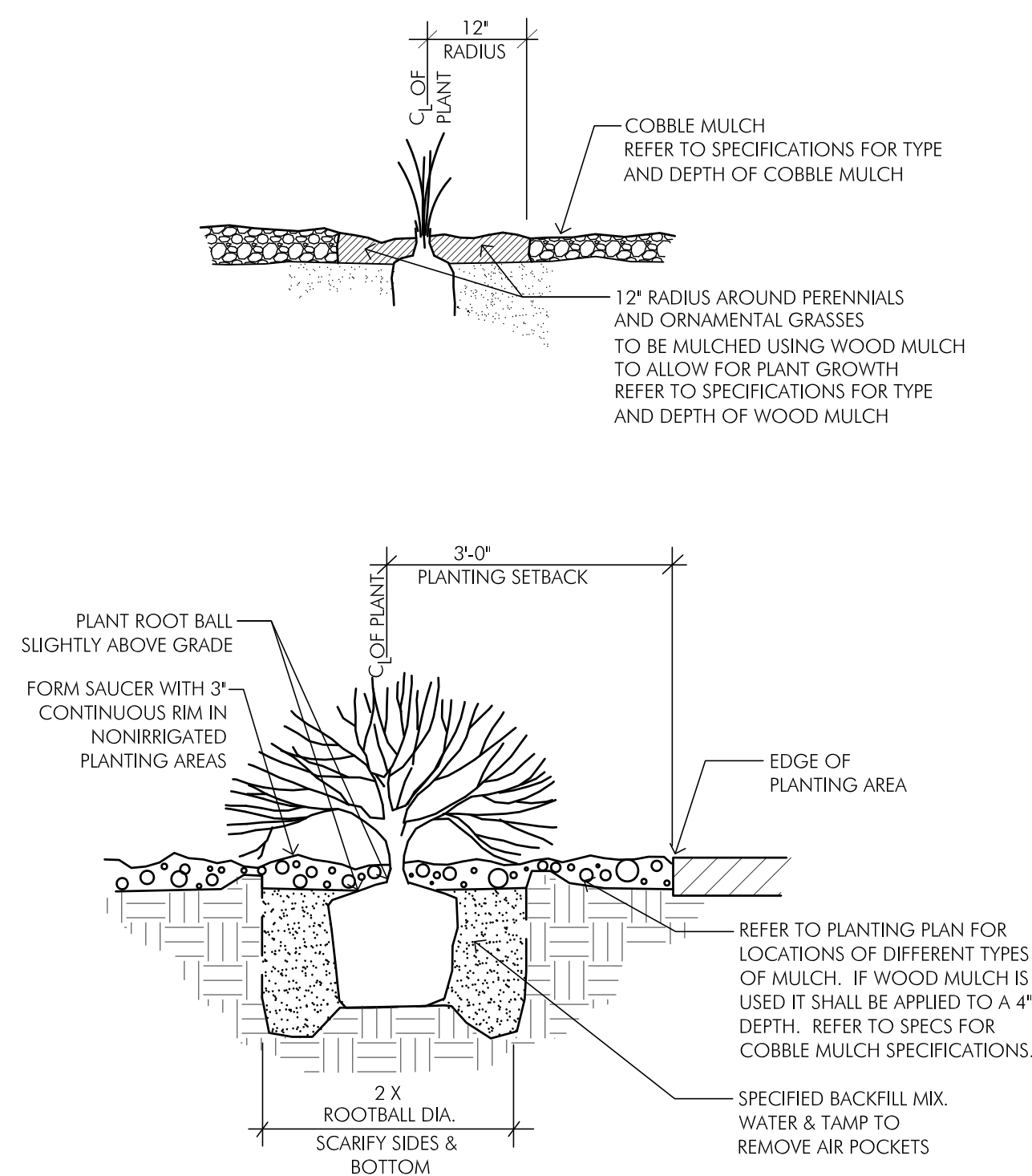
NOVEMBER 17, 2015
SHEET 1 OF 2





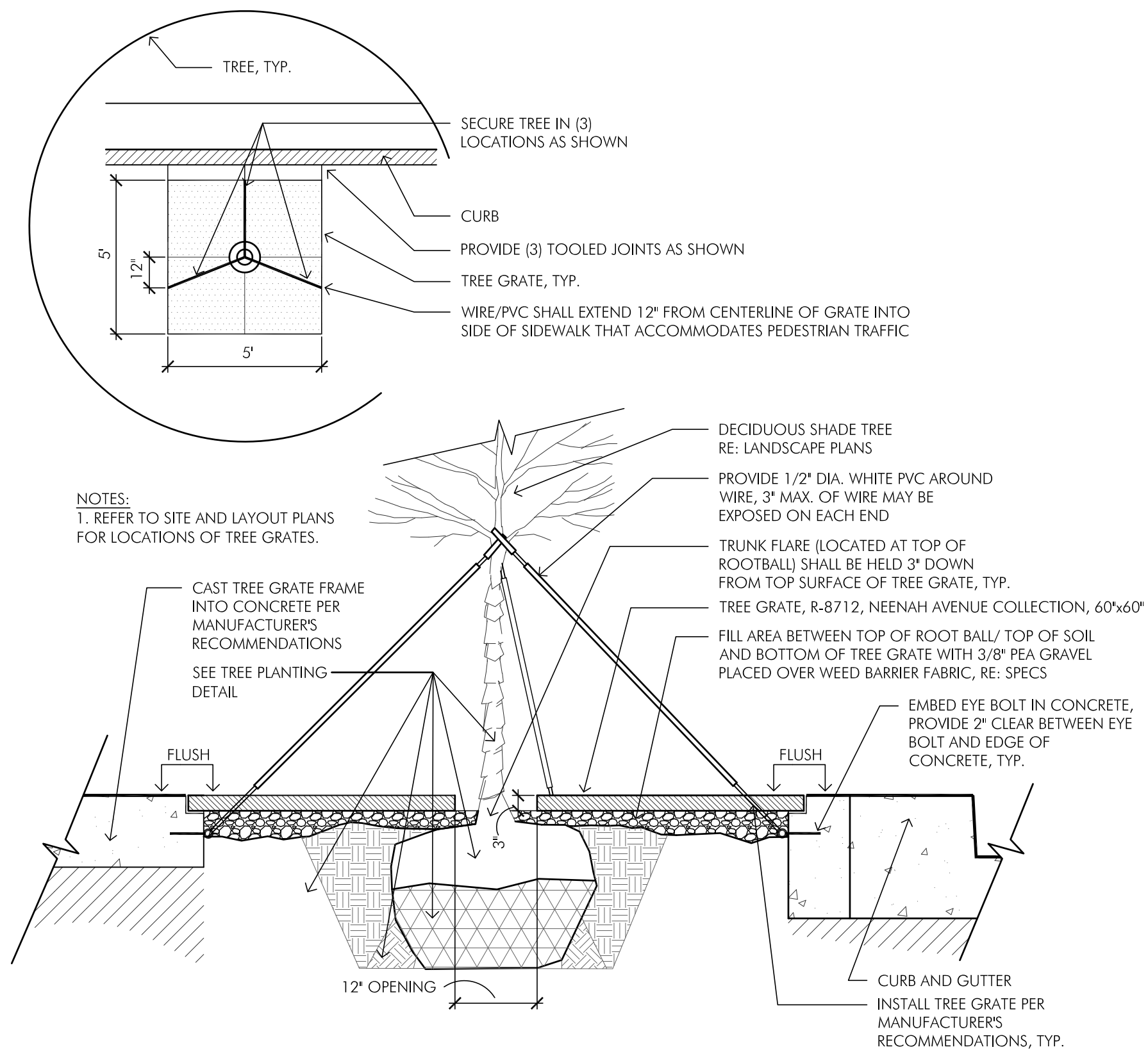
1 PARKING LOT SCREENING

SCALE: N/A



GENERAL TREE PLANTING NOTES:

1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. MARK NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE. TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED, EXCEPT TREES WITH VERY THIN BARK.
3. EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
4. SET TOP OF ROOT BALL FLUSH WITH GRADE OR 1-2\"/>
5. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
6. PLACE SPECIFIED MULCH IN TREE PLANTING RINGS TO THE DEPTH SHOWN, UNLESS INDICATED OTHERWISE.
7. STAKE DECIDUOUS AND CONIFEROUS TREES LOCATED IN PLANTING AREA.
8. TREE STAKES SHALL BE DRIVEN OUTSIDE OF ROOT BALL.



3 TREE GRATE

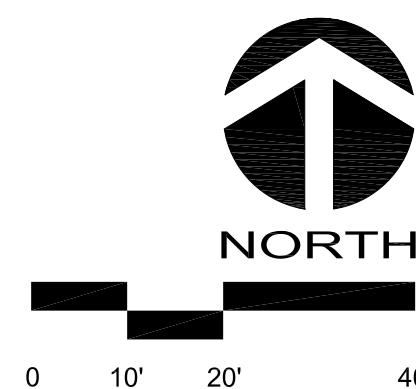
SCALE: 1\"/>

2 LANDSCAPE DETAILS

SCALE: 1\"/>

LANDSCAPE DETAILS

WARREN FEDERAL CREDIT UNION - EAST DRAKE PRELIMINARY DEVELOPMENT PLAN



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1603 Oakridge Drive
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NOVEMBER 17, 2015

SHEET 2 OF 2

CITY OF FORT
COLLINS - PROJECT
DEVELOPMENT
PLAN SUBMITTAL

WARREN FEDERAL CREDIT
UNION - EAST DRAKE

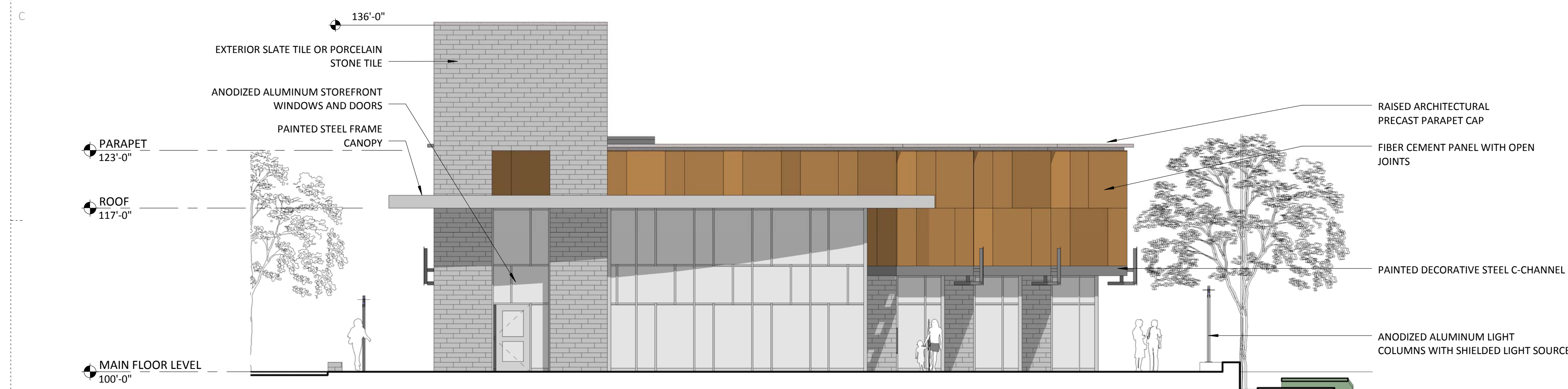
Limon Drive Fort Collins, Colorado 80525

PROJECT #: 1428
ISSUE DATE: 11/17/2015
RESUBMITTAL 01/05/2016
EXTERIOR ELEVATIONS &
PERSPECTIVES

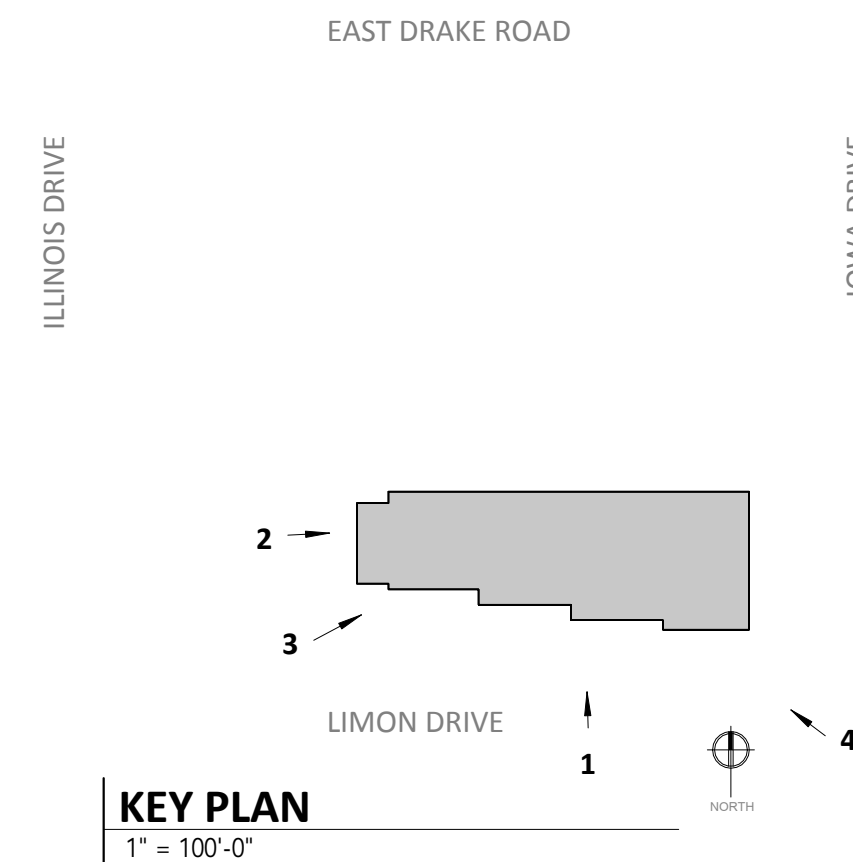
A201



1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



KEY PLAN
1" = 100'-0"



