

FINAL FINDINGS AND DETERMINATIONS
Type II Zoning Permit
Compon Loveland Self Storage
Special Review #923

Posted: May 25, 2016

TITLE: Compon Loveland Self Storage –Special Review #923
(PZ #16-0035)

LOCATION: The subject property is located between 41st and 43rd street,
and on the west side of N Garfield.

APPLICANT: Robert Bishop – Compon of Colorado, LLC.
Mark Delgado – DCB Construction Company, Inc.

STAFF CONTACT: David Eisenbraun, Current Planning

APPLICATION TYPE: Special Review #923

STAFF RECOMMENDATION: Staff recommends that the Current Planning Manager
approve this special review for the proposal of 101,000 SF
self-storage facility on approximately 4.48 Acres of land
with a mixture of both climate controlled and typical drive
aisle type amenities., subject to the conditions and
corrections listed in Sections VIII and IX of this report.

I. ATTACHMENTS

- 1. Vicinity Map
- 2. Renderings
- 3. Special Review Only

II. SITE DATA

EXISTING USE	Sign Shop
PROPOSED USE	Self Storage Facility
EXISTING ZONING AREA (acres).....	B – Developing Business (4.48 acres)
EXISTING ADJACENT ZONING & USE- North.....	B – Developing Business – Commercial
EXISTING ADJACENT ZONING & USE - East	B, R3 – Developing High Density Res. – Commercial and Single-family
EXISTING ADJACENT ZONING & USE- South.....	B – Developing Business – Vacant
EXISTING ADJACENT ZONING & USE - West.....	R3 – Developing High Density Res. – Mobile Homes
UTILITY SERVICE – WATER.....	City of Loveland
UTILITY SERVICE – SEWER	City of Loveland
UTILITY SERVICE – ELECTRIC.....	City of Loveland

III. PROJECT DESCRIPTION

Compsom of Colorado is proposing to develop a 4.48 acre site for self-storage, consisting of approximately 101,000 SF. The south side of the property is currently being utilized by a sign shop, while the northern half is vacant.

The special review plans, included as **Attachment 2** to this report, show the location and layout of the self-storage facilities in relation to the surrounding parcels. Due to the proposed use on this property, it must go through this special review process. The applicant has chosen to go through this and has the option to pursue a site development plan at a later date if this special review receives approval.

The project as a whole has a mix of amenities for those looking at storage varying from traditional drive aisle roll up doors to climate controlled units. The premise will be under 24/7



surveillance while lush landscaping and commercial style architecture will enhance this corridor.

Compson Loveland Self-Storage

The development proposal for the self-storage facility along one of Loveland’s primary corridors has met and exceeded our design standards. Compson proposes to have 3 different buildings on their site, each designed and intended for a specific user type. About 40% of their space will be geared towards a niche market consisting of various sized climate controlled units. Additionally, their primary building, most visible from N Garfield, will be a two story unit that will also house their leasing office. An example of the two story proposal can be seen below (East elevation).



In terms of buffering between the various adjacent uses, landscape buffers and fencing are proposed. On the south and east sides, there will be a combination of detention swales, landscaping, and privacy fences to help assimilate this development in appearance to the rest of the corridor while the north and west sides have been designed to exceed our standards, giving the adjacent residential uses the most screening and mitigation. The landscaping will consist of coniferous plantings ranging in size from 6-8 feet in height, deciduous trees ranging in caliper from 1.5 to 2.5 inches, and deciduous shrubs ranging in size from 5 feet to 15 feet tall when mature.

At the neighborhood meeting, seven (7) people were in attendance in addition to the staff project planner and applicant team. Related to site design, there were some minor concerns raised about the intersection at 43rd Street and N Garfield and what future traffic control methods area proposed along with what type of light pollution this site will create. Regarding these two elements, the lighting and photometric plan are in compliance with city standards, and while there are no infrastructure recommendations at this time for 43rd Street and N Garfield, this is subject to change.

Staff noted at the meeting that the landscaping and building architecture are meeting or exceeding the City of Loveland standards for the site. Additionally, snow removal along 41st and 43rd Streets were raised as a concern as there is claimed to be a lack of existing city services currently, and while they are public streets, no formal comment can be made in relation to this comment currently.

Furthermore, concern was raised by two attendees that the North Loveland area was nearing capacity of self-storage units and whether the market could support a new facility. The applicant’s team did note that they would be pursuing and updated market study to ensure project viability as the city cannot discriminate projects based on use as long as the intent of the code and comprehensive plan are being met.

Being that this project is a stand-alone Special Review, and based on the public input at this time, the process will proceed forward allowing interested parties to formally comment or object to Compson Loveland Self-Storage through the Public Comment and Appeal Periods as described below.

IV. KEY ISSUES

None at this time.

V. BACKGROUND

- 2015 In August, a concept review meeting was held to discuss opportunities and project viability at this location for this proposed use.
- 2016 In March, a formal standalone Special Review was submitted for staff to review prior to seeking Site Development and Public Improvement Construction Plan applications.

VI. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

- A. Notification:** A letter advertising the neighborhood meeting was sent out by the applicant, Robert Bishop, on April 25, 2016 to all neighbors within the “Neighborhood” as defined in Section 18.40.010.C of the Loveland Municipal Code. Meeting notice signs were also posted on the property on April 25, 2016.
- B. Neighborhood Response:** A neighborhood meeting was held at 5:30 on May 10, 2016 in the new Development Center Building (old Fire Administration Building). At the meeting were 7 attendees who raised primary concern with the use and if the current self-storage market could accommodate another facility of this type, whereas there were no suggestions or objections to the design proposal itself.
- C. Project Schedule**
1. Special Review #923 was filed with the Current Planning Division on March 4, 2016.
 2. A neighborhood meeting for the special review was held on May 10, 2016. 7 neighbors attended.
 3. The staff preliminary findings and determination was posted on May 13, 2016.
 8. The public review period for the staff preliminary findings and determination is from May 14, 2016 to May 23, 2016.
 9. The final findings and determination for the Special Review will be posted on May 25, 2016 and the appeal period will be from May 25, 2016 to June 6, 2016.

VII. FINDINGS AND ANALYSIS

Finding 1. *That the proposed special review use meets the purposes set forth in Section 18.04.010 of the Loveland Municipal Code.*

The proposed development of Compson Loveland Self-Storage would meet the purposes set forth in Section 18.04.010 of the Loveland Municipal Code, by not creating unsafe or unhealthy conditions and will generally promote the health and welfare of Loveland's neighborhoods and corridors.

Finding 2. *That the effects of the proposed special review use on the surrounding neighborhood and the public in general will be ameliorated.*

The effects of this use on the surrounding property owners will be lessened through the site layout, landscaping and screening of the project. New landscaping and pedestrian connections will enhance the overall connectivity and character of this corridor. Street trees and a large detention pond will create an enjoyable site and feeling as both cars and pedestrians view this new development. Furthermore, the architecture and size of this proposal will also fit in with the existing commercial character along N Garfield.

