

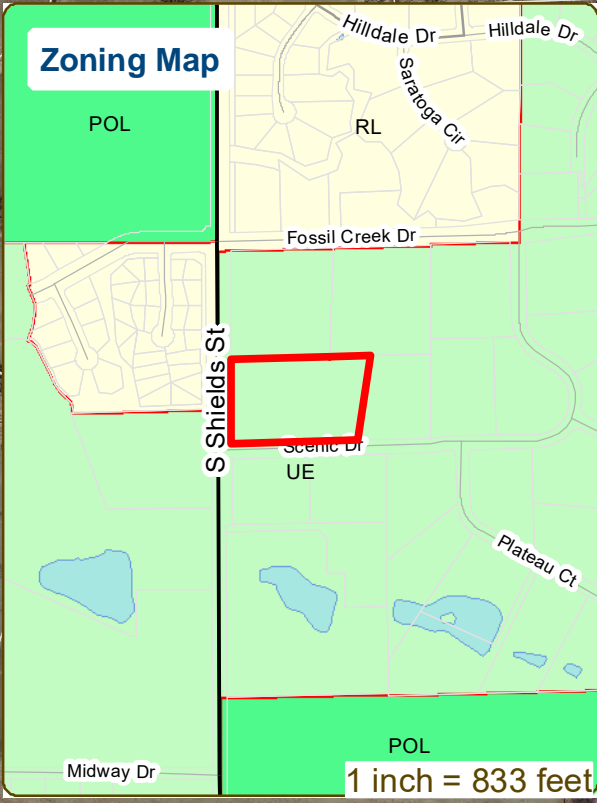
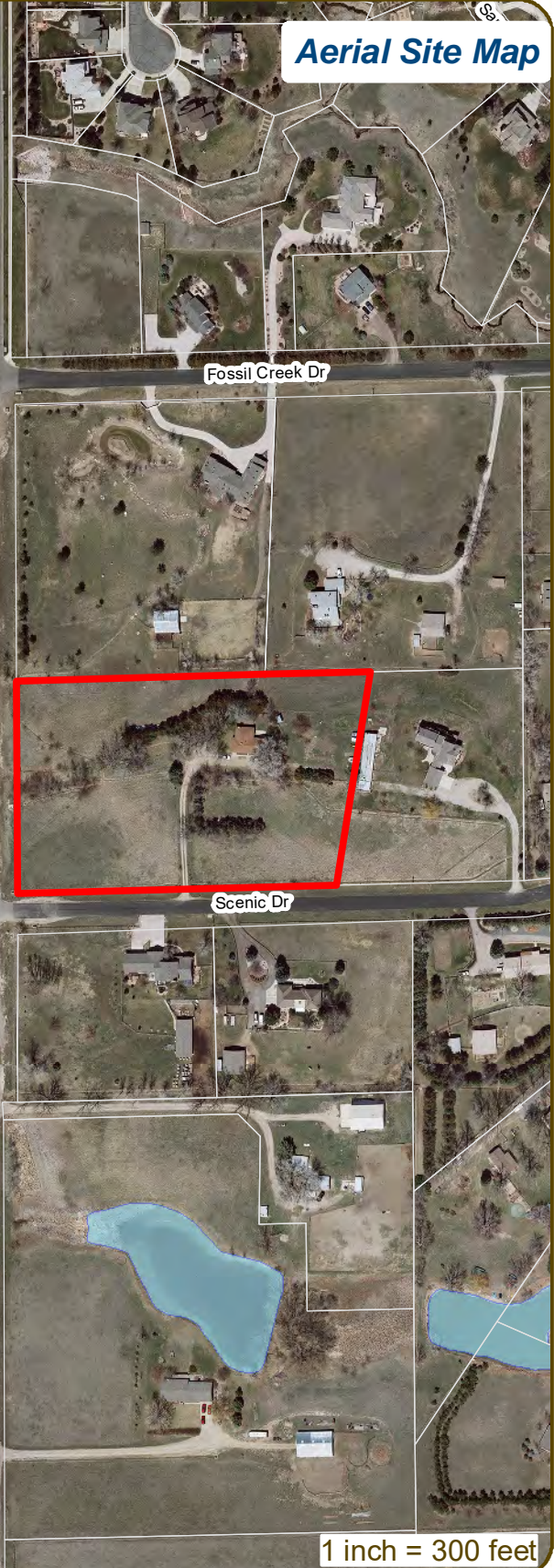
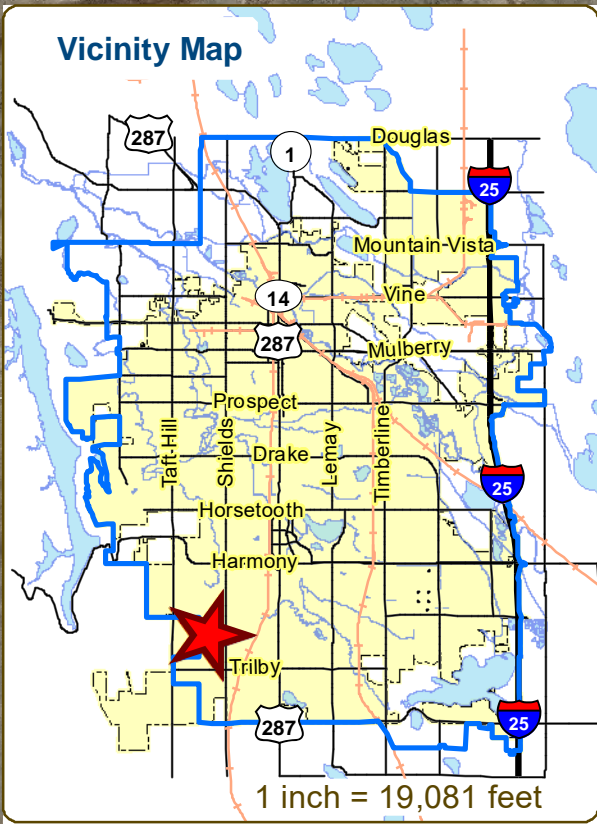
Conceptual Review Agenda

Schedule for 3/07/19
281 Conference Room A

Thursday, March 7, 2019

Time	Project Name	Applicant Info	Project Description		
9:30	Nittman Property	Matt Rankin 970-224-0630	This is a request to build a second single-family detached dwelling at 1000 Scenic Dr (parcel #9611209701). Access is taken from Scenic Dr to the south. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) Review.	Planner	Shawna Van Zee
	Single-Family	matt@r4architects.com		DRC	Todd Sullivan
	CDR190018			Engineer	Marc Virata
10:15	Cross Development	Jeff Weeder 303-770-8884	This is a request to build a 13,000 sq ft vehicle minor repair facility (parcel #9601335001). Access is taken from Fossil Creek Parkway to the south. Additional access to the east will be provided via Snead Drive upon construction. The facility will provide 46 parking spaces on-site. The property is within the General Commercial (CG) zone district and is subject to Administrative (Type 1) Review.	Planner	Clay Frickey
	Vehicle Minor Repair	jeffweeder@gallowayus.com		DRC	Tenae Beane
	CDR190019			Engineer	Morgan Uhlman
11:00	405 Scott Ave	Carolyn Haddad 832-491-2003	This is a request to build a carriage house at 405 Scott Ave (parcel #9710425005). Access is taken from Scott Ave to the east and a rear alley to the west. The property is within the Neighborhood Conservation, Low Density (NCL) zone district and is subject to Administrative (Type 1) Review.	Planner	Kai Kleer
	Carriage House	t.carolyn.haddad@gmail.com		DRC	Brandy BH
	CDR1900020			Engineer	Katie Andrews