3 PERSPECTIVE FROM LIMON DRIVE
1/8" = 1'-0"



4 PERSPECTIVE FROM LIMON DRIVE & IOWA DRIVE
1/8" = 1'-0"

CITY OF FORT
COLLINS - PROJECT
DEVELOPMENT
PLAN SUBMITTAL

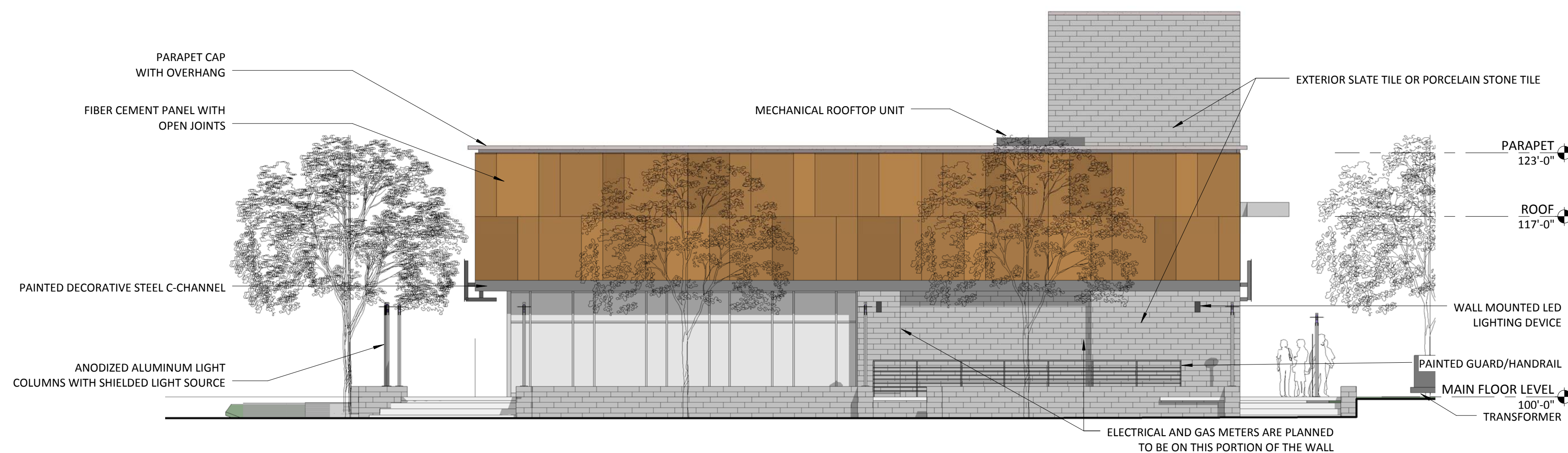
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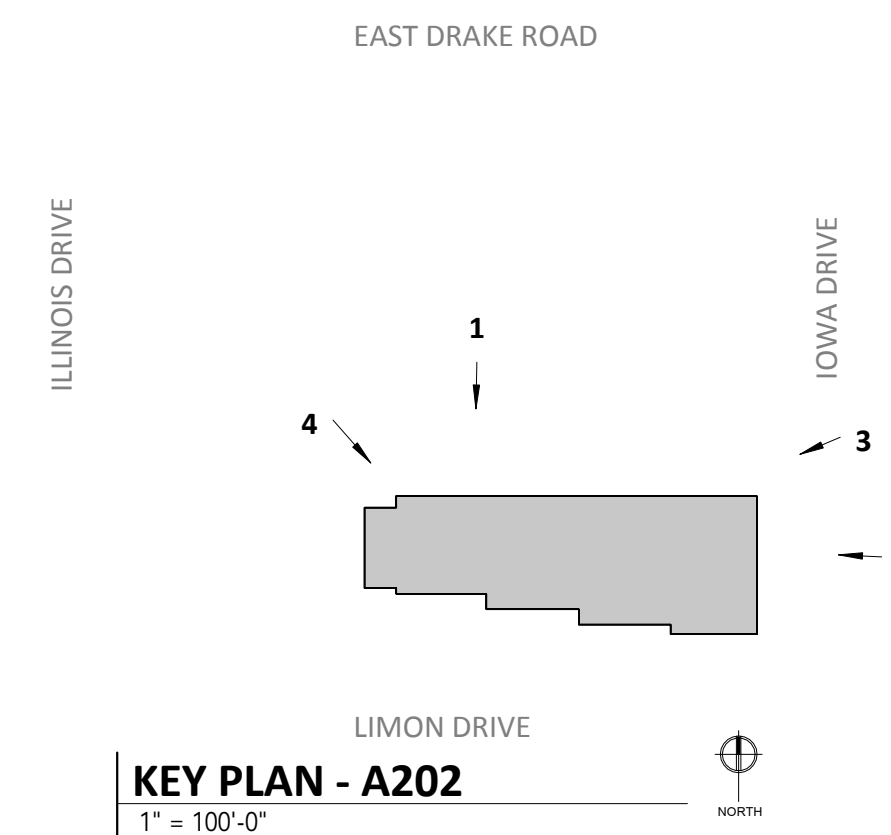
A202



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

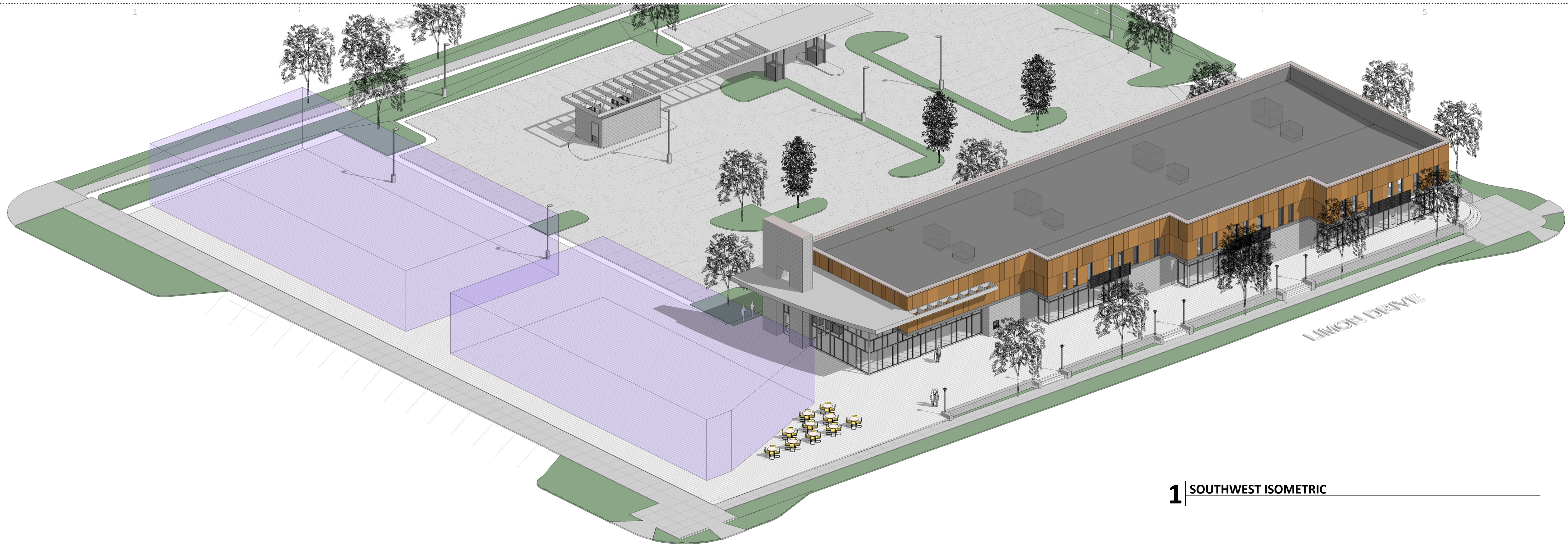


3 PERSPECTIVE FROM IOWA DRIVE & PARKING LOT



4 PERSPECTIVE FROM ILLINOIS DRIVE @ PARKING LOT

1/5/2016 2:19:48 PM - PLOT DATE



1 | SOUTHWEST ISOMETRIC



2 | NORTHEAST ISOMETRIC

ARCHITECT

SEAL

CONSULTANT

PROJECT PHASE

PROJECT INFORMATION

SHEET INFORMATION

CITY OF FORT
COLLINS - PROJECT
DEVELOPMENT
PLAN SUBMITTAL

**WARREN FEDERAL CREDIT
UNION - EAST DRAKE**

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ISOMETRIC RENDERINGS

A203



EXAMPLE: FIBER CEMENT PANEL



EXAMPLE: FIBER CEMENT PANEL



EXAMPLE: FIBER CEMENT PANEL



EXAMPLE: FIBER CEMENT PANEL



EXAMPLE: FIBER CEMENT PANEL

FIBER CEMENT PANEL:
FOR THE CLERESTORY CLADDING MATERIAL, FIBER CEMENT PANEL IS BEING PROPOSED. FOLLOWING ARE THE GENERAL GUIDELINES RELATED TO THE FIBER CEMENT PANELS. ACTUAL MANUFACTURER, COLORS, AND PANEL SIZES HAVE NOT BEEN DETERMINED.

- FIBER CEMENT PANELS WITH OPEN JOINTS
- 2 TO 3 TYPICAL PANEL SIZES
- BLEND OF 3 WOOD TONE PANELS
- EXAMPLES SHOWN ARE FROM THE MANUFACTURER 'AMERICAN FIBER CEMENT'



COLOR OPTIONS AVAILABLE FROM THE PRODUCT UNDER CONSIDERATION

CLERESTORY CLADDING MATERIAL - FIBER CEMENT PANEL



EXAMPLE: NATURAL STONE TILE



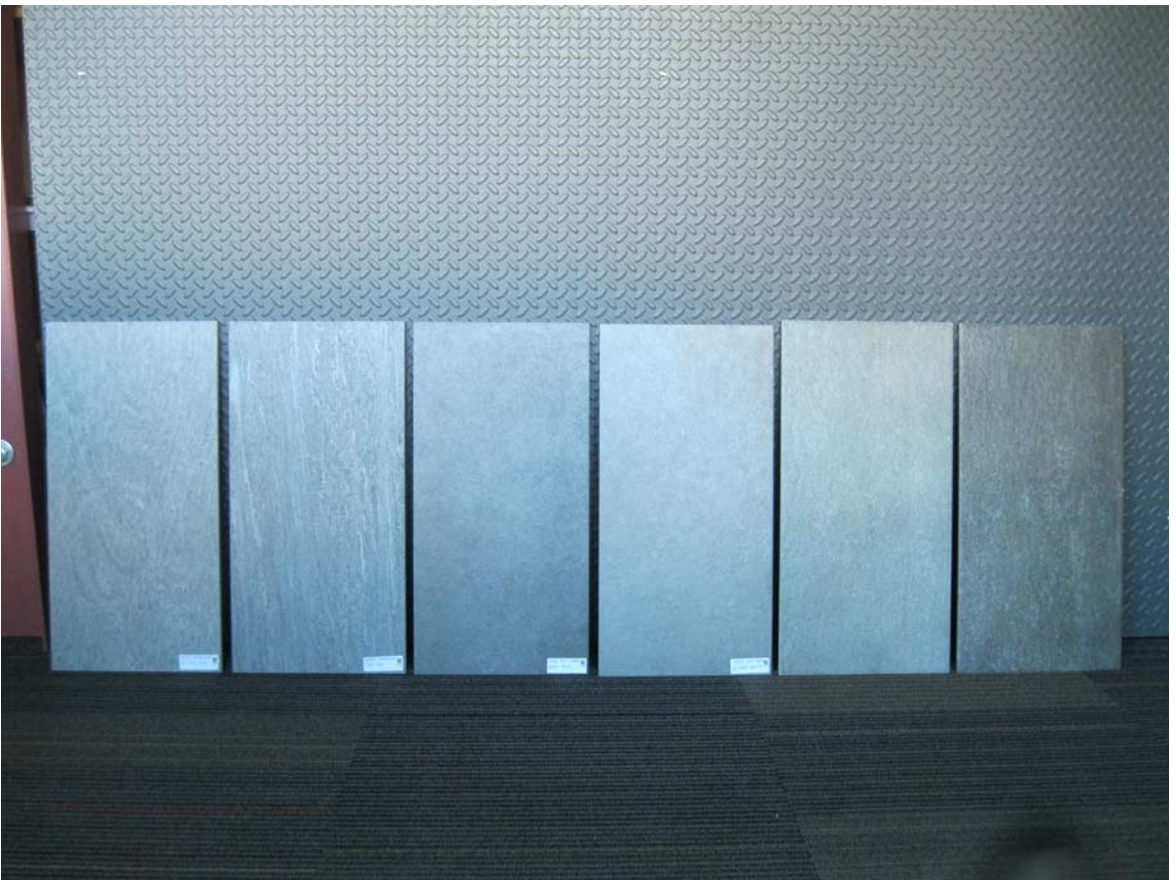
EXAMPLE: NATURAL STONE TILE

STONE OR PORCELAIN TILE:
FOR THE BASE MATERIAL, STONE OR PORCELAIN TILE IS BEING PROPOSED. FOLLOWING ARE THE GENERAL GUIDELINES RELATED TO STONE OR PORCELAIN TILE. ACTUAL MANUFACTURER, COLORS, AND TILE SIZES HAVE NOT BEEN DETERMINED.

