
FINAL FINDINGS AND DETERMINATIONS

**Type II Zoning Permit
Mountain Lion Retail
Special Review #929**

Posted: April 12, 2017

TITLE: Mountain Lion Retail –Special Review #929
(PZ #16-0200)

LOCATION: The general location is at the corner of Mountain Lion Drive and Mountain Lion Place, south of Highway 34.

APPLICANT: Jason Oldham – Natural Design Solutions.
Rob Woodward – Property Owner

STAFF CONTACT: David Eisenbraun, Current Planning

APPLICATION TYPE: Special Review #929

STAFF RECOMMENDATION: Staff recommends that the Current Planning Manager approve this special review for the proposal of an in-line retail with restaurant and anticipated office uses. The 1.2 acre site will include a drive-thru for restaurant use. This proposal is 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/SDP

II. SITE DATA

EXISTING USE Vacant
PROPOSED USE Commercial
EXISTING ZONING AREA (acres)..... B – Developing Business (4.8 acres)

EXISTING ADJACENT ZONING & USE- North..... US Highway 34
EXISTING ADJACENT ZONING & USE - East B – Developing Business – Commercial
EXISTING ADJACENT ZONING & USE- South..... R1 – Developing Low-Density Residential – School
EXISTING ADJACENT ZONING & USE - West..... B – Developing Business – Commercial

UTILITY SERVICE – WATER..... City of Loveland
UTILITY SERVICE – SEWER City of Loveland
UTILITY SERVICE – ELECTRIC City of Loveland

III. PROJECT DESCRIPTION

Mountain Lion Retail is proposing to develop a 1.2 acre site for commercial and office space, consisting of approximately 11,200 SF. The site currently sits vacant along Highway 34.

The special review plans, included as **Attachment 2** to this report, show the location and layout of the in-line retail in relation to the surrounding parcels. Due to the drive-thru component on this property, it must go through this combined special review and site development plan process.

The project as a whole has a mix of amenities for those looking at non-residential uses varying from traditional drive-thru restaurants to flex office space. The landscaping and modern style architecture will enhance this underdeveloped site.



Mountain Lion Retail

The development proposal for the in-line retail on one of Loveland’s primary corridors has met and exceeded our design standards. Mountain Lion Retail proposes to have their main building geared towards a growing market consisting of various sized retail and office units along with a common customer atrium. Additionally, this building along Eisenhower Boulevard will be a mix of one and two-story units that could house multiple tenants. A rendering of their proposal is below (NE perspective – as would be seen going west bound on Eisenhower Boulevard).



In terms of buffering between the various adjacent uses, landscape buffers and birms are proposed. On the north, south and west sides, there will be a combination of landscaping, birming and swales to help assimilate this development in appearance to the rest of the corridor. The east side, adjacent to existing commercial uses, does not require a bufferyard. 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, two (2) people were in attendance in addition to the staff project planner and applicant team. Their primary concerns were with the ingress and egress of the shared access drive along Mountain Lion Drive. The concerns related to traffic flow, ease of overall navigation, and internal site circulation. A few different ideas were considered that involved a concrete pan with bollards, lane delineation striping, and mountable curbs. Ultimately, the recommendation at the end of the meeting was to further explore the feasibility of adding mountable medians to help increase safety and clarity for business patrons while not inhibiting emergency vehicles. Since this time, various options have been proposed, and it is proposed to be a combination of mountable curbs and concrete gutter pans. Furthermore, the building’s architecture and landscaping were met favorably with no objections.

Being that this project is a Special Review/Site Development Plan, and based on the public input at this time, the process will proceed forward allowing interested parties to formally comment or appeal the Mountain Lion Retail through the Public Comment and Appeal Periods as described below.

IV. KEY ISSUES

Key issues are the ingress and egress circulation patterns along Mountain Lion Drive. Solutions between the adjacent property owners are being explored and are expected to be resolved. Currently, the proposed solution is to install mountable curbs in lieu of concrete pans or striped at-grade paving. This solution satisfies all city requirements and emergency access needs.

V. BACKGROUND

- 2016 In June, a concept review meeting was held to discuss opportunities and project viability at this location for this proposed use.
- 2016 In November, a formal Special Review/SDP was submitted for staff to review.

VI. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

- A. Notification:** A letter advertising the neighborhood meeting was sent out by the applicant, Jason Oldham, on March 7, 2017 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 March 7, 2017.
- B. Neighborhood Response:** A neighborhood meeting was held at 5:30 on March 9, 2017 in the new Development Center Building (old Fire Administration Building). There were a total of two (2) individuals who participated in addition to the applicant team. Their primary concerns were with the ingress and egress of the shared access drive along Mountain Lion Drive.
- C. Project Schedule**
1. Special Review #929 was filed with the Current Planning Division on November 2, 2016.
 2. A neighborhood meeting for the special review was held on March 23, 2017. 2 neighbors attended.
 3. The staff preliminary findings and determination was posted on March 27, 2017.
 8. The public review period for the staff preliminary findings and determination is from March 27, 2017 to April 10, 2017.
 9. The final findings and determination for the Special Review will be posted on April 12, 2017 and the appeal period will be from April 12, 2017 to April 21, 2017.

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 Mountain Lion Retail 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 buffer along US Highway 34 will create a pleasant 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 Mountain Lion Drive and Eisenhower Boulevard.

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 north, south 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;*

No signage proposed at this time.

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

Development of the in-line retail is in a similar, but more modern design motif as the surrounding commercial corridor. In kind storefront style windows cap the prominent two-story building as to assimilate itself with other neighboring commercial buildings while the overall material composition remains consistent by using concrete & stucco veneers, and brick look-alike paneling systems.

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 Mountain Lion Place and Mountain Lion Drive gives pedestrians ample access and connection to the surrounding properties. Primary vehicular entry and exit points are at two locations 1) on Mountain Lion Place with emergency access and 2) on Mountain Lion Drive, sharing access with the adjacent car wash site. 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, totaling 9 spaces and 1 handicap which are provided. A place for 3 bicycle parking spaces is also accommodated per the code and is in compliance. Additionally, parking is oriented inwards and does not adversely affect those along Eisenhower Boulevard.

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;*

Standard business hours of 6a.m. to 10p.m. are permitted.

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. 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 in-line retail will both enhance and add connectivity to what is currently, a vacant property. This design proposal fits in with the surrounding corridor character while remaining sensitive to the neighboring commercial 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:

- A Traffic Impact Study (TIS) has been submitted with the Mountain Lion Retail Development Plan (SDP) application which demonstrates that the transportation system, incorporating the required improvements, can adequately serve the land uses proposed.
- Access to the site will be from a proposed full movement access on Mountain Lion Drive and a right-in/right-out only access on Mountain Lion Place.
- The applicant’s traffic engineer, Matt Delich, P.E., has submitted a Traffic Impact Study (TIS) that indicates that the traffic associated with the proposed development will meet the City’s standards. The proposed Mountain Lion Retail Development is estimated to generate approximately 1194 daily trips, 95 weekday AM peak hour trips, and 80 weekday PM peak hour trips.

In conclusion, the development 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 when typical roadway improvements are constructed. A positive determination of adequacy for transportation facilities for the proposed SDP has been made under the provisions of paragraph ii, above.

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 Mountain Lion Retail development 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 proposed lot is currently vacant and there are currently no service to the site. The proposed design will realign a piece of City wastewater main from flowing down N Monroe Ave to N Madison Ave. 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.
- 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 power.

The special review site plan meets the requirements set forth in Section 16.41.150 -- Adequate Community Facilities of the Loveland Municipal Code.

