



## Development Services Current Planning

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### Planning Commission Staff Report

April 23, 2012

**Agenda #:** Consent Agenda - 1

**Title:** Rocky Mountain Village Eleventh Subdivision PDP/FDP Amendment

**Applicant:** Loveland Fire and Rescue Authority

**Request:** **Preliminary & Final Development Plan Amendment**

**Location:** 4325 McWhinney Boulevard,  
located at the northeast corner of  
McWhinney Boulevard and Piney  
River Drive

**Existing Zoning:** Planned Unit Development

**Staff Planner:** Kerri Burchett

#### **Staff Recommendation**

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

#### **Recommended Motions:**

1. Move to make the findings listed in Section VIII of the Planning Commission staff report dated April 23, 2012 and, based on those findings, approve Resolution No. 12-04, 2012 amending the Rocky Mountain Village Eleventh Subdivision Preliminary and Final Development Plan First Amendment, subject to the condition of approval as recommended in said report and as amended on the record.

#### **Summary**

This is a public hearing to consider an amendment to the Preliminary and Final Development Plan for Fire Station #6. The amendment would allow the construction of a 2,070 square foot expansion to the existing fire station. The expansion would provide additional space for increased personnel in the truck and engine companies that are currently operating out of the station along with additional space for apparatus/equipment. The expansion would accommodate additional sleeping quarters, relocate and enlarge the offices to allow quicker response access to the apparatus bays and add an overhead door to the existing apparatus bay to provide a safer drive-thru ability with the existing garage bay.

Comments from the public received at the neighborhood meeting were positive and supportive of the fire station expansion. City staff has reviewed the proposed amendment and believes that all required findings contained in Section VIII of the staff report can be made.

## **I. ATTACHMENTS**

1. Resolution
2. Narrative description of the requested amendment provided by applicant
3. Amended Preliminary/Final Development Plan

## **II. PROJECT DESCRIPTION**

### **A. Project Summary**

The application proposes an amendment to the combined preliminary and final development plan for Fire Station #6. The station is located at the northeast corner of the intersection of Piney River Drive and McWhinney Boulevard within the Rocky Mountain Village II Planned Unit Development. The amendment proposes the construction of a 2,070 square foot expansion to the existing fire station. The fire station is currently 9,700 square feet and houses 2 crews, called companies, along with volunteer firefighters. The expansion of the facility would provide additional space to accommodate an increase in personnel within each company and are for apparatus/equipment. Both companies currently operate with 2 fire personnel, which is below recommended fire safety measures. The engine company personnel will be increased by one additional firefighter for a total of 3 fire personnel and a fire inspection technician. The truck company will be increased by two additional firefighters for a total of 4 fire personnel. Both fire companies work a 24-hour rotating shift.

The expansion of the fire station would accommodate the following:

- Additional sleeping quarters and bath facilities,
- A relocation and enlargement of the offices to allow quicker response access to the apparatus bays; and
- An addition of an overhead door to the existing apparatus bay to provide a safer drive-thru motion with the garage bay.

The building addition will match the existing building façade both architecturally and through the use of similar building materials. The public entrance into the fire station will remain on the east side of the building and will be accessible by a sidewalk connection from the parking lot. Additional parking spaces and landscaping will be provided in compliance with the standards contained in the Municipal Code. The site, landscape and architectural plans for the building expansion are included as **Attachment 3** to this staff report.

### **B. Review Requirement**

Fire Station #6 is located within the Rocky Mountain Village II Planned Unit Development. Development within the PUD requires approval of preliminary and final development plans. A combined preliminary and final development plan for the fire station was approved by the Planning Commission in November of 2003. The Municipal Code requires that a preliminary development plan be amended in the same manner as it was approved with the exception that the city's chief planner may approve minor amendments without the review of the Planning Commission. An increase in development density by more than 10% is considered a major amendment in the Code. The building addition proposed at the fire station constitutes a 21% increase to the gross building square footage and therefore requires Planning Commission approval.

### III. VICINITY MAP



### IV. SITE DATA

ACREAGE OF SITE - GROSS..... 1.81 AC  
 ACREAGE OF SITE - NET..... 1.81 AC  
 ACREAGE OF SITE - RIGHT-OF-WAY ..... 0

EXISTING ZONING..... PLANNED UNIT DEVELOPMENT  
 EXISTING USE..... FIRE STATION #6  
 PROPOSED USE ..... FIRE STATION EXPANSION  
 BLDG AREA(SF) PROPOSED ..... 2,070 SQUARE FOOT EXPANSION

EXIST ADJ ZONING & USE - NORTH ..... PUD, ROCKY MOUNTAIN VILLAGE II /SINGLE  
 FAMILY RESIDENTIAL

EXIST ADJ ZONING & USE - SOUTH..... PUD, ROCKY MOUNTAIN VILLAGE II /MULTI  
 FAMILY/COMMERCIAL

EXIST ADJ ZONING & USE - WEST ..... PUD, ROCKY MOUNTAIN VILLAGE II /DAY CARE &  
 RESIDENTIAL

EXIST ADJ ZONING & USE – EAST..... PUD, ROCKY MOUNTAIN VILLAGE II, /DOG  
 PARK/RESIDENTIAL

UTILITY SERVICE - SEWER, ELECTRIC, WATER..... CITY OF LOVELAND

## **V. KEY ISSUES**

City staff believes that there are no key issues associated with the PDP/FDP Amendment request.

## **VI. BACKGROUND**

The Rocky Mountain Village II GDP was approved in April of 1998. The GDP established the development of residential and commercial uses north of the intersection of East Eisenhower and McWhinney Boulevard. The GDP narrative stated that a location for a fire station would be agreed upon by the developer and the city. A combined preliminary and final development for Fire Station #6 was approved by the Planning Commission in November of 2003. The fire station is currently operating on the site.