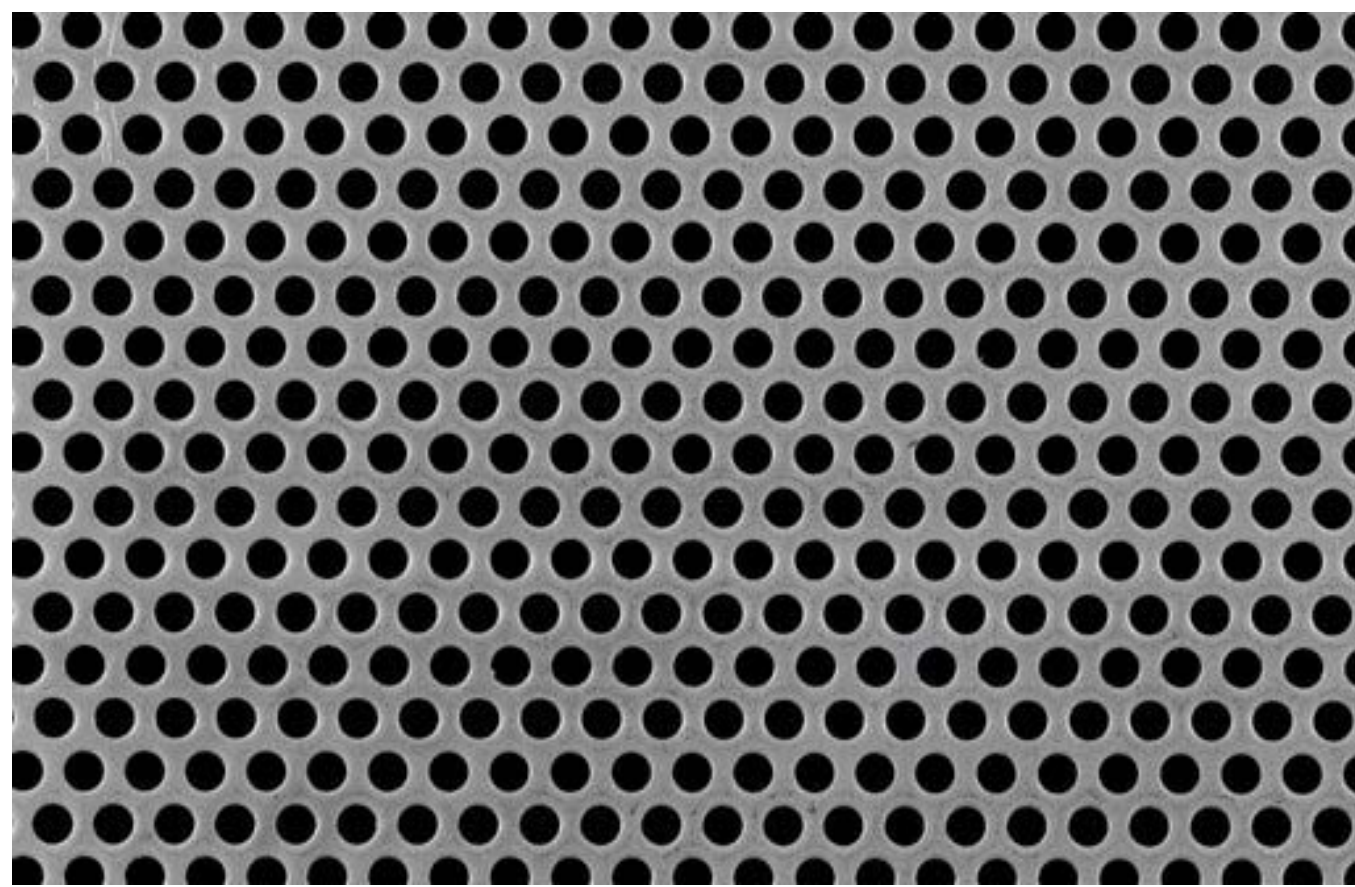
- TILE MAY BE NATURAL STONE OR PORCELAIN
- ONE SIZE TILE: NATURAL STONE- 12"x12" PORCELAIN TILE - 12"x24" OR 6"x24"
- SLIGHT VARIATIONS OF COLORS WITHIN TILES
- GRAYISH TONE WITH THE LOOK OF SLATE



EXAMPLE: PORCELAIN TILE



PORCELAIN TILE SAMPLES UNDER CONSIDERATION



EXAMPLE: PERFORATED METAL

PERFORATED METAL:
PERFORATED METAL SCREEN IS BEING PROPOSED AT ENTRIES OF EACH TENANT. THE TENANT SIGN IS SUPPOSED TO GO ON THIS SCREEN. FOLLOWING ARE THE GENERAL GUIDELINES RELATED TO PERFORATED METAL SCREEN.

- 1/4" THICK PERFORATED ALUMINUM PANEL
- ROUND HOLES, SIZES TO BE DETERMINED
- NATURAL ALUMINUM COLOR

PERFORATED METAL

WARREN FEDERAL CREDIT UNION – EAST DRAKE

Being A Replat Of Lots 1 And 2 Of Rigden Farm 16th Filing,
Located In The Northwest Quarter Of Section 29, Township 7 North, Range 68 West Of The 6th P.M.,
City Of Fort Collins, County Of Larimer, State Of Colorado

STATEMENT OF OWNERSHIP AND SUBDIVISION:

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

Lots 1 and 2, Rigden Farm 16th Filing recorded January 9, 2012 as Reception No. 2012001482 of the Records of Larimer County, located in the Northwest Quarter of Section Twenty-nine (29), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado.

. . . (which above described tract contains 2.002 acres, more or less)

for themselves and their successors in interest Warren Federal Credit Union 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 Warren Federal Credit Union – East Drake, 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.

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 incurred by 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.

OWNER: Warren Federal Credit Union

By: _____ Date: _____
(name)(title)

NOTARIAL CERTIFICATE

STATE OF _____)
ss: COUNTY OF _____)

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

My commission expires _____

Witness my hand and official seal. _____ (SEAL)

Notary Public

ATTORNEY'S CERTIFICATION:

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

Attorney: _____

Address: _____

Registration No.: _____

APPROVED AS TO FORM, CITY ENGINEER

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

City Engineer

PLANNING APPROVAL

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

Director of Planning

City Clerk

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the sole owner(s) of the land described herein, and as shown on the attached map, do hereby direct and intend that all previous platting of the above described parcel of land be vacated, and further consent to the vacation of all previous platting of the above described parcel of land.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Rigden Farm 16th Filing, as bearing North 00°00'11" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 268.20 feet with all other bearings contained herein relative thereto.

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

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Policy Number ?_____, dated ?_____, at ?_____, as prepared by ?_____, to delineate the aforesaid information.

FLOOD PLAIN NOTE

Entire property is in flood zone 'X', "areas determined to be outside the 0.2% annual chance of floodplain" per City of Fort Collins website fcgov.com and per FEMA flood map 08069C1000F revised May 2, 2012. For further information, call City of Fort Collins Utilities, phone (970) 221-6700.

ZONING NOTE

The entire property is in Zone NC, Neighborhood Commercial District.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13–80–105 C.R.S. 2012)

NOTICE

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

SURVEYOR'S STATEMENT

I, Lawrence S. Pepek, 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.

PRELIMINARY

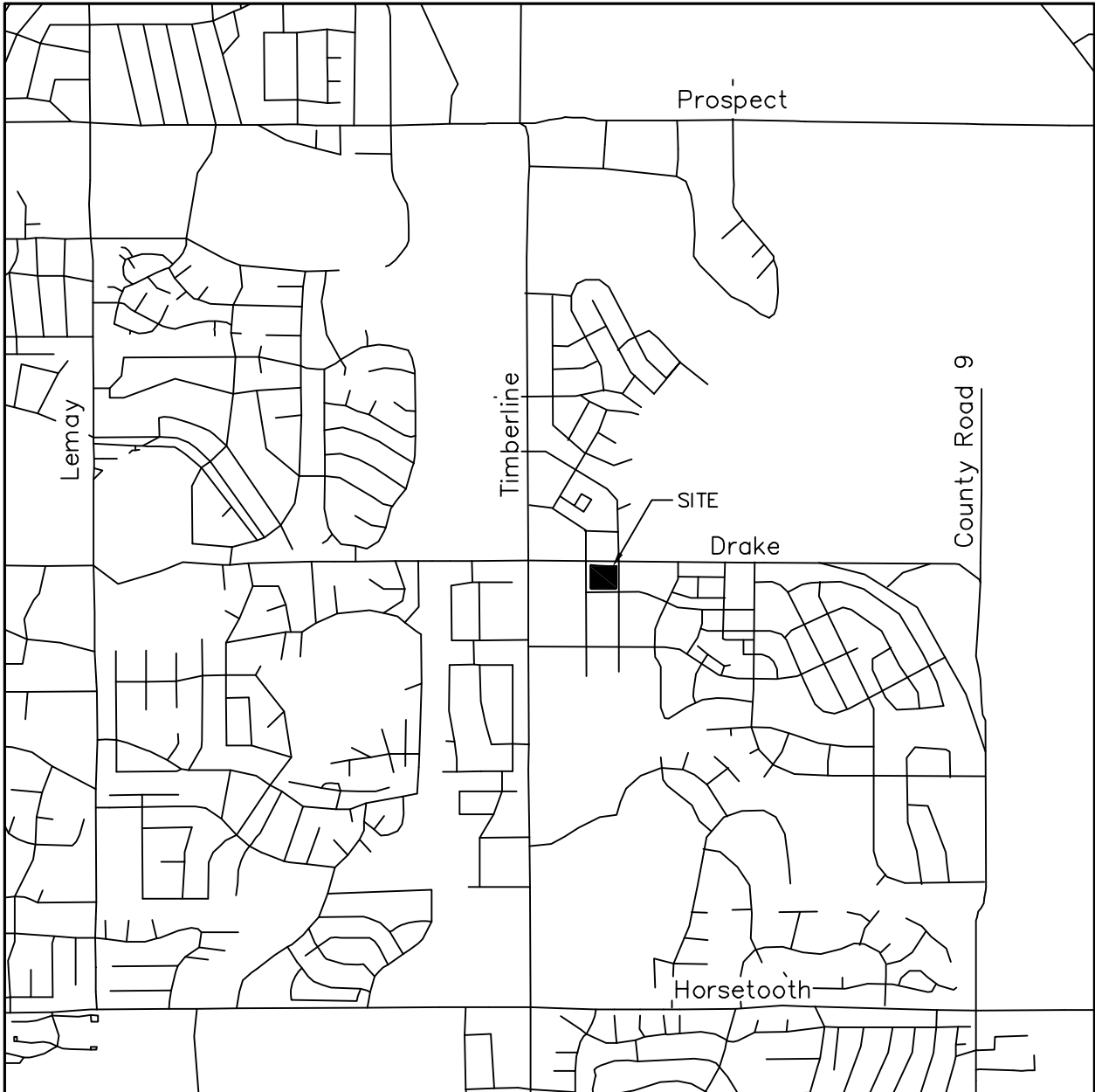
Lawrence S. Pepek — On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #33642

OWNER WARREN FEDERAL CREDIT UNION
P.O. BOX 3200
CHEYENNE, WY 82003

SURVEYOR KING SURVEYORS
650 E. GARDEN DRIVE
WINDSOR, CO 80550
PHONE: 970-686-5011

ENGINEER INTERWEST CONSULTING GROUP
1218 ASH STREET, SUITE C
WINDSOR, CO 80550
PHONE: 970-460-8471

APPLICANT INTERWEST CONSULTING GROUP
1218 ASH STREET, SUITE C
WINDSOR, CO 80550
PHONE: 970-460-8471



VICINITY MAP
(NOT TO SCALE)

DATE:	6/30/2015
FILE NAME:	2014810A-SUB
SCALE:	1"= 30'
DRAWN BY:	LSP
CHECKED BY:	CSK

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



DATE:	11/13/15	DATE:	6/30/2015
REVISED:	CSK	FILE NAME:	2014810A-SUB
LOT LINES:	SIP	SCALE:	1"= 30'
CITY REDLINES:		DRAWN BY:	LSP
		CHECKED BY:	CSK