VIII. CONDITIONS OF APPROVAL

Planning:

1. Before issuance of a Certificate of Occupancy by the City, the Developer shall install all paving, striping and signage for the parking lot and circulation lanes, as shown on the approved plans, unless financial security is filed by the Developer with the City to assure installation at a later date acceptable to the City.
2. Before issuance of a Certificate of Occupancy by the City, the Developer shall install all landscape as shown on the approved landscape plans, unless financial security is filed by the Developer with the City to assure installation at a later date acceptable to the City. Any water tap fees or water meter activation fees for irrigation taps and meters shall be included in said financial security.
3. All landscape shall be maintained in good health and vitality at all times. Any dead, dying or deteriorating landscape shall be rejuvenated or replaced at the beginning of the next available planting season.
4. Before issuance of a Certificate of Occupancy by the City, the Developer shall install all other private improvements or amenities, such as private walks, fences, walls, etc. as shown on the approved plans, unless financial security is filed by the Developer with the City to assure installation at a later date acceptable to the City.
5. All exterior lighting shall comply with the lighting plans approved as part of the Site Development Plan. All exterior lighting shall be designed, installed and maintained in a manner that assures that no direct light or glare is visible beyond the property lines. Existing lighting that is not being altered with this application shall be exempt from this requirement.
6. All external HVAC and other external mechanical equipment related to the use(s) on the Property shall be fully screened from view as seen from all adjacent public streets.
7. Approval of this Site Development Plan does not grant or imply approval of any signs. All signs must meet the applicable sections of the City sign code. No signs may be installed or altered unless first approved by the City by issuance of a sign permit application.
8. All vertical surface lighting shall be designed, installed and maintained to assure that all direct

light falls on the vertical surface or the finish grade directly below and meets all applicable City standards.

PW-Transportation:

1. All public improvements shall comply with the Larimer County Urban Area Street Standards (LCUASS).

2. 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.

3. Prior to the issuance of any building permits for Mountain Lion Retail on Lot 1, Block 2 of the Thompson Second Subdivision, 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:

a) The new 5 foot wide detached sidewalk, driveway access and sidewalk chase drains on Mountain Lion Place as shown on the City approved Public Improvement Construction Plans for the Thompson Second Subdivision and Mountain Lion Retail.

4. These Site Development Plans (SDP) or any accompanying construction plan documents do not allow any construction within public street or alley rights-of-way. A separate City Street right-of-way (ROW) Work Permit must be obtained at the City Project Engineering office (and approved by Project Engineering) prior to any repair or construction of sidewalk, curb and gutter, driveway accesses, or any other construction in City street or alley rights-of-way (this includes all items proposed in rights-of-way such as utility street cuts, sidewalk ramps, construction staging proposed in street, traffic control, landscaping, etc.). (Call 962-2510 to discuss details to obtain a ROW Work Permit).

5. The sidewalk on US 34/Eisenhower Blvd. is shown for reference only and is not required to be constructed with this development. Prior to the issuance of a building permit for Mountain Lion Retail, a cash-in-lieu payment for the future ultimate improvements on the US 34/Eisenhower adjacent frontage including curb & gutter and sidewalk will need to be provided to the City. The amount of this cash-in-lieu payment shall be reviewed and approved by the Public Works Engineering Division.

Building:

1. Current codes are the 2012 International codes with amendments, the 2014 National Electrical Code and ICC A117.1-2009 Accessible and Usable Buildings and Facilities.

IX. CORRECTIONS

General:

Final ingress and egress design to be determined.













SITE DEVELOPMENT PLAN / SPECIAL REVIEW #929

MOUNTAIN LION RETAIL

LOT 1, BLOCK 2 THOMPSON SECOND SUBDIVISION

LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY OWNER

THE UNDERSIGNED AGREE THAT THE REAL PROPERTY DESCRIBED IN THE APPLICATION FOR SPECIAL REVIEW FILED HERewith, AND AS SHOWN ON THE SITE PLAN, SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 18.40 OF THE MUNICIPAL CODE OF THE CITY OF LOVELAND, COLORADO, AND ANY OTHER ORDINANCES OF THE CITY OF LOVELAND THERETO. THE UNDERSIGNED ALSO UNDERSTANDS THAT IF CONSTRUCTION OF ALL IMPROVEMENTS IS NOT COMPLETED AND IF THE SPECIAL REVIEW USES ARE NOT ESTABLISHED WITHIN THREE YEARS OF THE DATE OF APPROVAL, OR OTHER COMPLETION DATE OR DATES ESTABLISHED IN A DEVELOPMENT AGREEMENT APPROVED BY THE CITY, THE CITY MAY TAKE AN ACTION TO DECLARE THE PERMIT AND SPECIAL REVIEW PLANS ABANDONED AND NULL AND VOID.

STATE OF COLORADO)

) SS

COUNTY OF LARIMER)

THE FOREGOING AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____, BY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

 NOTARY PUBLIC

CURRENT PLANNING MANAGER APPROVAL CERTIFICATE

THIS SPECIAL REVIEW IS APPROVED, SUBJECT TO ALL CONDITIONS SET FORTH HEREON, BY THE CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS _____ DAY OF _____, 20____.

 CURRENT PLANNING MANAGER

PLANNING COMMISSION APPROVAL CERTIFICATE

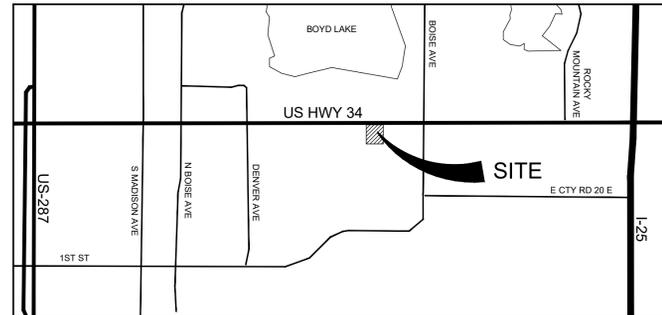
(FOR USE IF THE SPECIAL REVIEW REQUIRED A PLANNING COMMISSION PUBLIC HEARING)

THIS SPECIAL REVIEW IS APPROVED, SUBJECT TO ALL CONDITIONS SET FORTH HEREON, BY THE PLANNING COMMISSION OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS _____ DAY OF _____, 20____.

 PLANNING COMMISSION CHAIR

SHEET INDEX:

1. COVER PAGE
2. SITE PLAN
3. ARCHITECTURAL ELEVATIONS
4. ARCHITECTURAL ELEVATIONS
5. LIGHTING PLAN
6. LIGHT PLAN FIXTURES / DETAILS
7. LANDSCAPE PLAN
8. LANDSCAPE PLAN DETAILS AND NOTES



VICINITY MAP

NOT TO SCALE

CONDITIONS OF APPROVAL:

A SEPARATE SIGN PERMIT THROUGH THE BUILDING DIVISION WILL BE REQUIRED FOR ANY SIGNS PROPOSED WITH THIS PROJECT. ADDITIONALLY, IF A MENU BOARD IS ANTICIPATED, SUBMITTAL OF A PLANNED SIGN PROGRAM WILL BE REQUIRED IN CONJUNCTION WITH THE SIGN PERMIT. (PLEASE REFER TO SECTION 18.50.100.B OF THE LOVELAND MUNICIPAL CODE FOR PLANNED SIGN REQUIREMENTS.)

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 DRIVE-THRU.

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 FOR MOUNTAIN LION RETAIL ON LOT 1, BLOCK 2 OF THE THOMPSON SECOND SUBDIVISION, 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:

THE NEW 5 FOOT WIDE DETACHED SIDEWALK, DRIVEWAY ACCESS AND SIDEWALK CHASE DRAINS ON MOUNTAIN LION PLACE AS SHOWN ON THE CITY APPROVED PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR THE THOMPSON SECOND SUBDIVISION AND MOUNTAIN LION RETAIL.