Finding 3. *That in assessing the potential affects of the proposed special review use, at a minimum, the following matters have been considered:*

3a. *Type, size, amount, and placement of landscaping;*

The landscape plan identifies appropriate bufferyards and screening proposed with the development. Landscaping quantities exceed the bufferyard standards overall with a special focus along the east, and west sides through the use of cluster plantings in areas identified by staff as needing additional screening. Plant sizes meet or exceed the sizes required in the Municipal Code and a large detention pond help reduce any tendencies towards this site feeling monolithic in design.

3b. *Height, size, placement, and number of signs;*

There is a single monument sign proposed to display addresses along N Garfield that shall be placed in a landscape bed. The sign proposed is in compliance.

3c. *Use, location, number, height, size, architectural design, materials, and colors of buildings;*

Development of the self-storage facility is in a similar, but more modern design motif as the surrounding commercial corridor. In kind storefront style windows cap the prominent N Garfield two story building as to assimilate itself with other neighboring commercial buildings while the overall material composition remains consistent by using CMU veneers, metal paneling systems, and a cement plaster combination.

3d. *Configuration and placement of vehicular and pedestrian access and circulation;*

Configuration and placement of vehicular and pedestrian access and circulation is compliant with City standards. A 6' wide detached sidewalk along N Garfield and 5' attached sidewalk along 41st and 43rd Streets give pedestrians ample access and connection to the surrounding properties. Primary vehicular entry and exit points are at a single location on 43rd street with emergency and maintenance egress at 41st street. Both Transportation and Fire Department staff have reviewed the special review plans and have indicated compliance with the City's Adequate Communities Facilities Ordinance.

3e. *Amount and configuration of parking;*

Per the City of Loveland's parking requirements, 1 space is needed for every 300 SF of office space with an additional two spaces for employees, totally 7 spaces and 1 handicap which are provided. A place for bicycle parking is also accommodated per the code and is in compliance. Additionally, parking is situated near the entrance, screened property, and does not adversely affect those along the 43rd street right-of-way.

3f. *Amount, placement, and intensity of lighting;*

A photometric plan was provided and is in compliance. No light pollution, beyond what is allowed, is shown to go beyond their property lines. Additionally, all wall mounted and free standing lights are full cut-off and within our height limitations.

3g. *Hours of operation;*

Secure access is permitted only from approximately 8am to 10pm, while staff is on site from approximately 9pm to 6pm. These times are permitted and are in compliance.

3h. *Emissions of noise, dust fumes, glare and other pollutants.*

Traffic noise is not expected to be of any concern as all drives face inward on the property while the development as a whole will now be acting as a barrier to N Garfield. The other issues in this section are not applicable for this project.

Finding 4. *Except as may be varied in accordance with this special review permit, the special review site plan conforms to the restrictions and regulations set forth in the Loveland Municipal Code for the zoning district in which the special review use is located.*

The proposed special review meets this finding. Through the special review, the self-storage facility will both enhance and add connectivity to what is currently, a primarily vacant property. This design proposal fits in with the surrounding corridor character while remaining sensitive to the neighboring residential developments. The proposed site, infrastructure and landscape standards comply with all normal applicable restrictions and regulations set forth in the site development performance standards and guidelines.

Finding 5. *The special review site plan meets the requirements set forth in the Section 16.41 – Adequate Community Services – of the Loveland Municipal code.*

Transportation: Staff believes that this finding can be met, due to the following:

- Access to the development will be provided by a full movement access on 43rd Street. A Traffic Study was prepared by Fox Tuttle Hernandez Transportation Group which demonstrates that the traffic impacts associated with the proposed use will meet all City of Loveland standards and ACF compliance requirements.
- The proposed development is estimated to generate approximately 252 daily trips with 14 total AM peak hour trips and 13 total PM peak hour trips.

In conclusion, the use of the subject property pursuant to any of the uses permitted by right under the zoning district will not adversely impact any existing City infrastructure.

Fire: Staff believes that this finding can be met, based on the following facts:

- The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- The proposed Subdivision will not negatively impact fire protection for the subject development or surrounding properties.

Water/Wastewater:

This development is situated within the City’s current service area for both water and wastewater. The Department finds that the Development will be compliant to ACF for the following reasons:

- The proposed development will not negatively impact City water and wastewater facilities.
- The proposed public facilities and services are adequate and consistent with the City’s utility planning and provides for efficient and cost-effective delivery of City water and wastewater service.

Stormwater: Staff believes that this finding can be met, due to the following:

- This project complies with the Adequate Community Services ordinance outlined in the Loveland Municipal Code, Section 16.41.140.

Power: Staff believes that this finding can be met, due to the following:

- Believes this project will have no negative impact on our system and complies with the ACF ordinance outlined in the Loveland Municipal Code.

Building: Staff believes that this finding can be met, due to the following:

- The proposed construction of this self-storage development will not negatively impact surrounding properties in regard to the adopted building codes.

The proposed development will not negatively impact surrounding properties, as the development will be required to meet building codes adopted at the time of permit review.

VIII. CONDITIONS OF APPROVAL

Planning:

- A separate sign permit through the Building Division will be required for any signs proposed with this project. If the current sign is to be repurposed, a separate submittal will be required for review.
- The city retains the right to require a third party review of onsite lighting in the event that there are any concerns or issues.
- This site shall be in compliance with all American Disabilities Act design standards and regulations.
- Within three years from time of planting, coniferous plants shall predominately screen the parking and west facade of Building C.
- The special review for this site only secures the proposed use. Any development on this site is subject to an approved Lot Merger Application, Site Development Plan, and Public Improvement Construction Plans.

PW-Transportation:

- All public improvements shall comply with the Larimer County Urban Area Street Standards (LCUASS).
- The developer agrees to acquire and dedicate, at no cost to the City, any rights-of-way necessary for the required street improvements associated with this development.
- Prior to the issuance of any building permits, pursuant to the provisions in Section 16.40.010.B of the Loveland Municipal Code, the Developer shall design and construct the following public improvements unless already designed and constructed by others:
 - All curb, gutter, roadway paving, sidewalks and access driveways as shown on the City approved Special Review Plans for Compson -- Loveland Self Storage, Lots 1-6, Block 1, Park Lane Addition.

- Prior to the issuance of any building permits, pursuant to the provisions in Section 16.40.010.B of the Loveland Municipal Code, the Developer shall provide a cash-in-lieu payment to the City for the future construction (collector street equivalent) of Grant Avenue where full width right-of-way exists.
- The Developer is responsible for the repair of all existing adjacent public street improvements along existing street rights-of-way (such as the existing curb and gutter and street sidewalk, and any utility cuts in the existing street), and for the installation of the new improvements, all of which are to be found complete and in good repair acceptable to the Public Works Street Inspector prior to issuance of a certificate of occupancy, letter of completion, or final inspection for the modular building.

