



ITEM NO 1
MEETING DATE April 13, 2017
STAFF Meaghan Overton

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: 2106 S. Taft Hill Single Family, PDP170002

APPLICANT: Cara Scohy
CS Design
2519 South Shields Street #129
Fort Collins, CO 80524

OWNER: Laura Olive
2106 South Taft Hill Road, LLC
125 South Howes Street, Suite 120
Fort Collins, CO 80524

PROJECT DESCRIPTION:

This is a request for a Project Development Plan to subdivide a 2.35-acre site into 8 lots for single-family houses. The existing house on the site is proposed to remain and will be located on Lot 1. Approximately 16% of the site will be used as stormwater detention and open space. The project proposal is located at 2106 South Taft Hill Road, in the R-L (Low Density Residential) zone district.

The PDP includes a request for one Modification of Standard to the 60 foot lot width requirement in Land Use Code Section 4.4(D)(2)(a) for lots 6, 7, and 8 along the cul-de-sac.

RECOMMENDATION: Approval of the 2106 S. Taft Hill Single Family Project Development Plan and a Modification of Standard to Section 4.4(D)(2)(a), Dimensional Standards for minimum lot width.

EXECUTIVE SUMMARY:

Staff finds the proposed 2106 S. Taft Hill Single Family Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Modification of Standard to Section 4.4(D)(2)(a), Dimensional Standards for minimum lot width meets the applicable requirements of Section 2.8.2(H), and the granting of the Modification would not be detrimental to the public good.
- The Project Development Plan complies with relevant standards of Article 3 – General Development Standards.
- The Project Development Plan complies with relevant standards located in Division 4.4, Low Density Residential District of Article 4 – Districts, subject to approval of the Modification of Standard to Section 4.4(D)(2)(a), Dimensional Standards for minimum lot width.

COMMENTS:

1. Background

The project site was originally annexed into Fort Collins as part of the Southwest Annexation in 1970, and has not been platted. The project site is zoned RL (Low Density Residential). There are two existing buildings on the site – a single family house and an associated detached garage.

The surrounding zoning and land uses to each side of the project site are as follows:

Direction	Zone District	Existing Land Uses
North	Low Density Residential District (RL)	Village West Ninth Subdivision; single family
South	Low Density Residential District (RL)	Village West Third Subdivision; single family
East	Low Density Residential District (RL)	Village West Fourth Subdivision; single family
West	Low Density Residential District (RL)	Blevins Middle School

A zoning and site vicinity map is presented on the following page.

Map 1: 2106 S. Taft Hill Single Family Zoning & Site Vicinity



1 inch = 197 feet

**2106 S. Taft Hill Single Family
Zoning and Vicinity Map**



2. Compliance with Article 4 of the Land Use Code – Low Density Residential District (RL) Division 4.4:

The project complies with all applicable Article 4 standards as follows:

A. Section 4.4(B)(2)(a) – Permitted Uses

Single-family detached dwellings are a permitted use in the Low Density Residential District, subject to Administrative (Type 1) review. The project development plan proposes 8 lots for single-family detached dwellings.

B. Section 4.4(D)(1) – Density

The project development plan proposes 8 lots ranging in size from 6,040 square feet to 15,163 square feet. As proposed, the PDP meets the minimum lot area requirement of 6,000 square feet per lot.

C. Section 4.4(D)(2) – Dimensional Standards

The project development plan meets the dimensional standards of the Low Density Residential District for lot width and front, rear, and side yard setbacks with the exception of the Modification of Standard to Section 4.4(D)(2)(a) requested for the lot width on lots 6, 7, and 8. The proposed project provides the following setbacks in conformance with the standards:

- 20-foot Front Yard
- 5-foot Interior Side Yard
- 15-foot Corner Side Yard
- 15-foot Rear Yard

3. Compliance with Article 3 of the Land Use Code – General Development Standards:

The project complies with all applicable General Development Standards as follows:

A. Division 3.2.1 – Landscaping and Tree Protection

The proposal meets the tree-stocking, street tree, and landscaping standards of the Land Use Code as detailed below:

i. Section 3.2.1(D) Tree Planting Standards

New trees meet code requirements for full tree-stocking around buildings and structures, for protection of privacy, and to define landscaped spaces.

ii. Section 3.2.1(D)(2) Street Trees

Five street trees are proposed in the public right-of-way in front of the property, which meets the Land Use Code's Street Tree standards for canopy shade trees. Seven street trees are proposed along the street-like private drive, which also meets the Land Use Code's Street Tree standards.

iii. Section 3.2.1(D)(3) Minimum Species Diversity

There are a total of 32 trees proposed on the site, and the maximum percentage of any one species is 18.7%. This meets the minimum species diversity requirements in the Land Use Code.

iv. Section 3.2.1(D)(4) Tree Species and Minimum Sizes

The trees proposed are all included on the list of recommended trees, and meet the minimum size requirements in the Land Use Code.

v. Section 3.2.1(E) Landscape Standards

Areas of the proposed site not utilized by buildings or hardscape will be landscaped with a mixture of irrigated turf, evergreen and deciduous shrubs, native grasses, ornamental grasses, and perennials. The detention area will be seeded with a native grass mix, and trees and shrubs along the edge of the detention area provide additional open space landscaping.

vi. Section 3.2.1(F) Tree Protection and Replacement

The project development plan proposes to remove 10 existing trees on the site, for which 17 mitigation trees are required. The landscape plan proposes 17 mitigation trees in a mixture of ornamental, deciduous, and evergreen varieties, which meets the standard in Section 3.2.1(F).