## **VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION**

### **A. Notification**

An affidavit was received from the Belford Watkins Group that certifies that the surrounding property owners within 500 feet of the PDP/FDP boundaries were notified on March 8, 2012 of a neighborhood meeting held on March 28, 2012. The notice also included the date and time of the Planning Commission hearing. The affidavit also certifies that notices were posted on McWhinney Boulevard and Piney River Drive on March 9, 2012 for the neighborhood meeting and on April 6, 2012 for the Planning Commission hearing. In addition, a notice was published in the Reporter Herald on April 7, 2012. All notices stated that the Planning Commission will hold a public hearing on April 23, 2012 to consider the matter.

### **B. Neighborhood Response**

A neighborhood meeting was held on March 28, 2012 in the community room at the fire station. There were 3 neighbors, along with the applicant and city staff, in attendance. Neighbors in attendance were very positive and supportive of the fire station expansion, stating that they were very pleased to have the fire station as a neighbor. No concerns regarding the expansion were voiced. After the neighborhood meeting, City staff has not received any further inquiries from residents in the neighborhood.

## **VIII. FINDINGS AND ANALYSIS**

*Section 18.41.050.E(2) of the Loveland Municipal Code* requires that the Current Planning Division make findings that accompany its recommendation and that address the issues listed below. With respect to issues 3, 4, and 5 below, *Section 18.41.050.D(4)(b) of the Loveland Municipal Code* requires that if such impacts exist, the Current Planning Division must recommend either disapproval of the Amendment to the Preliminary/Final Development Plan or reasonable conditions designed to mitigate the negative impacts. The findings listed below include findings required pursuant to the ACF ordinance.

1. Whether the preliminary development plan amendment conforms to the general development plan on file with the City of Loveland where the property is being developed in phases.

**Current Planning:** Staff believes that this finding can be met due to the following:

- The expansion of the fire station complies with the land use designation, setbacks, and design standards contained in the Rocky Mountain Village II GDP.
- The fire station is an existing, approved use and the expansion will be architecturally integrated with the existing structure in terms of building design, scale and materials.

2. Whether the preliminary development plan amendment meets the intent and objectives of Chapter 18.41.

**Current Planning:** Staff believes that this finding can be met due to the following:

- The fire station is an existing, approved use. The expansion of the station encourages the efficient use of the land and will not create additional burdens on the surrounding street network.
- The building addition incorporates features of modern design and will visually be compatible with the architectural style of the existing facility.
- The design and placement of the building addition on the east side of the existing building is the most efficient location for the expansion based on utility locations and access.

3. Whether: (i) the proposed development will negatively impact traffic in the area and; (ii) a determination of adequacy with regard to transportation facilities has been made pursuant to Section 16.41.110

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

- The proposed improvements to Fire Station #6 are estimated to generate less additional traffic than 200 ADT and 20 peak hour trips. Therefore, per the Larimer County Urban Area Street Standards, a traffic impact study was not required. 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. A positive determination of adequacy for transportation facilities for the proposed PDP has been made.
4. Whether: (i) the proposed development will negatively impact City utilities and; (ii) a determination of adequacy with regard to transportation facilities has been made pursuant to Section 16.41.100 for fire protection and emergency rescue services, Section 16.41.120 for water facilities and services, Section 16.41.130 for wastewater facilities and services, Section 16.41.140 for stormwater facilities, and Section 16.41.150 for power:

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

- The existing electric facilities are adequate and available to accommodate the building addition. The proposed development meets the criteria for level of service as outlined in the ACF ordinance.

- Existing three phase power comes from a 150 Kva pad mounted transformer that is located near the northwest corner of the existing building. The addition will not interfere with the existing transformer location.

**Water/Wastewater:** Staff believes that this finding can be met, due to the following:

- The proposed development will not negatively impact City water and wastewater facilities;
- The proposed amendment is in compliance with the previously approved development plan;
- 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:

- The Loveland Fire Station #6 is located within the Outlet Mall Basin as defined by the City of Loveland Master Drainage Plan.
- This project complies with the Adequate Community Services ordinance outlined in the Loveland Municipal Code, Section 16.41.140.

**Fire Prevention:** Staff believes that this finding can be met due to the following:

- The application is for an expansion to the existing Fire Station #6. The site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company (Station 6).
- The proposed development will enhance fire protection safety measures for the fire department and the neighboring developments.

**Parks and Recreation:** Staff believes that this finding can be met due to the following:

- The Parks and Recreation Department maintains all public grounds for civic buildings, including Fire Station #6 within the City. In order to maintain consistency and the ability to manage these facilities effectively, standards for irrigation and landscaping are required. The Parks and Recreation Department is recommending a condition requiring submittal of an irrigation plan with the building permit to ensure the long term health of plant material and the maintenance of the irrigation system.

5. *Whether the proposed development will have detrimental impacts on property that is sufficient in proximity to the proposed development to be affected by it:*

**Current Planning:** Staff believes that this finding can be met. The expansion of the fire station will provide additional sleeping quarters, a relocation and enlargement of the offices and add an overhead garage bay door. The expansion addresses a need for increased safety measures for the fire station. The PDP/FDP Amendment incorporates adequate landscape buffering and parking lot screening, and provide high quality architecture that should result in a project that is compatible with surrounding properties. No concerns or objections to the expansion were voiced at the neighborhood meeting.

6. Whether the proposed development will be complimentary to and in harmony with existing development and future development plans for the area in which the proposed development will take place by:

a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type of intensity of use.

**Current Planning:** Staff believes that this finding can be met due to the following:

- There are no physical features that need to be incorporated into the development design of the expansion;
- Any landscaped areas on the site that will be disturbed through the construction of the building addition will be replaced; and
- Sufficient open space on the site exists in compliance with the provisions of the Rocky Mountain Village II GDP.

b. Incorporating site planning techniques that will foster the implementation of the City's Master Plans, and encourages a land use pattern that will support a balanced transportation system, including auto, bike and pedestrian traffic, public mass transit, and the cost effective delivery of other municipal services consistent with adopted plans, policies and regulations of the City.

**Current Planning:** Staff believes that this finding can be met due to the following:

- The building addition will not negatively affect the transportation system or cost effective delivery of other municipal services.
- c. Incorporating physical design features in the development that will provide a transition between the project and adjacent land uses through the provisions of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions.