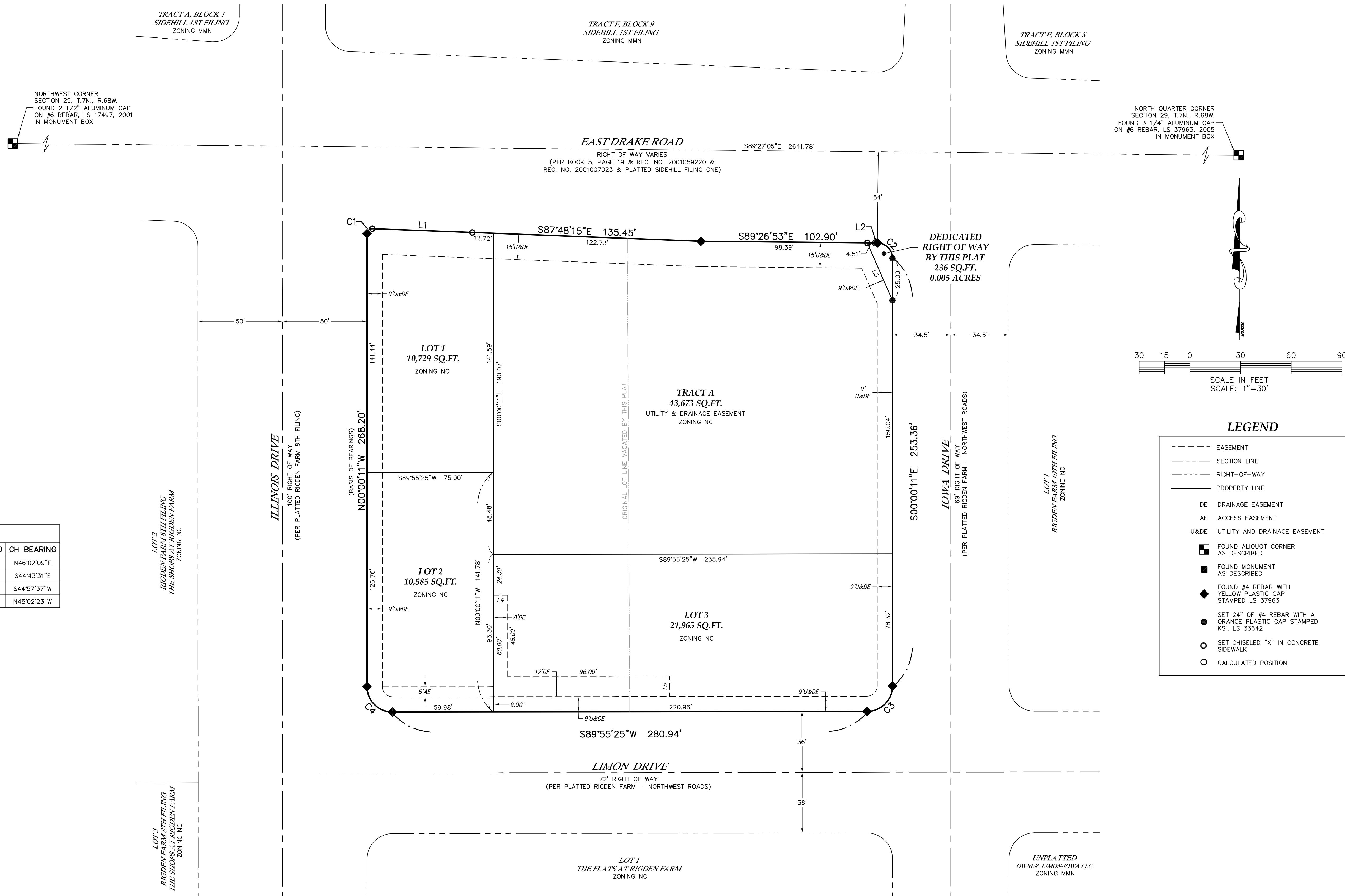
Warren Federal Credit Union – East Drake
FOR
INTERWEST CONSULTING GROUP
1218 ASH STREET, SUITE C
WINDSOR, CO 80550

PROJECT #:
2014810-A

1
SHEET 1 OF 2

WARREN FEDERAL CREDIT UNION – EAST DRAKE

Being A Replat Of Lots 1 And 2, Rigden Farm 16th Filing,
Located In The Northwest Quarter Of Section 29, Township 7 North, Range 68 West Of The 6th P.M.,
City Of Fort Collins, County Of Larimer, State Of Colorado



PRELIMINARY

Lawrence S. Pappek – On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #33642

DATE:
6/30/2015
FILE NAME:
2014810A-SUB
SCALE:
1"=30'
DRAWN BY:
LSP
CHECKED BY:
CSK

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

DATE:
11/13/15
1/5/16
REVISED LOT LINES
CSK
CITY REDLINES
SIP

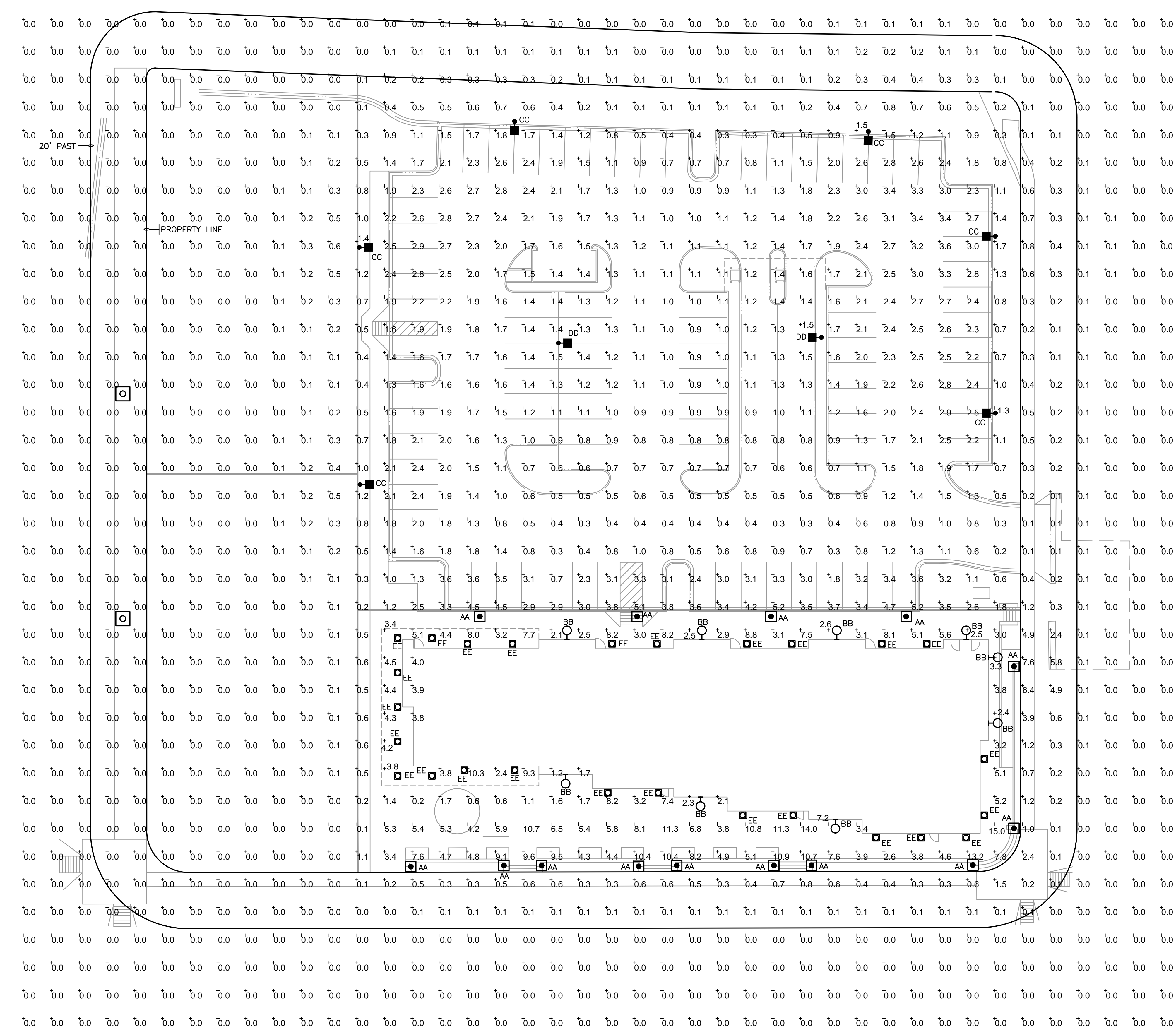
Warren Federal Credit Union – East Drake
FOR
INTERWEST CONSULTING GROUP
1218 ASH STREET, SUITE C
WINDSOR, CO 80550

PROJECT #:
2014810-A

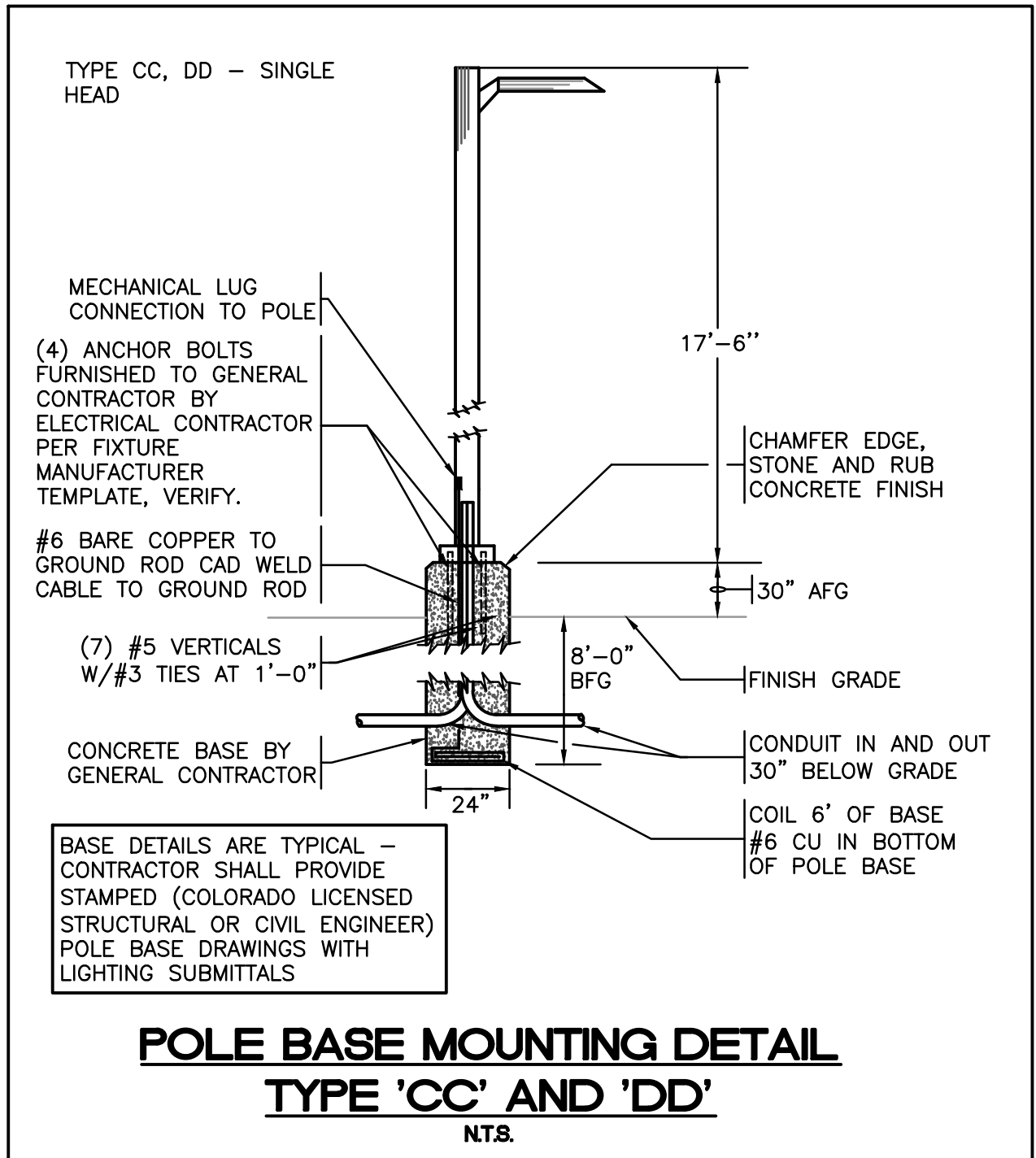
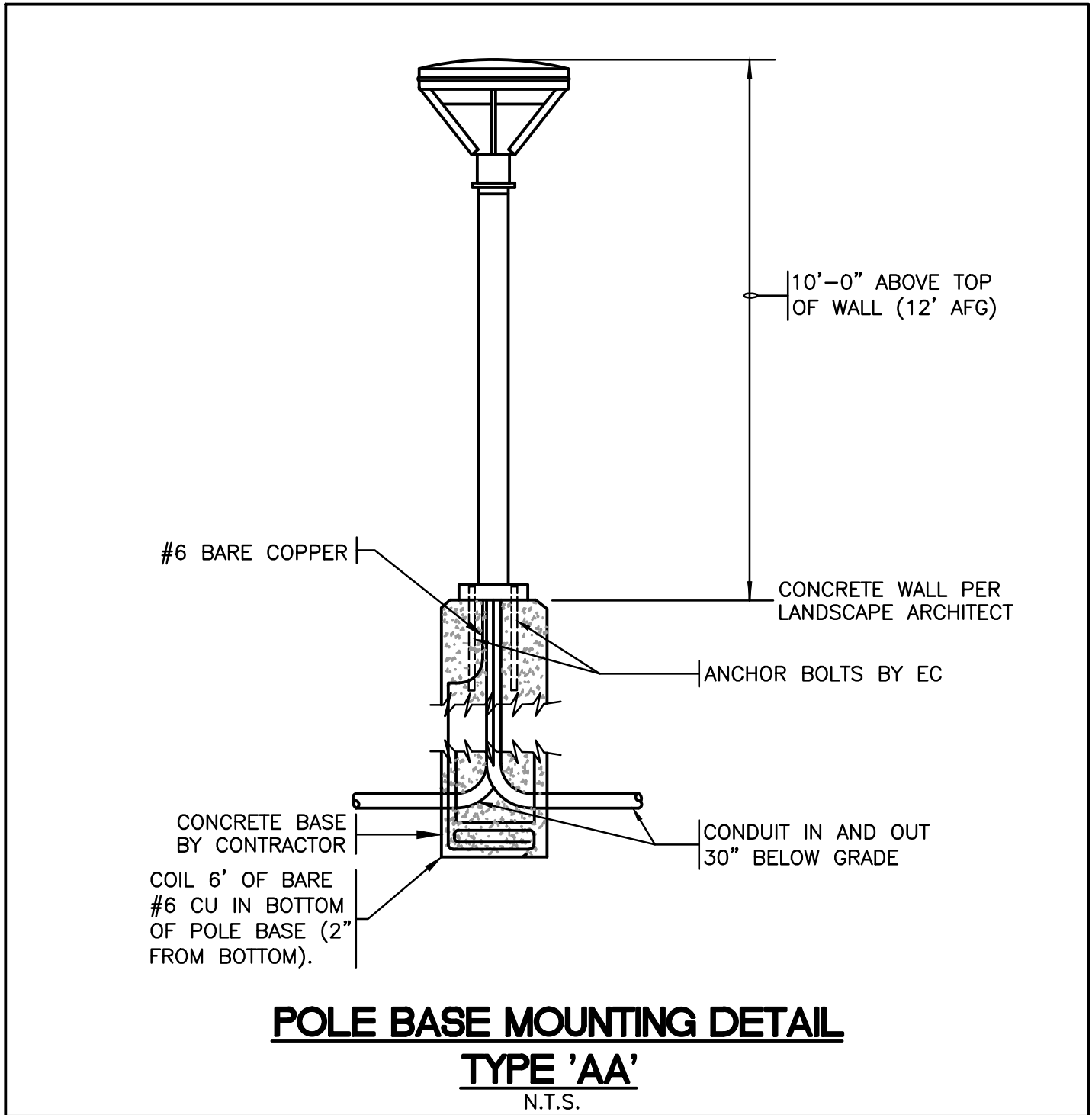
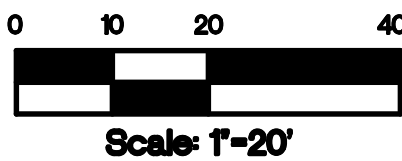
2