B. Section 3.2.2(K)(1)(c) – Residential Parking Requirements

Vehicle parking requirements for single-family detached homes are a minimum of 1 parking space on lots with greater than 40 feet of street

frontage or 2 parking spaces on lots with 40 feet or less of street frontage. A note on the site plan indicates that all single-family detached homes shall meet or exceed the residential parking standards outlined in Section 3.2.2(K).

C. *Section 3.2.3 – Solar Access, Orientation, Shading*

At least 65% of lots less than 15,000 square feet in single-family developments must conform to the definition of a “solar-oriented lot” in order to preserve the potential for solar energy usage. Six of the 8 lots (75%) in the project development plan meet the definition of a “solar oriented lot,” which meets the standard in Section 3.2.3.

D. *Section 3.2.4 Site Lighting*

The project development plan is not proposing any lighting. However, a note on the site plan indicates that all exterior lighting provided will meet the requirements for site lighting and design standards as described in Land Use Code Section 3.2.4. All light fixtures will be concealed and fully shielded, and installed in a downward-facing position.

E. *Section 3.3.1 – Plat Standards*

All lots have direct access to a street-like private drive. The layout of roads, utilities, drainage facilities, and other services are designed in a way that enhances an interconnected system within and between developments to the east and south. The plat demonstrates proper dedication of public rights-of-way, drainage easements and utility easements that are needed to serve the area being developed.

F. *Section 3.4.7 – Historic and Cultural Resources*

The site includes an existing house and garage on lot 1, which have been determined to be potentially individually eligible for local landmark designation. The existing structures are proposed to remain in their current condition. To preserve the historic integrity of the structures on lot 1, a note has been added to the plat as follows:

“As required by Land Use Code section 3.4.7(F), the new construction on Lot 2 shall be similar to the height, setback, and width of existing historic structures to the maximum extent feasible, and shall be designed to be in character with same based on visual elements such as window patterns and use of brick as the dominant building material. In order to receive a building permit for Lot 2, a review for compliance with 3.4.7 will be required and must also include a plan of protection for the existing historic

structures that specifies how they will be protected from damage during construction.”

G. Section 3.5.2(F) – Garage Doors

A note on the site plan indicates that all single family detached homes shall meet or exceed the garage door standards as outlined in 3.5.2(F) of the Land Use Code. Street facing garage doors must be recessed by at least 4 feet and may not comprise more than 50% of the ground floor street-facing linear building frontage. Side-loaded or rear-loaded garage doors must provide architectural detail (windows or similar) on the side of the garage facing the street.

H. Section 3.6.2 – Streets, Streetscapes, Alleys and Easements

The proposal meets the street, streetscape, alley and easement standards of the Land Use Code as detailed below:

i. Section 3.6.2(D) – Cul-de-sacs

Cul-de-sacs are permitted only if they are not more than 660 feet in length and have a turnaround with a diameter of at least 100 feet. The proposed project meets the standard for length, as the street-like private drive is 298 feet in length. The cul-de-sac does not meet the 100 foot minimum diameter. However, Poudre Fire Authority (PFA) has worked with the applicant to design a hammerhead turn-around that meets PFA's requirements for emergency access.

ii. Section 3.6.2(G)(1) – Alternative Compliance

Section 3.6.2 states that lots having a front or rear lot line that abuts an arterial street shall have a minimum depth of one hundred fifty (150) feet. The applicant has submitted a request for alternative compliance for lot 1, which does not meet the 150 foot lot depth requirement. This request is included as an attachment to this report.

Because the existing structures on lot 1 are proposed to remain and are an existing condition, the applicant is requesting alternative compliance under the justification that the proposed lot plan accomplishes the purpose of this subsection as well as, or better than, a lot plan which complies with the standard of this subsection. The applicant has provided additional landscaping along the east edge of lot 1 to buffer it from the noise, light, and other potential negative impacts of the arterial street. Procedures and review criteria for alternative compliance are copied in italics below:

(1) Alternative Compliance . Upon request by the applicant, the decision maker may approve an alternative lot plan that does not meet the standard of this subsection if the alternative lot plan includes additional buffering or screening that will, in the judgment of the decision maker, protect such lots from the noise, light and other potential negative impacts of the arterial street as well as, or better than, a plan which complies with the standard of this subsection.

(2) Procedure. Alternative lot plans shall be prepared and submitted in accordance with the submittal requirements for streets, streetscapes, alleys and easements as set forth in this Section and landscape plans as set forth in Section 3.2.1. The alternative lot plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will equally well or better accomplish the purpose of this subsection than would a plan which complies with the standards of this subsection.

(3) Review Criteria. To approve an alternative lot plan, the decision maker must first find that the proposed alternative plan accomplishes the purpose of this subsection as well as, or better than, a lot plan which complies with the standard of this subsection. In reviewing the proposed alternative plan, the decision maker shall take into account whether the lot plan provides screening and protection of the lots adjacent to the arterial street from noise, light and other negative impacts of the arterial street equally well or better than a plan which complies with the standard of this subsection.

iii. 3.6.2(N) Private Drives and Street-Like Private Drives

The project development plan proposes a street-like private drive, which is permitted under Section 3.6.2(N)(1)(c) when it provides primary access to facing buildings in a cohesive development plan. The street-like private drive proposed is designed to be similar to a public street and includes travel lanes, on-street parking on one side, street trees, and a detached sidewalk on the north side of the street. The street-like private drive meets emergency access requirements as determined by the Poudre Fire Authority.