THESE SITE DEVELOPMENT PLANS (SDP) OR ANY ACCOMPANYING CONSTRUCTION PLAN DOCUMENTS DO NOT ALLOW ANY CONSTRUCTION WITHIN PUBLIC STREET OR ALLEY RIGHTS-OF-WAY. A SEPARATE CITY STREET RIGHT-OF-WAY (ROW) WORK PERMIT MUST BE OBTAINED AT THE CITY PROJECT ENGINEERING OFFICE (AND APPROVED BY PROJECT ENGINEERING) PRIOR TO ANY REPAIR OR CONSTRUCTION OF SIDEWALK, CURB AND GUTTER, DRIVEWAY ACCESSSES, OR ANY OTHER CONSTRUCTION IN CITY STREET OR ALLEY RIGHTS-OF-WAY (THIS INCLUDES ALL ITEMS PROPOSED IN RIGHTS-OF-WAY SUCH AS UTILITY STREET CUTS, SIDEWALK RAMPS, CONSTRUCTION STAGING PROPOSED IN STREET, TRAFFIC CONTROL, LANDSCAPING, ETC.). (CALL 962-2510 TO DISCUSS DETAILS TO OBTAIN A ROW WORK PERMIT).

THE SIDEWALK ON US 34/EISENHOWER BLVD. IS SHOWN FOR REFERENCE ONLY AND IS NOT REQUIRED TO BE CONSTRUCTED WITH THIS DEVELOPMENT. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR MOUNTAIN LION RETAIL, A CASH-IN-LIEU PAYMENT FOR THE FUTURE ULTIMATE IMPROVEMENTS ON THE US 34/EISENHOWER ADJACENT FRONTAGE INCLUDING CURB & GUTTER AND SIDEWALK WILL NEED TO BE PROVIDED TO THE CITY. THE AMOUNT OF THIS CASH-IN-LIEU PAYMENT SHALL BE REVIEWED AND APPROVED BY THE PUBLIC WORKS ENGINEERING DIVISION.

DEVELOPMENT TEAM:

OWNER / DEVELOPER:

ARCHITECT:
 INFUSION ARCHITECTS
 125 E 5TH STREET
 LOVELAND, CO 80537

PLANNER / LANDSCAPE ARCHITECT:

NATURAL DESIGN SOLUTIONS
 5539 COLT DR
 LONGMONT, CO 80503

CIVIL ENGINEER:

COLORADO CIVIL GROUP
 5110 GRANITE ST, UNIT D
 LOVELAND, CO 80538

PROJECT PURPOSE/DESCRIPTION:

THIS PROJECT PROPOSES A RETAIL AND RESTAURANT DEVELOPMENT THAT IS ALIGNED WITH ADJACENT USES AND NEIGHBORHOOD NEEDS. A DRIVE THRU LANE WILL PROVIDE FOR RESTAURANT USES. LANDSCAPING AND ARCHITECTURE WILL COMPLEMENT THE LOCAL ECOLOGY AND EXISTING DEVELOPMENT. PARKING IS PROVIDED PER CITY OF LOVELAND CODES.

SITE DATA:

EXISTING ZONING: B - BUSINESS

PROPOSED ZONING: B

ADJACENT ZONING: B

ADJACENT USES: MIXED COMMERCIAL; SCHOOL

SITE SF & ACREAGE: 50,818 SF / 1.167 ACRES

REQUIRED SETBACKS:

FRONT: 25'

SIDE: 25'

REAR: 25'

HWY 34: 80' FROM EDGE OF FUTURE ASPHALT

BUILDING DATA:

BUILDING FOOTPRINT: 8,319

BUILDING HEIGHT: 40'-4"

RESTAURANT: 1,841 SF

RETAIL: 6,478 SF

OFFICE: 2,909 SF

TOTAL SF: 11,228 SF

LAND USE DATA:

BUILDING FOOTPRINT: 8,319 16.37%

PAVED AREAS: 20,646 40.63%

IMPERVIOUS SURFACES: 7,893 15.53%

LANDSCAPE AREA: 13,960 27.47%

TOTAL: 50,818 SF 100.00%

PARKING SUMMARY:

RESTAURANT PARKING RATIO: 1 SPACE / 100 SF

RETAIL PARKING RATIO: 1 SPACE / 300 SF

OFFICE PARKING RATIO: 1 SPACE / 250 SF

RESTAURANT PARKING REQUIRED / PROVIDED: 18 / 18

RETAIL PARKING REQUIRED / PROVIDED: 22 / 22

OFFICE PARKING REQUIRED / PROVIDED: 12 / 12

BICYCLE PARKING REQUIRED / PROVIDED: 2 / 2

ADA SPACES REQUIRED / PROVIDED: 2 (1 VAN ACCESSIBLE) / 2

TOTAL PARKING SPACES REQUIRED: 52

TOTAL PARKING SPACES PROVIDED: 52

CITY APPROVAL STAMP
 City File #PZ 16-200

REVISIONS:	City Comment: 02.02.17

NDS
 NATURAL DESIGN SOLUTIONS
 Landscape Architecture
 Land Planning - Irrigation Design
 5539 Colt Drive, Longmont, CO 80503
 (970) 443-0306 nds@ndscolorado.com

MOUNTAIN LION RETAIL
 LOVELAND, CO
 PROJECT COVER SHEET

PROJ. NO.:	
DATE:	11.04.16
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	1 of 8

SITE DEVELOPMENT PLAN / SPECIAL REVIEW #929

MOUNTAIN LION RETAIL

LOT 1, BLOCK 2 THOMPSON SECOND SUBDIVISION

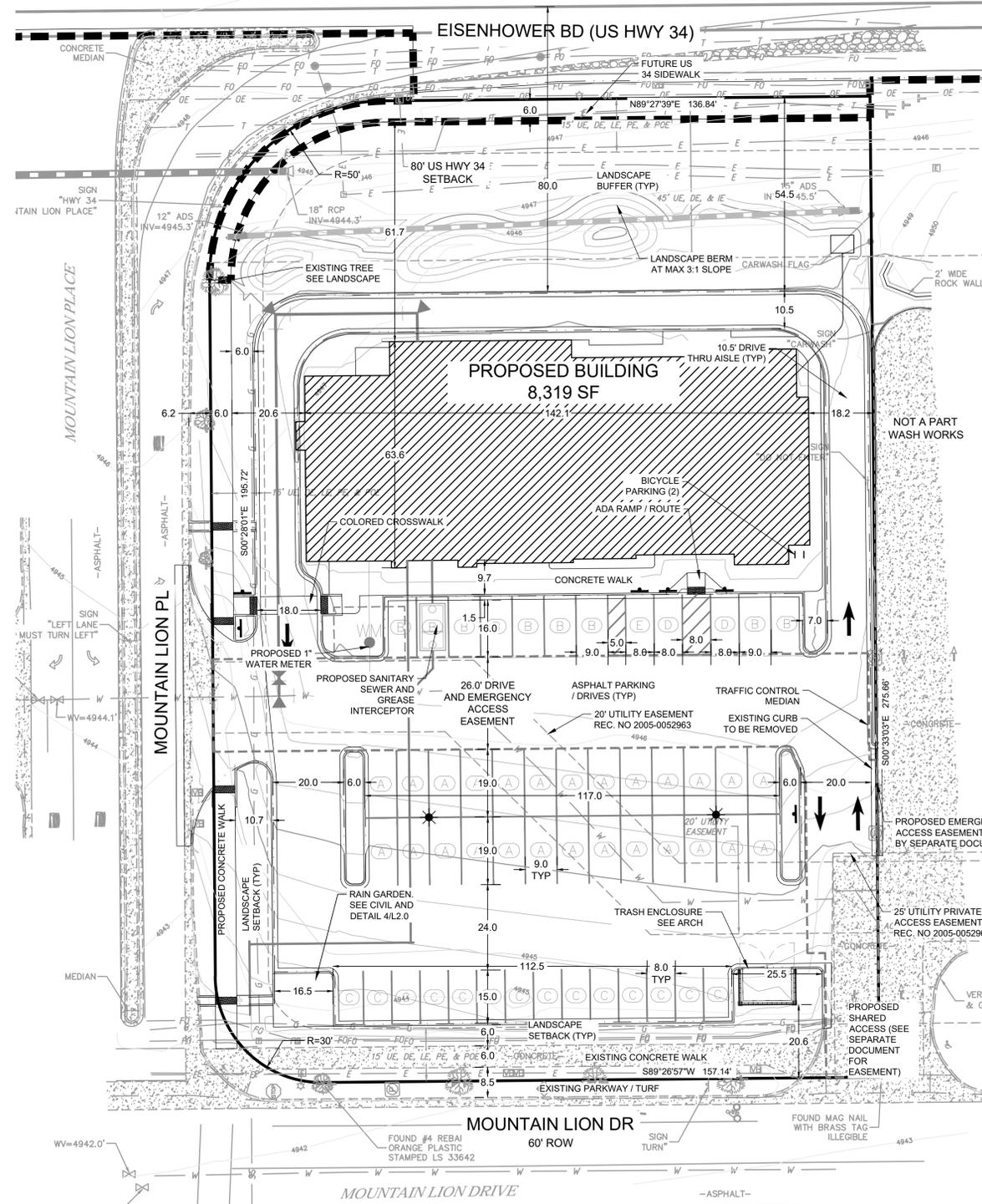
LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PLAN NOTES