Nittman Property Single-Family Dwelling



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Cassy Moorhead, 970-286-1413, cassandre.moorhead@gmail.com (owner), _____

Matt Rankin, 970-224-0630, matt@r4architects.com (architect, r4 Architects) _____

Business Name (if applicable) _____

Your Mailing Address 226 Remington Street, Unit #3 Fort Collins, CO 80524 _____

Phone Number 970-224-0630 Email Address matt@r4architects.com _____

Site Address or Description (parcel # if no address) 1000 Scenic Dr, Fort Collins, CO 80526 _____

Description of Proposal (attach additional sheets if necessary) _____

Construction of a new single family residence on an existing lot in the U-E zoning district. _____

Proposed Use Single Family Residence Existing Use Single Family Residence _____

Total Building Square Footage 1,511 S.F. Number of Stories 1 Lot Dimensions Approx 377' x 575' (4.81 acres) _____

Age of any Existing Structures 1900 _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [X] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 2500-3000 SF. (new ranch style home.) 500-1000 SF (new concrete drive) S.F. _____

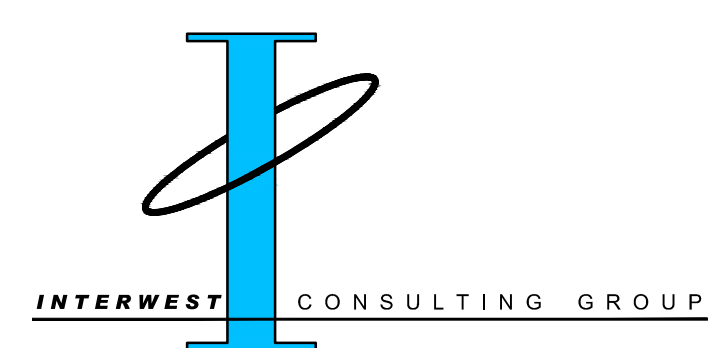
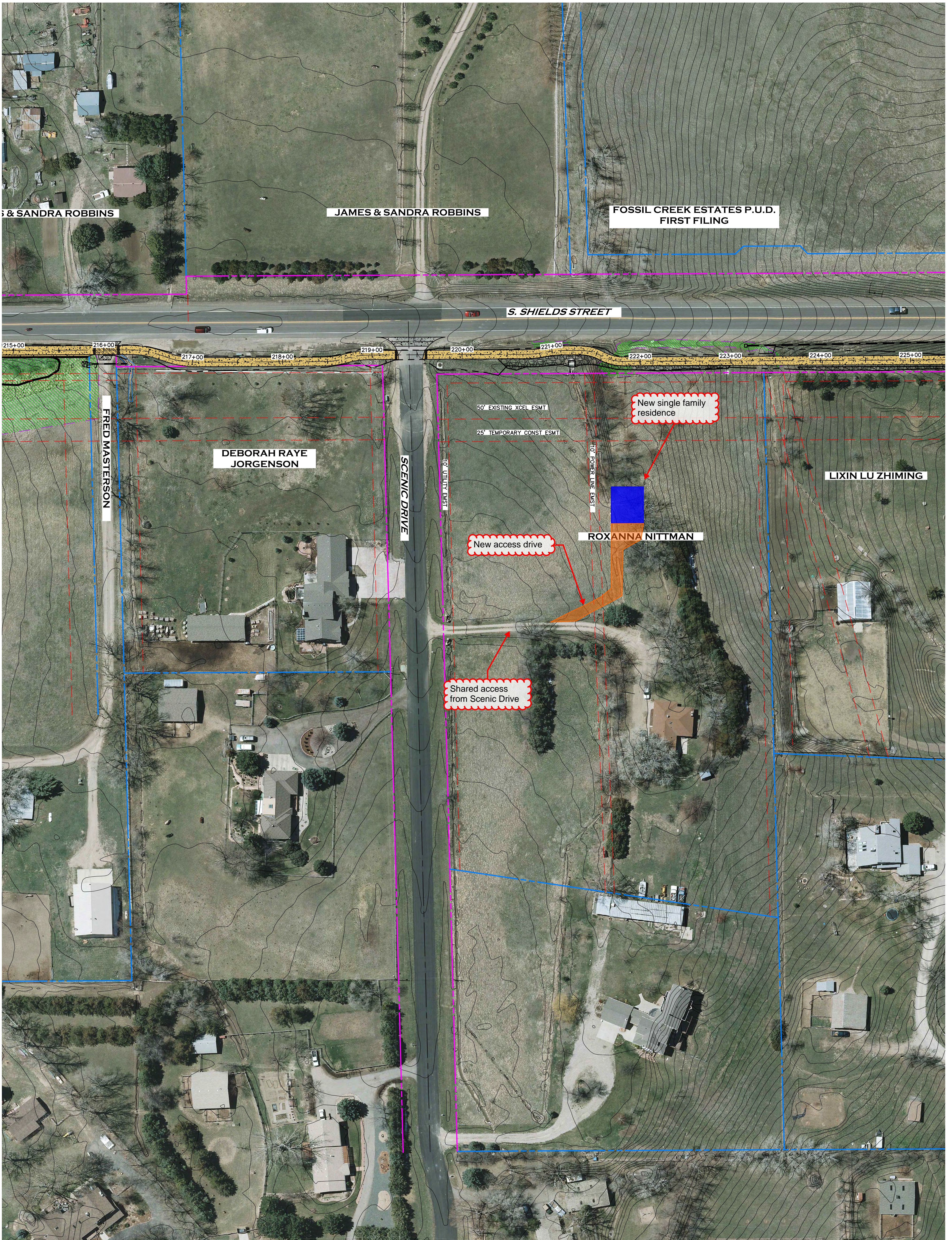
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:







Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

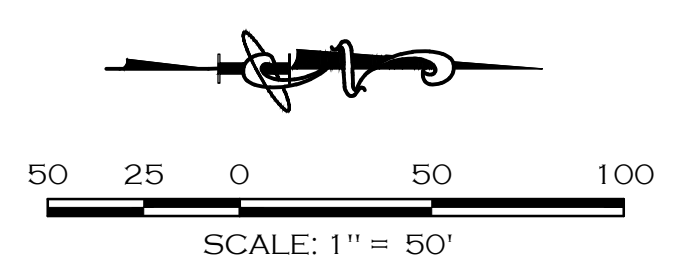
NITTMAN PROPERTY

SCALE: 1"=50'

