



Project Information Summary

Project Name:

Last Update:

Project Number:

General Location:

Project Description:

Existing Zoning:

Acreage of Site:

Existing Use:

Application Type:

Use Type

Use by Right (R)

Limited Use (L)

Adaptable Use (A)

Conditional Use (C)

Neighborhood Notice and Comment Period Required

***Public Review Required:** None

Variance

Neighborhood Meeting

Planning Commission Hearing

City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Contact Information:

Applicant

Name:

Phone:

Email:

Attachment (s):

City Planner

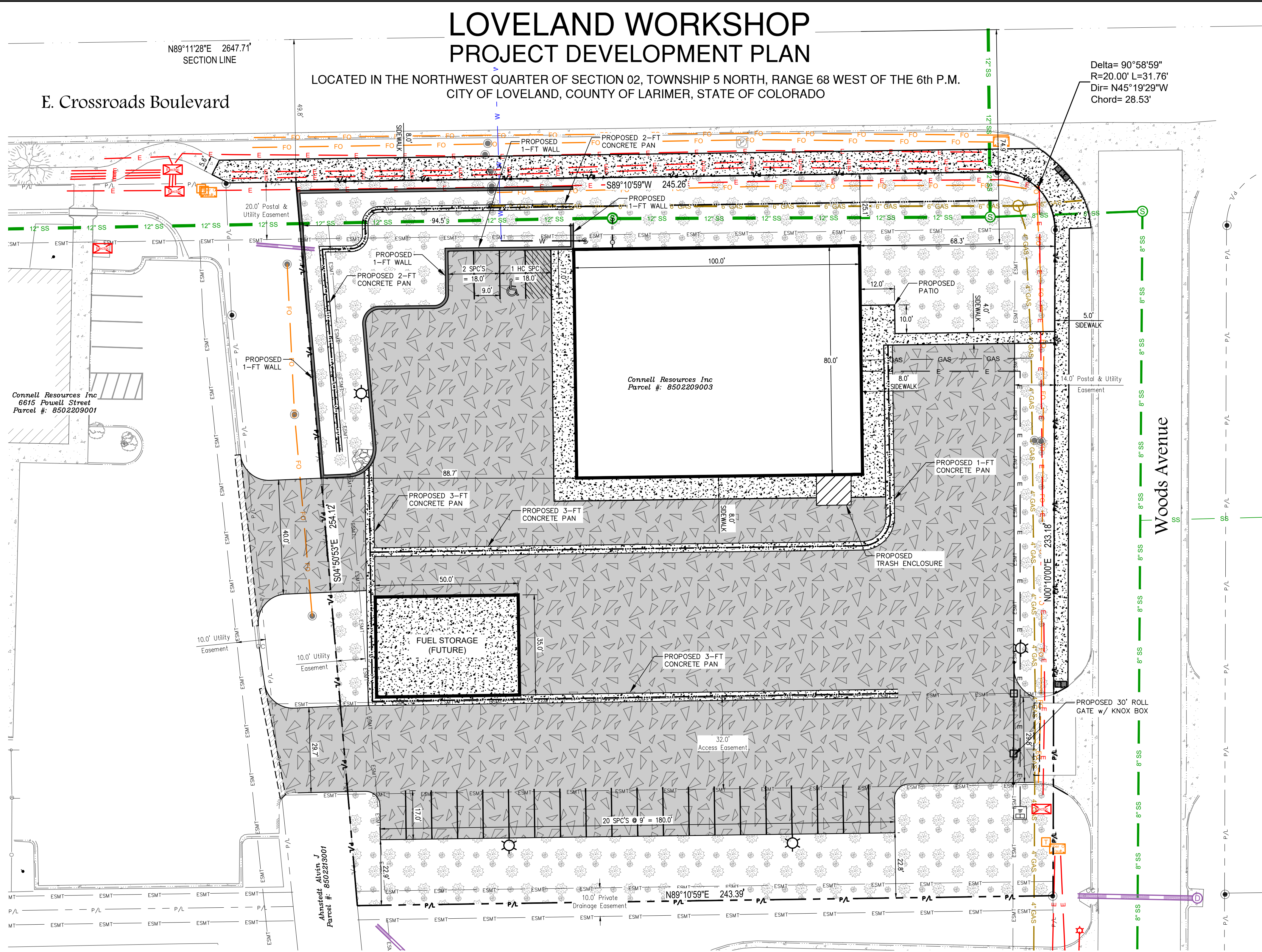
Name:

Phone:

Email:

The above information was current at the time of initial project submittal and is subject to change

Drawing Name: Z:\-Business Focus\PM_CM\Connell Resources\Loveland Shop Development (Workshop)\Drawings\CAD Sheets\Workshop-Site Plan Development.dwg Thursday, July 11, 2024 7:31 AM By: Rhonda Bunner



SITE DATA TABLE:

Site Data Table	
Zoning	Industrial
Site Acreage	1.48 acres
Land Use	Heavy Motor Vehicle Service
Square Footage	8,000 square feet
Building Occupancy	F-1
Type of Construction	II-B
Parking	
Total	23
ADA	1
Open Space	19,276 square feet (29.9%)
Utilities	

Water	Fort Collins-Loveland Water District
Wastewater	South Fort Collins Sanitation District
Power	City of Loveland
Overlay Zone	None

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION TWO (02), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6THP.M.)

SAID PARCEL CONTAINS 64,469 SQUARE FEET OR 1.48 ACRES MORE OR LESS BY THIS SURVEY.

NOTE

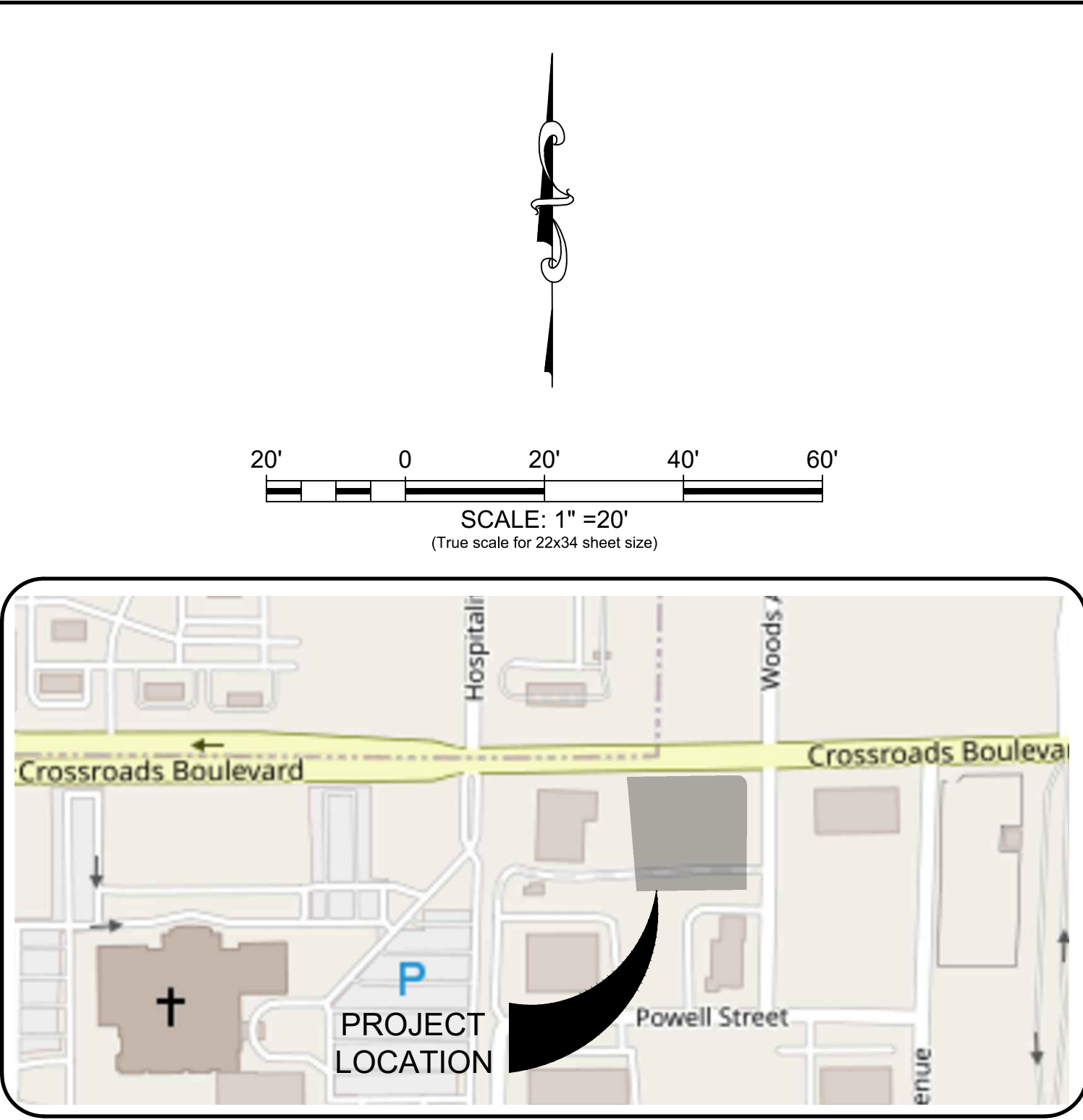
THIS IS A LAND USE PLANNING DOCUMENT, NOT A CONSTRUCTION DOCUMENT. REFER TO CIVIL ENGINEERING PLANS FOR SITE CONSTRUCTION.