Water/Wastewater:

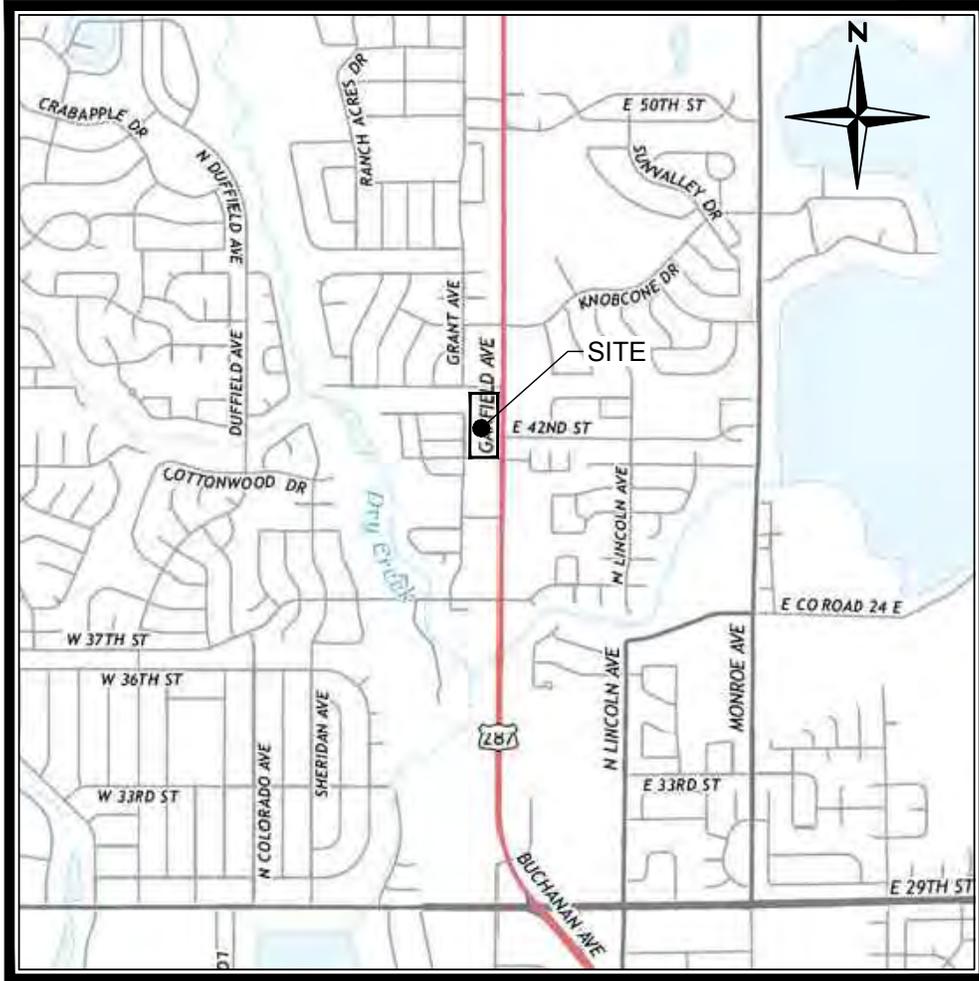
- The Owner shall provide the City Water/Wastewater Division the gate access code and a 24 hour contact phone number prior to Building Permit Certificate of Occupancy.

IX. CORRECTIONS

General:

1. Utility easements are required to be granted with a Lot Merger application.
2. No water rights are due for this parcel.
3. Prior use credit for water SIF and wastewater SIF from the 3/4" water meter will be credited at the time of building permit.
4. Final PICPs are required to be submitted with SDP
5. One hard copy signed & stamped original of the preliminary drainage report for our document retention file.
9. Site lighting details, sheet 08 drawing details are not legible. Please revise.

\\RS01\Projects\2016\15025 - Compson Storage Loveland\CAD\Exhibits\15025_Vicinity_Map.dwg_tab_8x11_Mar 03_2016_5:06pm_kjohnk



VICINITY MAP

1" = 2000'

REDLAND

Where Great Places Begin

720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120

REDLAND.COM

VICINITY MAP

COMPSON SELF STORAGE

LOVELAND

CO

DATE 2016.03.02

PROJ. NO. 15025

SHEET

VIC



41st Street

43rd Street

Garfield Avenue

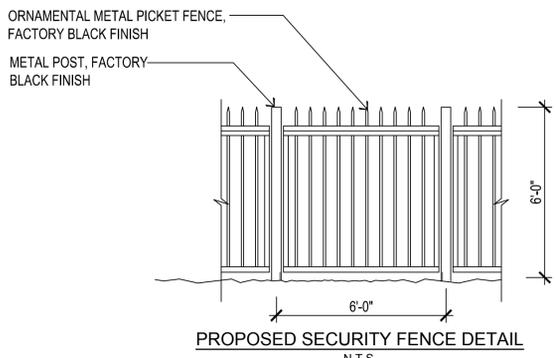
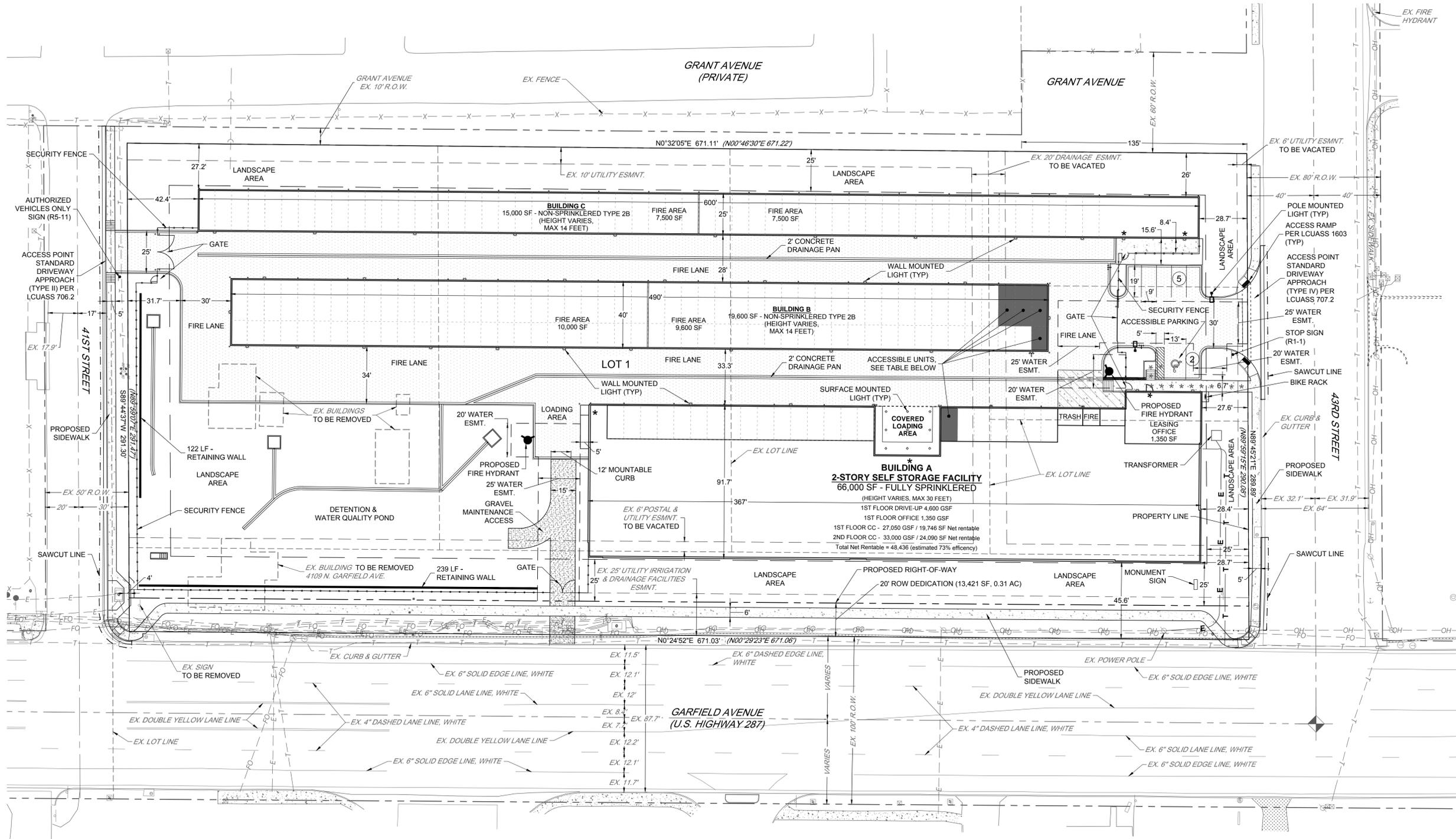
Google Earth