**Current Planning:** Staff believes that this finding can be met due to the following:

- The lot is framed by McWhinney Boulevard on the south and Piney River Drive on the west. The landscaping along the perimeter of the site, adjacent to these roadways will not be altered with the expansion of the fire station.
- d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

**Current Planning:** Staff believes that this finding can be met due to the following:

- No environmentally sensitive areas are impacted by the building addition.
- e. Incorporating public facilities or infrastructure, or cash-in-lieu, that are reasonably related to the proposed development so that the proposed development will not negatively impact the levels of service of the City's service facilities.

**Current Planning:** Staff believes that this finding can be met due to the following:

- The PDP/FDP amendment has been reviewed by all City agencies including Power, Fire, Water/Wastewater, Stormwater, Engineering and the Planning Division to determine if the proposed development would negatively impact the levels of service of the City's facilities. All reporting agencies have indicated that the development would not have a negative impact on the City's levels of service.
- f. Incorporating an overall plan for the design of the streetscape within the project. Including landscaping, auto parking, bicycle and pedestrian circulation, architecture, placement of buildings and street furniture.

**Current Planning:** Staff believes that this finding can be met due to the following:

- The streetscape along McWhinney Boulevard and Piney River Drive will not be modified with the building expansion; and
- Adequate parking in compliance with the Municipal Code is provided on the site.

7. Whether the preliminary development plan complies with applicable land use and development regulations in effect as of the date that the General Development Plan was approved.

**Current Planning:** Staff believes that this finding can be met due to the following:

- The submitted amendment to the preliminary/final development plan complies with the development regulations in the Rocky Mountain Village II GDP.

## **IX. RECOMMENDED CONDITIONS**

### **Parks and Recreation**

1. Irrigation specifications and plans for the property shall be submitted with the building permit application. This will allow Parks and Recreation staff the opportunity to confirm that the design and materials specified will be compatible with the current system.



RESOLUTION # 12-04

**A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE ROCKY MOUNTAIN VILLAGE 11<sup>TH</sup> SUBDIVISION PRELIMINARY DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN, LOCATED WITHIN ROCKY MOUNTAIN VILLAGE II GENERAL DEVELOPMENT PLAN, CITY OF LOVELAND, LARIMER COUNTY, COLORADO**

**WHEREAS**, the First Amendment to a Preliminary Development Plan/Final Development Plan for PUD # P-48, also known as the Rocky Mountain Village II P.U.D. ("First Amendment"), has been submitted to the Planning Commission for consideration pursuant to Chapter 18.41 of the Loveland Municipal Code; and

**WHEREAS**, pursuant to section 18.41.050(E)(2) of the Loveland Municipal Code, the City of Loveland Planning Commission held a public hearing on April 23, 2012, regarding said First Amendment; and

**WHEREAS**, at said hearing the recommendations of the Current Planning Division were received and duly considered by the Commission, as well as all necessary testimony by the applicant and public; and

**WHEREAS**, the Commission has considered the application in light of the intent and objectives of Chapter 18.41 of the Loveland Municipal Code, and more specifically the factors set forth in sections 18.41.050(E)(2)(a-c) and expressly including those set forth in sections 18.41.050(D)(4)(b) and (c), and has determined that pursuant to said factors the First Amendment may be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION FOR THE CITY OF LOVELAND, COLORADO:**

**Section 1.** That the Commission hereby finds the First Amendment is consistent with the intent and objectives of Chapter 18.41 of the Loveland Municipal Code, and more specifically the factors set forth in sections 18.41.050(E)(2)(a-c) and expressly including those set forth in sections 18.41.050(D)(4)(b) and (c).

**Section 2.** That the First Amendment to a Preliminary Development Plan/Final Development Plan for 1.816 acres, more or less, being a portion of the Rocky Mountain Village II P.U.D. (#P-48), which First Amendment to Preliminary Development Plan/Final Development Plan is on file in the office of the City of Loveland Current Planning Division, and is incorporated herein by this reference, is hereby conditionally approved, consistent with the recommendations of the Planning Staff Report dated April 23, 2012, as amended by the Planning Commission in public hearing on April 23, 2012. The amended Preliminary Development

Plan/Final Development Plan applies to the following described real property:

Lot 1, Block 1, Rocky Mountain Village Eleventh Subdivision, City of Loveland, Larimer County, Colorado.

The above described parcel contains 1.816 acres, more or less, and is subject to all existing easements and/or rights-of-way of record.

**Section 3.** This Resolution shall be recorded with the Clerk and Recorder for Larimer County, Colorado, as soon as is reasonably possible.

Resolved this 23rd day of April, 2012.

\_\_\_\_\_  
Buddy Meyers, Chairperson  
City of Loveland Planning Commission

ATTEST:

\_\_\_\_\_  
Planning Commission Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Assistant City Attorney

## **Narrative: Fire Rescue Authority Station #6 Expansion & Remodel**

Loveland Fire Rescue Authority's (LFRA) Station #6 was constructed in 2004 as a functioning (1) company fire station. The facility consists of a one story with the living quarters, training, exercise and office area being constructed of wood, stick frame construction and the truck bays of concrete masonry construction.

The site is somewhat constrained for expansion by a drainage ditch to the north, a setback to the west, and a water easement to the south. The area available for expansion is to the east.

The intent of the fire station expansion is to add space for a second company, including:

- Add sleeping quarters with bath/toilet facilities similar to the existing quarters.
- Make minor modifications to the Kitchen and Dining areas to increase the real and perceived usable space.
- Re-orient the Dayroom to accommodate (2) companies.
- Relocate and enlarge the offices to allow quicker response access to the Apparatus Bays.
- Relocate the Training Room to allow for easy public access for use as a Community Room while providing secure separation to the fire station activities.
- Relocate and enlarge exercise accommodations as a part of making the station function for (2) companies.
- Add an overhead door to the Apparatus Bays for a second drive-through bay.
- Make minor modifications to ancillary spaces related to the truck bays namely SCBA and Bunker Gear accommodations.