SHEET 2 OF 2

COMPLETE SITE READINGS	
Average	1.1
Maximum	18.5
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A



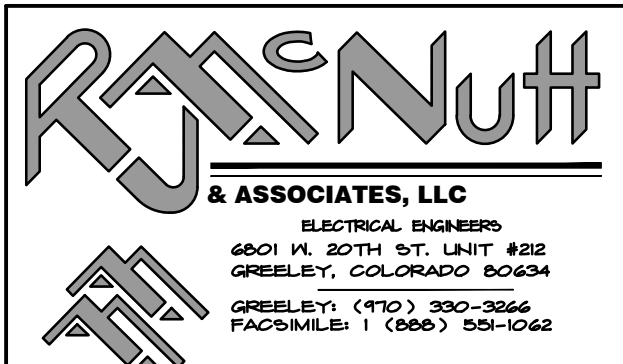
PHOTOMETRIC SITE PLAN



PHOTOMETRIC PLAN

WARREN FEDERAL CREDIT UNION - EAST DRAKE

PRELIMINARY DEVELOPMENT PLAN



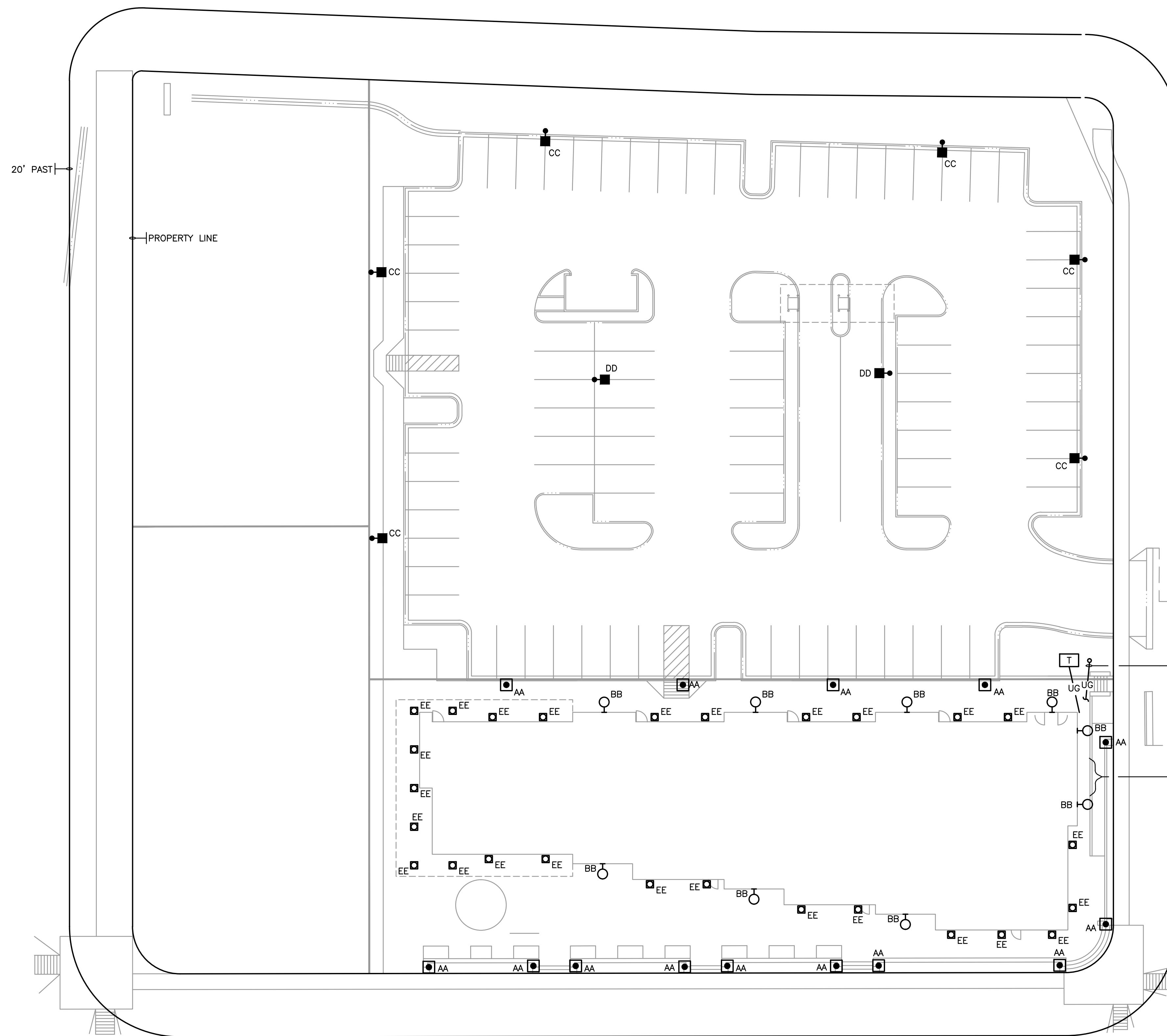
REVISIONS:	DATE:
RESUBMITTAL	01/05/2016

REVISIONS:	DATE:
RESUBMITTAL	01/05/2016

1603 Oakridge Drive
Fort Collins, CO 80525
970-223-7577

NOVEMBER 17, 2015

E-1P SHEET 1 OF 2



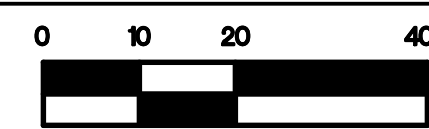
CENTURY LINK
Rob.rallie@centurylink.com
Direct: (970) 490-7503
Cell: (970) 988-2120

COMCAST
Don.Kapperman@cable.comcast.com
Direct: (970) 567-0245

2" C. FOR COMCAST. STUB
UP NEAR XFMR, PER
COMCAST TO DATA ROOM -
EC TO COORDINATE WITH
DON KAPPERMAN

METER STACK AND
ELECTRIC SERVICE
APPROX 12' OF
WALL SPACE

ELECTRICAL SITE PLAN



Scale: 1"=20'