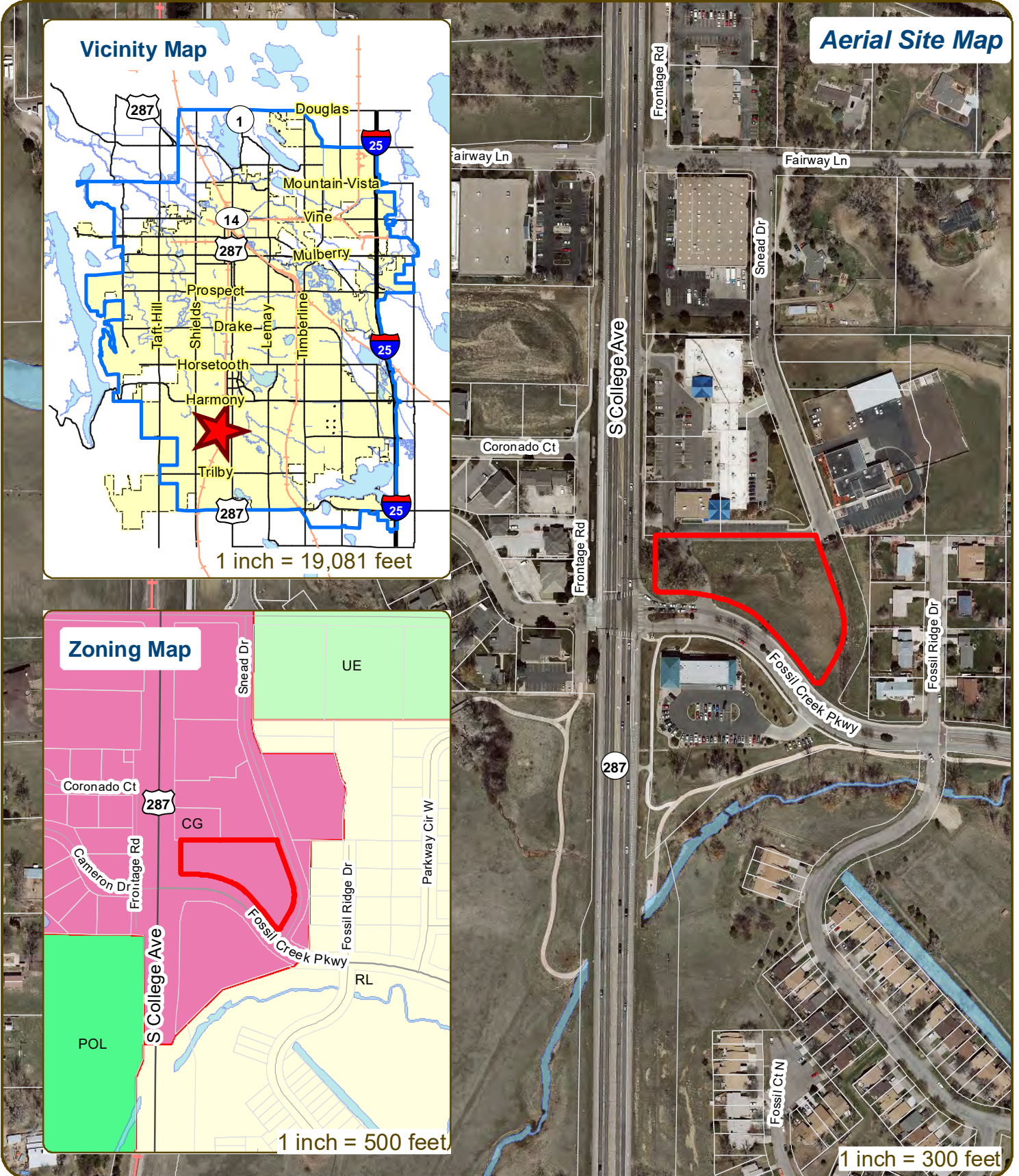


LEGEND

- | | | | |
|-------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------|-------------------|
|  | EXISTING EASEMENT |  | XCEL EASEMENT |
|  | EXISTING RIGHT-OF-WAY |  | PROPOSED TRAIL |
|  | EXISTING PROPERTY LINE |  | EXISTING WETLANDS |



Cross Development Vehicle Minor Repair Facility



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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use	Existing Use	
Total Building Square Footage	Number of Stories	Lot Dimensions

Age of any Existing Structures _____

Info available on Larimer County’s Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

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Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

February 5, 2019

City of Fort Collins
City Development Department
281 North College Avenue
Ft. Collins, CO 80524

Re: Cover Letter & Project Description
NEC of College Avenue and Fossil Creek Parkway
Lot 1, Discount Tire at Fossil Creek
Proposed Service First (Vehicle Minor Repair facility)

Dear Conceptual Review Team,

Thank you in advance for the taking the time to discuss and coordinate our proposed development. The site in discussion is generally located on the vacant parcel of land on the northeast corner of College Avenue and Fossil Creek Parkway. Per the online interactive maps, the site is currently zoned General Commercial and is located within the Discount Tire at Fossil Creek subdivision. A copy of an existing survey is included with this letter which indicates the lot size is 1.86 acres (~80,886 SF).

Cross Development is proposing construction of a ~13,000 gross square foot auto service center (~0.16 FAR), further categorized as a vehicle minor repair use. Proposed access to the facility is planned via a relocated RI/RO access to Fossil Creek Parkway, a full motion intersection at a newly constructed Snead Drive (public R.O.W.) and various internal access points to the existing development to the north of the vacant lot. The specific design will be determined upon further understanding of limitations imposed by the governing documents, city code, CDOT requirements or other any other governing bodies having jurisdiction. A concept site plan and concept building architecture has been provided with this letter. Please note that the building architecture that is being provided is intended to provide the city with some general understanding of the building architecture including expected roof line articulations and general exterior finishes.

During the conceptual review meeting, we hope to understand the city's position regarding the proposed development and the timeline required to obtain all approvals. We would like to review any other components crucial to future development and the staff's general position on the proposal.

Specifically, we would like to discuss the following:

- Process to obtain all permits for this use/site.
 - a. Confirmation that all processes are administrative.
- Drainage/Water Quality requirements/issues.
 - a. Expected handling of CDOT stormwater from the open swale along College Avenue.
- Confirmation of the authority having jurisdiction over the College Avenue R.O.W.



Cross Development - Service First Auto
Lot 1, Discount Tire at Fossil Creek Subdivision
February 5, 2019

- Confirmation of expected R.O.W. of Snead Drive (60' vs 72') and expected street section.
 - a. Will replatting be required because of any expected R.O.W. dedication?
- Location of Sanitary Sewer main(s) adjacent to this site.
 - a. Can the city provide utility maps, dry and wet, for the surrounding areas?
- Expected procedure for approval of development adjacent to any known (or anticipated) wetlands.
 - a. Can the swale that runs in the current Snead Drive R.O.W. be put into a pipe?
- Confirmation of landscape buffers on all street frontages as well as those that might be designed interior to the development.
- General discussion regarding the previous abandoned applications for this parcel.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,
Galloway & Company, Inc.
303-770-8884



Jeffrey K. Weeder, LEED AP
jeffweeder@gallowayus.com



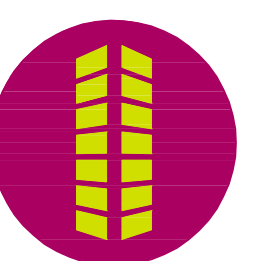
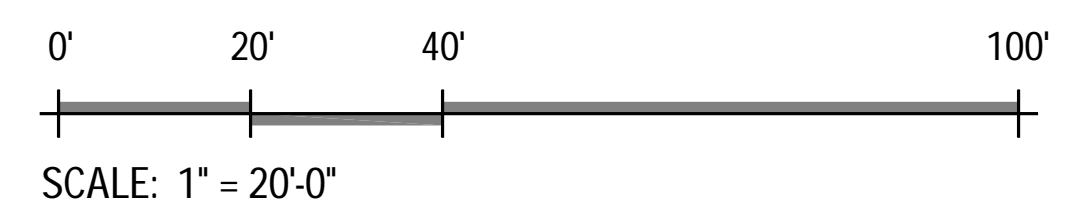
PARKING REQUIRED = 26
 PARKING PROVIDED = 46

LAYOUT C1

CONCEPTUAL SITE PLAN

Cross Development (CO, Ft. Collins - Hwy 287 & Fossil) This information is copyrighted by Galloway & Company, Inc. All rights reserved.