MODIFICATIONS OF STANDARD:

Land Use Code Modification Criteria:

“The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

4. Modification of Standard Request to Section 4.4.2(D)(2) Dimensional Standards

A. The standard:

Section 4.4.2(D)(2) Dimensional Standards

(a) Minimum lot width shall be sixty (60) feet for a single-family dwelling or child-care center and one hundred (100) feet for all other uses.

B. Description of the Modification:

The applicant has submitted a request for approval of a Modification of Standard to Section 4.4.2(D)(2)(a), *Dimensional Standards* for minimum lot width, requesting that the project provide lot widths of 40-41 feet on lots 6, 7, and 8 rather than 60 feet.

C. Applicant's Justification:

The standard per Section 4.4.D(2) states that the Minimum lot width shall be 60 feet for a single family dwelling or child care center and 100 feet for all other uses. The proposed site plan provides the required lot widths for lots 1 through 5. The modification request is for lots 6, 7 and 8 as they are located at the end of the proposed cul-de-sac and measure between 40' and 41' at the 20' setback line.

The applicant contends that allowing narrower lot widths for 3 lots will not diverge from the standards of the Land Use Code except in a nominal, inconsequential way for the following reasons:

1. The depth and square footage of lots 6, 7 and 8 will accommodate adequate building pads and are well over the minimum lot sizes of 6,000 square feet.
2. The minimum front, side and rear yard setbacks are being met.
3. When looked at in the larger context of the adjacent developments, the narrow front yards with larger rear yards at the end of the cul-de-sac is similar to that of the existing Village West subdivision directly to the east and south. Specific examples of similarities can be found on Windsor Court within the Village West subdivision where 3 of the front yard widths measure between (approximately) 47 feet and 49 feet when measured at the 20' setback line.

With the exception of the lot widths in the front yards on lots 6, 7 and 8, the proposed site meets the standards set forth in Section 4.4 of the Land Use Code

and the applicant does believes that granting this request will not be detrimental to the public good and will continue to advance the purposes of the Land Use Code.

D. Staff Finding for the Modification:

Staff finds that the request for the Modification of Standard to Section 4.4.2(D)(2)(a), Dimensional Standards for minimum lot width, is justified by the applicable standards in 2.8.2(H). The granting of the Modifications would not be detrimental to the public good and:

The request satisfies Criteria 2.8.2(H)(4):

The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

This is because the decrease in lot width from the 60-foot requirement for lots 6, 7, and 8 is nominal. The square footage of the three lots (6, 7, and 8) covered by the Modification exceeds the minimum 6,000 square foot lot size required in the Low Density Residential (RL) District, and the required front, side, and rear setbacks are being met. The overall development plan and the lot sizes proposed continue to advance the purposes of the Land Use Code as contained in Section 1.1.2(L) – encouraging the development of vacant properties within established areas, and 1.1.2(M) – ensuring that development proposals are sensitive to the character of existing neighborhoods.

5. Findings of Fact/Conclusion:

In evaluating the request for the 2106 S. Taft Hill Single Family Project Development Plan, staff makes the following findings of fact:

- A. The Modification of Standard to Section 4.4(D)(2)(a), Dimensional Standards for minimum lot width, is justified by the applicable standards in 2.8.2(H). The granting of the Modification would not be detrimental to the public good, and:

The request satisfies Criteria 2.8.2(H)(4):

The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

This is because the decrease in lot width from the 60-foot requirement for lots 6, 7, and 8 is nominal. The square footage of the three lots (6, 7, and 8) covered by the Modification exceeds the minimum 6,000 square foot lot size required in the Low Density Residential (RL) District, and the required front, side, and rear setbacks are being met. The overall development plan and the lot sizes proposed continue to advance the purposes of the Land Use Code as contained in Section 1.1.2(L) – encouraging the development of vacant properties within established areas, and 1.1.2(M) – ensuring that development proposals are sensitive to the character of existing neighborhoods.

- B. The 2106 S. Taft Hill Single Family Project Development Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- C. The 2106 S. Taft Hill Single Family Project Development Plan complies with the applicable standards located in Article 3 – General Development Standards.
- D. The 2106 S. Taft Hill Single Family Project Development Plan complies with the applicable standards in Division 4.28, Industrial District of Article 4 – Districts, subject to approval of the Modification of Standard to Section 4.4(D)(2)(a), Dimensional Standards for minimum lot width.

RECOMMENDATION:

Staff recommends approval of the 2106 S. Taft Hill Single Family Project Development Plan, PDP170002 and the Modification of Standard to Section 4.4(D)(2)(a), Dimensional Standards for minimum lot width.

ATTACHMENTS:

1. Applicant's Statement of Planning Objectives
2. Applicant's Request for Modification of Standard
3. Applicant's Request for Alternative Compliance
4. Site Plan
5. Landscape Plan
6. Plat
7. Utility Plans



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South Taft Hill Road
2106 S. Taft Hill Road
Fort Collins, CO 80526

Statement of Planning Objectives

This site is located on south Taft Hill Road just north of the intersection of Taft Hill Road and Sheffield Drive and across the street from Blevins Middle School. The site is zoned R-L, Low Density Residential and abuts Taft Hill Road which is a 4 lane arterial. On the west side of the site, there is an existing 7' sidewalk that transitions to 5' at the south end with a small parkway separating it from the road. Just east of the existing walk is the existing residence and garage, which will be evaluated for individual eligibility for Landmark designation.

Site Design

Access to the proposed development will be provided via private drive off of Taft Hill Road, south of the existing residence and garage. The site will be platted to include 8 lots, with the existing residence becoming Lot 1.