OWNER

CONNELL RESOURCES, INC
JOHN WARREN, PRESIDENT
7785 HIGHLAND MEADOWS PARKWAY #100
FORT COLLINS, COLORADO 80528
(970) 223-3151

DEVELOPER/APPLICANT

CONNELL RESOURCES, INC
JOHN WARREN, PRESIDENT
7785 HIGHLAND MEADOWS PARKWAY #100
FORT COLLINS, COLORADO 80528
(970) 223-3151



LEGEND & ABBREVIATIONS

RIGHTS-OF-WAY	ROW	PROPOSED SIDEWALK	
TYPICAL	TYP	PROPOSED ASPHALT	
SQUARE FEET	SF	PROPOSED LANDSCAPE	
EASEMENT	ESMT	PROPOSED WATER METER / CURB STOP	
PROPERTY BOUNDARY		PROPOSED CLEANOUT	
EDGE OF GRAVEL ROAD		PROPOSED LIGHT POLE	
PROPOSED EDGE OF ASPHALT		PROPOSED TRANSFORMER	
SITE DISTANCE LINE			
EXISTING PROPERTY LINE			
SECTION LINE			
PROPOSED SWALE			
PROPOSED FENCE			
EXISTING EASEMENT LINE			

GENERAL NOTES:

- REFER TO UTILITY PLANS FOR LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
- REFER TO CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION OF PROPOSED TOPOGRAPHY, UTILITY, AND STREET IMPROVEMENTS.
- REFER TO THE CIVIL ENGINEERING FOR EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
- ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.
- ALL SIGNS UTILIZED SHALL COMPLY WITH THE CITY OF LOVELAND SIGN CODE.

SIGNATURE REVIEW BLOCK FOR PUBLIC IMPROVEMENTS CONSTRUCTION PLANS

REVIEWED BY:	
CITY OF LOVELAND – TRANSPORTATION ENGINEERING DIVISION	
BY: _____	DATE: _____
CITY OF LOVELAND – WATER/ WASTEWATER ENGINEERING DIVISION	
BY: _____	DATE: _____
CITY OF LOVELAND – STORM DRAINAGE ENGINEERING DIVISION	
BY: _____	DATE: _____
CITY OF LOVELAND – FIRE DEPARTMENT	
BY: _____	DATE: _____
CITY OF LOVELAND – ELECTRICAL ENGINEERING DIVISION	
BY: _____	DATE: _____
CITY OF LOVELAND – CURRENT PLANNING DIVISION	
BY: _____	DATE: _____

The City of Loveland review constitutes compliance with the City's Development Standards, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the City does not constitute approval of the plan design. Errors in the design or calculations remain the responsibility of the engineer of record.