### Existing Site Information

Fire Station #6 is situated on an approximate 1.8 acre site located at the south corner of Piney River Drive and McWhinney Blvd. The property is also bounded the Greeley Loveland Canal on the north side and by the Greeley waterline easement running through the south portion of the property. The topography is sloped with drainage to the south to a detention pond at the south corner of the site.

The property is under the development standards that pertain to the Rocky Mountain Village Eleventh Subdivision, a part of the Centerra Development.

Vehicular access to the parking lot and for returning apparatus will continue via the existing parking lot accessed from McWhinney Blvd. Access onto Piney River Drive will continue to be constrained to emergency response only. The City of Loveland TDR staff has indicated that this project will not require a traffic impact study.

Water and sewer services are provided by the City of Loveland. A 16" water service main is located in Piney River Drive. A 6" water line stubs into the site for fire service, and a 1" domestic water line taps off of this line. A 10" sanitary sewer main is located in Piney River Drive with a 4" sanitary line to the main. Existing water taps consist of a 1" domestic tap, a separate tap for the automatic sprinkler service and multiple taps for irrigation. Two fire hydrants are in place at the west corner of the site and near the southeast corner. The City of Loveland Light and Power Utility provides electrical service. Gas service is provided by The Public Service Company.

Parking will remain in the current configuration with four existing parking stalls being removed to accommodate the building addition at the east end of the new living quarters. Parking spaces currently shown on the Final Development Plan but not yet built will be added for a total of (28) spaces. The existing sidewalk connection to the trail along the Greeley Loveland Irrigation Canal will be removed and replaced with a new connection to the east of the existing one. New sidewalk connections and handicap ramps will be constructed for access to the new addition. There will be no improvements to public sidewalks, curb and gutter and street surfaces at Piney River Drive and McWhinney Blvd.

Site grading has been prepared for the new additions to the site. The impact to the site is minimal and the existing drainage patterns of the site will be maintained. Erosion Control plans and details have been prepared to address sediment and erosion control during the construction process. The applicant and/or contractor will need to apply for a City Stormwater permit prior to construction. A Colorado state stormwater permit will not be necessary because the extent of the construction is less than one acre.

There will be a small amount of grading (fill material) necessary in the City of Greeley's waterline easement that runs south of the new building addition. The plans have been forwarded to Sylvia Ybarra at the City of Greeley for their internal review. It is not expected that they will have any concern over the limited grading that is shown in there easement.

#### Drainage Analysis

The proposed building addition and parking lot expansion will increase the imperviousness of the site. As per City of Loveland requirements and discussions with the City's Stormwater staff a drainage analysis of the site was required.

The existing on site detention pond was surveyed and analyzed to determine available storage volume. An analysis determined that the detention pond is adequately sized for the proposed improvements and no new drainage or detention pond improvements will be required with this project.

A formal drainage letter outlining more of the details of this was prepared by Blue Sky Engineering on 2/13/2012 and submitted to the City of Loveland on 2/14/2012.

### **Landscaping Overview**

The approach to the landscape plan for the station will be limited. Existing softscape improvements elsewhere on the site would be left as currently exist. In new planting areas the plan will use low water or xeric plantings, direct timed watering such as drip irrigation, a minimum of 3" of organic mulch and water retaining polymers in the foundation planting beds. The landscape design will maximize seasonal interest through the selection of plants with more than one season of interest.

### **Architectural Overview**

The new fire station will accommodate two fire fighting companies. With the proposed addition, the building will consist of 2,700 s.f. of new space that will include a new training room, (4) sleeping quarter spaces with bathrooms, expanded office space, storage and mechanical space. Existing sleeping quarters, kitchen and dining, and most of the support spaces will remain unchanged. The Dayroom will have very minor modifications for new internal circulation the existing training room will be converted to office space and the current office will be enlarged and converted to exercise space. The existing exercise space will be converted to bunker gear storage. The apparatus bay area will remain unchanged with the exception of adding an overhead door to make a second drive-through bay. The existing bunker gear area will be converted to SCBA usage. The mezzanine level will remain storage space.

- At this phase, building elements are to be very similar to the existing construction, and are anticipated to be as follows:
- Exterior Walls: Wood stud walls with brick veneer at the addition including cavity and continuous insulation for improved thermal performance.
- Floor Systems: Concrete slab-on-grade with rigid insulation below at the exterior wall perimeter.
- Roof Systems: Asphalt shingles on plywood deck on wood trusses with improved blown-in insulation in the addition.
- Interior Partitions: Wood stud with gypsum board throughout.

- Glazing: Window units will be insulative, fiberglass sash units to reduce thermal conductivity. Some overhead tubular skylighting will be added to the renovated office area as well as a borrowed lite to the bay area to provide daylighting to this interior space.

# ROCKY MOUNTAIN VILLAGE ELEVENTH SUBDIVISION BEING A PRELIMINARY/FINAL DEVELOPMENT PLAN AMENDMENT/SITE DEVELOPMENT PLAN

LOT 1, BLOCK 1 ROCKY MOUNTAIN VILLAGE ELEVENTH SUBDIVISION  
INDEX TO DRAWINGS OWNER'S CERTIFICATION

## APPROVALS

Applicant  
City of Loveland  
231 S. Lewis Street  
Loveland, CO 80537  
Phone: 970.503.2005  
Fax: 970.503.2005