The total site area proposed for the plat is 2.35 acres consisting of 8 single family detached residential lots with approximately 16% of the area being open space. The existing parkway and ROW will be enhanced with street trees, new sod and planting beds at the entrance. Native seed and low water use trees and shrubs will be planted along the edges of the pond to buffer the views of the retaining walls in the pond as well as the adjacent residences to the south. The overall site and landscape design integrates well with the other single family developments that border the north, east and south property lines.

A home owner's association will be created to own and maintain the private drive and open space areas. The architecture shall have a traditional style with durable and low maintenance finishes that will provide a cohesive aesthetic and fit into the overall context of the surrounding neighborhoods.

Taft Hill Village

Modification Request

Division 4.4 - Low Density Residential District

Reason for the Request

The standard per Section 4.4.D(2) states that the Minimum lot width shall be 60 feet for a single family dwelling or child care center and 100 feet for all other uses. The proposed site plan provides the required lot widths for lots 1 through 5. The modification request is for lots 6, 7 and 8 as they are located at the end of the proposed cul-de-sac and measure between 40' and 41' at the 20' setback line.

Justifications

The Land Use Code states that the decision-maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good; and the decision-maker must also find that the Modification meets **one** of the following four criteria described in the LUC, section 2.8.2(H).

(4) The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Allowing narrower lot widths for 3 lots will not diverge from the standards of the Land Use Code except in a nominal, inconsequential way for the following reasons:

1. The depth and square footage of lots 6, 7 and 8 will accomodate adquate building pads and are well over the minimum lot sizes of 6,000 square feet.
2. The minimum front, side and rear yard setbacks are being met.
3. When looked at in the larger context of the adjacent developments, the narrow front yards with larger rear yards at the end of the cul-de-sac is similar to that of the existing Village West subdivision directly to the east and south. Specific examples of similarities can be found on Windsor Court within the Village West subdivision where 3 of the front yard widths measure between (approximately) 47 feet and 49 feet when measured at the 20' setback line.

In conclusion, with the exception of the lot widths in the front yards on lots 6, 7 and 8, the proposed site meets the standards set forth in Section 4.4 of the Land Use Code and we do not believe that granting this request will be detrimental to the public good and will continue to advance the purposes of the Land Use Code.

Taft Hill Village

Alternative Compliance Request

Section 3.6.2(G)

Reason for the Request

This section states that Lots having a front or rear lot line that abuts an arterial street shall have a minimum depth of 150 feet. Lot 1 of this development, which is the lot that does not meet the standard of this subsection, was built in 1944 and pre dates the Land Use Code.

Justifications

The Land Use Code states that: Upon request by the applicant, the decision-maker may approve an alternative lot plan that does not meet the standard of this subsection if the alternative plan includes additional buffering or screening that will, in the judgment of the decision maker, protect such lots from noise, light and other potential negative impacts of the arterial street as well as, or better than, a plan which complies with the standard of this subsection.

1. The home on Lot 1 is an existing condition.
2. Enhanced landscaping, including planting beds, evergreen trees and street trees, have been provided along the arterial (Taft Hill Road) to help buffer the property from noise and views out into the street.

In conclusion, the proposed lot configuration functions as well or better than a configuration that would meet the standards as written.

