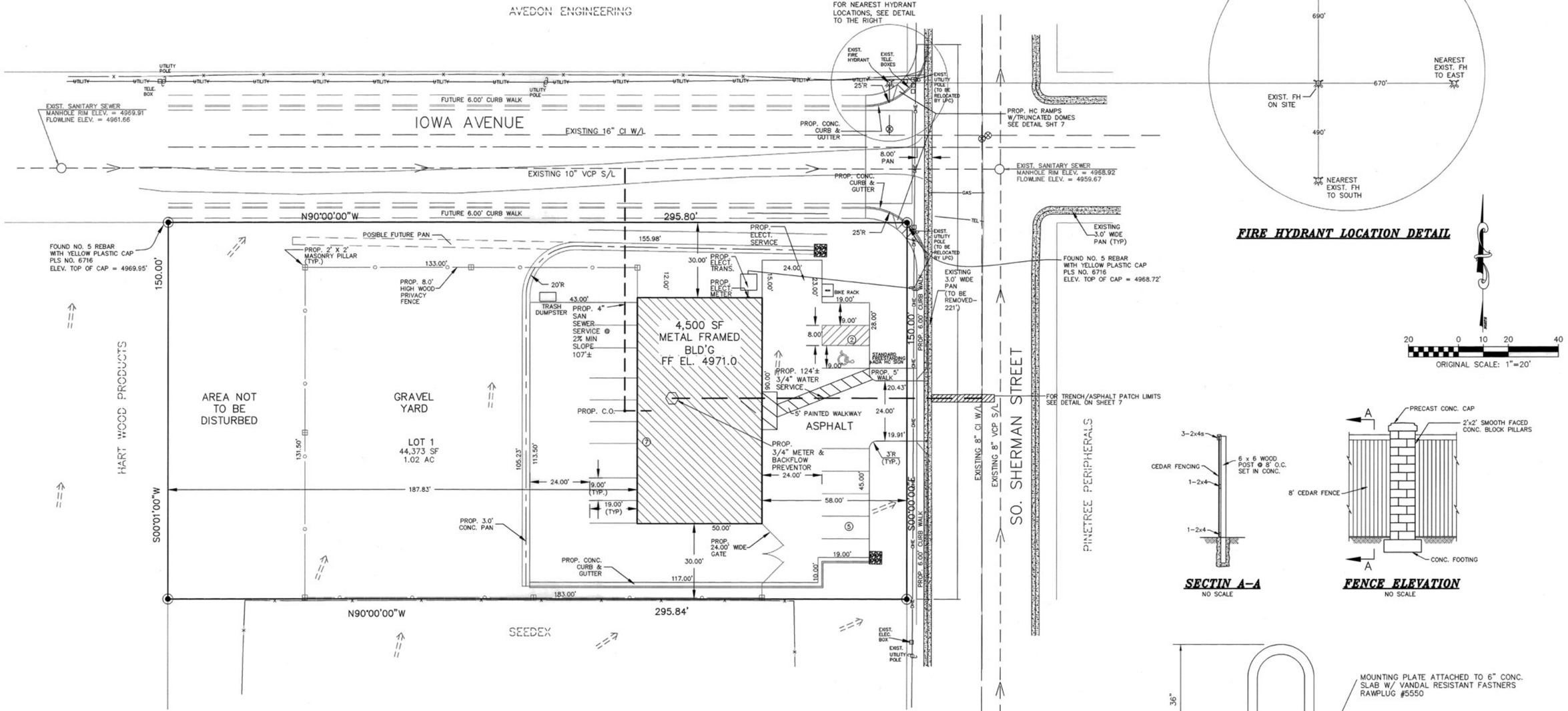


FIRE HYDRANT LOCATION DETAIL

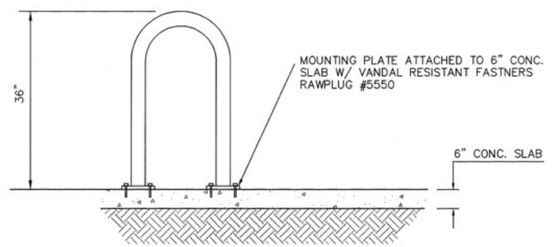
FIRE FLOW INFORMATION	
AVAILABLE FIRE FLOW	GPM
I.F.C. APPENDIX IIIB	
CONSTRUCTION TYPE	
NFPA FIRE SPRINKLER TYPE	N/A
FIRE AREA	3600 S.F.
FIRE FLOW REQUIRED	GPM
I.F.C. APPENDIX IIIB	
MINIMUM NUMBER OF HYDRANTS	
AVERAGE SPACING	FT.
MAXIMUM SPACING	FT.

FENCING NOTES

1. PRIOR TO INSTALLATION OF THE FENCE, A PERMIT SHALL BE OBTAINED THROUGH THE CITY OF LONGMONT BUILDING INSPECTION DIVISION.
2. NO SHORT-TERM STORAGE (30 DAYS OR LESS) OF INOPERABLE VEHICLES IN CONJUNCTION WITH THE TOWING AND/OR MOTOR VEHICLE REPAIR USE SHALL BE ALLOWED UNTIL FENCING IS INSTALLED PER THE PLAN.
3. SHORT TERM STORAGE (30 DAYS OR LESS) OF INOPERABLE VEHICLES IN CONJUNCTION WITH THE TOWING AND/OR MOTOR VEHICLE REPAIR USE SHALL NOT PROJECT ABOVE THE FENCE USED TO SCREEN THE VEHICLES. EXCEPT FOR SHORT TERM VEHICLE STORAGE, NO OTHER TYPE OF OUTDOOR STORAGE USE SHALL BE ALLOWED.
4. THE OWNERSHIP AND MAINTENANCE OF ALL ON-SITE FENCING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL CONTINUALLY PERFORM MAINTENANCE AND REPAIR WORK, AT THEIR EXPENSE WHEN WARRANTED OR NEEDED, TO ASSURE PROPER COMPLIANCE WITH THE CITY OF LONGMONT SCREENING STANDARDS FOR OUTDOOR STORAGE.