Landscape Plan 1"=30'-0" 

Compson Loveland Self Storage

4109 Garfield Avenue
Loveland, CO





LEGAL DESCRIPTION:

LOTS 1 THROUGH 6, BLOCK 1, PARK LANE ADDITION, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO TOGETHER WITH THAT PORTION OF VACATED FRONTAGE STREET LYING EAST OF, AND ADJACENT TO SAID LOTS, SAID FRONTAGE STREET VACATED BY ORDINANCE NO. 1949, RECORDED APRIL 14, 1981 IN BOOK 2110 AT PAGE 1418

ACCESSIBLE UNIT CALCULATION FOR EXTERIOR DRIVE-UP UNITS:

10X25 UNITS = 109 UNITS X 0.02 = 2.18 ACCESSIBLE UNITS, 3 PROVIDED
 10X20 UNITS = 23 UNITS X 0.02 = 0.46 ACCESSIBLE UNITS, 1 PROVIDED
 10X15 UNITS = 49 UNITS X 0.02 = 0.98 ACCESSIBLE UNITS, 1 PROVIDED

* NOTE: BUILDING "A" INTERIOR CLIMATE CONTROLLED UNITS WILL BE DESIGNED TO MEET THE MINIMUM (ADA) ACCESSIBILITY REQUIREMENTS FOR STORAGE UNITS.

(N00°00'00"E 100.00') - INDICATES RECORD DATA PER PARK LANE ADDITION, REC. NO. 22087

EXISTING LEGEND

- — — — — EXISTING PROPERTY LINE
- — — — — EXISTING R.O.W.
- — — — — EXISTING LOT LINE
- — — — — EXISTING EASEMENT
- — — — — RANGE LINE
- — — — — ROAD CENTERLINE
- — — — — EDGE OF PAVEMENT
- — — — — CURB AND GUTTER
- — — — — CONCRETE
- X- FENCE
- ☆ EXISTING STREET LIGHT
- ⊙ EXISTING FIRE HYDRANT
- — — — — EXISTING ELECTRIC LINE
- — — — — EXISTING GAS LINE
- — — — — EXISTING TELEPHONE LINE
- — — — — EXISTING FIBER LINE
- — — — — EXISTING CABLE TELEVISION LINE

PROPOSED LEGEND

- — — — — PROPOSED PROPERTY LINE
- — — — — PROPOSED R.O.W.
- — — — — PROPOSED SETBACK
- — — — — PROPOSED EASEMENT
- — — — — PROPOSED ROAD CENTERLINE
- — — — — PROPOSED CURB AND GUTTER (CATCH)
- — — — — PROPOSED CURB AND GUTTER (SPILL)
- — — — — PROPOSED SIDEWALK
- — — — — PROPOSED RETAINING WALL
- — — — — PROPOSED SAWCUT LINE
- — — — — PROPOSED ACCESSIBLE ROUTE
- — — — — PROPOSED ELECTRIC LINE
- — — — — PROPOSED TELEPHONE LINE

PAVEMENT LEGEND

- [Pattern] PROPOSED ASPHALT PAVEMENT
- [Pattern] PROPOSED CONCRETE SIDEWALK
- [Pattern] PROPOSED HEAVY-DUTY CONCRETE PAVEMENT

Date: 03/04/2016
 Submission / Revision: SPECIAL REVIEW RE-SUBMITTAL

03/04/2016
 SPECIAL REVIEW
 04/28/2016

construction company, inc.
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SPECIAL REVIEW #923