PROJECT TEAM

PROPERTY OWNER

Laura Olive

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PLANNER/LANDSCAPE ARCHITECT

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Cody Snowdon

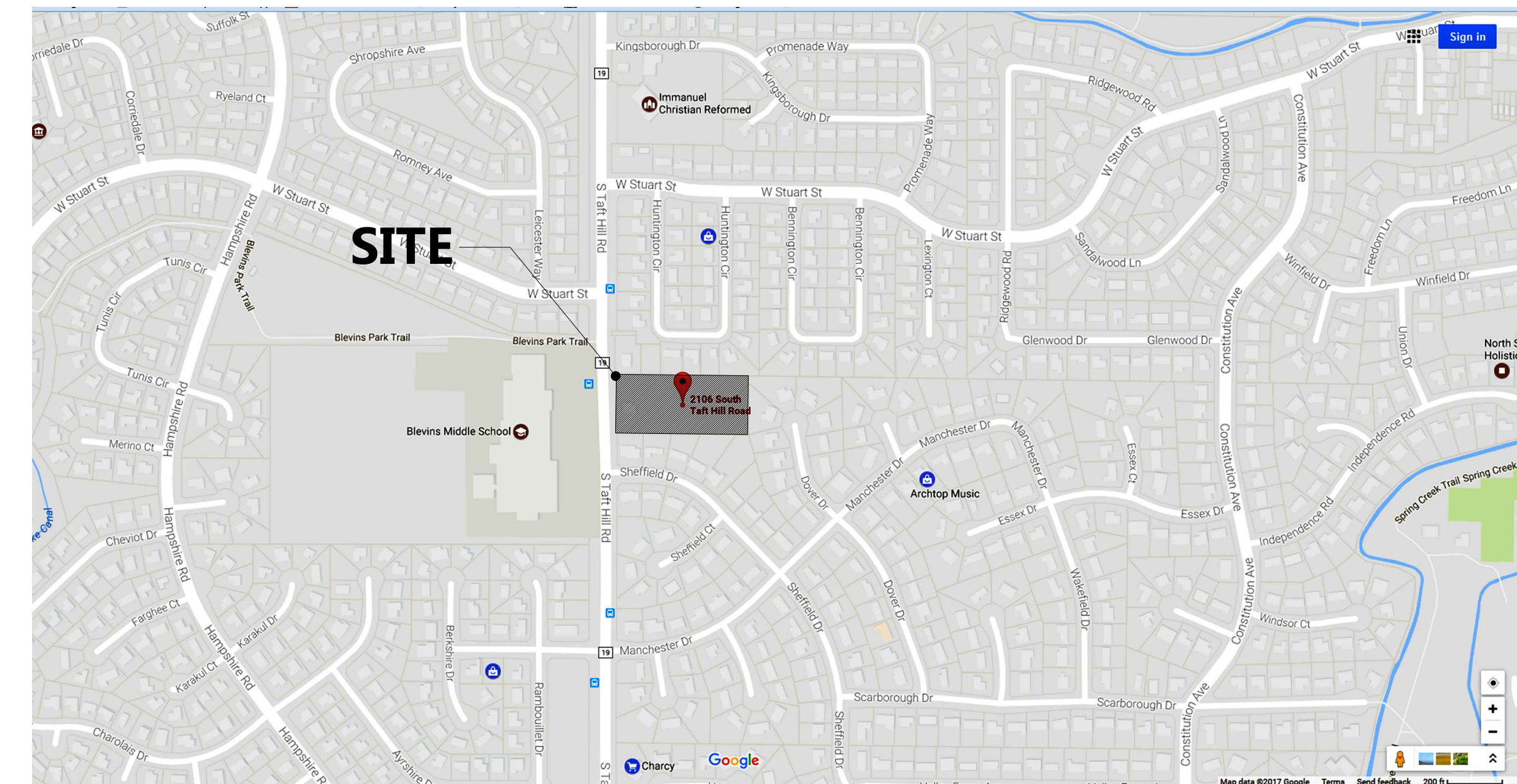
NORTHERN ENGINEERING
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SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED Poudre Fire Authority Standards. All buildings must provide an approved fire extinguishing system.
9. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
10. ALL SINGLE FAMILY DETACHED HOMES SHALL MEET OR EXCEED THE RESIDENTIAL PARKING STANDARDS AS OUTLINED IN 3.2.2(K) OF THE LAND USE CODE.
11. ALL SINGLE FAMILY DETACHED HOMES SHALL MEET OR EXCEED THE GARAGE DOOR STANDARDS AS OUTLINED IN 3.5.2(F) OF THE LAND USE CODE.
12. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
13. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
14. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
15. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
16. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND Poudre Fire Authority PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

VICINITY MAP

NOT TO SCALE



SHEET INDEX

- CS - COVER SHEET
- S1 - SITE PLAN
- S2 - EMERGENCY ACCESS EASEMENT EXHIBIT
- L1 - TREE MITIGATION & PROTECTION PLAN
- L2 - LANDSCAPE PLAN
- L3 - PLANT SCHEDULE & DETAILS
- L4 - LANDSCAPE NOTES

LEGAL DESCRIPTION

TAFT HILL VILLAGE

A tract of land located in Section 22, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, more particularly described as follows:

THE NORTH HALF OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, EXCEPT THAT PORTION TO BARTON HOMES, INC. BY WARRANTY DEED DATED OCTOBER 1, 1969, AND RECORDED IN BOOK 1519, PAGE 665 OF THE RECORDER'S RECORDS OF LARIMER COUNTY, AND EXCEPT THAT PORTION TO CITY OF FORT COLLINS BY WARRANTY DEED RECORDED FEBRUARY 1, 2002 AT RECEPTION NO. 2002011850, AND EXCEPT EASEMENTS AND RESERVATIONS OF RECORD, COUNTY OF LARIMER, STATE OF COLORADO.

Contains 102,352 square feet or 2.352 acres, more or less.

COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES APPROVAL:

Approved by the Director of Community Development and Neighborhood Services of the City of Fort Collins, CO this _____ day of _____, 20____ A.D.

Director of Community Development and Neighborhood Services

NOTARIAL CERTIFICATE:

STATE OF COLORADO)

COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

BY _____, THIS ____ DAY OF _____, 20____

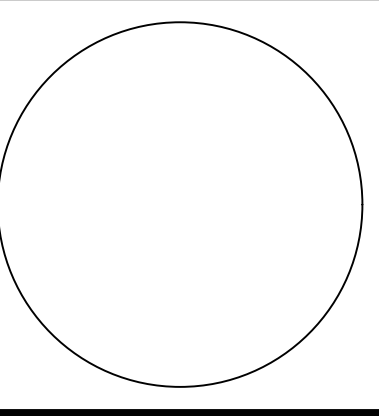
MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

OWNER'S CERTIFICATION:

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PROJECT DEVELOPMENT PLAN WITHIN THE LIMIT OF DEVELOPMENT BOUNDARY.

LOTS 8 AND 12 OF THE SPRING COURT SUBDIVISION

NAME _____ DATE _____



**TAFT HILL VILLAGE
 PROJECT DEVELOPMENT PLAN**

FORT COLLINS, CO 80526

PROJECT NO.: 1614
 ISSUED FOR:

CITY REVIEW

DATE: JANUARY 24, 2017

DRAWN BY: CS
 CHECKED BY: CS

REVISIONS:

REV 1 | RE SUBMITTAL 03-07-17

REV 2 |

REV 3 |

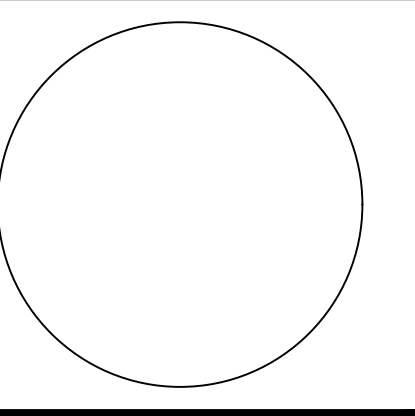
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 COVER SHEET