REVISIONS:
RESUBMITTAL

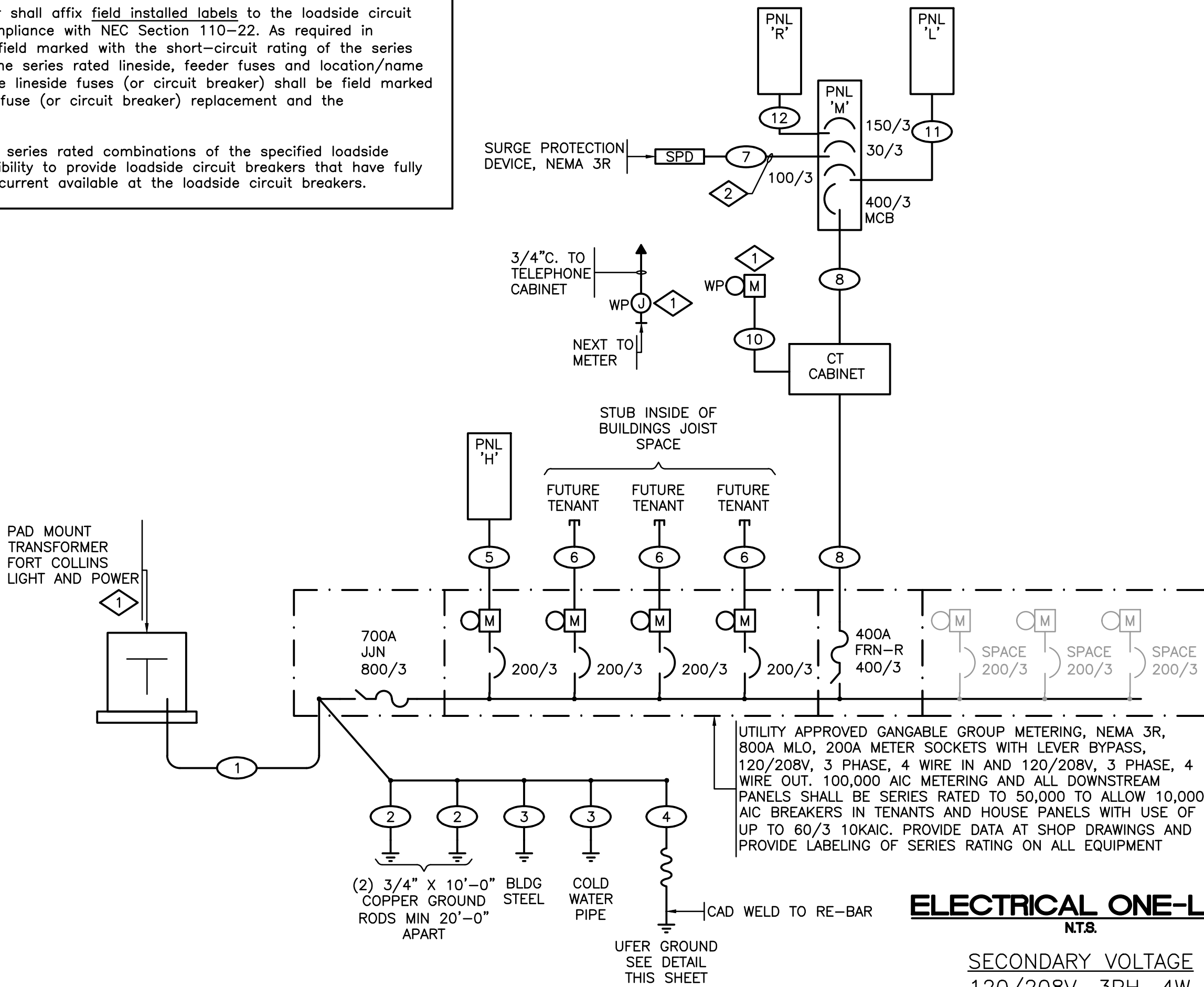
DATE:
01/05/2016

1603 Oakridge Drive
Fort Collins, CO 80525
970-223-7577

NOVEMBER 17, 2015

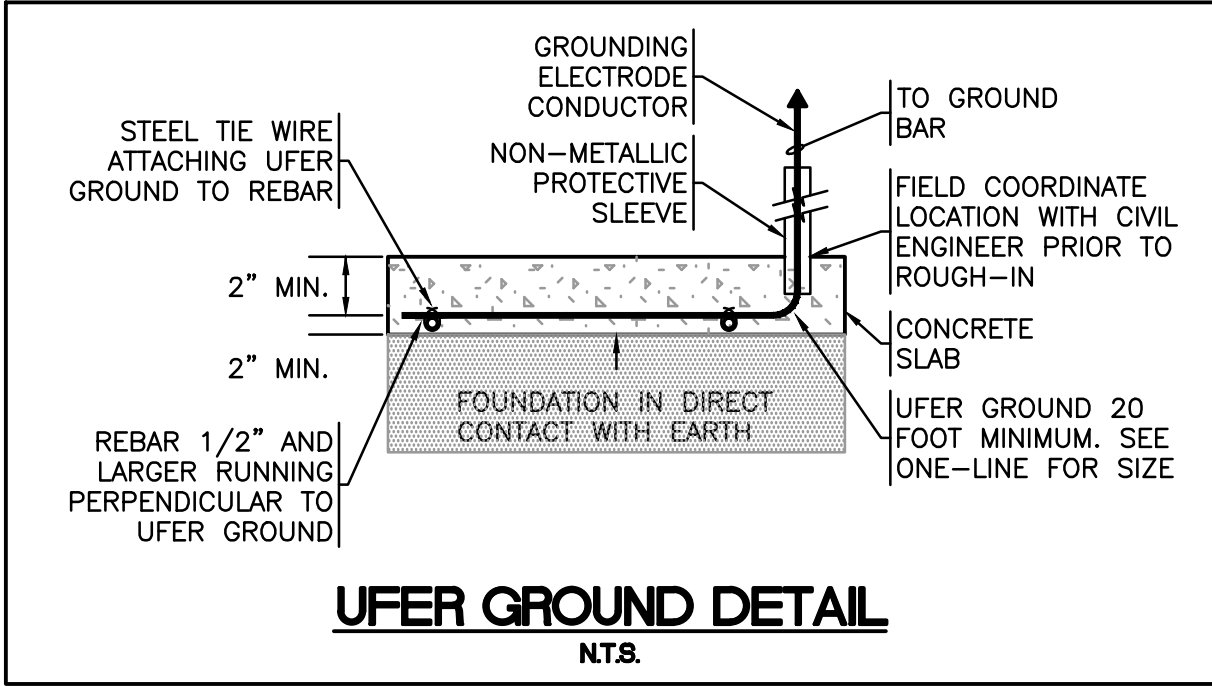
E-1.0

BREAKERS SHALL BE SERIES RATED FOR THE AVAILABLE FAULT CURRENT VALUES SHOWN.
SERIES RATING SPECIFICATION
Where series rating combinations are shown on the plans, the loadside circuit breakers supplied shall be test and listed as a series combination with the line side feeder fuses per the plans. Panelboards with series rated loadside circuit breakers shall have a <u>manufacturer's label</u> stating the listing for the series combination interrupting rating for the loadside circuit breakers and the lineside fuse (or circuit breaker) combination, in compliance with NEC Section 240-86. This series rating shall be equal to or greater than the available short-circuit current.
Where series rated combinations are utilized, the electrical contractor shall affix <u>field installed labels</u> to the loadside circuit breaker panelboard and feeder switch/panelboard/switchboard, in compliance with NEC Section 110-22. As required in Section 110-22, the loadside panelboard/switchboard label shall be field marked with the short-circuit rating of the series combination, type circuit breaker for replacement, part number for the series rated lineside, feeder fuses and location/name of this fuse switch/panelboard/switchboard. The panel/switch with the lineside fuses (or circuit breaker) shall be field marked with short-circuit rating of the series combination, part number for fuse (or circuit breaker) replacement and the location/name of loadside, series rated panelboard/switchboard.
If the manufacturer/supplier/installer cannot supply tested and listed series rated combinations of the specified loadside circuit breakers with the specified line side fuses, it is their responsibility to provide loadside circuit breakers that have fully rated interrupting ratings equal to or greater than the short-circuit current available at the loadside circuit breakers.



FEEDER SCHEDULE	
KEY	DESCRIPTION
1	2 RUNS [(4 #500 THWN CU) 4"C.]
2	(#6 CU GRD) 3/4"C.
3	(#2/0 CU GRD) 1"C.
4	(#2/0 CU GRD) 1"C.
5	(4 #3/0 THWN CU & #6 CU GRD) 2 1/2"C.
6	2 1/2"C. TO TENANT SPACE.
7	(4 #10 THWN CU & #10 CU GRD) 1"C.
8	2 RUNS [(4 #3/0 THWN CU & #1/0 CU GRD) 2 1/2"C.
9	2 RUNS [(4 #3/0 THWN CU & #6 CU GRD) 2 1/2"C.
10	1 1/4"C.
11	(4 #1 THWN CU & #8 CU GRD) 2"C.
12	(4 #1/0 THWN CU & #6 CU GRD) 2 1/2"C.

FLAG NOTES - THIS SHEET ONLY	
1	EC SHALL VERIFY ALL UTILITY REQUIREMENTS WITH LOCAL UTILITY PRIOR TO SUBMITTAL OF SHOP DRAWINGS - NOTIFY LUKE UNRUH AT LIGHT AND POWER ENGINEERING (970) 416-2724.
2	TWIST CONDUCTORS - THREE TWISTS PER FOOT OF CABLE AND INSTALL AS CLOSE TO OCPD AS POSSIBLE WITH MINIMUM BENDS.



ELECTRICAL ONE-LINE, DETAILS

WARREN FEDERAL CREDIT UNION - EAST DRAKE PRELIMINARY DEVELOPMENT PLAN



REVISIONS:
RESUBMITTAL

DATE:
01/05/2016

1603 Oakridge Drive
Fort Collins, CO 80525
970-223-7577



NOVEMBER 17, 2015

E-2.0

PRELIMINARY UTILITY PLANS

LOT 3 AND TRACT A, WARREN FEDERAL CREDIT UNION - EAST DRAKE

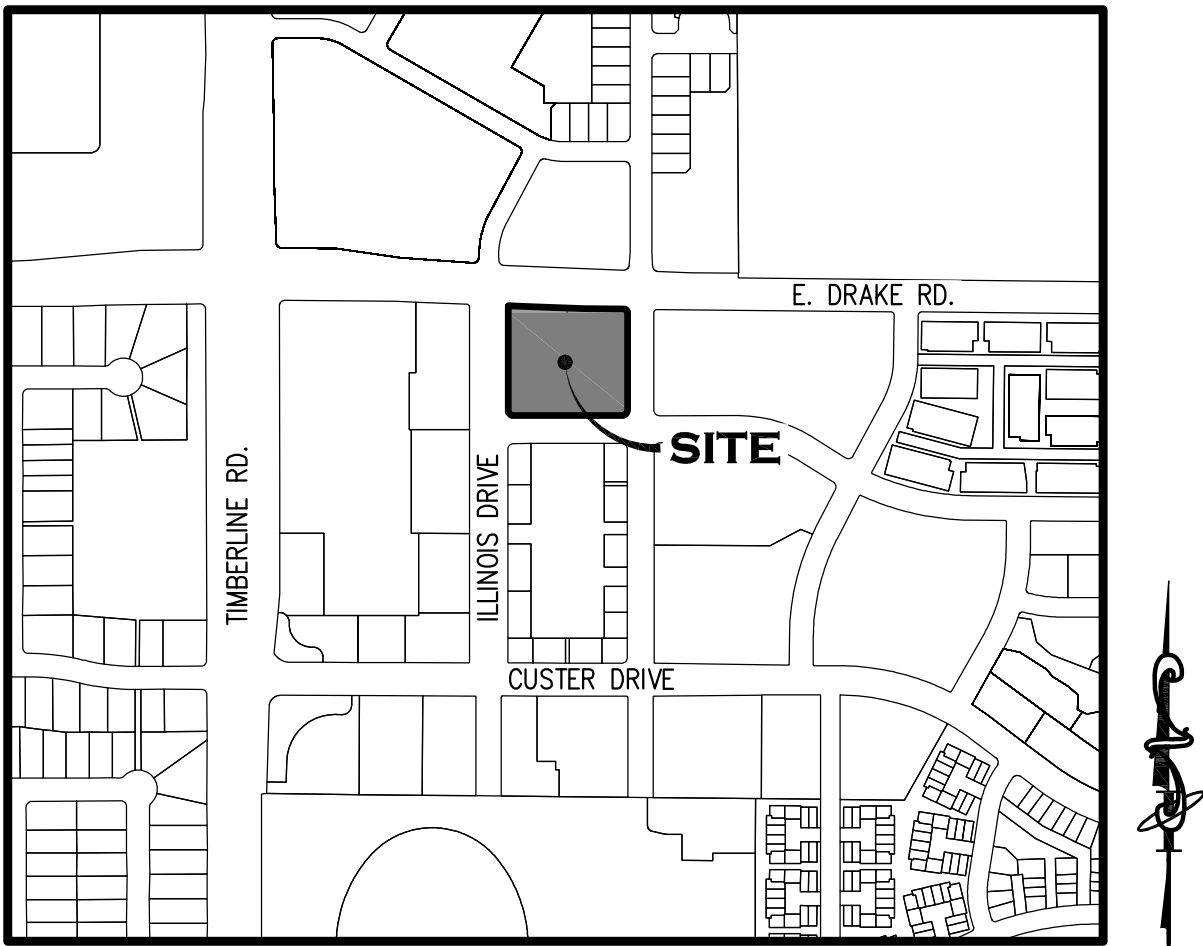
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, T-7-N, R-68-W OF THE 6TH PM

CITY OF FORT COLLINS, COUNTY OF LARIMER, COLORADO

JANUARY, 2016

LEGEND

	EXISTING TELEPHONE LINE		PROPOSED TELEPHONE LINE
	EXISTING OVERHEAD TELEPHONE LINE		PROPOSED OVERHEAD TELEPHONE LINE
	EXISTING FIBER OPTIC LINE		PROPOSED FIBER OPTIC LINE
	EXISTING CABLE TV		PROPOSED CABLE TV
	EXISTING ELECTRIC LINE		PROPOSED ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE		PROPOSED OVERHEAD ELECTRIC LINE
	EXISTING GAS		PROPOSED GAS
	EXISTING OVERHEAD UTILITY		PROPOSED OVERHEAD UTILITY
	EXISTING SANITARY SEWER MAIN		PROPOSED SANITARY SEWER MANHOLE
	EXISTING MANHOLE		PROPOSED WATER VALVE
	EXISTING WATER MAIN		PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE		PROPOSED STORM SEWER MANHOLE
	EXISTING FIRE HYDRANT		PROPOSED STORM INLET
	EXISTING STORM SEWER		PROPOSED FLOWLINE, CURB & GUTTER
	EXISTING STORM SEWER INLET		PROPOSED CONCRETE
	EXISTING FLOWLINE, CURB & GUTTER		PROPOSED SPOT ELEVATION
	EXISTING CONCRETE		PROPOSED MINOR CONTOUR
	EXISTING SPOT ELEVATION		PROPOSED MAJOR CONTOUR
	EXISTING MINOR CONTOUR		PROPOSED UTILITY POLE
	EXISTING MAJOR CONTOUR		PROPOSED STREET LIGHT
	EXISTING UTILITY POLE		PROPOSED LIGHT POLES
	EXISTING STREET LIGHT		PROPOSED FENCE
	EXISTING GUY WIRE		PROPOSED WATER SERVICE W/ CURB STOP AND METER PIT
	EXISTING FENCE		PROPOSED SANITARY SEWER SERVICE W/ CLEANOUT
	EXISTING WOOD POST		PROPOSED DIRECTION OF OVERLAND FLOW
	EXISTING METAL POST		PROPOSED SWALE
			PROPOSED EMERGENCY OVERFLOW ROUTE
			LIMITS OF DEVELOPMENT (LOD)
			PROPOSED HANDICAP RAMP
			PHASE LINE



VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS:

PROJECT DATUM: NAVD88

BENCHMARK #17-92
300 FEET SOUTH OF THE SOUTHWEST CORNER OF EAST DRAKE RD. AND TIMBERLINE RD, IN THE TOP OF AN IRRIGATION STRUCTURE.
ELEVATION=4938.70

BENCHMARK #5-07
SOUTHWEST CORNER OF RIGDEN PARKWAY AND DRAKE RD. ON SOUTHWEST CORNER OF A CATCH BASIN.
ELEVATION=4926.96

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 - 3.19'

HORIZONTAL DATUM:

COLORADO STATE PLANE COORDINATES NAD83(2007) DATUM.
HORIZONTAL CONTROL BASED UPON TRIMBLE VRS NETWORK.