SECTIN A-A
NO SCALE

FENCE ELEVATION
NO SCALE



EXIST. SANITARY SEWER MANHOLE RIM ELEV. = 4970.33 FLOWLINE ELEV. = 4961.48

BICYCLE STORAGE RACK DETAIL
NO SCALE

UTILITY NOTES:

1. ALL WATER AND SEWER WORK SHALL BE INSTALLED PER THE CITY OF LONGMONT'S STANDARDS.
2. THE SANITARY SEWER TAP SHALL BE INSTALLED ABOVE THE MIDLINE OF THE EXISTING MAIN.
3. THE WATER METER SHALL REQUIRE A REMOTE READOUT AND MUST BE ACCESSIBLE TO CITY OF LONGMONT PERSONNEL DURING NORMAL BUSINESS HOURS.
4. THE IRRIGATION SUPPLY WILL COME FROM INSIDE THE BUILDING DOWN STREAM OF THE METER AND SHALL HAVE A SEPARATE IRRIGATION BACKFLOW PREVENTION DEVICE.

CARA INVESTMENTS, LLC
CONDITIONAL USE SITE PLAN
LONGMONT, COLORADO

CONDITIONAL USE SITE PLAN
SITE/UTILITY PLAN

CARA INVESTMENTS, LLC

E. WAYNE WENTWORTH, P.E.
CIVIL ENGINEERING DESIGN
202 MAIN STREET, SUITE 3
LONGMONT, COLORADO 80501
PHONE (303) 772-1177
FAX (303) 772-8553 CELLULAR (303) 775-7962

REVISIONS	
DATE	BY
12/14/06	EWW
2/01/07	EWW

LOOMIS-02.DWG	DATE	SCALE	JOB NUMBER	SHEET	2	8
	7/20/06	NOTED	06.003.00			