01.14.2019



ALTA/ACSM LAND TITLE SURVEY

For Lot 1 and Tract A, Discount Tire at Fossil Creek,
Situate in the Southwest Quarter of Section 1, Township 6 North, Range 69 West of the 6th P.M.,
City of Fort Collins, County of Larimer, State of Colorado

PROPERTY DESCRIPTION

Lot One and Tract A, Discount Tire at Fossil Creek, being a Replat of Commercial Envelopes A And B, Fossil Creek Meadows First Filing, County of Larimer, State of Colorado.
Said parcel contains 2.149 Acres, more or less.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Lot 1, Discount Tire at Fossil Creek, as bearing South 89°58'58" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 366.00 feet with all other bearings contained herein relative thereto.
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

SURVEYOR'S CERTIFICATE

To: Kenington Properties, LTD., a Colorado limited partnership
Christian Brothers Automotive Corporation, a Texas Corporation
Land Title Guarantee Company
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 6(b), 8, 11(d), 13 and 20 of Table A thereof. The field work was completed on May 5, 2015.

Date of Plat or Map: May 27, 2015

PRELIMINARY

Steven Parks - On Behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #35148

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon the Commitment Number F022320445, dated April 9, 2015 at 5:00 p.m., as prepared by Land Title Guarantee Company to delineate the aforesaid information.

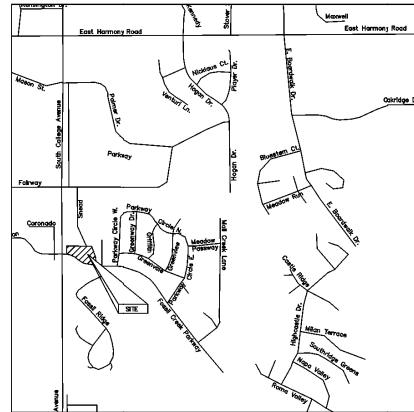
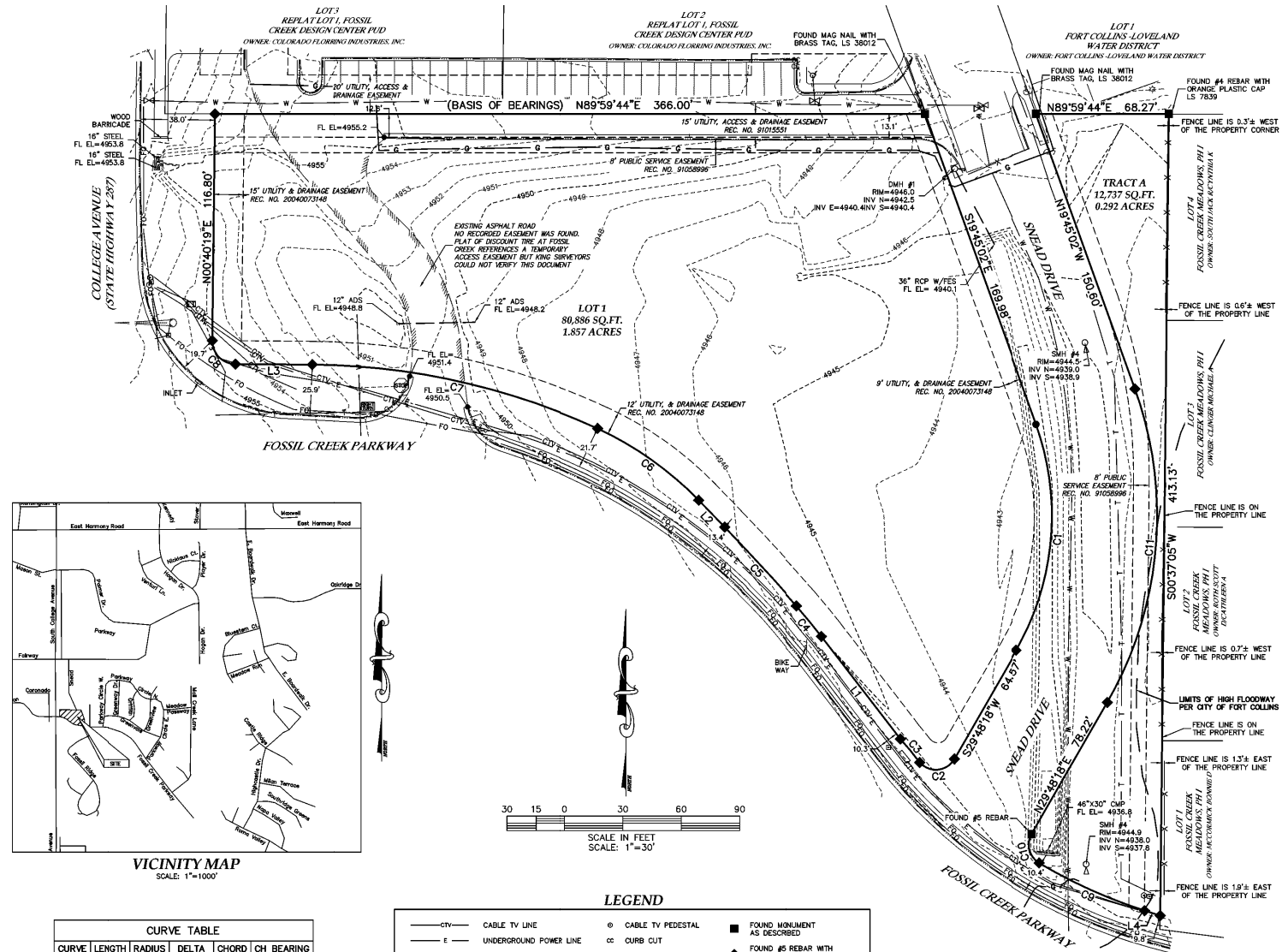
That this certificate does not extend to any unnamed parties or the successors and/or assigns of Kenington Properties, LTD., a Colorado limited partnership; Christian Brothers Automotive Corporation, a Texas Corporation; Land Title Guarantee Company and Old Republic National Title Insurance Company.