- REFER TO UTILITY PLANS FOR ALL UTILITY, DRAINAGE, GRADING, EROSION CONTROL AND STREET DESIGN REQUIREMENTS.
- PARKING LOT LIGHTING IS TO BE DESIGNED AS "FULL CUT-OFF".
- ALL SIGNS SHALL COMPLY WITH THE PLANNED SIGN PROGRAM THAT IS PART OF THE CITY OF LOVELAND SIGN REGULATIONS / SIGN PERMIT REQUIREMENTS.
- SEE CIVIL PLANS FOR PAVEMENT TYPES AND DEPTHS.
- THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND / OR DIFFERENCES EXIST THAT WERE NOT CONSIDERED AND REVIEWED OR APPROVED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF LOVELAND IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-922-1987.
- BIKE RACKS TO BE SURFACE MOUNT LOOP AND APPROVED BY OWNER PRIOR TO INSTALLATION.
- MONUMENT SIGNAGE TO BE APPROVED THROUGH SEPARATE SIGN PERMIT WITH THE CITY OF LOVELAND.
- KNOX BOX TO BE PROVIDED BY OWNER- LOCATION TO BE DETERMINED BY LOVELAND FIRE.

PARKING KEY

- (A) 9'x19' PARKING SPACE
26 EA
- (B) 9'x17' PARKING SPACE
9 EA
- (C) 8'x15' COMPACT PARKING SPACE
14 EA
- (D) 8'x17' VAN ACCESSIBLE HANDICAP PARKING SPACE WITH 8' WIDE SHARED REFUGE
2 EA
- (E) 8'x17' CAR ACCESSIBLE HANDICAP PARKING SPACE WITH 5' WIDE REFUGE
1 EA



OVERALL SITE PLAN
SCALE: 1" = 20'



CITY APPROVAL STAMP
City File #PZ 16-200

REVISIONS:	City Comment: 02.02.17

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MOUNTAIN LION RETAIL
LOVELAND, CO

PROJ. NO.:
DATE: 11.04.16
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET 2 of 8

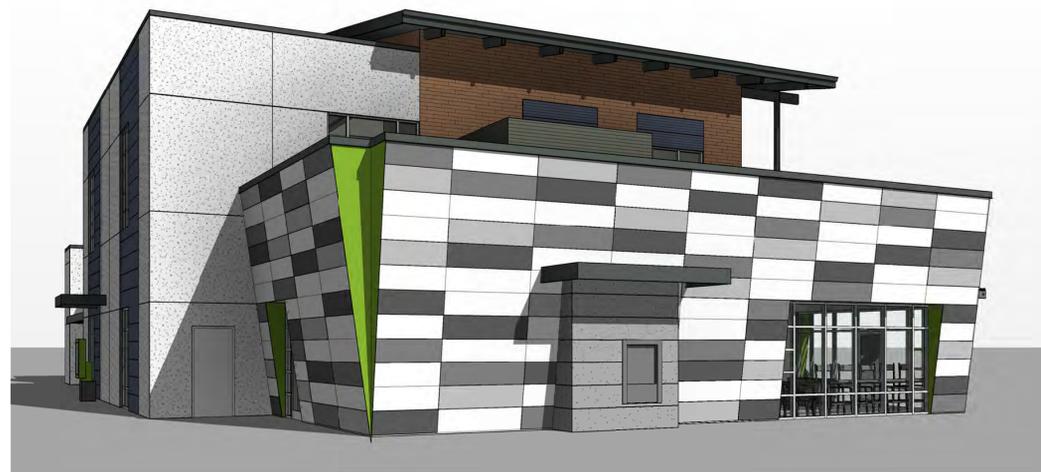


SOUTHWEST PERSPECTIVE

EXTERIOR ELEVATION KEYNOTE	
Keystone Number	Description
AS-1	ALUMINUM STOREFRONT GLASS SYSTEM
CJ-1	CONTROL JOINT
D-1	PAINTED HOLLOW METAL DOOR AND FRAME
DW-1	DRIVE UP WINDOW
F-2	PRE-FINISHED METAL CAP FLASHING
F-3	PRE-FINISHED METAL FASCIA
G-1	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
MC-1	METAL CANOPY W/ BRACKETS AND TIE RODS
MC-2	METAL CANOPY
R-1	STANDING SEAM METAL ROOF
R-2	PRE-FINISHED RIDGE CAP
ST-1	STEEL TUBE COLUMN
ST-2	STEEL TUBE STRUCTURE
W-1	NICHHA ARCHITECTURAL WALL PANELS - ILLUMINATION SERIES
W-2	NICHHA ARCHITECTURAL WALL PANELS - EMPREBLOCK CONCRETE SERIES
W-3	NICHHA ARCHITECTURAL WALL PANELS - RIBBED - METALLIC SERIES
W-4	NICHHA ARCHITECTURAL WALL PANELS - RIBBED - METALLIC SERIES
W-5	EFS
W-6	FLUTED METAL DECKING SCREEN WALL



SOUTH ELEVATION
1/8" = 1'-0" (RE: 1/A1.1)



NORTHWEST PERSPECTIVE



WEST ELEVATION
1/8" = 1'-0" (RE: 1/A1.1)

MOUNTAIN LION RETAIL
LOVELAND, COLORADO
MOUNTAIN VIEW SHOPS LLC

SITE DEVELOPMENT PLAN

Issued For SD:	12/08/2016
Issued For DD:	
Issued For Permit:	
Issued For Construction:	
Revision Number	Revision Date
Issued for SDP	11/4/2016
SDP Revisions	2/2/2017