SHEET NO.:

CS

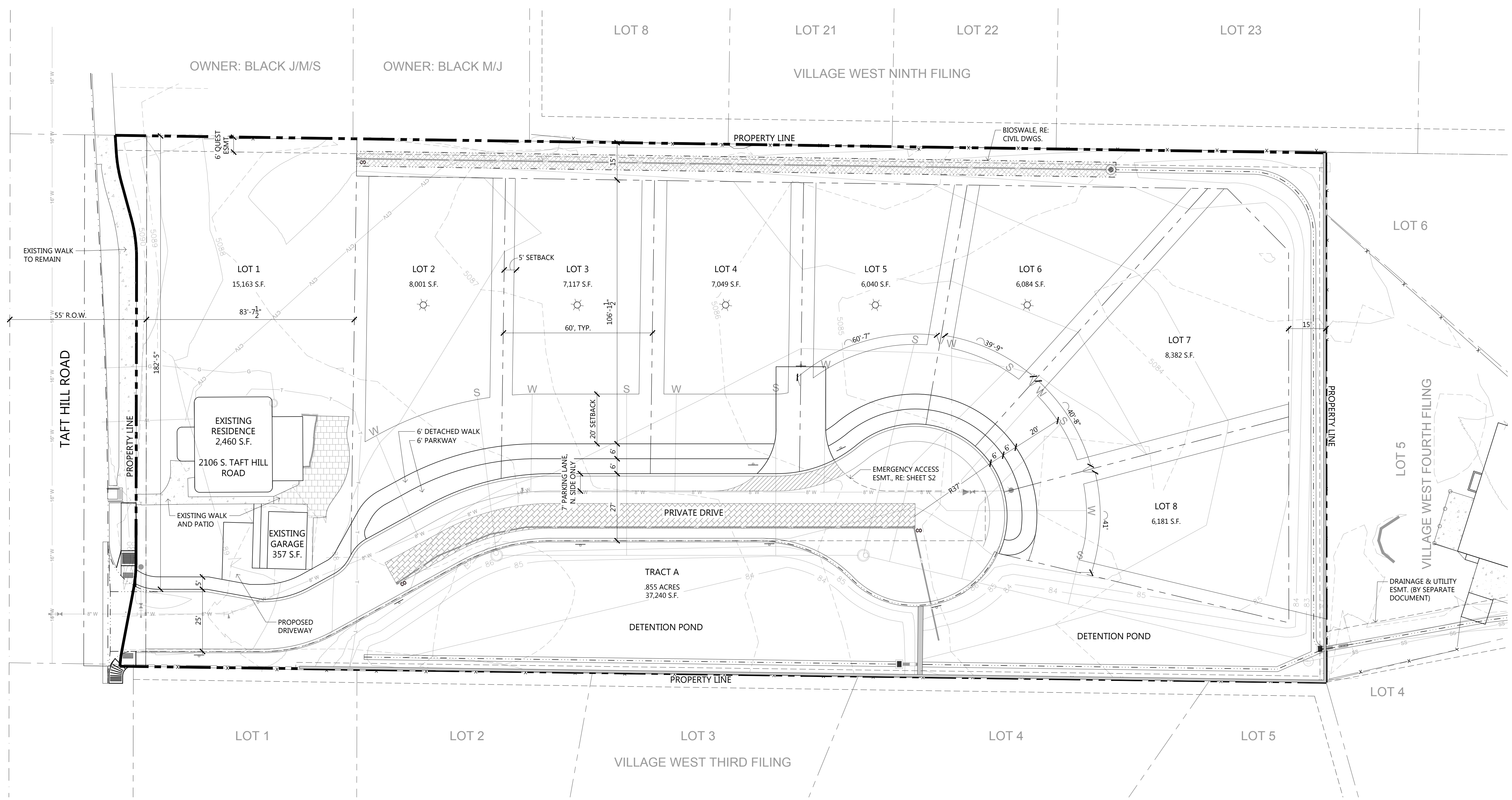
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TAFT HILL VILLAGE PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO 80526



LEGEND

	EXISTING LOT LINE		1' CONTOUR		SOLAR ORIENTED LOT
	EXISTING FENCE		5' CONTOUR		8\"/>
	EXISTING GRAVEL DRIVE (TO DEMO)		LOT LINE		6\"/>
	EXISTING CONTOUR		LOT SETBACK		UNDER DRAIN
	EXISTING CABLE LINE		EASEMENT		WATER SERVICE
	EXISTING GAS LINE		RETAINING WALL		SANITARY SERVICE
	EXISTING TELEPHONE LINE		DRAINAGE PAN		SANITARY LINE
	EXISTING SANITARY SEWER LINE		BIO SWALE		FIRE HYDRANT
			PERVIOUS PAVERS		

SITE DATA

ZONING: R-L LOW DENSITY RESIDENTIAL
 GROSS SITE AREA: 102,458 S.F. / 2.35 AC
 NUMBER OF LOTS: 8

LAND USE SUMMARY

SINGLE FAMILY LOTS (8)	64,017 S.F.	1.47 AC	62.5%
PRIVATE DRIVE	12,145 S.F.	.28 AC	11.9%
OPEN SPACE	24,989 S.F.	.57 AC	24.3%
R.O.W. (W/IN PROPERTY LINE)	1,201 S.F.	.03 AC	1.3%
TOTAL SITE AREA	102,352 S.F.	2.35 AC	100%