This review does not constitute review/approval of any private on-site improvements which may be shown. These plans are intended to be for city review of public improvements adjacent to the property. Construction of on-site private improvements cannot commence until all required traffic worksheet or study(s), final development plan(s), special review(s), and building permit(s) are complete, approved and on file with the City of Loveland.

Project & Construction Services
2133 S. Timberline Road, Suite 110
Fort Collins, Colorado 80525
Phone: 970.632.5068
www.ditescoservices.com

P.E. Seal

SHEET STATUS

30% PLAN SET
NOT FOR
CONSTRUCTION

SITE PLAN

DESIGNED BY: D. Egger
DRAWN BY: R. Bunner
APPROVED BY: D. Egger

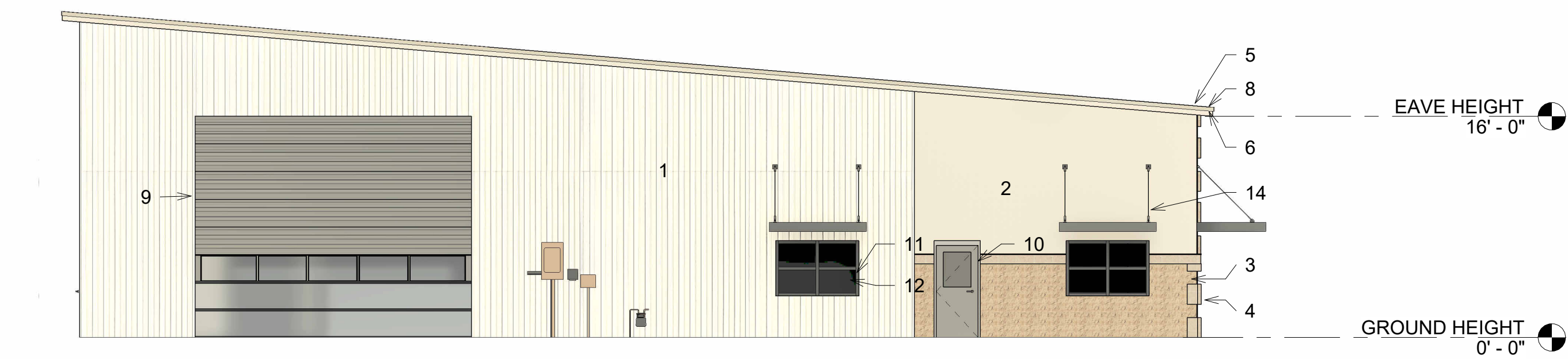
DATE: July 11, 2024
SCALE: 1" = 20'
FILE NAME: Workshop-Site Plan Development.dwg