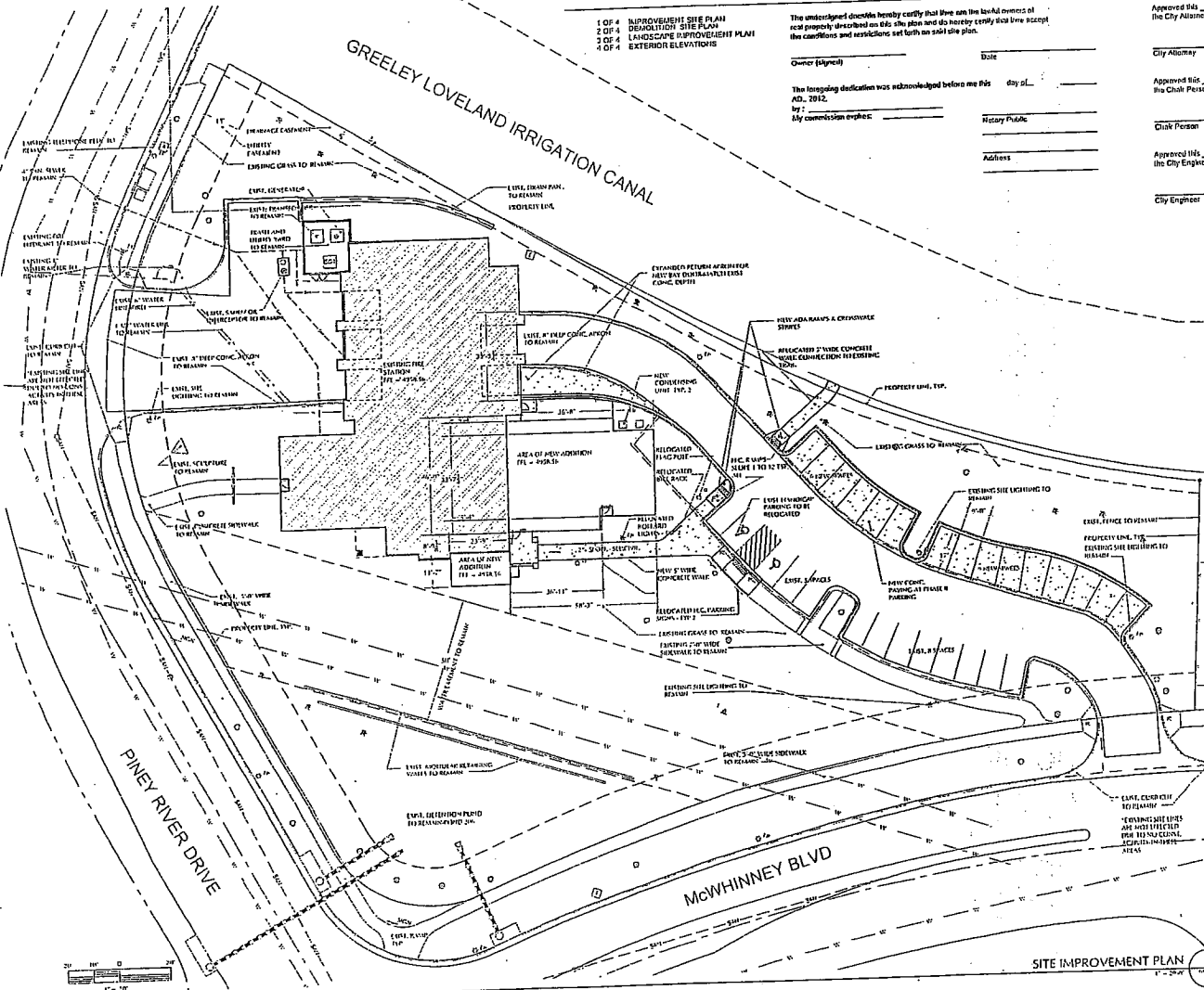
Architect  
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Fax: 970.503.2005

Landscaping  
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**Narrative: Fire Rescue Authority Station #6 Expansion & Remodel**

The Fire Rescue Authority's Station #6 was constructed in 1988 as a four-story building. The building is located at the intersection of Piney River Drive and McWhinney Blvd. The building is currently used as a fire station and a fire engine house. The building is in need of expansion and remodeling. The proposed expansion and remodeling will include the addition of a new fire engine house, a new fire engine bay, and a new fire engine storage area. The proposed expansion and remodeling will also include the addition of a new fire engine bay, a new fire engine storage area, and a new fire engine storage area. The proposed expansion and remodeling will also include the addition of a new fire engine bay, a new fire engine storage area, and a new fire engine storage area.

**Site Information**

The site is located at the intersection of Piney River Drive and McWhinney Blvd. The site is currently used as a fire station and a fire engine house. The site is in need of expansion and remodeling. The proposed expansion and remodeling will include the addition of a new fire engine house, a new fire engine bay, and a new fire engine storage area. The proposed expansion and remodeling will also include the addition of a new fire engine bay, a new fire engine storage area, and a new fire engine storage area. The proposed expansion and remodeling will also include the addition of a new fire engine bay, a new fire engine storage area, and a new fire engine storage area.

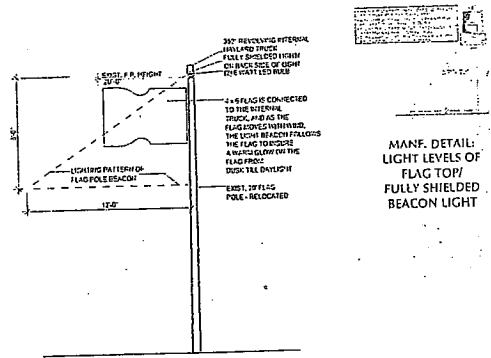
**Proposed Improvements**

The proposed improvements include the addition of a new fire engine house, a new fire engine bay, and a new fire engine storage area. The proposed improvements will also include the addition of a new fire engine bay, a new fire engine storage area, and a new fire engine storage area. The proposed improvements will also include the addition of a new fire engine bay, a new fire engine storage area, and a new fire engine storage area.

**Conclusion**

The proposed expansion and remodeling of Fire Rescue Authority Station #6 is a necessary and beneficial project. The proposed expansion and remodeling will provide the Fire Rescue Authority with the facilities and equipment needed to provide the highest quality fire and rescue services to the community. The proposed expansion and remodeling will also provide the Fire Rescue Authority with the facilities and equipment needed to provide the highest quality fire and rescue services to the community.