UTILITY CONTACTS:

CITY OF FORT COLLINS
700 WOOD STREET
FORT COLLINS, COLORADO 80522

WATER UTILITIES ENGINEER
WES LAMARQUE
PH. 970.416.2418

LIGHT & POWER
LUKE UNRUH
PH. 970.416.2724

NATURAL GAS
XCEL ENERGY
1901 E. HORSETOOTH ROAD
FORT COLLINS, COLORADO 80525
CONTACT: STEPHANIE RICH
PH. 970.225.7828

TELEPHONE SERVICE
CENTURY LINK (QWEST)
3351 EASTBROOK DRIVE
FORT COLLINS, COLORADO 80525
CONTACT: BOB RULLI
PH. 970.377.6403

INDEX OF SHEETS

SHEET NO.	DESCRIPTION OF SHEETS
1	COVER SHEET
2	UTILITY PLAN
3	GRADING PLAN
4	DRAINAGE PLAN

ARCHITECT
RB+B ARCHITECTS, INC.
315 MOUNTAIN AVE #100
FORT COLLINS, CO 80524
PH. 970.484.0117
CONTACT: DAVID KRESS

LANDSCAPE ARCHITECT
BHA DESIGN
1603 OAKRIDGE DR #100
FORT COLLINS, CO 80525
PH. 970.223.7577
CONTACT: MIKE MCBRIDE

ENGINEER
INTERWEST CONSULTING GROUP
1218 W. ASH, SUITE A
WINDSOR, COLORADO 80550
PH. 970.674.3300
CONTACT: MIKE OBERLANDER

SURVEYOR
KING SURVEYORS, INC.
650 EAST GARDEN DRIVE
WINDSOR, COLORADO 80550
PH. 970.686.5011
CONTACT: LARRY PEPEK

INDEMNIFICATION STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY THE LOCAL ENTITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE LOCAL ENTITY ENGINEER, OR THE LOCAL ENTITY 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 IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE LOCAL ENTITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

PRELIMINARY
NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

811

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

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.

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 _____

DATE: 1/5/2016

SCALE (H): NA

SCALE (V): N/A

DESIGNED BY: MO

CHECKED BY: MO

PROJ. NO. 1219-048-00

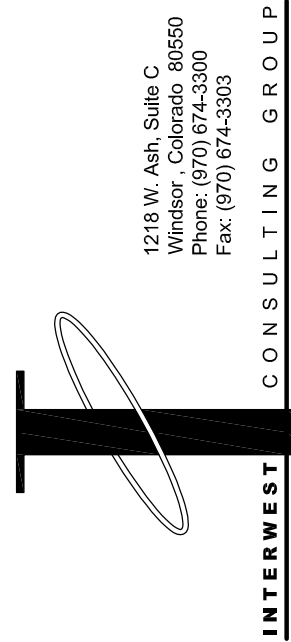
1

PREPARED FOR

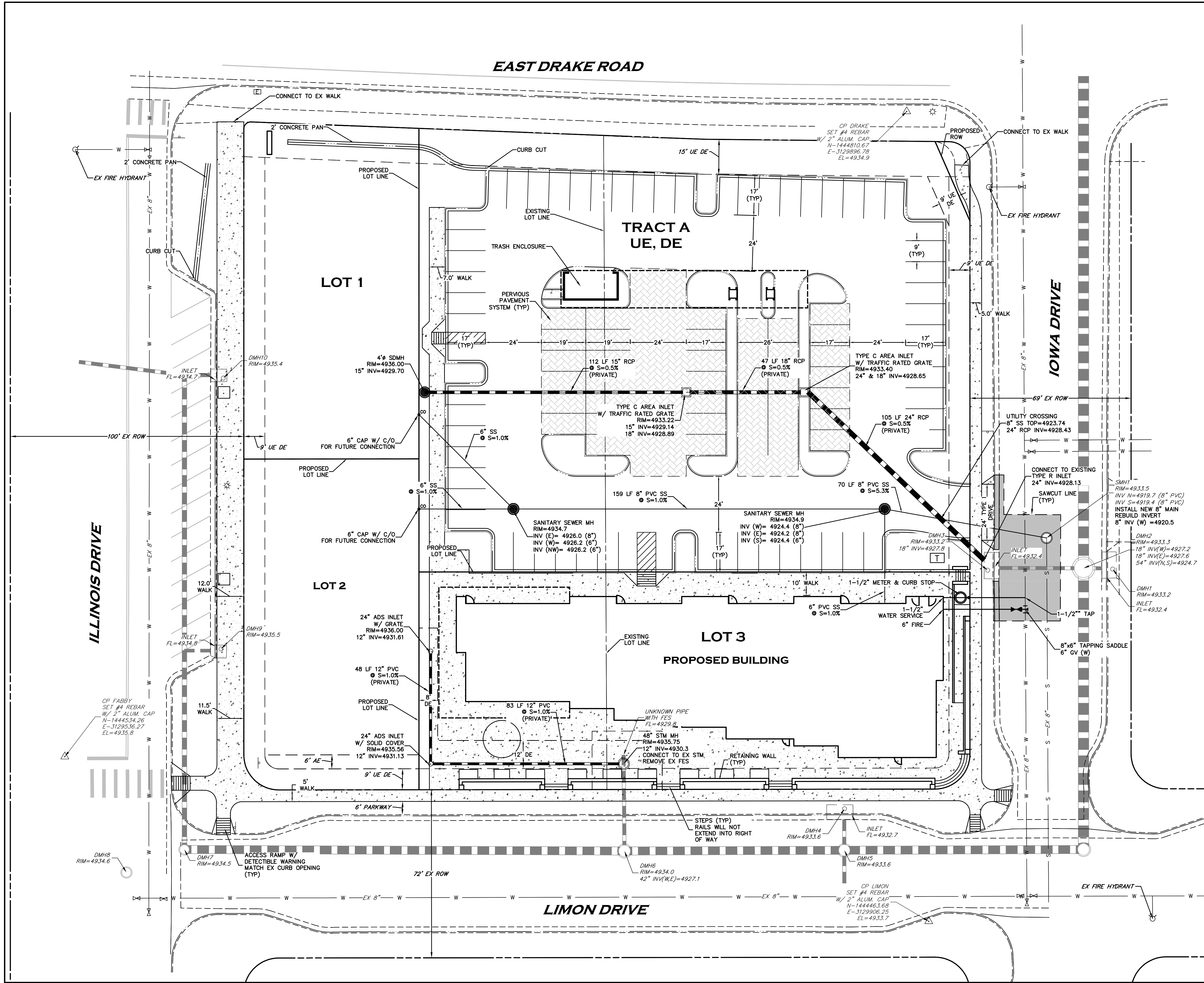
RB+B ARCHITECTS, INC.
315 E MOUNTAIN AVE #100
FORT COLLINS, CO 80524
PHONE: 970.484.0117

LOT 1, 3 AND TRACT A, WARREN
FEDERAL CREDIT UNION - EAST DRAKE

COVER SHEET



1218 W. Ash, Suite A
Windsor, Colorado 80550
Phone: (970) 674-3300
Fax: (970) 674-3303



- NOTES:
1. ALL SANITARY SEWER, WATER, AND STORM SEWER CONSTRUCTION, 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 LOCAL ENGINEER.
 2. SANITARY SEWER PIPE SHALL BE PVC (SDR 35) UNLESS OTHERWISE NOTED ON THE PLAN. SEWER PIPE SHALL BE AS SPECIFIED BY THE CITY OF FORT COLLINS STANDARD PLANS AND SPECIFICATIONS.
 3. ALL SANITARY SEWER CLEANOUTS LOCATED IN THE PARKING LOT OR DRIVE AREA SHALL BE TRAFFIC RATED CLEANOUTS.
 4. LENGTH OF PIPE IS MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 5. WATER SERVICES SHALL BE TYPE K COPPER PIPE AND INSTALLED A MINIMUM OF 5 FEET BELOW FINISHED FLOOR ELEVATION.
 6. FIRE LINE SHALL BE PVC (C-900) AS SPECIFIED BY THE CITY OF FORT COLLINS STANDARD PLANS AND SPECIFICATIONS.
 7. HORIZONTAL AND VERTICAL DEFLECTION AT PIPE JOINTS AND BENDS SHALL NOT EXCEED 1".
 8. ALL STORM SEWER PIPE SHALL BE CLASS III RCP OR SRD 35 PVC PIPE WITH WATER TIGHT JOINTS AS NOTED ON THE PLAN. BEDDING FOR RCP SHALL BE PER THE CITY OF FORT COLLINS STORM SEWER BEDDING DETAIL AND BEDDING FOR PVC SHALL BE PER THE CITY OF FORT COLLINS SANITARY SEWER PLASTIC PIPE BEDDING DETAIL. STORM SEWER PIPE SHALL BE AS SPECIFIED BY THE CITY OF FORT COLLINS STANDARD PLANS AND SPECIFICATIONS.
 9. ALL STORM SEWER SYSTEMS ON SITE WILL BE PRIVATELY OWNED AND MAINTAINED.
 10. LIMITS OF STREET CUT SHOWN 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.
 11. PROPOSED EASEMENTS SHOWN WILL BE DEDICATED WITH THE PLAT.
 12. 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 CERTIFICATE OF OCCUPANCY.
 13. ROOF DRAINS TO CONNECT TO PROPOSED UNDERGROUND STORM SYSTEM.

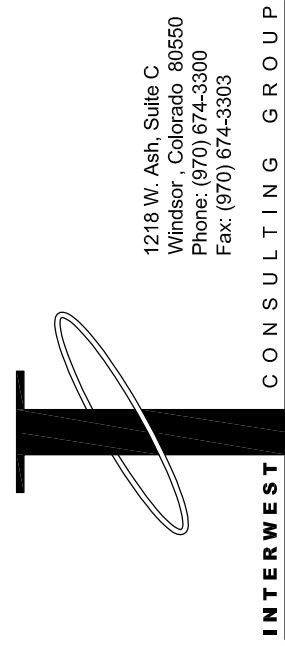
LEGEND

- PROPOSED CONCRETE WALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PERVIOUS PAVERS (BOGERT "FILTERPAVE" W/ 6" DRAIN)

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811

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

**PRELIMINARY
NOT FOR CONSTRUCTION**



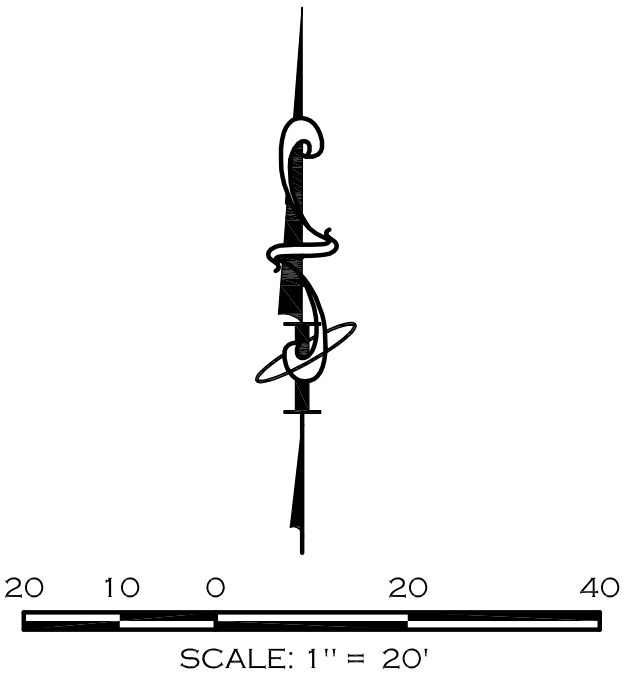
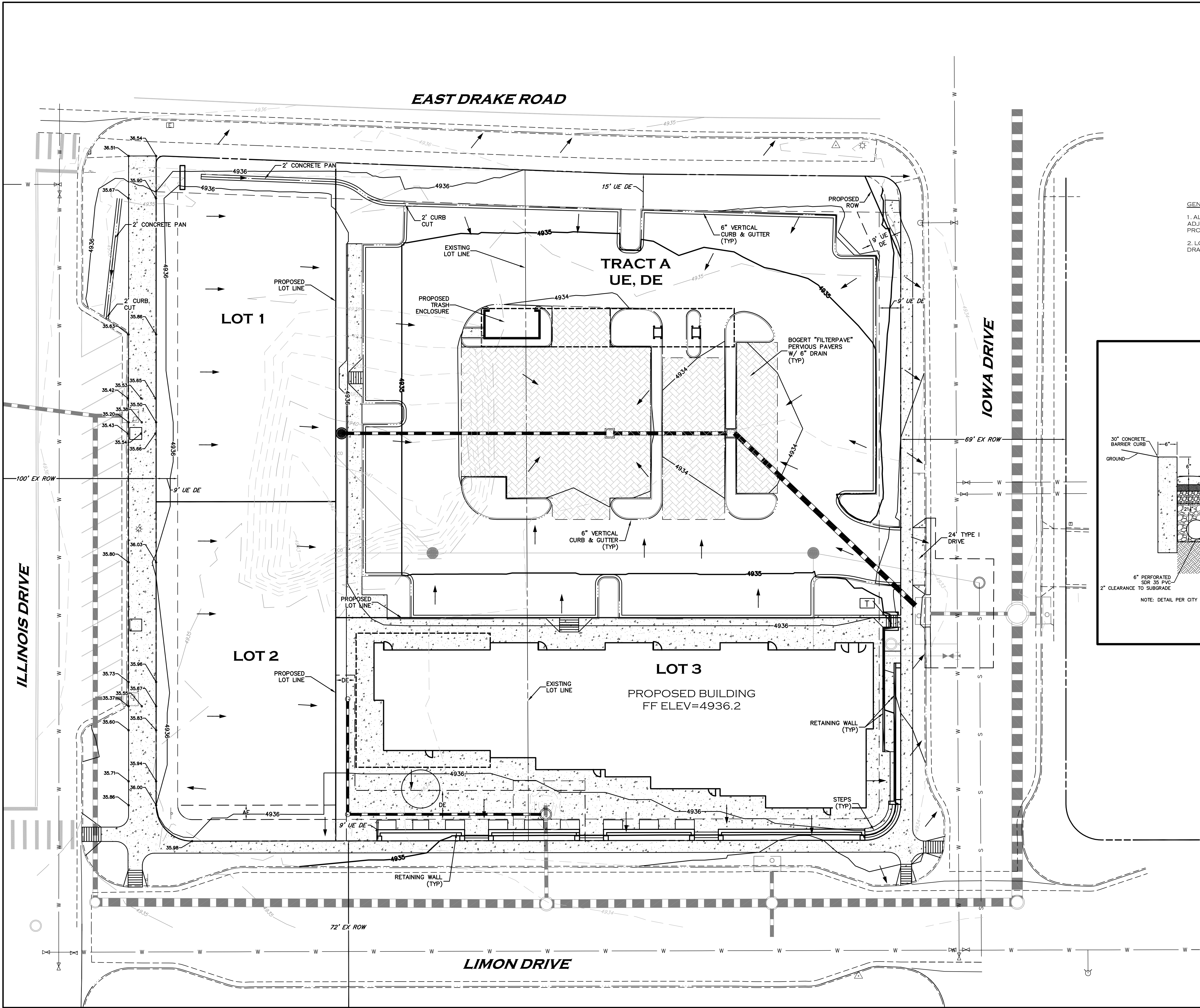
PREPARED FOR
RB+B ARCHITECTS, INC.
315 E MOUNTAIN AVE #100
FORT COLLINS, CO 80524
PHONE: 970.484.0117