Seal:
16017
Plot Date: 2/2/2017 10:11:26 AM

ARCHITECTURAL ELEVATIONS



NORTHEAST PERSPECTIVE

EXTERIOR ELEVATION KEYNOTE	
Keynote Number	Description
AS-1	ALUMINUM STOREFRONT GLASS SYSTEM
CJ-1	CONTROL JOINT
D-1	PAINTED HOLLOW METAL DOOR AND FRAME
DW-1	DRIVE UP WINDOW
F-2	PRE-FINISHED METAL CAP FLASHING
F-3	PRE-FINISHED METAL FASCIA
G-1	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
MC-1	METAL CANOPY W/ BRACKETS AND TIE RODS
MC-2	METAL CANOPY
R-1	STANDING SEAM METAL ROOF
R-2	PRE-FINISHED RIDGE CAP
ST-1	STEEL TUBE COLUMN
ST-2	STEEL TUBE STRUCTURE
W-1	NICHIHA ARCHITECTURAL WALL PANELS - ILLUMINATION SERIES
W-2	NICHIHA ARCHITECTURAL WALL PANELS - EMPIREBLOCK CONCRETE SERIES
W-3	NICHIHA ARCHITECTURAL WALL PANELS - RIBBED - METALLIC SERIES
W-4	NICHIHA ARCHITECTURAL WALL PANELS - RIBBED - METALLIC SERIES
W-5	EIPS
W-6	FLUTED METAL DECKING SCREEN WALL



NORTH ELEVATION
1/8" = 1'-0" (RE: 17A1.1)



SOUTHEAST PERSPECTIVE



EAST ELEVATION
1/8" = 1'-0" (RE: 17A1.1)

MOUNTAIN LION RETAIL
LOVELAND, COLORADO
MOUNTAIN VIEW SHOPS LLC

SITE DEVELOPMENT PLAN

Issued For SD:	12/08/2016
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Seal:
16017
Plot Date: 2/2/2017 10:09:19 AM

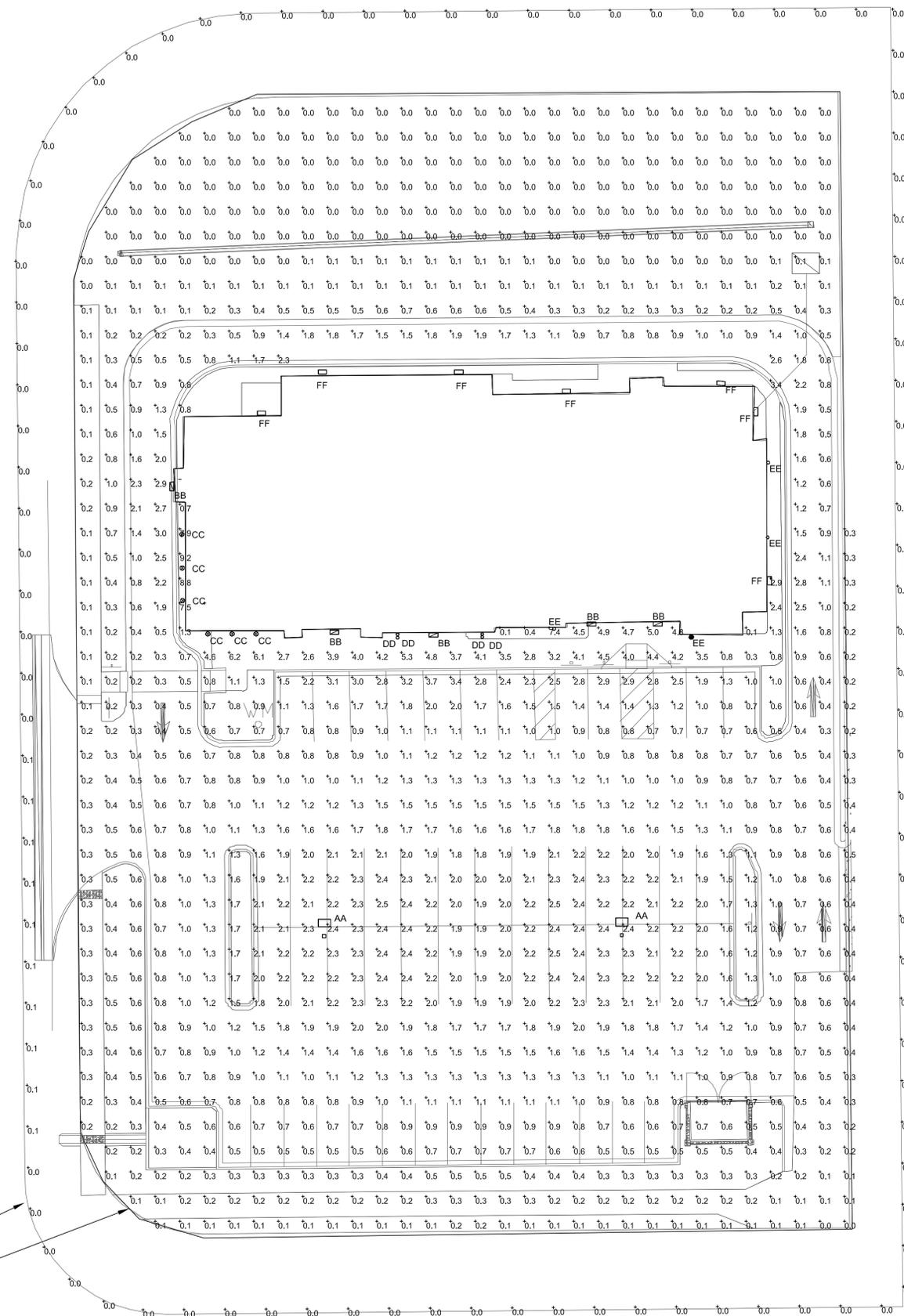
ARCHITECTURAL ELEVATIONS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
20' BEYOND PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
SITE	+	0.9 fc	9.2 fc	0.0 fc	N/A	N/A

Luminaire Locations										
No.	Label	Location			Aim			X	Y	Z
		X	Y	Z	MH	Orientation	Tilt			
1	AA	261063.80	115642.60	20.00	20.00	0.45	0.00	261063.80	115643.70	0.00
4	AA	261136.30	115642.90	20.00	20.00	0.45	0.00	261136.40	115643.90	0.00
18	BB	261145.10	115618.30	9.00	9.00	180.00	0.00	261145.10	115618.30	0.00
19	BB	261129.00	115618.30	9.00	9.00	180.00	0.00	261129.00	115618.30	0.00
20	BB	261066.30	115616.40	9.00	9.00	180.00	0.00	261066.30	115616.40	0.00
21	BB	261026.70	115651.80	9.00	9.00	268.50	0.00	261026.70	115651.80	0.00
22	BB	261090.50	115615.80	9.00	9.00	180.00	0.00	261090.50	115615.80	0.00
14	CC	261041.30	115616.00	9.00	9.00	180.00	0.00	261041.30	115616.00	0.00
15	CC	261035.40	115616.00	9.00	9.00	180.00	0.00	261035.40	115616.00	0.00
17	CC	261029.20	115632.00	9.00	9.00	180.00	0.00	261029.20	115632.00	0.00
19	CC	261047.20	115616.00	9.00	9.00	180.00	0.00	261047.20	115616.00	0.00
20	CC	261029.10	115640.20	9.00	9.00	180.00	0.00	261029.10	115640.20	0.00
21	CC	261029.30	115624.10	9.00	9.00	180.00	0.00	261029.30	115624.10	0.00
9	DD	261081.70	115615.90	8.00	8.00	0.00	0.00	261081.70	115615.90	0.00
10	DD	261102.30	115616.00	8.00	8.00	0.00	0.00	261102.30	115616.00	0.00
11	DD	261081.70	115615.10	22.00	22.00	0.00	0.00	261081.70	115615.10	0.00
12	DD	261102.30	115615.30	22.00	22.00	0.00	0.00	261102.30	115615.30	0.00
9	EE	261153.30	115615.20	8.00	8.00	0.00	0.00	261153.30	115615.20	0.00
11	EE	261171.90	115639.40	8.00	8.00	0.00	0.00	261171.90	115639.40	0.00
12	EE	261119.80	115617.20	8.00	8.00	0.00	0.00	261119.80	115617.20	0.00
13	EE	261172.00	115657.50	8.00	8.00	0.00	0.00	261172.00	115657.50	0.00
1	FF	261122.90	115674.90	9.00	9.00	0.94	0.00	261122.90	115674.90	0.00
2	FF	261048.50	115669.50	9.00	9.00	0.94	0.00	261048.50	115669.50	0.00
3	FF	261063.30	115679.60	9.00	9.00	0.94	0.00	261063.30	115679.60	0.00
4	FF	261096.60	115679.60	9.00	9.00	0.94	0.00	261096.60	115679.60	0.00
5	FF	261160.50	115676.80	9.00	9.00	0.94	0.00	261160.50	115676.80	0.00
6	FF	261169.00	115669.90	9.00	9.00	90.94	0.00	261169.00	115669.90	0.00
7	FF	261172.40	115628.90	9.00	9.00	90.94	0.00	261172.40	115628.90	0.00