ATTACHMENT 3



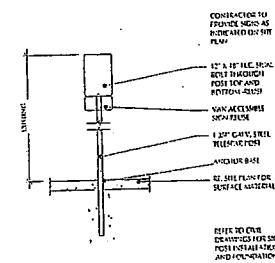
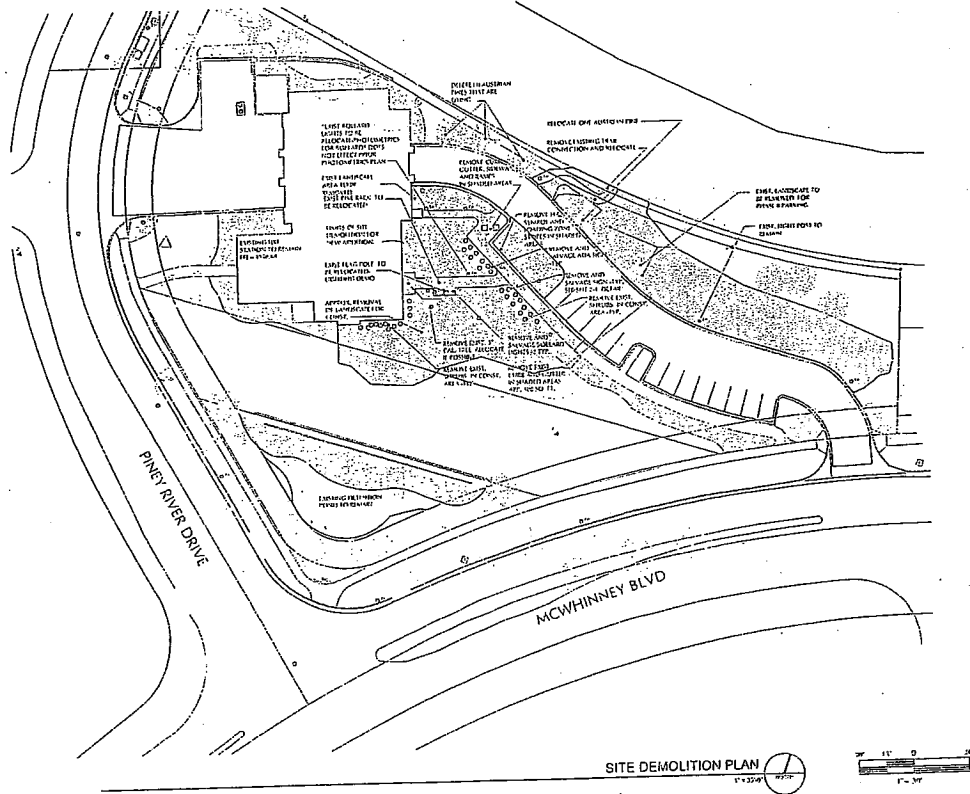
LIGHT PATTERN DETAIL OF FLAG POLE W/ BEACON LIGHT

Land Use Information Table

Category	Area Sq. Ft.	Area Sq. Yds.	% of Total	Area Sq. Ft.	Area Sq. Yds.	% of Total
Open	12,000	275	100%	12,000	275	100%
Building	12,000	275	100%	12,000	275	100%
Other	12,000	275	100%	12,000	275	100%
Total	12,000	275	100%	12,000	275	100%

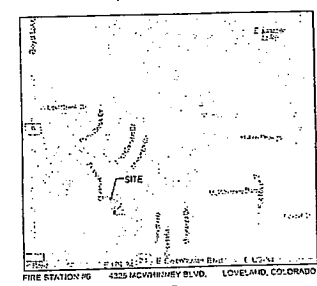
Building Data

Category	Area Sq. Ft.	Area Sq. Yds.	% of Total	Area Sq. Ft.	Area Sq. Yds.	% of Total
Open	12,000	275	100%	12,000	275	100%
Building	12,000	275	100%	12,000	275	100%
Other	12,000	275	100%	12,000	275	100%
Total	12,000	275	100%	12,000	275	100%



EXISTING SIGN POST RELOCATED - 1

VICINITY MAP



Billboard  
Group

Applicant  
City of Loveland  
Loveland Fire Station #6  
Department  
301 S. 1st Street  
Loveland, CO 80538  
Phone: 970.225.3535  
Fax: 970.225.3535

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Fort Collins, CO 80526  
Phone: 970.225.3535  
Fax: 970.225.3535

Structural  
201 Company, Inc.  
221 S. 1st Street  
Fort Collins, CO 80526  
Phone: 970.225.3535  
Fax: 970.225.3535

Mechanical & Plumbing  
All American, Inc.  
5021 W. 1st Street  
Fort Collins, CO 80526  
Phone: 970.225.3535  
Fax: 970.225.3535

Electrical  
All American, Inc.  
5021 W. 1st Street  
Fort Collins, CO 80526  
Phone: 970.225.3535  
Fax: 970.225.3535

Civil  
David M. Smith, Inc.  
221 S. 1st Street  
Fort Collins, CO 80526  
Phone: 970.225.3535  
Fax: 970.225.3535

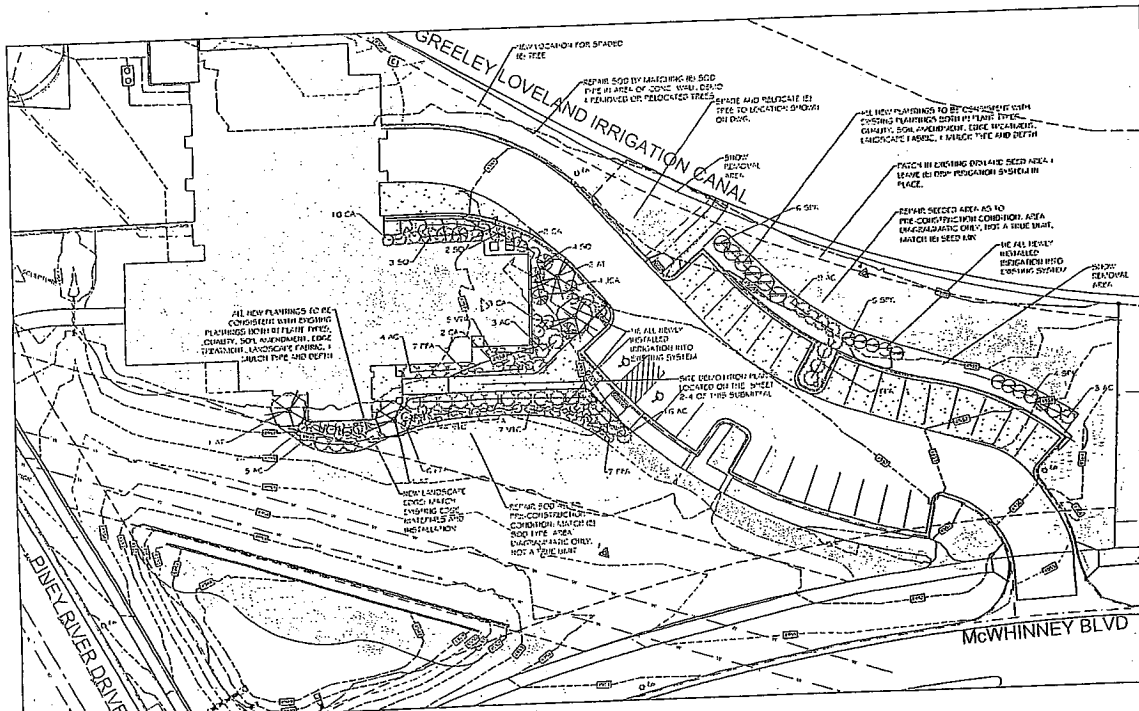
Landscaping  
David M. Smith, Inc.  
221 S. 1st Street  
Fort Collins, CO 80526  
Phone: 970.225.3535  
Fax: 970.225.3535