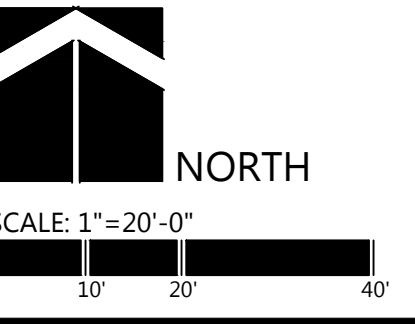
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REV 3	



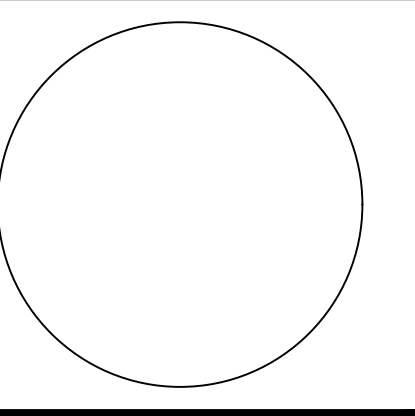
SHEET NAME:
SITE PLAN

SHEET NO.:

S1

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TAFT HILL VILLAGE PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO 80526

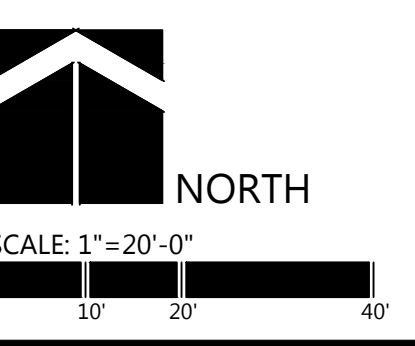
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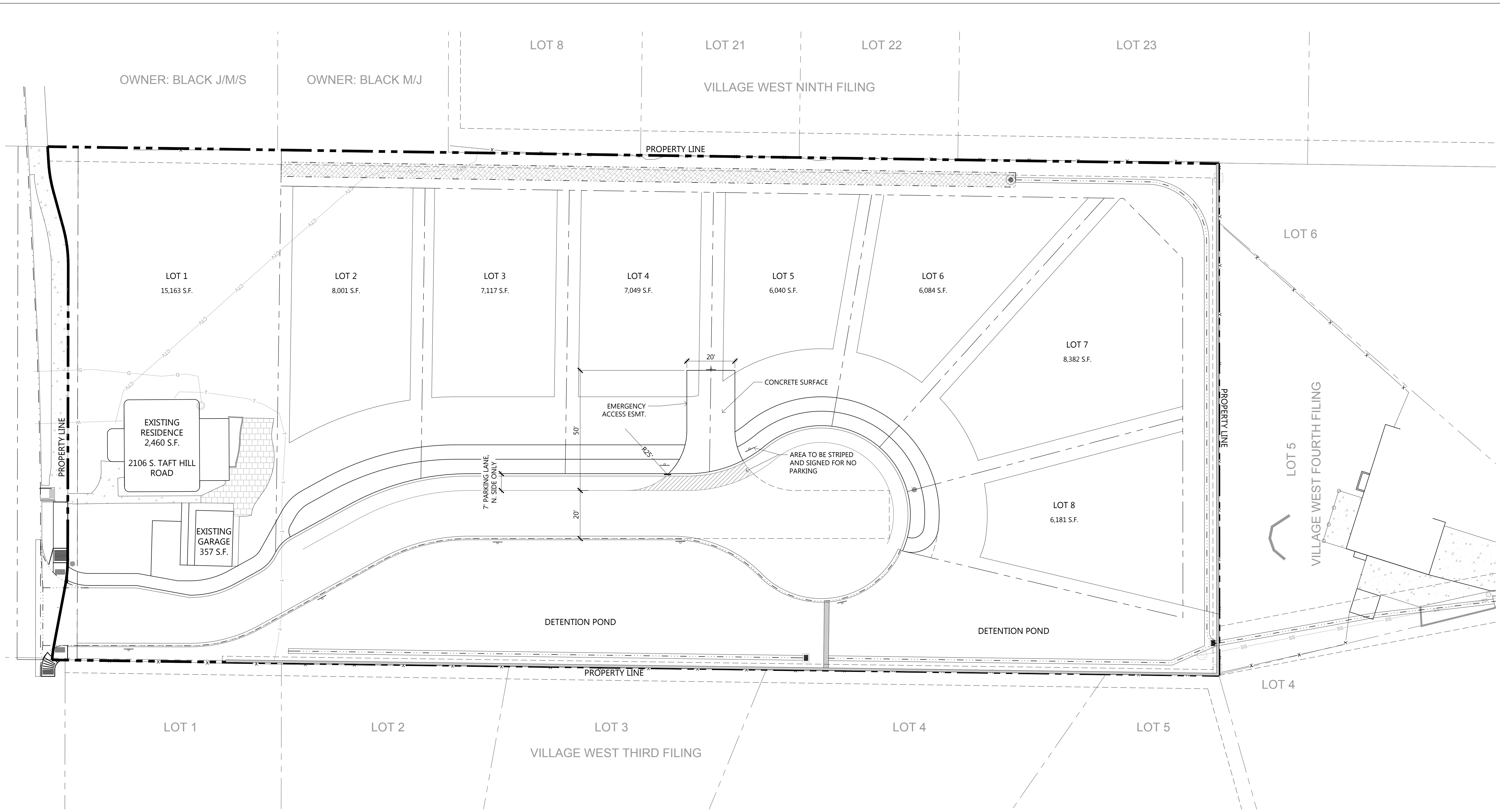
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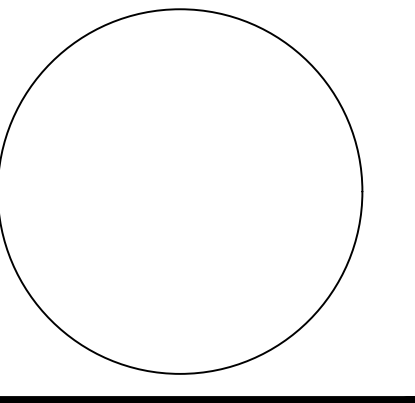
REV 1	RE SUBMITTAL 03-07-17
REV 2	
REV 3	