COMPSON - LOVELAND SELF STORAGE

4109 N GARFIELD AVE, LOVELAND, CO 80538

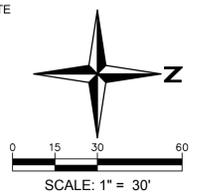
Design Project No: 15-921

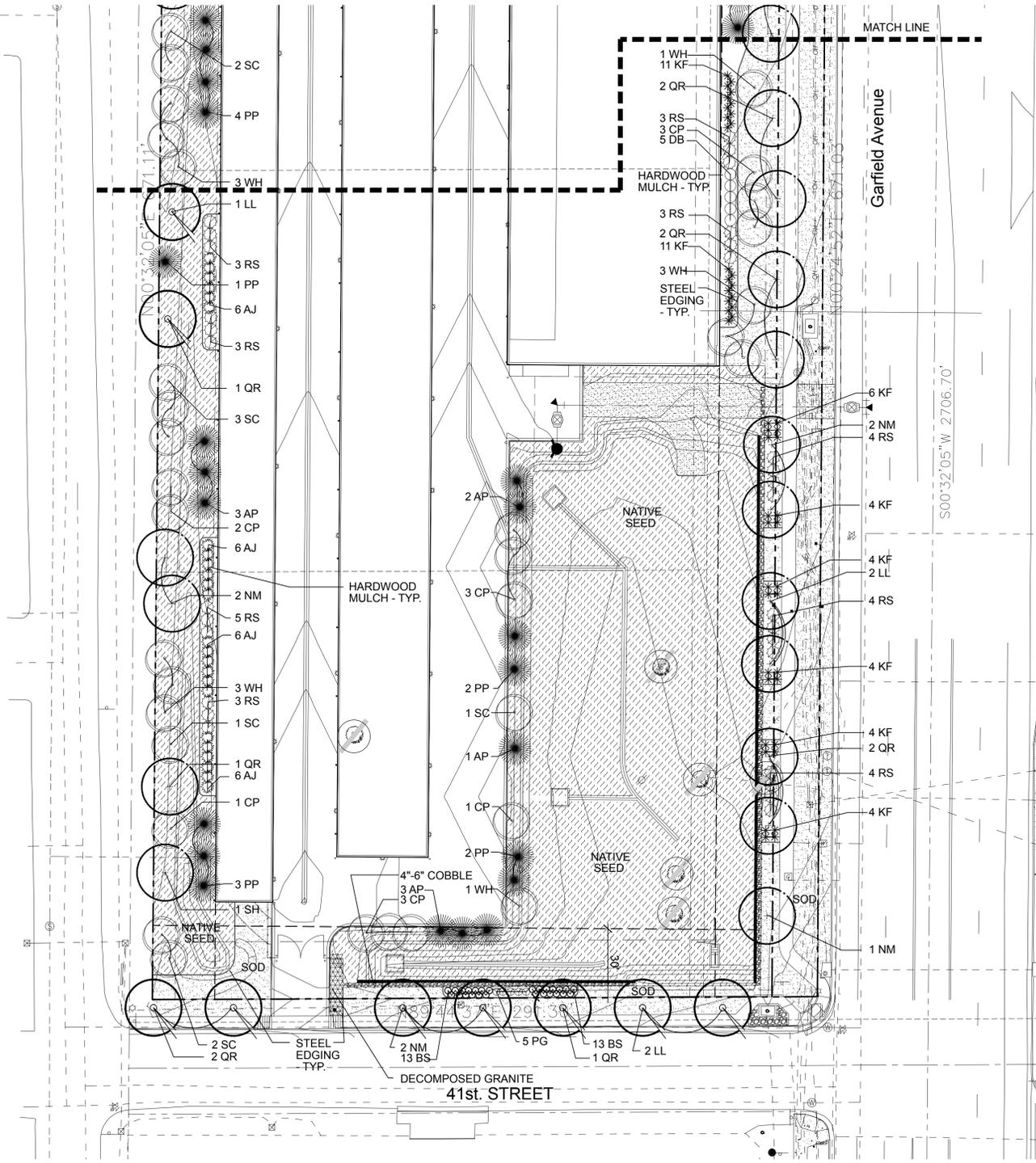
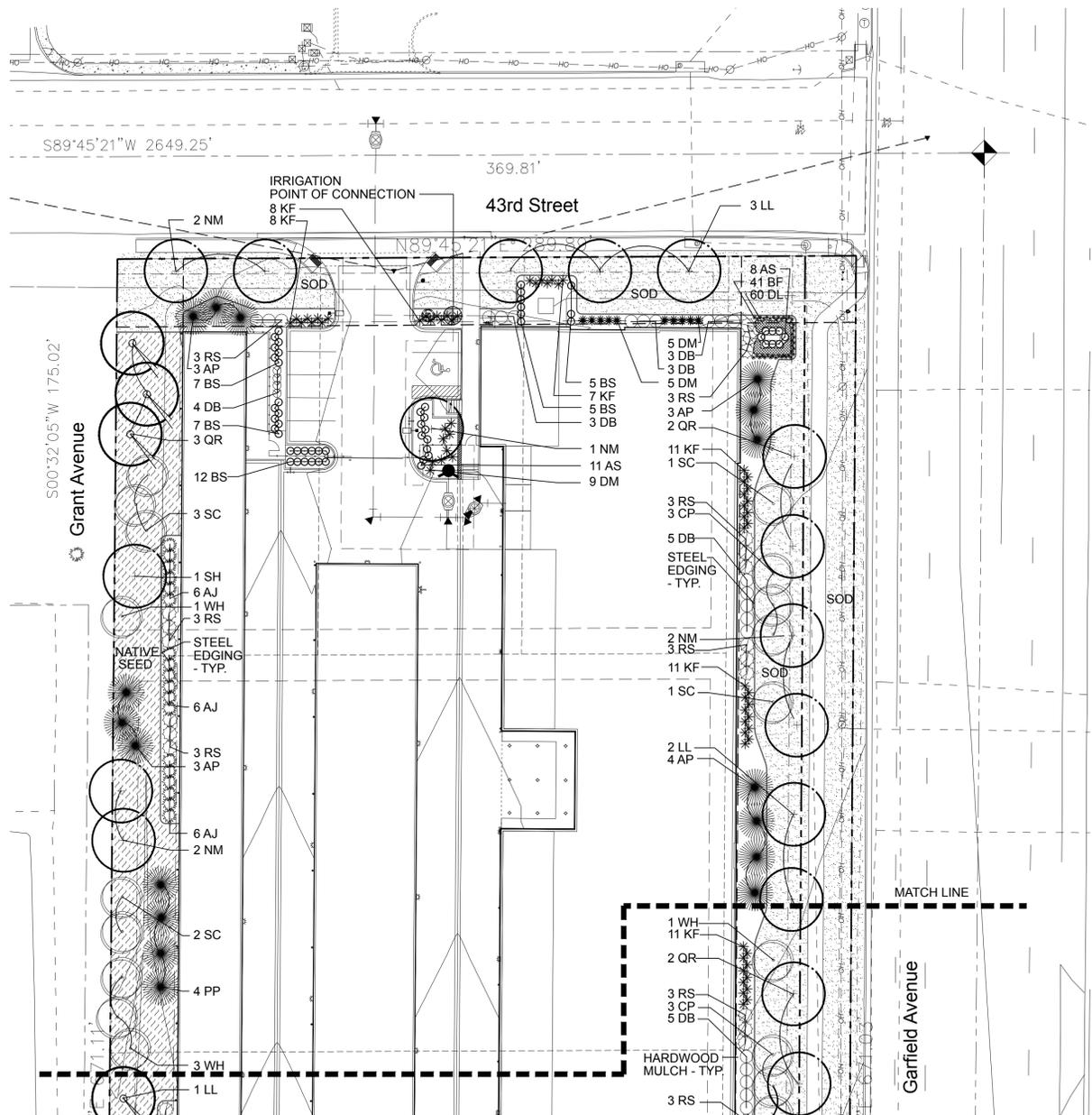
Drawing Title

PRELIMINARY SITE PLAN

Drawing No.