Loveland Fire  
Station #6  
301 S. 1st Street  
Fort Collins, CO 80526  
Phone: 970.225.3535  
Fax: 970.225.3535

Item	Qty	Unit	Price	Total
Signpost	1	Each	1,000.00	1,000.00
Sign	1	Sq. Ft.	1,000.00	1,000.00
Foundation	1	Sq. Ft.	1,000.00	1,000.00
Paint	1	Gal.	1,000.00	1,000.00
Hardware	1	Each	1,000.00	1,000.00
Signpost	1	Each	1,000.00	1,000.00
Sign	1	Sq. Ft.	1,000.00	1,000.00
Foundation	1	Sq. Ft.	1,000.00	1,000.00
Paint	1	Gal.	1,000.00	1,000.00
Hardware	1	Each	1,000.00	1,000.00

Project: 15000  
Location: 15000  
Address: 15000  
Phone: 15000  
Fax: 15000



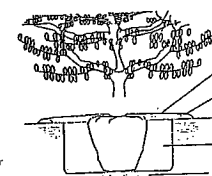
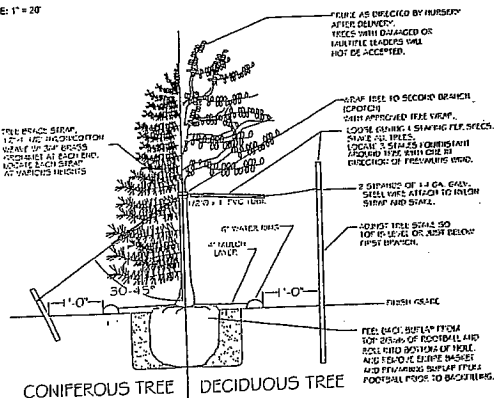
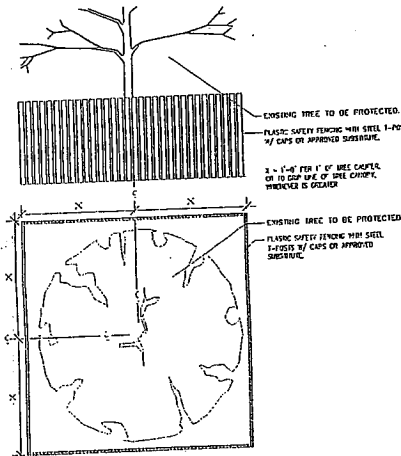


# PLANT LIST

SYMBOL	QTY	COMMON NAME	SIZE/PLANTING	LANDSCAPE HEIGHT & SPREAD
1	4	PLANTING SPECIES	2.2' TALL	10' x 10'
2	1	PLANTING SPECIES	2.2' TALL	10' x 10'
3	1	PLANTING SPECIES	2.2' TALL	10' x 10'
4	1	PLANTING SPECIES	2.2' TALL	10' x 10'
5	1	PLANTING SPECIES	2.2' TALL	10' x 10'
6	1	PLANTING SPECIES	2.2' TALL	10' x 10'
7	1	PLANTING SPECIES	2.2' TALL	10' x 10'
8	1	PLANTING SPECIES	2.2' TALL	10' x 10'
9	1	PLANTING SPECIES	2.2' TALL	10' x 10'
10	1	PLANTING SPECIES	2.2' TALL	10' x 10'
11	1	PLANTING SPECIES	2.2' TALL	10' x 10'
12	1	PLANTING SPECIES	2.2' TALL	10' x 10'
13	1	PLANTING SPECIES	2.2' TALL	10' x 10'
14	1	PLANTING SPECIES	2.2' TALL	10' x 10'
15	1	PLANTING SPECIES	2.2' TALL	10' x 10'
16	1	PLANTING SPECIES	2.2' TALL	10' x 10'
17	1	PLANTING SPECIES	2.2' TALL	10' x 10'
18	1	PLANTING SPECIES	2.2' TALL	10' x 10'
19	1	PLANTING SPECIES	2.2' TALL	10' x 10'
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23	1	PLANTING SPECIES	2.2' TALL	10' x 10'
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26	1	PLANTING SPECIES	2.2' TALL	10' x 10'
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97	1	PLANTING SPECIES	2.2' TALL	10' x 10'
98	1	PLANTING SPECIES	2.2' TALL	10' x 10'
99	1	PLANTING SPECIES	2.2' TALL	10' x 10'
100	1	PLANTING SPECIES	2.2' TALL	10' x 10'