SCHEDULE B-2 EXCEPTIONS

- Reservations by the Union Pacific Railroad Company of:
 - All oil, coal and other minerals underlying subject property.
 - The exclusive right to prospect for, mine and remove oil, coal and other minerals, and
 - The right of ingress and egress and regress to prospect for, mine and remove oil, coal and other minerals, all as contained in deed recorded September 17, 1888, in Book 62 at Page 199. (NOT PLOTTABLE) (Location given is very general in nature)
- All oil, gas and other minerals and interests therein and easements with respect thereto as in patent recorded October 29, 1997, in Book 125, at Page 354. (NOT PLOTTABLE) (Location given is very general in nature)
- Right of way easement as granted to Poudre Valley Rural Electric Association, Inc., in instrument recorded March 2, 1973, in Book 1543, at Page 432. (NOT PLOTTABLE) (No Specified Location)
- Right of way easement as granted to Poudre Valley Rural Electric Association, Inc., in instrument recorded March 12, 1973, in Book 1544, at Page 655. (NOT PLOTTABLE) (No Specified Location)
- Right of way easement as granted to Poudre Valley Rural Electric Association, Inc., in instrument recorded March 12, 1973, in Book 1544, at Page 653. (NOT PLOTTABLE) (No Specified Location)
- Right of way easement as granted to Poudre Valley Rural Electric Association, Inc., in instrument recorded August 27, 1980, in Book 2065, at Page 651. (DOES NOT FALL WITHIN SUBJECT PARCELS)
- INTENTIONALLY DELETED
- Terms, conditions and provisions of Ordinance No. #29 recorded April 19, 1985 at Reception No. 85018618. (NOT PLOTTABLE) (Subject property falls within Annexation)
- Terms, conditions and provisions of Ordinance No. #30 recorded April 19, 1985 at Reception No. 85018619. (NOT PLOTTABLE) (Subject property falls within Rezone)
- Easements, conditions, covenants, restrictions, reservations and notes on the Plat of Discount Tire at Fossil Creek recorded July 27, 2004 at Reception No. 20040073148. (PLOTTED)
- Easements, conditions, covenants, restrictions, reservations and notes on the Plat of ALTA/ACSM Land Title Survey recorded April 3, 2015 under Reception No. 20150193346. (PLOTING ALTA)
- Any loss or damage arising from the following matters shown on ALTA/ACSM Land Title Survey dated 2015, project #2015373, by King Surveyors:
 - Fence lines do not coincide with the property lines
 - Asphalt road through property with no recorded easement
 - Telephone line without a recorded easement
 - Sanitary manhole without a recorded easement, underground sanitary sewer line(s) not located. (PREVIOUS VERSION OF THIS SURVEY)

SURVEYOR'S NOTES

- The entire property is in flood zone "X", areas determined to be outside the 0.2% annual chance of floodplain per FEMA flood map 08069C1000F revised February 8, 2013, "Panel Not Printed". A portion of the property is in High Floodway per City of Fort Collins website fogov.com. Floodplain lines indicated herein are approximate only. Lines are copied from generated PDF files. For further information, call City of Fort Collins Utilities, phone (970) 221-6700.
- Current zoning is General Commercial (GC). The maximum building height shall be four (4) stories. For further information, consult the City of Fort Collins Land Use Code.
- Per Protective Covenant Fossil Creek Meadows First Filing (Exception #14) Building Locations: No building shall be located on Lots 1 through 124, nearer to the front line, interior lot line, or side street line, than the following minimum setback lines, (a) front lot line 25 feet, (b) interior lot line 7 1/2 feet, (c) rear lot line 25 feet, (d) side street line 20 feet.
- NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)
- No buildings existing on the surveyed property.
- Benchmark: City Of Fort Collins Y401
Elevation=4971.98 (NAVD 88)



VICINITY MAP
SCALE: 1"=1000'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	128.58'	139.42'	49°33'17"	116.86'	S05°01'38"W
C2	20.96'	11.00'	109°10'29"	17.93'	S84°23'41"W
C3	15.63'	257.96'	3°28'20"	15.63'	S39°16'47"E
C4	20.22'	322.50'	3°35'34"	20.22'	N39°20'24"W
C5	55.22'	1140.84'	2°46'23"	55.21'	N42°31'21"W
C6	64.14'	172.64'	21°17'10"	63.77'	N54°33'07"W
C7	153.23'	357.00'	24°25'58"	151.08'	N77°24'39"W
C8	18.91'	12.00'	90°16'00"	17.07'	N44°28'39"W
C9	58.55'	257.96'	13°13'38"	59.42'	N69°37'03"W
C10	17.04'	11.00'	88°46'52"	15.39'	N14°35'58"W
C11	167.29'	193.42'	49°33'15"	162.12'	N05°01'38"E

LEGEND	
—○—	CABLE TV LINE
—E—	UNDERGROUND POWER LINE
—X—X—	FENCE LINE
—FD—	FIBER OPTIC LINE
—	FLOWLINE
—GAS—	GAS LINE
—	PIPE
—	EDGE OF ASPHALT
—W—	WATER LINE
—	EASEMENT LINE
—	RIGHT-OF-WAY LINE
—	PROPERTY LINE
—	TRAFFIC MAST
○	CABLE TV PEDESTAL
○	CURB CUT
○	DRAINAGE MANHOLE
□	ELECTRIC TRANSFORMER
○	ELECTRIC PEDESTAL
○	SANITARY MANHOLE
+	SIGN
⊂	HANDICAP RAMP
○	LIGHT POLE
○	TELEPHONE PEDESTAL
⊂	FIRE HYDRANT
⊂	WATER VALVE
■	FOUND MONUMENT AS DESCRIBED
◆	FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS 38012
●	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSL LS 38346
○	CALCULATED POSITION
→	EXISTING ACCESS POINT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°32'38"W	66.80'
L2	N43°54'33"W	16.17'
L3	N89°37'36"W	39.41'
L4	N72°13'51"W	8.41'

DATE: 5/27/2015
FILE NAME: 2015373ALTA
SCALE: 1"=30'
DRAWN BY: CSK
CHECKED BY: SIP

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@Kingsurveyors.com



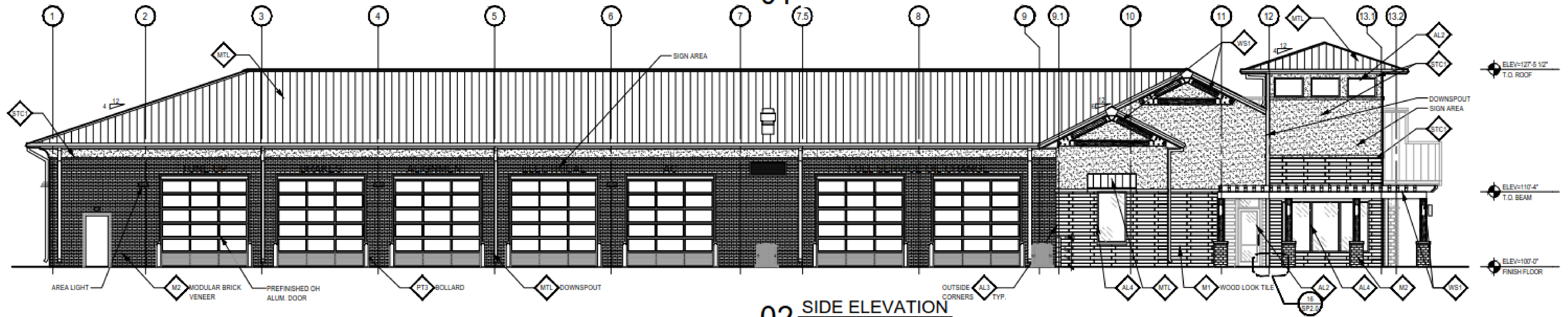
DATE:
REVISIONS:

ALTA/ACSM LAND TITLE SURVEY
FOR
DAC ENGINEERS
17725 KATY FREEWAY, SUIT 103
HOUSTON, TEXAS 77084

PROJECT # 2015373



01 FRONT ELEVATION

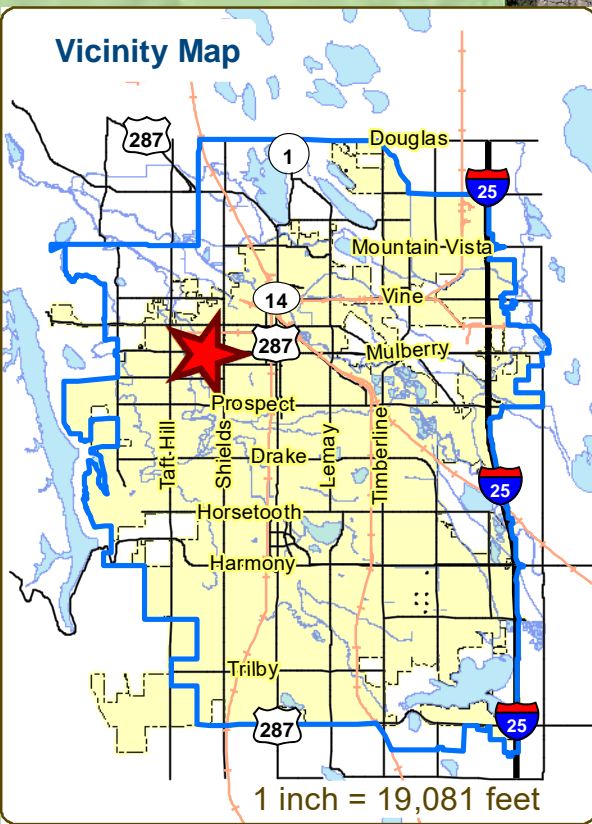


02 SIDE ELEVATION

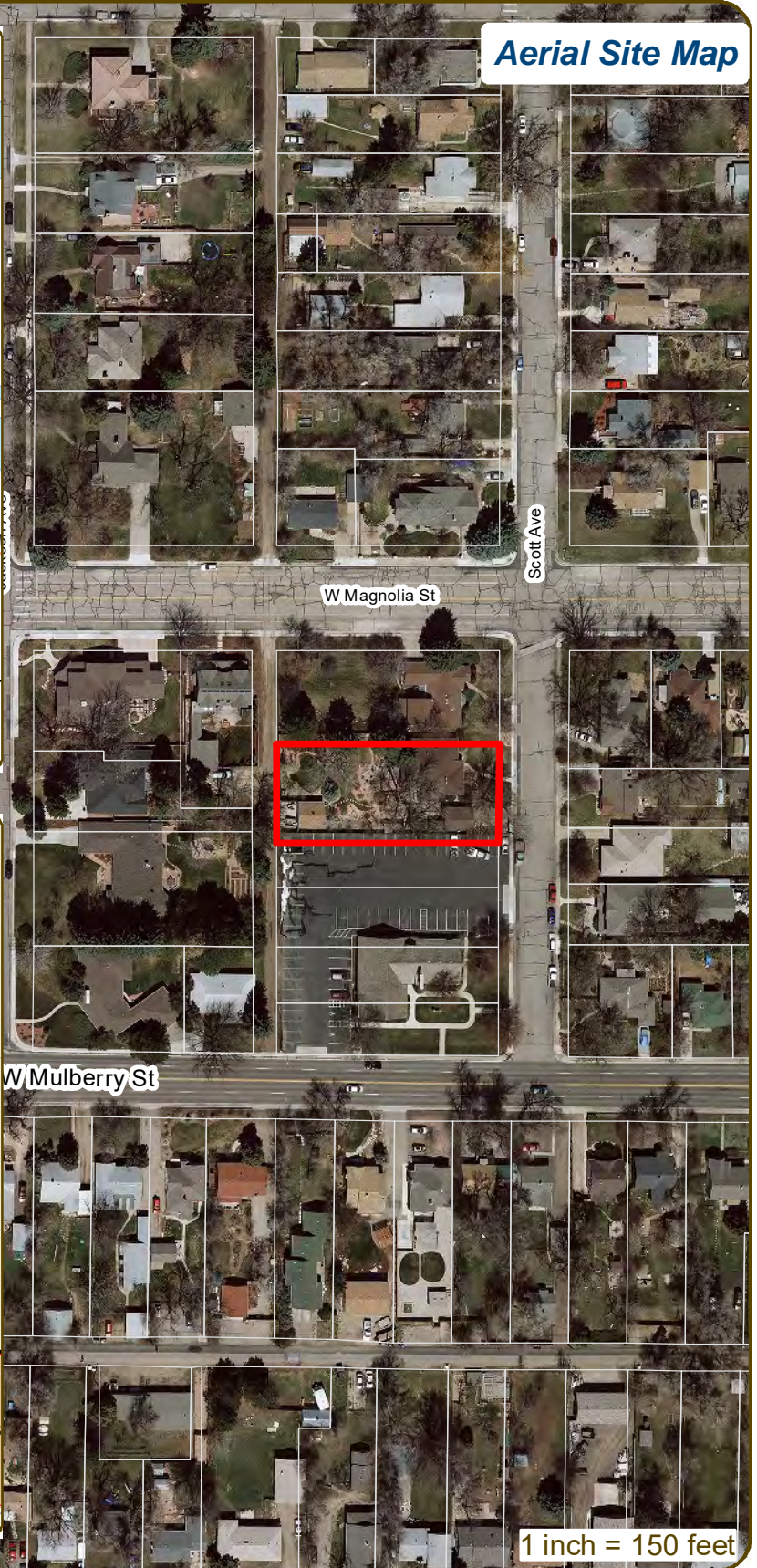
FINISH SCHEDULE XXX		
FINISH KEY	DESCRIPTION / LOCATION	COLOR
AL2	STOREFRONT SYSTEM CF451T	CLEAR ANODIZED
AL3	EXTERIOR TRIM PIECE FOR CORNERS	SATIN CLEAR ANODIZED
AL4	STOREFRONT SYSTEM CF451T	CARDINAL RED
M1	EXTERIOR TILE	CHESTNUT w/GR4 #34 MOCHA GROUT
M2	MASONRY (BRICK)	BROWN (MODULAR)
MTL	GALVALUM R PANEL	GALVALUM
PT2	EXTERIOR PAINT	NATURAL TAN - SW7567
PT3	EXTERIOR ACCENT PAINT	SAFETY RED - SW4081
PT5	EXTERIOR PAINT	BRAINSTORM BRONZE - SW7033
STC1	EXTERIOR STUCCO (FIELD COLOR)	NATURAL TAN - SW7567
WS1	EXTERIOR WOOD STAIN	BEHR - PADRE BROWN SEMI - ST105

405 Scott Ave Carriage House

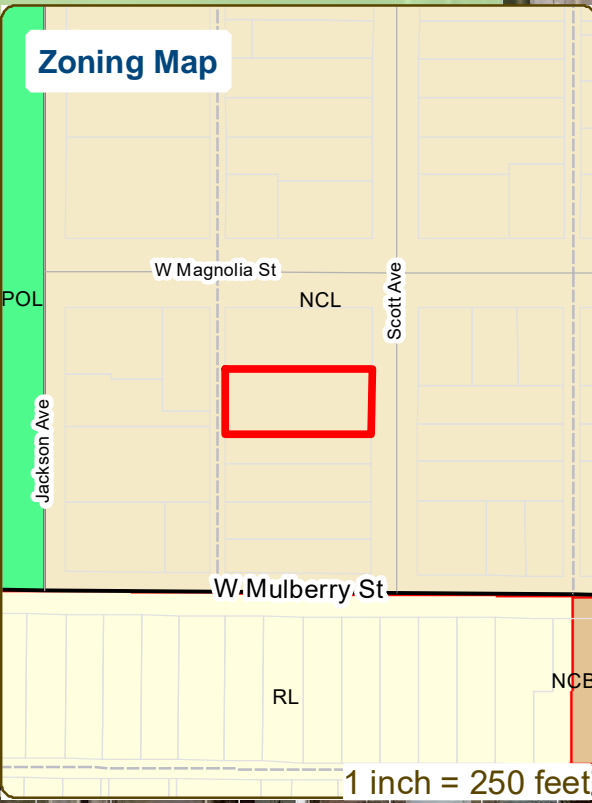
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Carolyn Haddad, owner

