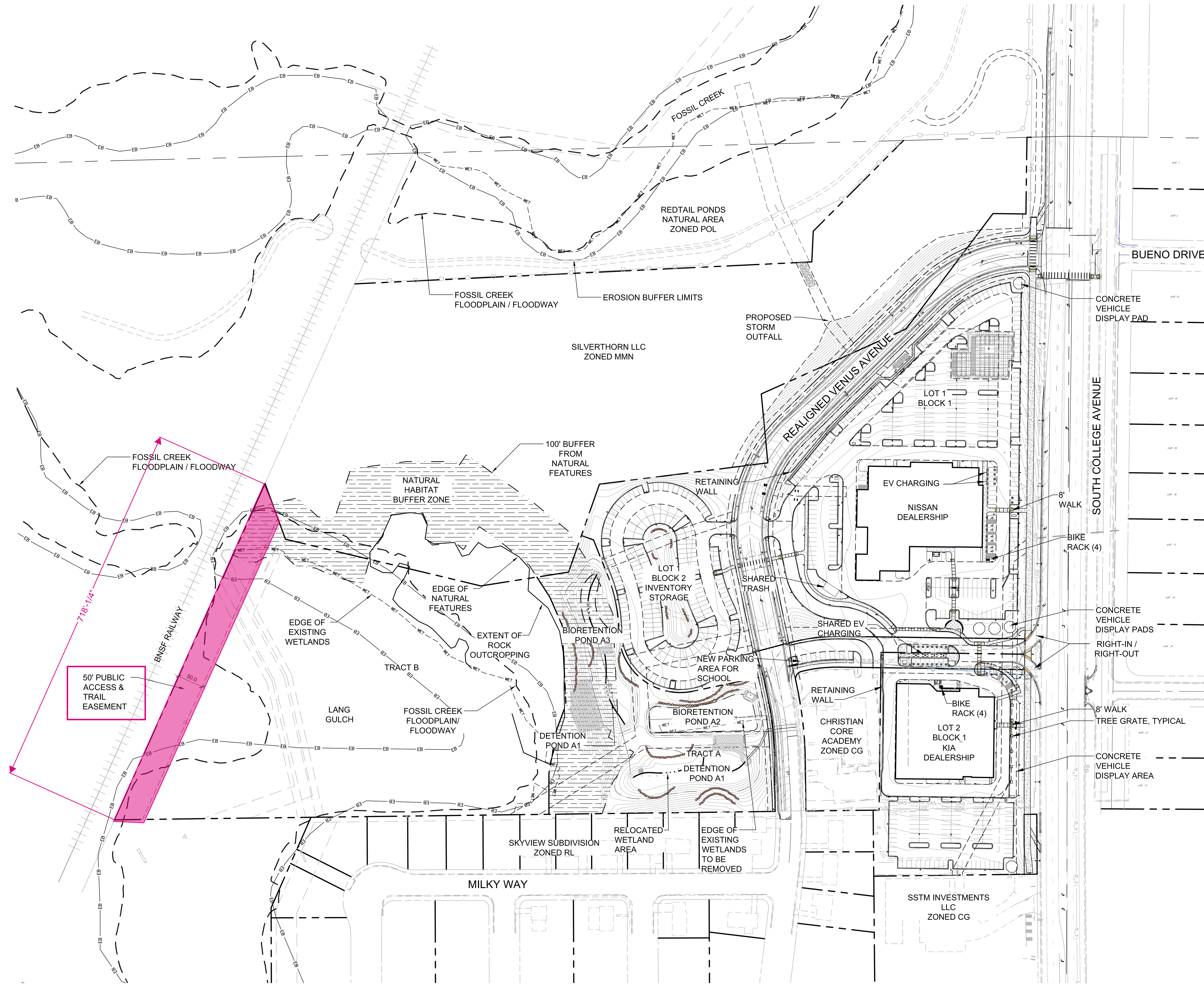


**FORT COLLINS
NISSAN-KIA**

**WWW
PROPERTIES
LLC**

1005 Ken Pratt Boulevard
Longmont, CO 80501-6330



R.O.W. Note:

THIS PLAN SET HAS BEEN CREATED ASSUMING THE FUTURE VACATION OF CRESTRIDGE DRIVE PUBLIC RIGHT-OF-WAY. IT IS UNDERSTOOD THAT THE VACATION OF THE RIGHT-OF-WAY CANNOT BE FINALIZED AND RECORDED UNTIL VENUS AVENUE HAS BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OF FORT COLLINS.

NHBZ Legend:

AMOUNT OF BUFFER REQUIRED = 138,026 S.F.
AMOUNT OF BUFFER PROVIDED = 138,026 S.F.
MINIMUM BUFFER WIDTH = 100'
MAXIMUM BUFFER WIDTH = 185'
AVERAGE BUFFER WIDTH = 118'

Legend:

- RIGHT OF WAY
- PROPERTY BOUNDARY
- EDGE OF NATURAL FEATURES
- NHBZ BOUNDARY
- EROSION BUFFER LIMITS
- EDGE OF EXISTING WETLANDS
- FOSSIL CREEK FLOODPLAIN / FLOODWAY

Note:

THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

REVISIONS DATE

REVISIONS	DATE
CITY COMMENTS	09.14.22
CITY COMMENTS	10.17.22
MYLAR SET	02.20.23

DATE

August 3, 2022

SHEET TITLE

Overall Site Plan

SHEET INFORMATION