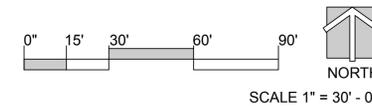
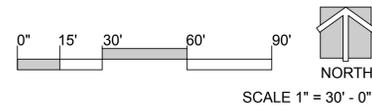
02





NORTH LANDSCAPE PLAN

SOUTH LANDSCAPE PLAN



NOTE:
CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL PLANT MATERIAL (MEASURED FROM FULL GROWTH DIAMETER) TO MAINTAIN A MINIMUM 5' CLR. DISTANCE FROM THE ELEC. TRANSFORMER AND ELEC. LINES.

Date	Submission / Revision
03/04/2016	SPECIAL REVIEW
04/26/2016	RE-SUBMITTAL

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SPECIAL REVIEW #923

COMPSON - LOVELAND SELF STORAGE

4109 N GARFIELD AVE, LOVELAND, CO 80538

Design Project No.	15-921
Drawing Title	LANDSCAPE PLAN
Drawing No.	03



Urban design | planning | landscape architecture | tech
 5639 SOUTH CURTISE STREET
 LITTLETON, COLORADO 80120
 303.806.4523
 WWW.STACKLOT.COM

PLANT MATERIAL SCHEDULE

QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	REMARKS	WATER USE
Deciduous Trees							
14	NM	NORWAY MAPLE	ACER PLATANOIDES	2" CAL.	B&B	SINGLE STEM	M
10	LL	LITTLE LEAF LINDEN	TILIA CORDATA	2" CAL.	B&B	SINGLE STEM	M
16	QR	RED OAK	QUERCUS RUBRA	2" CAL.	B&B	SINGLE STEM	M
2	SH	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL.	B&B	SINGLE STEM	L
Ornamental Trees							
14	SC	SPRING SNOW CRABAPPLE	MALUS x 'SPRINRSNOW'	2" CAL.	B&B	SINGLE STEM	M
16	CP	CHANTICLEER PEAR	PYRUS CALLERAYANA 'CHANTICLEER'	2" CAL.	B&B	SINGLE STEM	M
12	WH	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL.	B&B	SINGLE STEM	M
Evergreen Trees							
9	PP	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	B&B		L
25	AP	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B&B		L
Shrubs							
23	DB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL.	CONT.		M
24	PG	GOLD DROP POTENTILLA	POTENILLA FRUTICOSA 'GOLD DROP'	5 GAL.	CONT.		L
19	AS	SPIREA ANTHONY WATERER	SPIREA JAPONICA 'ANTHONY WATERER'	5 GAL.	CONT.		M
50	RS	RUSSIAN SAGE	PEROVSKIA ARTIPILCIFOLISA	5 GAL.	CONT.		L
67	BS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.		L
42	AJ	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTONG'	5 GAL.	CONT.		L
Ornamental Grass							
19	DM	DWARF MAIDEN GRASS	MISCANTHUS SINESIS 'YAKU JIMA'	5 GAL.	CONT.		M
93	KF	KARL FOERSTER FEATHER REED	CALAMAGROSIC ACUTI 'KARL FORESTER'	5 GAL.	CONT.		L
60	DL	DAYLILY	HEMEROCALLIS 'ORANGE, YELLOW RED MIXED'	1 GAL.	CONT.	18" O.C.	L
41	BF	BLUE FESCUE	FESTUCA GLAUACA 'ELLIJAH BLUE'	1 GAL.	CONT.	18" O.C.	L

LEGEND:

GROUND COVER



NATIVE SEED

LOW GROW MIX
MIX RATIO:
30% EPHRAIM CRESTED WHEATGRASS
25% SHEEP FESCUE
20% PERENNIAL RYE
15% CHEWINRS FESCUE
10% CANADA BLUEGRASS
SEEDING RATE: 40 lbs/acre



SOD



4" - 6" Cobble



DECOMPOSED GRANITE



STEEL EDGING



EXISTING TREE TO BE REMOVED



IRRIGATION POINT OF CONNECTION

IRRIGATION NOTE:

1. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO SUPPLY WATER TO ALL TURF, SHRUBS, TREES AND GRASSES.
2. A TEMPORARY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO SUPPLY WATER TO ALL NATIVE TURF AREAS.

NORTH BUFFER YARD - TYPE B				
BUFFER DESCRIPTION:	LENGTH	YARD WIDTH MULTIPLIER	REQUIRED PLANTS	PROVIDED PLANTS
25'-0" AVERAGE	289.89'	25' AVERAGE = 0.90	6 CANOPY TREES	5 CANOPY TREES
			6 FLOWERING TREES / LARGE SHRUBS	0 FLOWERING TREES / LARGE SHRUBS
			14 SHURBS	54 SHURBS
			2 EVERGREEN TREES	3 EVERGREEN TREES

EAST BUFFER YARD - TYPE C				
BUFFER DESCRIPTION:	LENGTH	YARD WIDTH MULTIPLIER	REQUIRED PLANTS	PROVIDED PLANTS
25'-0" AVERAGE	671.03'	25' AVERAGE = 0.80	17 CANOPY TREES	17 CANOPY TREES
			11 FLOWERING TREES / LARGE SHRUBS	12 FLOWERING TREES / LARGE SHRUBS
			80 SHURBS	87 SHURBS
			17 EVERGREEN TREES	7 EVERGREEN TREES

SOUTH BUFFER YARD - TYPE B				
BUFFER DESCRIPTION:	LENGTH	YARD WIDTH MULTIPLIER	REQUIRED PLANTS	PROVIDED PLANTS
25'-0" AVERAGE	291.30	30' AVERAGE = 0.70	5 CANOPY TREES	7 CANOPY TREES
			5 FLOWERING TREES / LARGE SHRUBS	5 FLOWERING TREES / LARGE SHRUBS
			11 SHURBS	33 SHURBS
			3 EVERGREEN TREES	3 EVERGREEN TREES

WEST BUFFER YARD - TYPE B				
BUFFER DESCRIPTION:	LENGTH	YARD WIDTH MULTIPLIER	REQUIRED PLANTS	PROVIDED PLANTS
25'-0" AVERAGE	671.10	25' AVERAGE = 0.90	13 CANOPY TREES	13 CANOPY TREES
			13 FLOWERING TREES / LARGE SHRUBS	18 FLOWERING TREES / LARGE SHRUBS
			31 SHURBS	60 SHURBS
			7 EVERGREEN TREES	14 EVERGREEN TREES

BUFFER YARD TOTALS				
			REQUIRED PLANTS	PROVIDED PLANTS
			41 CANOPY TREES	42 CANOPY TREES
			35 FLOWERING TREES / LARGE SHRUBS	35 FLOWERING TREES / LARGE SHRUBS
			136 SHURBS	234 SHURBS
			29 EVERGREEN TREES	29 EVERGREEN TREES

Date	Submission / Revision
03/04/2016	SPECIAL REVIEW
04/26/2016	RE-SUBMITTAL

dcbb construction company, inc.