Business Name (if applicable) _____

Your Mailing Address 19445 Cypress Church Rd. Cypress TX 77433

Phone Number 832-491-2003 Email Address to carolyn.haddad@gmail.com

Site Address or Description (parcel # if no address) 405 Scott Avenue, Fort Collins CO 80521

Description of Proposal (attach additional sheets if necessary) Carriage House on back of lot, without garage. Site Plan + Drawings to come shortly

Proposed Use Guests Existing Use not yet built

Total Building Square Footage 800 S.F. Number of Stories 1 1/2 Lot Dimensions 16,150 sq. ft

Age of any Existing Structures Home - 1950, garage 2016

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

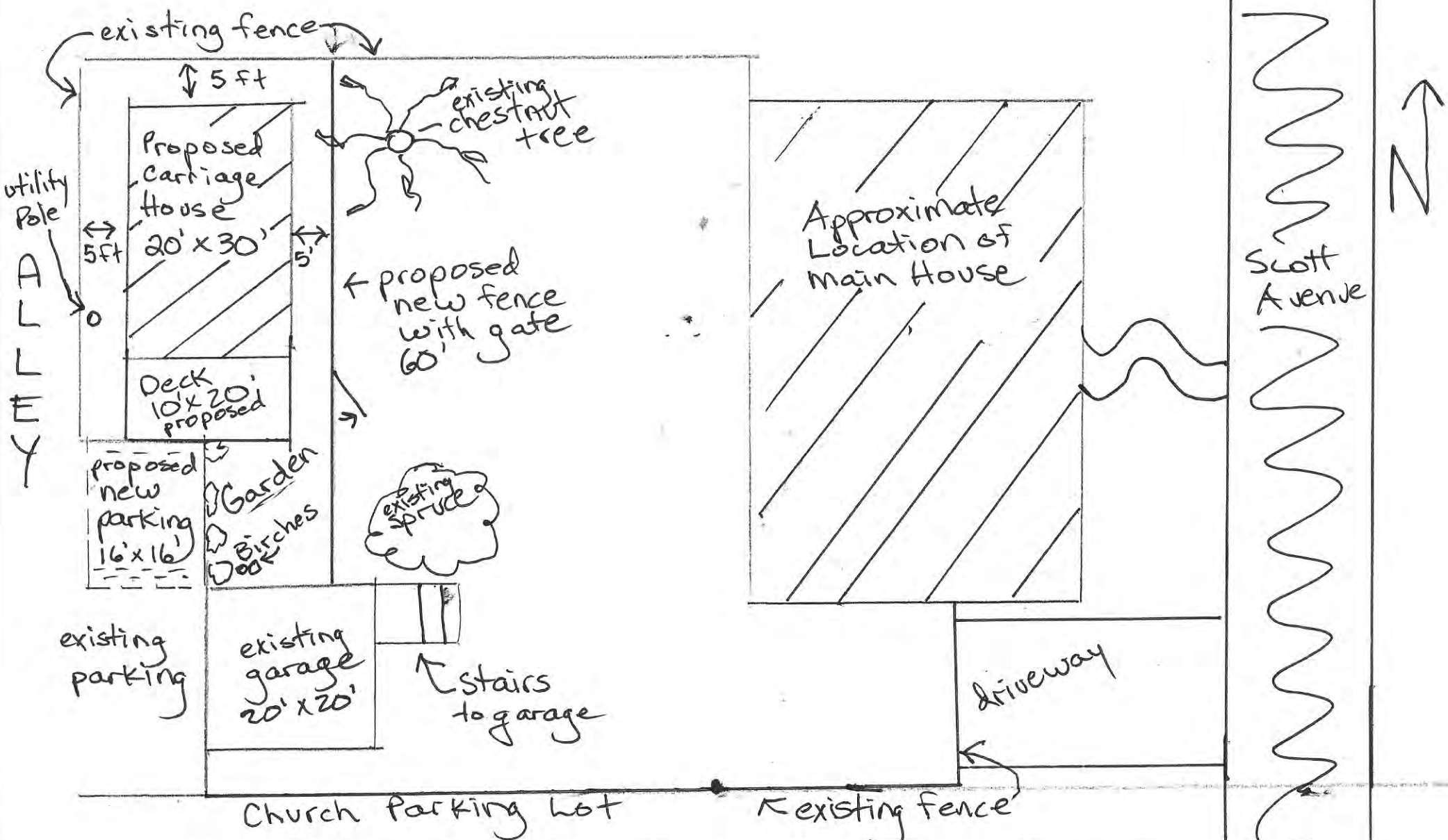
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area 600 S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