WOODS AVENUE WORKSHOP
CONNELL RESOURCES

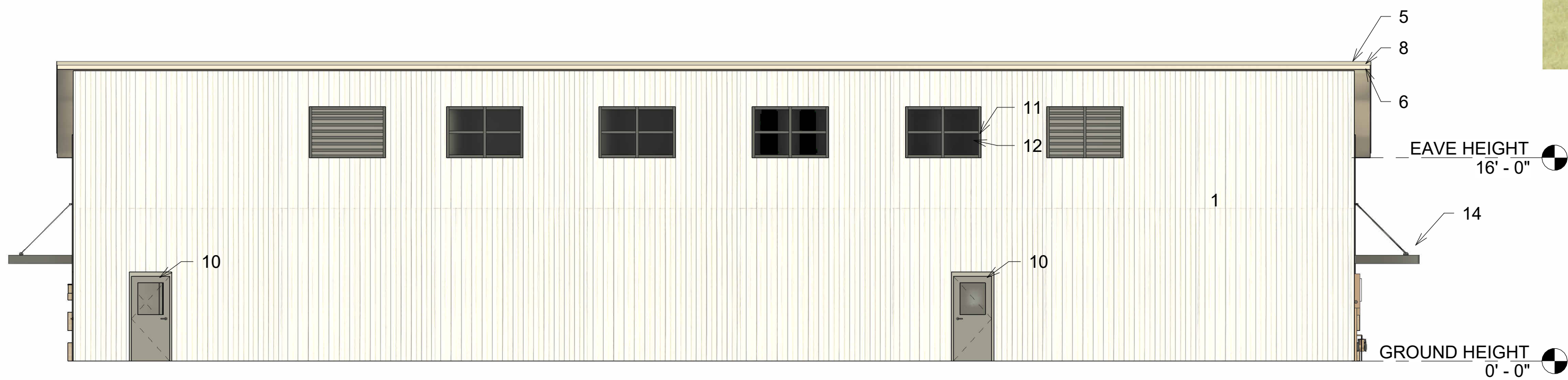
PROJECT NUMBER:
XXXX

SHEET NUMBER
S1

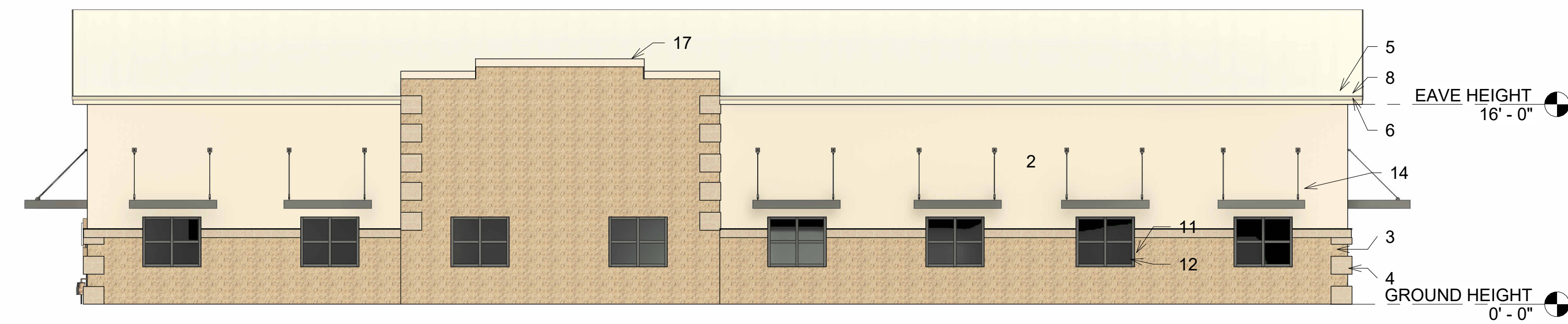