## LANDSCAPE NOTES

1. LANDSCAPE CHANGES IN PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUALITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED LANDSCAPE PLANS. ANY CHANGES TO PLANT SPECIES MUST BE APPROVED BY THE CITY OF GREELEY.
2. PLANT LOCATIONS SHOWN ON THE PLANS ARE DIAGNOSTIC. CONTRACTOR SHALL LOCATE ALL PLANT MATERIAL UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GREELEY PLANTING SPECIFICATIONS. PLANT LOCATIONS DO NOT RELEASE THE CONTRACTOR FROM LIABILITY OF DAMAGE TO UTILITIES, STRUCTURES OR PERSONS ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING REMOVAL FROM THE SITE WHICH WILL TAKE PLACE AFTER THE PLANTS ARE INSTALLED.
3. ALL TREES SHALL MEET THE CITY OF LOVELAND LAND USE CODE STANDARDS FOR SIZE.
4. CONTRACTOR SHALL MINIMIZE DISTURBANCE ON HIGH-IMPACTED AREAS.
5. ALL SHRUB BEDS TO RECEIVE 4" OF RED CEDARS LAUNCH. INDIVIDUAL TREES IN 500 TO ALSO RECEIVE WOOD MULCH. CONTRACTOR SHALL INSTALL CHIFFER LAUNCH TO A MINIMUM DEPTH OF FOUR (4) INCHES OVER ALL PLANTING BED AREAS.
6. SOIL OF 500 AREAS AND BED AREAS SHALL BE AMENDED WITH THREE (3) CUBIC YARDS OF COMPOST FOR ONE THOUSAND (1,000) SQUARE FEET. COMPOST SHALL BE INCORPORATED INTO THE SOILS TO A DEPTH OF EIGHT (8) INCHES IN JUST 500 AREAS AND BETWEEN (10) INCHES IN BEDS.
7. PRIOR TO SEEDING OR PLACING SOIL, THE CONTRACTOR SHALL PREPARE THE SURFACE AS INDICATED IN THE SPECIFICATIONS, REMOVING ALL DEBRIS HAVING A DIMENSION GREATER THAN 2" INCH, AS WELL AS ALL EARTH CLODS, LUMPS, AND DISTURBED SOIL. ANY DEBRIS BROUGHT TO THE SURFACE DURING CULTIVATION SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR.
8. NO SUB STANDARD SOILS SHALL BE USED IN ANY AREAS AS TOPSOIL. ALL AMENDMENTS MUST MEET THE STRICT DEFINITIONS SET FORTH IN THE SPECIFICATIONS. NO SUBSTANDARD FILL SHALL BE PLACED IN AREAS TO BE PLANTED. ANY SUBSTANDARD SOILS PLACED IN PLANTING AREAS SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
9. ALL TREES PLANTED OUTSIDE OF PLANTING BEDS SHALL BE MAINTAINED FOR AN AREA OF FOUR (4) FEET IN DIAMETER AROUND THE TRUNK TO A DEPTH OF FOUR (4) INCHES WITH CHIFFER LAUNCH. TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 8' TO WATER, STORM SEWER & SEWER SERVICE LINES. STREET TREES SHALL HAVE A MINIMUM SEPARATION OF 4' TO GAS LINES AND ELECTRICAL LINES.
10. ALL PLANT MATERIAL SHALL BE TRUE TO TYPE, SIZE, SPECIES, AND QUANTITY. FREE OF BURN, BROKEN ROOTBALLS, FEELS AND DISEASE AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE AMERICAN STANDARD FOR NURSERY STOCK GRADE #1.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP AND ETHICS SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE HANDBOOK FOR LANDSCAPE CONTRACTORS PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. ALL TREES TO BE BALLED AND BURLAPPED, UNLESS OTHERWISE APPROVED BY CITY OF LOVELAND STAFF. ALL CONTAINERS, WIRE AND ROPE SHALL BE REMOVED FROM THE ROOTBALL PRIOR TO PLANTING. BURLAP SHALL BE REMOVED FROM THE TOP ONE THIRD OF THE ROOTBALL BEFORE PLANTING.
13. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF AND PROTECT ALL UTILITIES AND STRUCTURE PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
14. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITIES SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF DIRT AND DEBRIS STIRRED UP ON ANY PAVED SURFACE AND PLANTER BEDS.
16. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY HAND, OR ONE OF OTHER SATISFACTORY METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
17. ALL EXISTING PLANTINGS, INCLUDING BUT NOT LIMITED TO 500 AREAS, THAT ARE DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL PRE-CONSTRUCTION CONDITION AT NO EXPENSE TO THE OWNER, AREAS ON THE DRAWING INDICATING POSSIBLE PLACES WHERE THIS WORK MAY BE REQUIRED ARE DIAGNOSTIC ONLY.
18. EXISTING UNDERGROUND IRRIGATION SYSTEM SHALL BE REPAIRED AND EXTENDED AS NEEDED TO PROVIDE ADEQUATE WATER TO ALL NEW PLANTINGS.
19. PLANT & IRRIGATION INSPECTIONS SHALL BE PERFORMED BY FIELD STAFF IN ACCORDANCE WITH SPECIFICATIONS. ALL TREES AND SHRUBS MUST BE INSPECTED PRIOR TO PLANTING AND IRRIGATION INSPECTED PRIOR TO BACKFILL.
20. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE (1) WEEK PRIOR TO BEGINNING CONSTRUCTION.
21. REVIEW & APPROVAL BY THE LOVELAND CITY REPRESENTATIVE, DAVID BOWELL, OR ANY REQUIRED LANDSCAPE IRRIGATION SYSTEM IS REQUIRED PRIOR TO BEGINNING OF A BUILDING PERMIT.



**CITY OF GREELEY**

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

WATER/SEWER DIRECTOR

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PERMITTEE IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.

IF YOU ARE OUTSIDE - CALL 1-800-922-1987  
CALL 1-800-922-1987  
CALL 1-800-922-1987

USE  
Dotted Lines  
Group

**Applicant**  
City of Greeley  
1500 1st Ave. S.  
Greeley, CO 80639  
Phone: 970.338.2547  
Fax: 970.338.2547

**Architect**  
David & Sharon Green, LLC  
311 1st Ave. S.  
Greeley, CO 80639  
Phone: 970.338.2547  
Fax: 970.338.2547

**Structural**  
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