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SPECIAL REVIEW #923

COMPSON - LOVELAND SELF STORAGE

4109 N GARFIELD AVE, LOVELAND, CO 80538

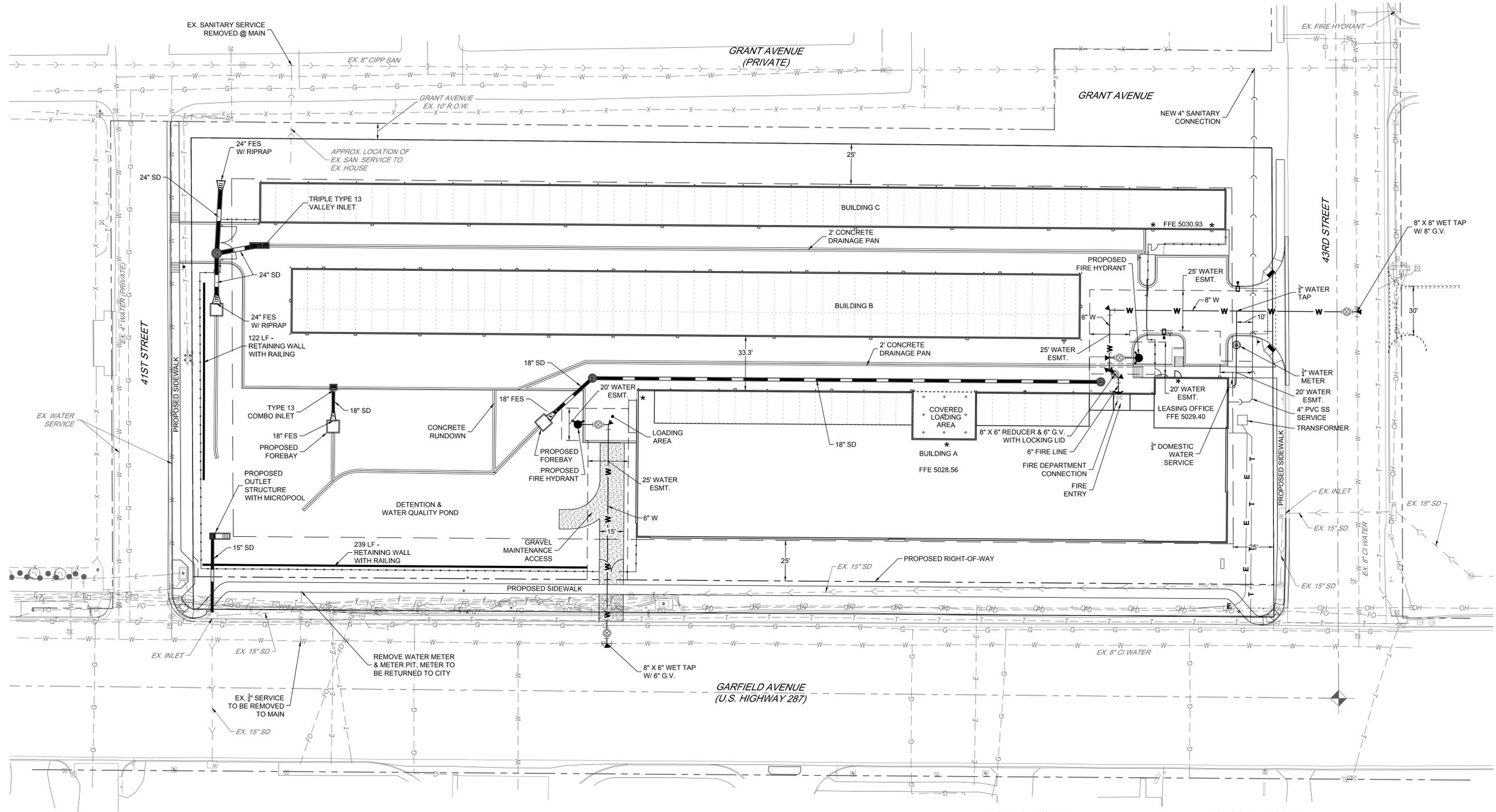
Design Project No.
15-921

Drawing Title
LANDSCAPE NOTES

Drawing No.
04



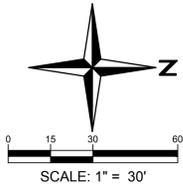
[urban design] [planning] [landscape architecture] [arch]
5639 SOUTH CURTISE STREET
LITTLETON, COLORADO 80120
303.806.4523
WWW.STACKLOT.COM