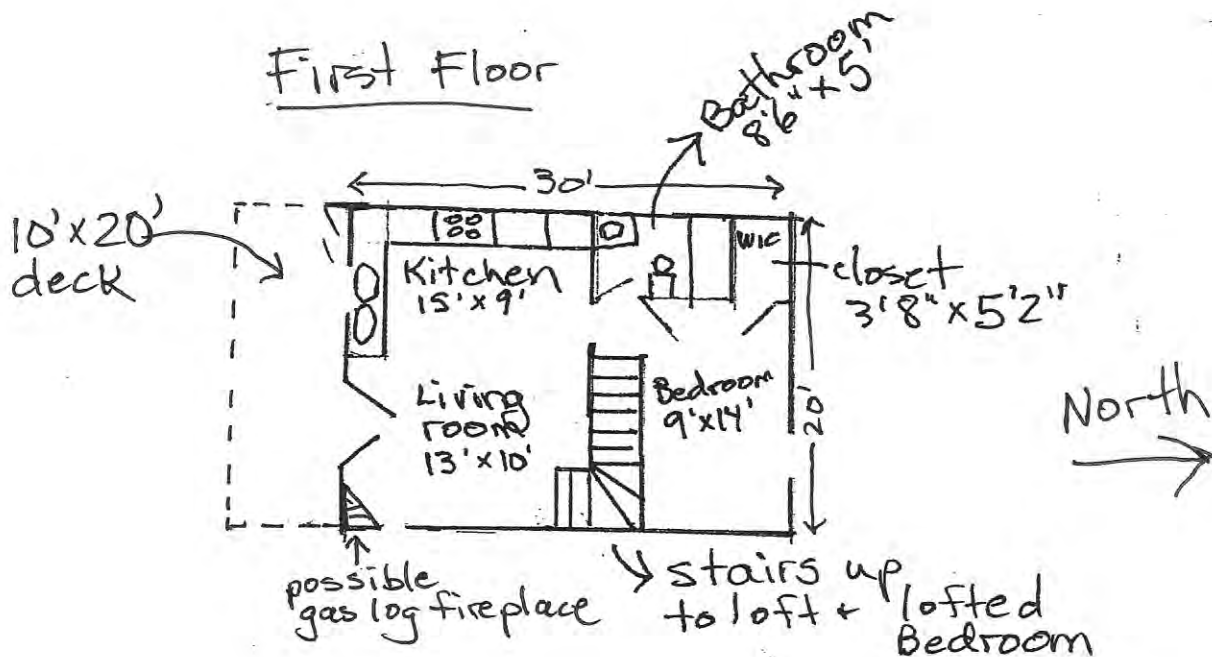


UTILITY POLE

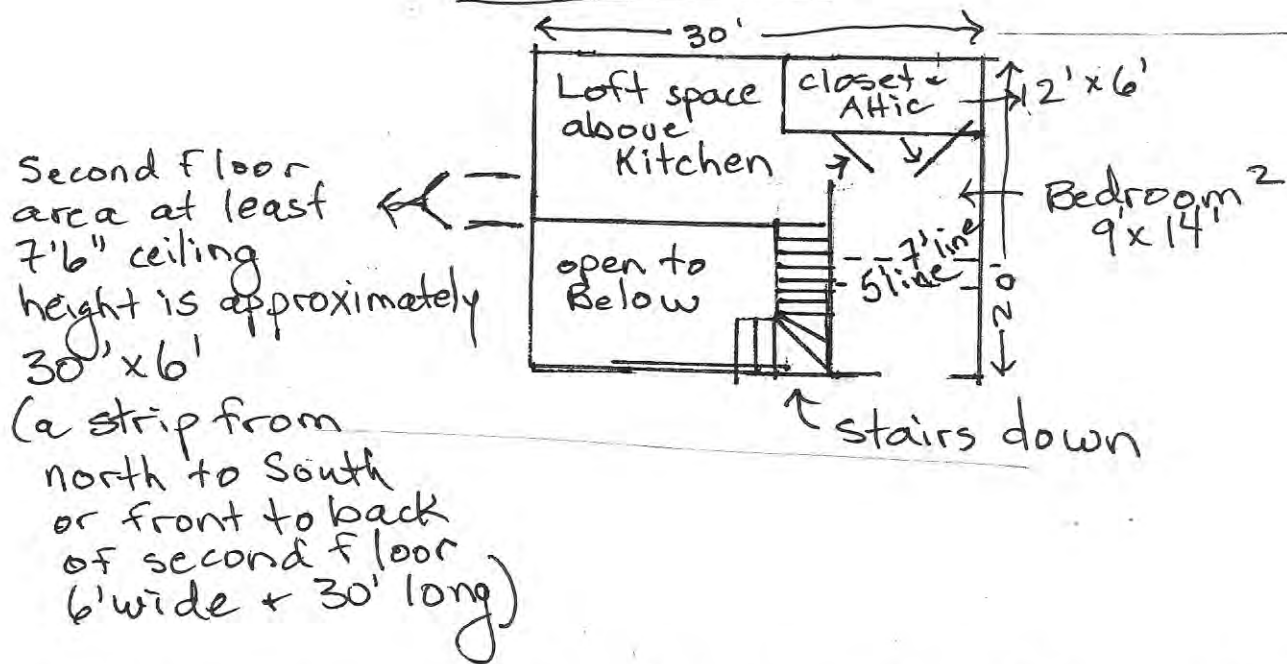
405 Scott Avenue
 Geoff and Carolyn Haddad
 tel: 832-491-2003

North ↑

First Floor

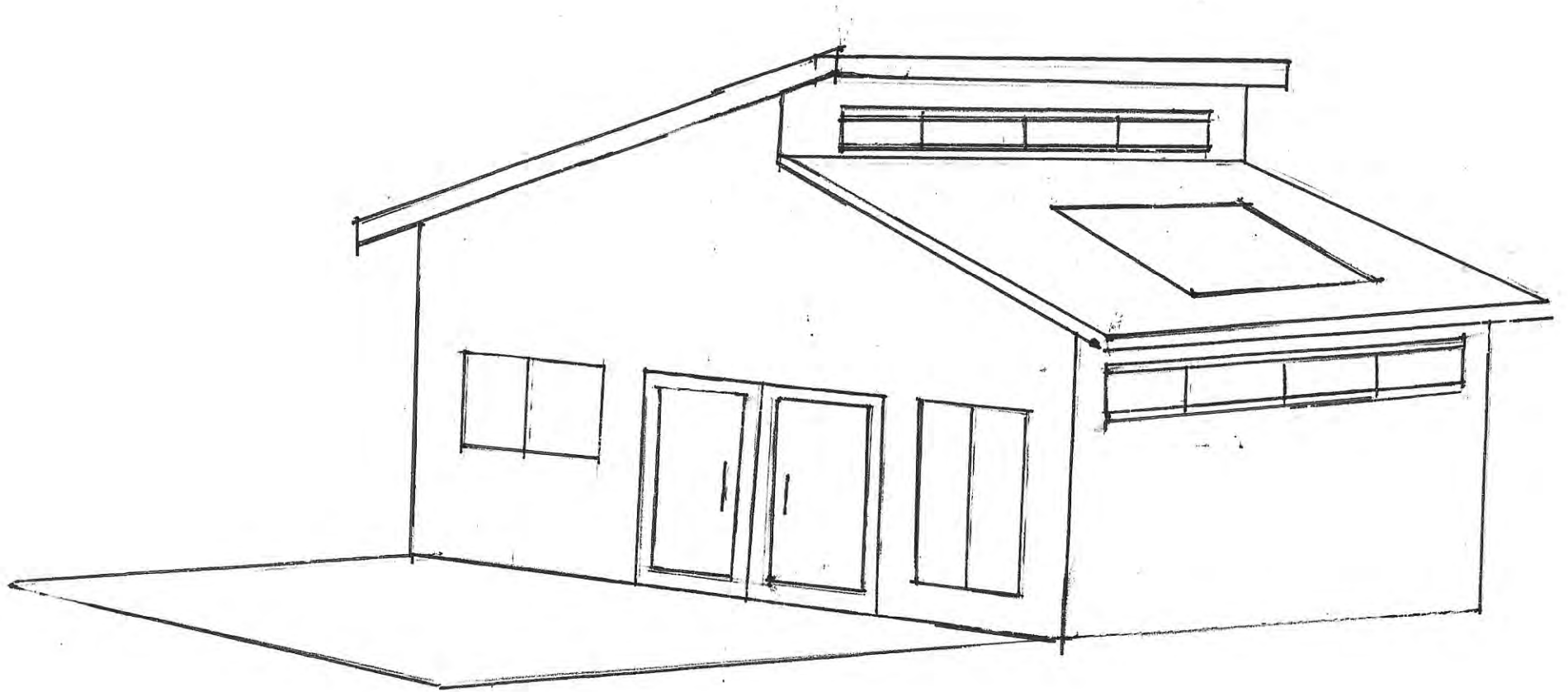


Second Floor



Exterior measurements are 20' x 30' translating to a 600 sq ft footprint. = First Floor Habitable space on second floor is 6' x 30' equaling 180 sq ft.
Total of 780 sq. ft.

405 Scott Avenue - Proposed Carriage House
Carolyn + Geoff Haddad 832-491-2003



Proposed Carriage house - Possible exterior view
Rough drawing (very rough!)
View from the south
with proposed deck

405 Scott Avenue
Geoff + Carolyn Haddad
832-491-2003