Schedule											
Symbol	Label	Quantity	Manufacturer	Description	Catalog Number	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	AA	2	Lithonia Lighting	KAD LED 40 LED, 1 AMP MVOLT DRIVER, 3000K, TYPE 5 OPTICS.	KAD LED 40C 1000 30K RS MVOLT	LED	1	KAD_LED_40C_1000_30K_RS_MVOLT.ies	14733	0.9	140
▭	BB	5	Lithonia Lighting	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K @ 530mA.	DSXW1 LED 10C 530 30K T2M MVOLT	LED	1	DSXW1_LED_10C_530_30K_T2M_MVOLT.ies	1957	0.9	19.1
⊗	CC	6	Lithonia Lighting	4IN LDN, 3000K, 500LM, 80 CRI, CLEAR, SEMI-SPECULAR REFLECTOR	LDN4 30/05 L04AR LSS	LED	1	LDN4_30_05_L04AR_LSS.ies	632	0.9	8.52
○	DD	4	Cariboni Lite S.r.l.	SMALL BI_2X4X1W_40"40"3800K	CARIBONI_060T204K1	LED REBEL 8X1W 3800K	1	266021.ies	712	0.9	8
○	EE	4	CARIBONI	SMALL_MONO_4X1W_40"3800K	060T214K1	LED REBEL 4X1W 3800K	1	266121.ies	356	0.9	4
□	FF	7	Lithonia Lighting	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 3000K @ 350mA.	DSXW1 LED 10C 350 30K T2S MVOLT	LED	1	DSXW1_LED_10C_350_30K_T2S_MVOLT.ies	1415	0.9	13.3

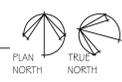
FIXTURE 'GG' NOT MODELED SINCE IT HAS NO PHOTOMETRIC CONTRIBUTION. REFER TO SHEET E2.1 FOR CUTSHEET.



20' BEYOND PROPERTY LINE

PROPERTY LINE

A SITE PHOTOMETRIC PLAN
1/16" = 1'-0"



SPECIAL REVIEW #929

MOUNTAIN LION RETAIL
LOVELAND, CO
MOUNTAIN VIEW SHOPS LLC

DESIGN PHASE

Issued For SD:	02/16/2015
Issued For DD:	
Issued For Permit:	
Issued For Construction:	
Revision Number	Revision Date
1 - SITE REVIEW COMMENTS - 2/1/17	

Seal:
160936
Plot Date: 11/3/2016 4:38:04 PM

SITE PHOTOMETRIC PLAN

SITE DEVELOPMENT PLAN / SPECIAL REVIEW #929

MOUNTAIN LION RETAIL

LOT 1, BLOCK 2 THOMPSON SECOND SUBDIVISION

LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	AG	2	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B & B	2" CAL
	AH	5	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL
	GTS	6	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2" CAL
	JSM	3	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER	6" B&B	
	JSW	3	JUNIPERUS SCOPULORUM 'WITCHITA BLUE' / WITCHITA BLUE JUNIPER	6" B&B	
	PE	3	PINUS EDULIS / PINON PINE	6" B&B	
	PCA	5	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE PEAR	B & B	2" CAL
	QB	3	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL
	EX-REM	5	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EX	
	EX-RET	2	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EX	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
	AAR	9	AMELANCHIER ALNIFOLIA 'REGENT' / SASKATOON SERVICEBERRY	4' HT	
	CD	17	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB	5 GAL	
	RR	18	FRANGULA ALNUS 'FINE LINE' / FINE LINE BUCHTHORN	5 GAL	
	JSS	6	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	15 GAL	
	MR	43	MAHONIA REPENS / CREEPING MAHONIA	1 GAL	
	PAL	9	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / DWARF RUSSIAN SAGE	5 GAL	
	POL	38	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	5 GAL	
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
	BB	77	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL	
	CV	43	CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA / KOREAN FEATHER REED GRASS	1 GAL	
	PVD	85	PANICUM VIRGATUM 'DALLAS BLUES' / DALLAS BLUES SWITCH GRASS	1 GAL	
	PVS	73	PANICUM VIRGATUM 'SHENENDOAH' / BURGUNDY SWITCH GRASS	1 GAL	
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
	AGC	25	AGASTACHE CANA 'SONORAN SUNSET' / SONORAN SUNSET HYSSOP	1 GAL	
	ACD	50	AQUILEGIA CHRYSANTHA 'DENVER GOLD' / YELLOW COLUMBINE	1 GAL	
	CI	36	CALLIRHOE INVOLUCRATA / WINE CUPS	1 GAL	
	GA	24	GAILLARDIA ARISTATA / BLANKET FLOWER	1 GAL	
	GL	18	GAZANIA LINEARIS 'COLORADO GOLD' / COLORADO GOLD GAZANIA	1 GAL	
	HR	29	HEUCHERA X 'CHOCOLATE RUFFLES' TM / HYBRID CORAL BELLS	1 GAL	
	LG	20	LAVANDULA X INTERMEDIA 'GROSSO' / GROSSO LAVENDER	1 GAL	
	PPP	43	PENSTEMON PINIFOLIUS / THREADLEAF BEARDTONGUE	1 GAL	
	PPM	53	PENSTEMON PINIFOLIUS 'MERSEA YELLOW' / PENSTEMON	1 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	EX-RE	2,165 SF	EX TURF TO REMAIN / OFF-SITE, EXISTING TURF	EX	
	TURF	9,525 SF	TURF / TEXAS HYBRID BLUEGRASS	SOD	
	AGG	4,030 SF	AGGREGATE / RIVER ROCK MIXTURE	MULCH	
	WM	1,342 SF	SHREDDED CEDAR MULCH / WOOD MULCH	MULCH	

PLAN NOTES:

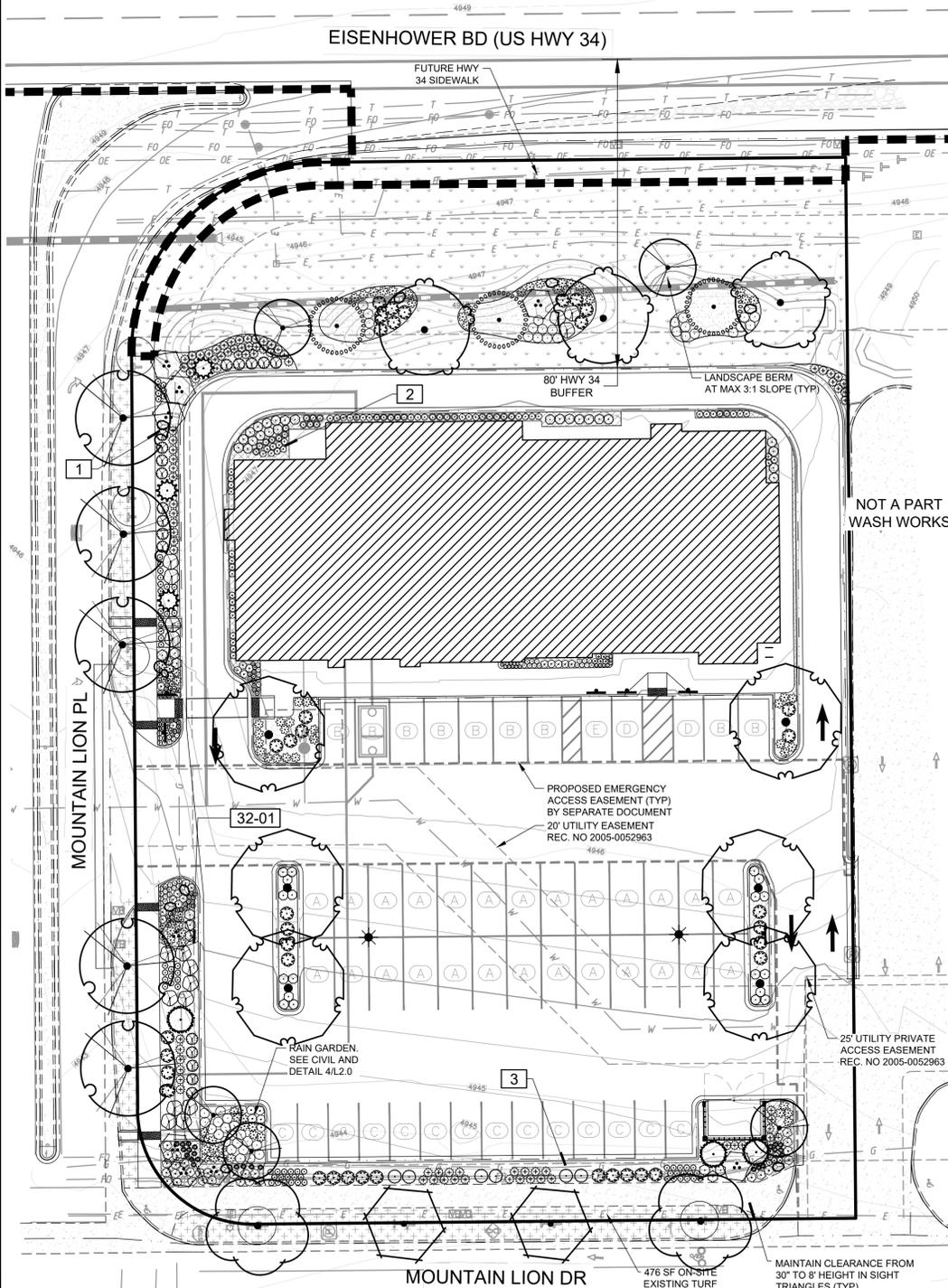
- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.
- THIS SITE HAS HEAVY CLAY SOIL. THE SOI SHALL BE AMENDED WITH THE MICRONUTRIENTS LISTED WITHIN THE SOILS ANALYSIS CHART ON SHEET L20. SQUEGEE ROCK SHALL BE APPLIED WITH THESE AMENDMENTS AND TILLED INTO THE TOP 8" OF THE SOIL.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
- WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAIL SHEET L2.0.
- ALL EMITTERS PER IRRIGATION PLAN.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

SITE CATEGORY REQUIREMENTS

OVERALL LANDSCAPE		Site Area = 50,818	
Total Site area per platted documents	50,818 / 1.167 acres	Total Landscape Area Required (10%)	5,082 sf
		Total Landscape Area Provided - Common	12,696 (24.98%)
LANDSCAPE BUFFERYARDS (Existing Zoning = B)			
Street Name or Zone Boundary (elev.)	Zoning or Use*	Bufferyard Type	Linear Footage of Lot Line (lf)
North	US 34	'C' Bufferyard	187
West	Mountain Lion Pl	'B' Bufferyard	276
South	Mountain Lion Dr	'B' Bufferyard	187
East	'B' Ex Commercial	N/A	276
Canopy Trees Required / Provided	Evergreen Trees Required / Provided	Flowering Tree / Large Shrub Required / Provided	Bufferyard Shrubs Required / Provided
3 / 3	3 / 3	2 / 2	14 / 14
7 / 7	3 / 4	7 / 7	17 / 17
5 / 5 (2 existing)	2 / 2	5 / 5	12 / 12
BUILDING AREA IMPROVEMENTS			
Building Area Landscape	Trees or Equivalent Required (1 / 500 sf)	Trees Provided	Shrubs Provided (5 / 500 sf)
928 sf	2	0	10
			Landscape Coverage % Required / Provided
			80%
PARKING LOT INTERIOR LANDSCAPE			
Parking Spaces Provided / Area	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1 / 15) Required / Provided
52 / 18,300 sf	905 (5.00%)	1060 (5.85%)	4 / 4
			Internal Shrubs (5 / 15) Required / Provided
			17 / 17
Parking Screening	Length	2/3 Length	Provided Screening
Mountain Lion Drive	110 lf	74 lf	89 lf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[1]	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	
[2]	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.	
[3]	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.	
SYMBOL	DESCRIPTION	QTY
[32-01]	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	312 LF
SYMBOL	ROCK DESCRIPTION	QTY
[K-101]	GRANITE/MOSS ROCK BOULDER-DECORATIVE. 1/2 TON AVG SIZE	10



LANDSCAPE PLAN

SCALE: 1" = 20'



MOUNTAIN LION RETAIL
LOVELAND, CO
FINAL LANDSCAPE PLAN

REVISIONS:
City Comment: 01.17.16

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Irrigation Design
5539 Coit Drive, Loveland, CO 80503
(970) 443-0386 - neld@ndscolorado.com

PROJ. NO.:
DATE: 11.04.16
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET 7 of 8

CITY APPROVAL STAMP
City File #PZ 16-200

SITE DEVELOPMENT PLAN / SPECIAL REVIEW #929

MOUNTAIN LION RETAIL

LOT 1, BLOCK 2 THOMPSON SECOND SUBDIVISION

LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S, PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - 1" BELOW CURB FOR ALL SEEDED AREAS.
 - 2.5" BELOW CURB FOR ALL SODDED AREAS.
- CONTRACTOR TO FURNISH PAVING MATERIALS AND MULCH BEDS.
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 3/4" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

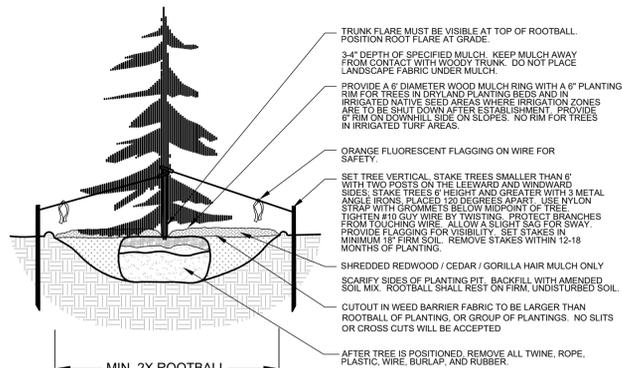
ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE. USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR

ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

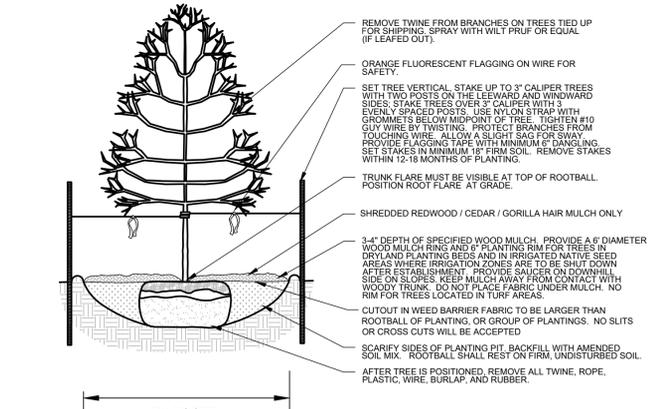


1 EVERGREEN TREE PLANTING DETAIL
L2.0 NOT TO SCALE SECTION

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER). ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATION. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACED AT 2" MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. 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.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



2 DECIDUOUS TREE PLANTING DETAIL
L2.0 NOT TO SCALE SECTION

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

EXISTING TREES

EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERRECTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6" FROM TRUNK, OR ONE HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTHED FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

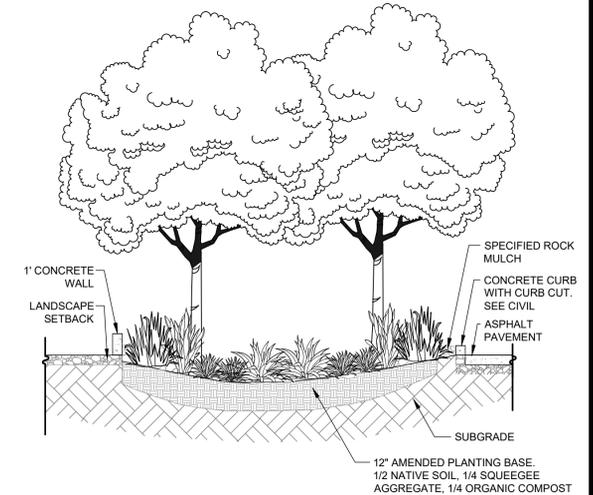
IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

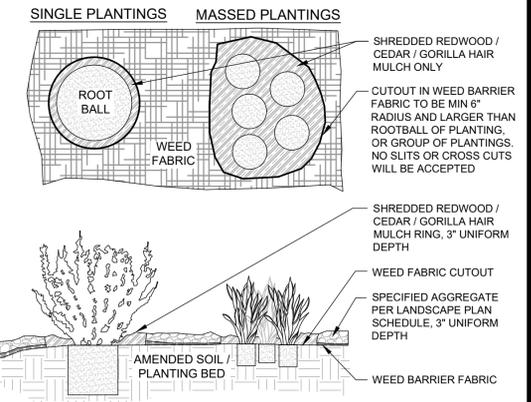
DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.



4 RAINGARDEN SECTION DETAIL
L2.0 NOT TO SCALE

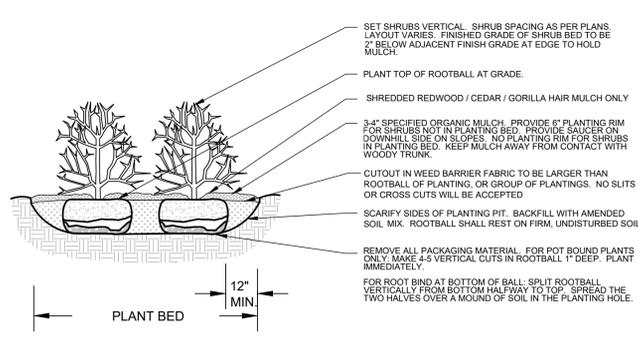


5 FABRIC CUTOUT / WOOD MULCH RING DETAIL
L2.0 NOT TO SCALE

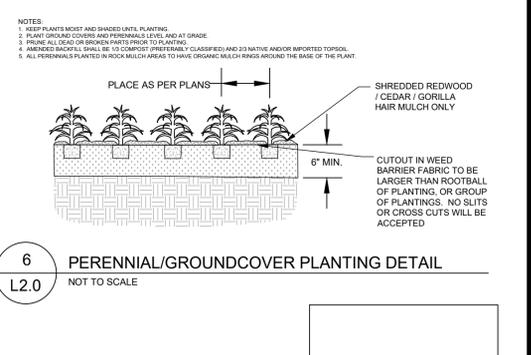
SOIL AMENDMENTS:		Test No.: H472a PH = 8.3		SOIL TYPE = Clay Organic Material = 1.5%		ROTOTILL DEPTH		
GROUND PLANE TREATMENT	CLASS I OR AMENDMENT OM	NITROGEN = 3 ppm	PHOSPHORUS = 3.4 ppm	POTASSIUM = 175.7 ppm	OTHER K, Ca, Fe, Mn, B or Cu	FERTILIZER	E.C. SALT OR PH TREATMENT	
SODDED TURF/GRASS	4 cu.yds./1000sf	3 lb. per 1000 sf	5 lbs / 1000 sf P205	1 lb. per 1000 sf	4 oz Zn 4 oz Fe	Biosol: 20 lbs. per 1000 sq.ft.	n/a	6" MIN
SEEDED AREAS-NATIVE	2 cu.yds./1000sf	N/A	none needed	none needed	none needed	Biosol: 20 lbs. per 1000 sq.ft.	n/a	6" MIN
TREES	3 cu.yds./1000sf	3 lb. per 1000 sf	5 lbs / 1000 sf P205	1 lb. per 1000 sf	4 oz Zn 4 oz Fe	Biosol: 8 oz. per sq.yd.	n/a	6" MIN
SHRUBS	3 cu.yds./1000sf	3 lb. per 1000 sf	5 lbs / 1000 sf P205	1 lb. per 1000 sf	4 oz Zn 4 oz Fe	Biosol: 8 oz. per sq.yd.	n/a	6" MIN

* USE CLASS I COMPOST AMENDMENTS AND ORGANIC AMENDMENTS AS SPECIFIED BELOW
ACCEPTABLE FERTILIZERS: For each 1 lb of Nitrogen needed, apply about 2 lb urea, or 5 lb ammonium sulfate, or 8 lb bloodmeal, or 11 lb corn gluten meal, or 50 lb alfalfa meal pellets per 1000 sq. ft.
For Phosphorus bone meal can be added at 35 lbs/1000 sq. ft.
Potassium can be added as potassium chloride at 3 lbs/1000 sq. ft.

* USE CLASS I COMPOST
* BIOSOL ORGANIC FERTILIZER AND MYCOAPPLY ALL PURPOSE GRANULAR ARE AVAILABLE AT AMERICAN CLAY WORKS & SUPPLY DENVER, CO (303) 534-4044. www.americancayworks.net
**IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.
PROVIDE A COPY OF RECEIPT FOR ALL AMENDMENTS INSTALLED PRIOR TO FINAL INSPECTION.**



3 SHRUB PLANTING DETAIL
L2.0 NOT TO SCALE SECTION



6 PERENNIAL/GROUNDCOVER PLANTING DETAIL
L2.0 NOT TO SCALE

REVISIONS:
City Comment: 01.17.16

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
1539 East Duane
Loveland, CO 80539
(303) 443-9388 nels@ndscolorado.com

MOUNTAIN LION RETAIL
LOVELAND, CO
FINAL LANDSCAPE PLAN DETAILS

PROJ. NO.:
DATE: 11.04.16
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET 8 of 8

CITY APPROVAL STAMP
City File #PZ 16-200