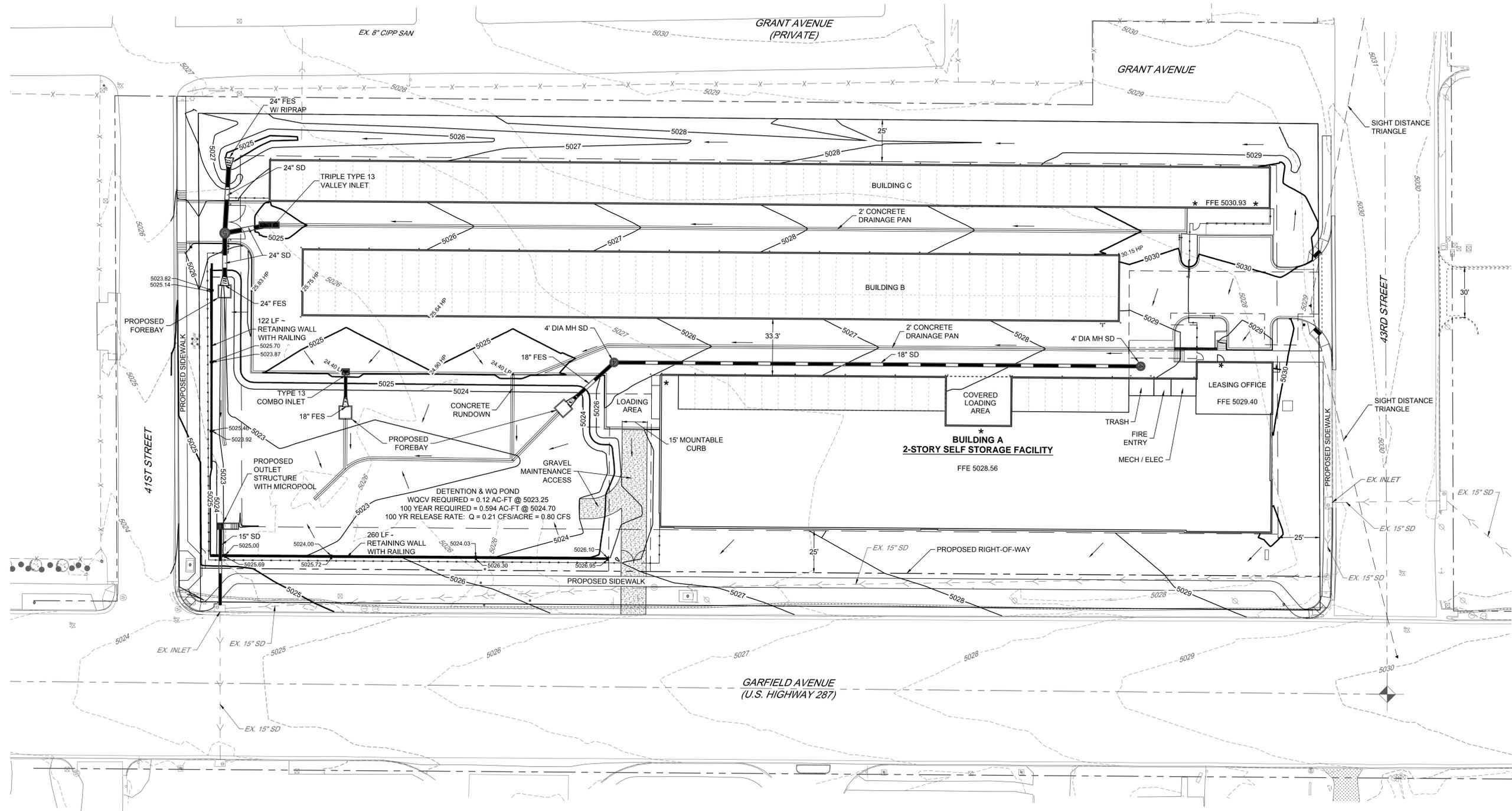
NOTE:
 1. 24 HOUR ACCESS THROUGH GATES SHALL BE PROVIDED TO THE WATER/WASTE WATER DEPARTMENT.

EXISTING LEGEND	
—	EXISTING PROPERTY LINE
- - -	EXISTING R.O.W.
- · - · -	EXISTING LOT LINE
- · - · - · -	EXISTING EASEMENT
- · - · - · - · -	RANGE LINE
—	ROAD CENTERLINE
—	EDGE OF PAVEMENT
—	CURB AND GUTTER
—	CONCRETE
- X -	FENCE
☆	EXISTING STREET LIGHT
⊙	EXISTING FIRE HYDRANT
—	EXISTING WATERLINE
—	EXISTING SANITARY SEWER
—	EXISTING STORM SEWER
—	EXISTING ELECTRIC LINE
—	EXISTING GAS LINE
—	EXISTING TELEPHONE LINE
—	EXISTING FIBER LINE
—	EXISTING CABLE TELEVISION LINE

PROPOSED LEGEND	
—	PROPOSED PROPERTY LINE
- - -	PROPOSED R.O.W.
- · - · -	PROPOSED LOT LINE
- · - · - · -	PROPOSED SETBACK
- · - · - · - · -	PROPOSED EASEMENT
—	PROPOSED ROAD CENTERLINE
—	PROPOSED CURB AND GUTTER (CATCH)
—	PROPOSED CURB AND GUTTER (SPILL)
—	PROPOSED SIDEWALK
—	PROPOSED STORM SEWER
—	PROPOSED MANHOLE
—	PROPOSED INLET
—	PROPOSED FLARED END SECTION
—	PROPOSED SANITARY SEWER
—	PROPOSED SANITARY SEWER SERVICE
—	PROPOSED ELECTRIC LINE
—	PROPOSED TELEPHONE LINE
—	PROPOSED RETAINING WALL
—	PROPOSED CONTOUR MAJOR
—	PROPOSED CONTOUR MINOR
—	PROPOSED SPOT ELEVATION
—	PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
—	PROPOSED SAWCUT LINE



Date	03/04/2016	Submission / Revision	SPECIAL REVIEW
	04/26/2016		RE-SUBMITTAL
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<small>Where Great Places Begin</small>			
<small>200 West 10th Street, Suite 1000, Loveland, CO 80538</small>			
<small>REDLAND.COM</small>			
SPECIAL REVIEW #923			
COMPSON - LOVELAND SELF STORAGE			
4109 N GARFIELD AVE, LOVELAND, CO 80538			
<small>Design Project No. 15-921</small>			
<small>Drawing Title</small>			
PRELIMINARY UTILITY PLAN			
<small>Drawing No.</small>			
05			

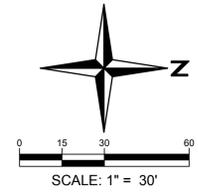


EXISTING LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - RANGE LINE
- - - ROAD CENTERLINE
- ===== EDGE OF PAVEMENT
- ===== CURB AND GUTTER
- ===== CONCRETE
- X - FENCE
- ⊙ EXISTING STREET LIGHT
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATERLINE
- ⊙ EXISTING SANITARY SEWER
- ⊙ EXISTING STORM SEWER
- E - EXISTING ELECTRIC LINE
- G - EXISTING GAS LINE
- T - EXISTING TELEPHONE LINE
- FO - EXISTING FIBER LINE
- TV - EXISTING CABLE TELEVISION LINE
- - - 5030 EXISTING CONTOUR MAJOR
- - - 5029 EXISTING CONTOUR MINOR

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- - - PROPOSED R.O.W.
- - - PROPOSED SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED ROAD CENTERLINE
- ===== PROPOSED CURB AND GUTTER (CATCH)
- ===== PROPOSED CURB AND GUTTER (SPILL)
- ===== PROPOSED SIDEWALK
- ⊙ PROPOSED STORM SEWER
- ⊙ PROPOSED MANHOLE
- ⊙ PROPOSED INLET
- ⊙ PROPOSED FLARED END SECTION
- ===== PROPOSED RETAINING WALL
- - - 5030 PROPOSED CONTOUR MAJOR
- - - 5029 PROPOSED CONTOUR MINOR
- × 5026.24 PROPOSED SPOT ELEVATION
- PROPOSED SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- - - PROPOSED SAWCUT LINE



Date: 03/04/2016
 Submission / Revision: 04/26/2016
 SPECIAL REVIEW
 RE-SUBMITTAL

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SPECIAL REVIEW #923

COMPSON - LOVELAND SELF STORAGE

4109 N GARFIELD AVE, LOVELAND, CO 80538

Design Project No. 15-921

Drawing Title: **PRELIMINARY GRADING & DRAINAGE PLAN**

Drawing No. **06**