**LOT 1, 3 AND TRACT A, WARREN
FEDERAL CREDIT UNION - EAST DRAKE**

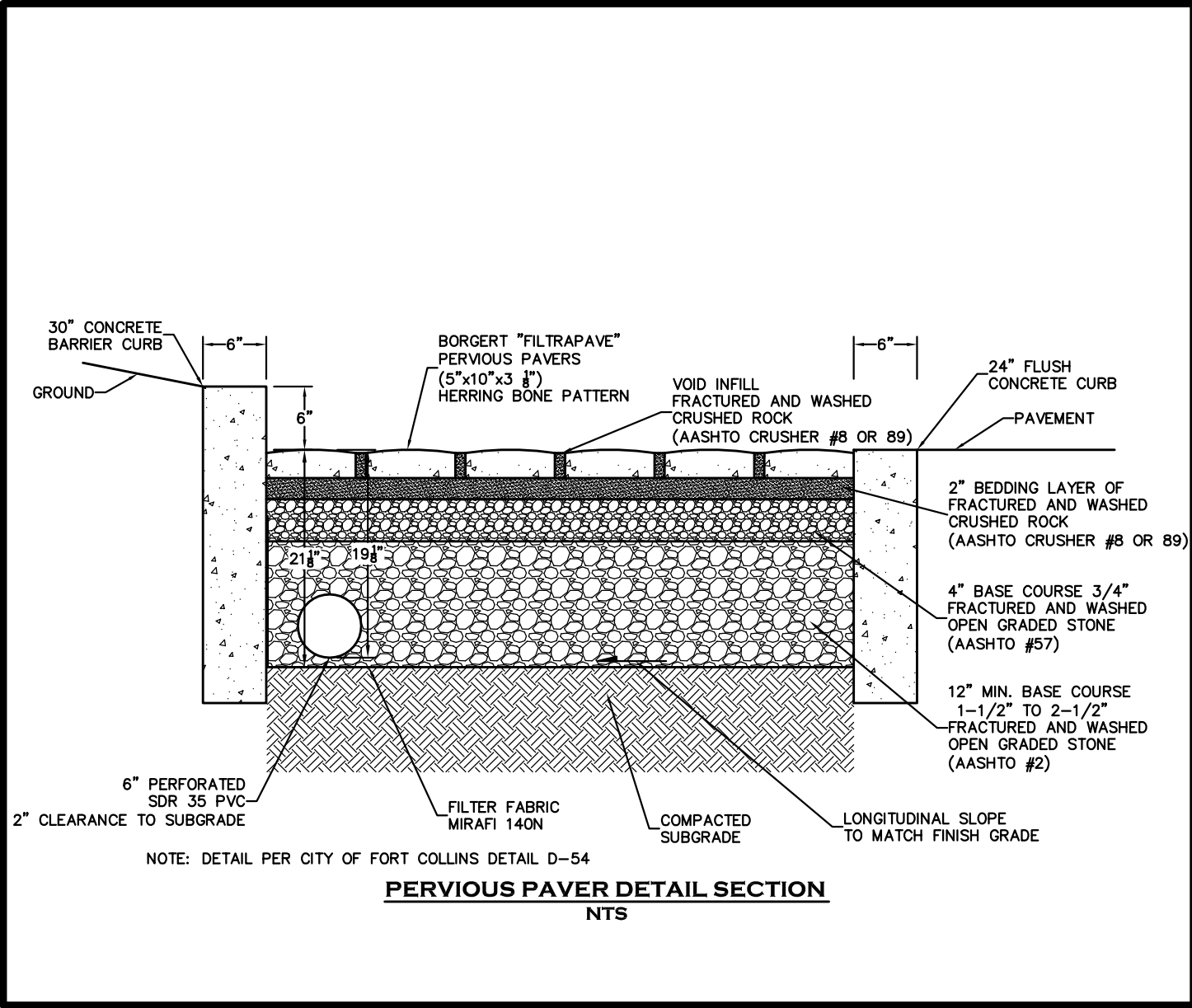
UTILITY PLAN

DATE: 1/5/2016
SCALE (H): 1"=20'
SCALE (V): N/A
DESIGNED BY: MO
CHECKED BY: MO

PROJ. NO. 1219-048-00



- GENERAL NOTES:
1. ALL GRADING SHALL BE CONFINED TO THE PROPERTY BEING DEVELOPED OR ADJACENT PUBLIC RIGHT-OF-WAY. NO GRADING SHALL BE DONE OUTSIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
 2. LOT 1 IS NOT PART OF THIS PDP SUBMITTAL BUT SHALL BE OVERLOT GRADED TO DRAIN AS SHOWN.

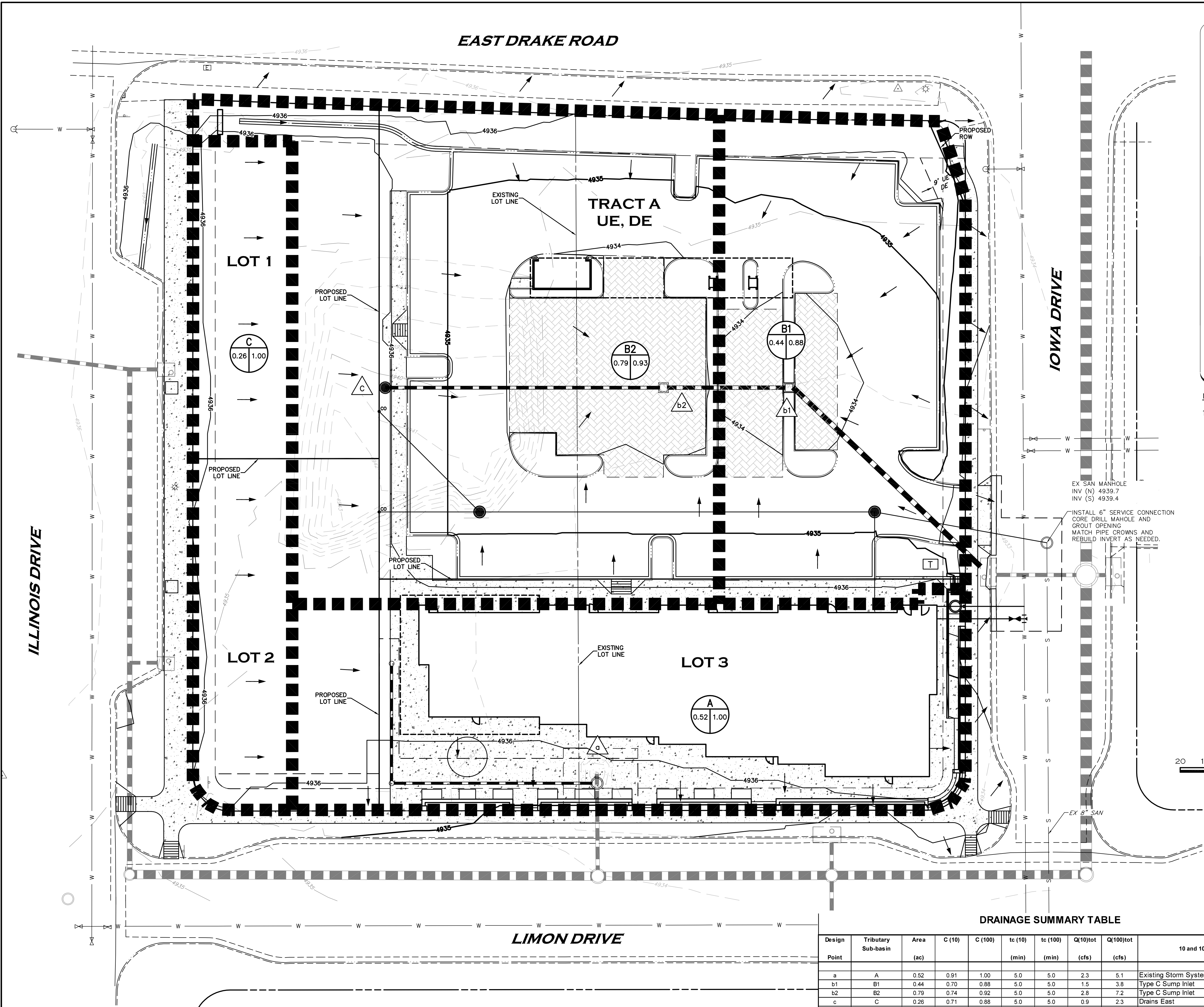


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

**PRELIMINARY
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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

1918 W. Ash, Suite C Windsor, Colorado 80550 Phone: (970) 674-5900 Fax: (970) 674-3303		INTEREST CONSULTING GROUP			
REVISIONS		BY			
No.		DATE			
DESCRIPTION					
PREPARED FOR					
RB+B ARCHITECTS, INC. 3115 E MOUNTAIN AVE #100 FORT COLLINS, CO 80524 PHONE: 970.484.0117					
LOT 1, 3 AND TRACT A, WARREN FEDERAL CREDIT UNION - EAST DRAKE					
GRADING PLAN					
DATE: 1/5/2016	SCALE (H): 1"=20'	SCALE (V): N/A	DESIGNED BY: MO		
			CHECKED BY: MO		
APPROVED: _____			PROJ. NO. 1219-048-00		
CHECKED BY: _____			3		



LEGEND

XXXX

XXXX

XXXX

XXXX

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■■■■■■■■■■

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED DIRECTION OF OVERLAND FLOW

DRAINAGE BASIN DIVIDE LINE

1

0.37

0.63

1

DRAINAGE BASIN NUMBER

PROP MAJOR STORM RUNOFF COEFFICIENT

PROP DRAINAGE BASIN AREA

DESIGN POINT

NOTES

1. EROSION CONTROL MEASURES TO BE ADDED DURING FCP.

LID Table	
50% On-Site Treatment by LID Requirement	
New Impervious Area	64,062 acre/sq. ft.
Required Minimum Impervious Area to be Treated	32,031 acre/sq. ft.
Area of Paver Section #1	8,255 acre/sq. ft.
Run-on area for Paver Section #1 (up to 3:1 is permitted)	32,797 acre/sq. ft.
Impervious Area Treated by LID Treatment Method #1 (Pervious Pavement System)	32,797 acre/sq. ft.
Total Impervious Area Treated	32,797 acre/sq. ft.
Actual % On-Site Treated by LID	51 %
25% Porous Pavement Requirement	
New Pavement Area	32,894 acre/sq. ft.
Required Minimum Area of Porous Pavement	8,224 acre/sq. ft.
Area of Paver Section #1	8,255 acre/sq. ft.
Total Porous Pavement Area	8,255 acre/sq. ft.
Actual % of Porous Pavement Provided	25 %

201002040

SCALE: 1" = 20'

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DRAINAGE SUMMARY TABLE								
Design Point	Tributary Sub-basin	Area (ac)	C (10)	C (100)	tc (10) (min)	tc (100) (min)	Q(10)tot (cfs)	Q(100)tot (cfs)
a	A	0.52	0.91	1.00	5.0	5.0	2.3	5.1
b1	B1	0.44	0.70	0.88	5.0	5.0	1.5	3.8
b2	B2	0.79	0.74	0.82	5.0	5.0	2.8	7.2
c	C	0.26	0.71	0.88	5.0	5.0	0.9	2.3
								10 and 100 year storm
								Existing Storm System in Limon Drive
								Type C Sump Inlet
								Type C Sump Inlet
								Drains East

PRELIMINARY
NOT FOR CONSTRUCTION

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 _____

1918 W. Ash, Suite C
Windsor, Colorado 80550
Phone: (970) 674-5300
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INTEREST CONSULTING GROUP

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**LOT 1, 3 AND TRACT A, WARREN
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DRAINAGE PLAN

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4