SHEET INDEX: 2



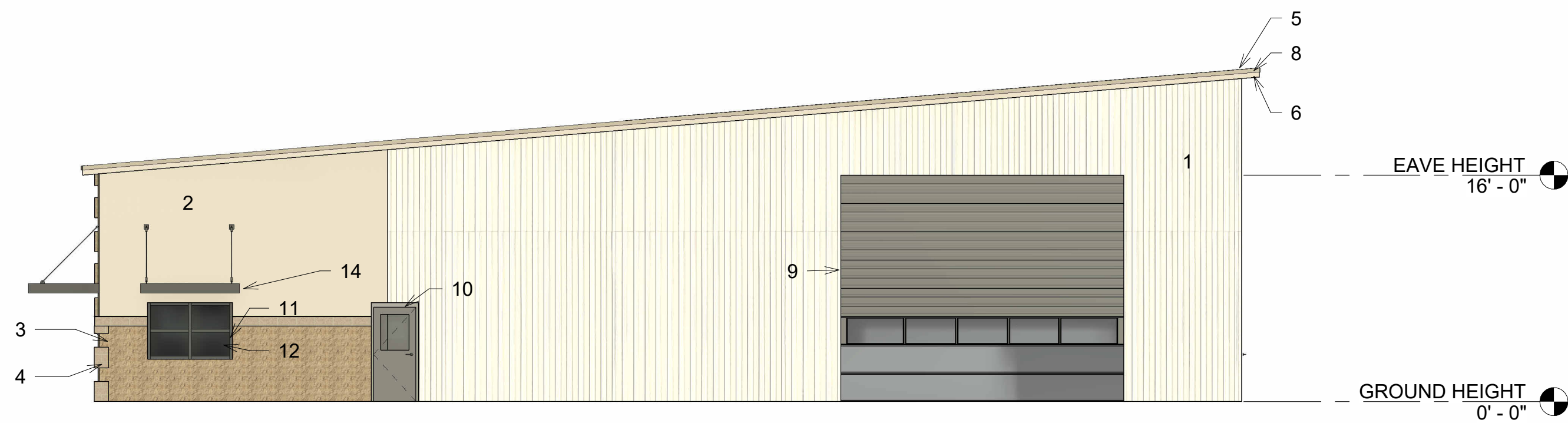
① EAST ELEVATION
1/8" = 1'-0"



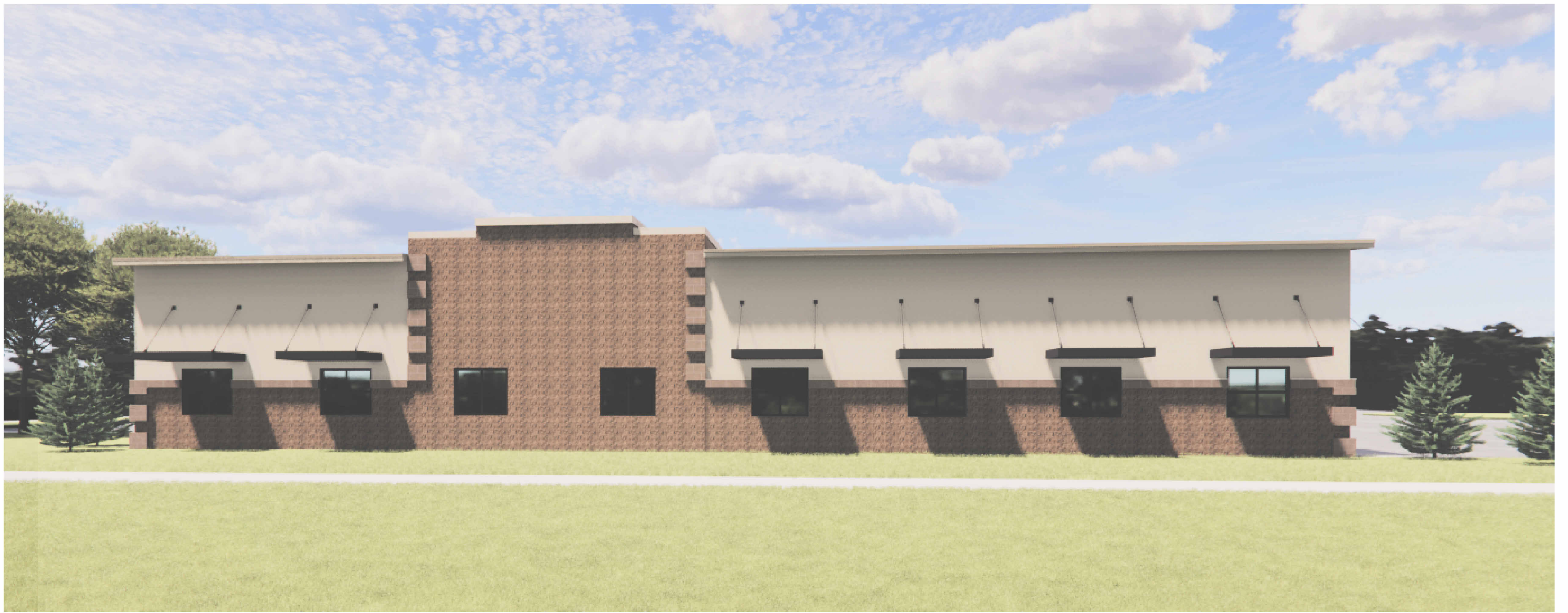
③ SOUTH ELEVATION
1/8" = 1'-0"



② NORTH ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"



EXTERIOR FINISH SPECIFICATIONS

- METAL WALL PANEL:** 26 GA. PRE-FINISHED ARCHITECTURAL (PBR) VERTICAL RIBBED METAL PANEL BY BUILDING MANUF.; OVER CONTINUOUS RIGID INSULATION; MBCI OR EQUIVALENT (COLOR- CREAM TO BEIGE COLOR TO MATCH EXISTING BUILDING TO WEST)
- STUCCO PORTLAND CEMENT:** PORTLAND CEMENT STUCCO SYSTEM OVER CONTINUOUS RIGID INSULATION; DRYVIT OR EQUIVALENT (COLOR- BEIGE COLOR TO MATCH EXISTING BUILDING TO WEST)
- MASONRY VENEER:** 8" x 8" X 16" SPLIT-FACE CMU BLOCK BASALITE PRODUCTS OR EQUIVALENT (COLOR- BROWN TO MATCH EXISTING BUILDING TO WEST)
- MASONRY VENEER:** 8" x 8" X 16" INTEGRAL COLOR GROUND-FACE CMU BLOCK SILL AND QUIONS BASALITE PRODUCTS OR EQUIVALENT (COLOR- BEIGE TO MATCH EXISTING BUILDING TO WEST)
- METAL ROOF PANEL:** 26 GA. PRE-FINISHED (PBR) METAL ROOF PANELS BY BUILDING MANUF.; MBCI OR EQUIVALENT (COLOR- CREAM OR GREY COLOR TO MATCH EXISTING BUILDING TO WEST)
- METAL ROOF FASCIA / SOFFIT:** 26 GA. PRE-FINISHED METAL FASCIA / SOFFIT PANELS BY BUILDING MANUF.; MBCI OR EQUIVALENT (COLOR- CREAM OR GREY COLOR TO MATCH EXISTING BUILDING TO WEST)
- METAL PARAPET WALL CAP:** 26 GA. METAL PRE-FINISHED METAL PARAPET WALL CAP BY BUILDING MANUF.; MBCI OR EQUIVALENT (COLOR- CREAM OR GREY COLOR TO MATCH EXISTING BUILDING TO WEST)
- RAIN GUTTERS / DOWNSPOUTS:** 20 GA. METAL PRE-FINISHED GUTTERS AND DOWNSPOUTS BY BUILDING MANUF. MBCI OR EQUIVALENT (COLOR- CREAM TO BEIGE COLOR TO MATCH METAL WALL PANEL AND EXISTING BUILDING TO WEST)
- OH METAL DOORS:** PRE-FINISHED BY BUILDING MANUF. TO MATCH BUILDING (COLOR- WHITE TO MATCH EXISTING BUILDING OH DOORS TO WEST)
- HOLLOW METAL DOORS:** PAINTED TO MATCH BUILDING; (COLOR- DARK BRONZE TO MATCH WINDOWS AND EXISTING BUILDING DOORS TO WEST)
- STOREFRONT ALUMINUM WINDOWS:** KAWNEER OR EQUIVALENT (COLOR: DARK BRONZE ANODIZED FINISH)
- WINDOW GLAZING:** OLDCASTLE OR EQUIVALENT (COLOR: CLEAR)
- METAL SUNSHADE CANOPY:** FABRICATED OFF-SITE; PAINTED (COLOR: DARK BRONZE OR TO BE DETERMINED BY OWNER)
- DECORATIVE LIGHTING:** (COLOR: DARK BRONZE OR BLACK)



ALL SIGN DESIGNS AND LOCATIONS
APPROVED BY SEPARATE PERMIT