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 EMERGENCY ACCESS
 EXHIBIT
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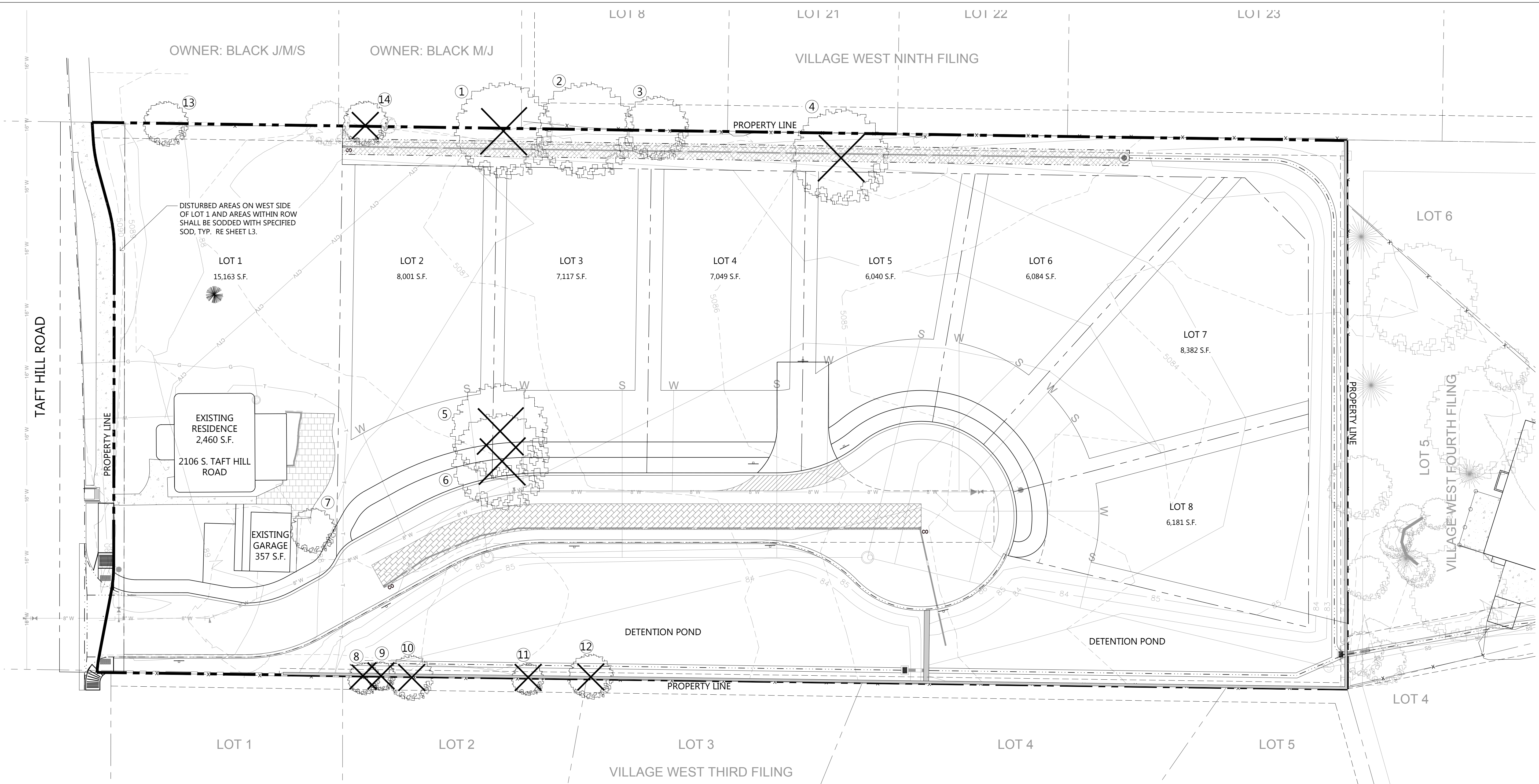
S2





TAFT HILL VILLAGE PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO 80526



LEGEND

- EXISTING TREES TO REMAIN (NOT ON THIS PROPERTY)
- EXISTING TREES TO REMAIN (TREE PROTECTION DETAIL SHEET L3)
- EXISTING TREE TO BE REMOVED

TREE INVENTORY/MITIGATION TABLE

Tree #	Species	Dia	Condition	Remove	# of Trees for Mitigation
1	Green Ash	35	Fair -	YES	2.5
2	Green Ash	17	Fair -	NO	3
3	Green Ash	15	Fair -	NO	2.5
4	Green Ash	30	Fair	YES	4
5	Green Ash	8	Poor +	YES	3
6	Green Ash	34	Fair -	YES	4
7	Green Ash	14	Fair +	NO	2
8	Green Ash	4	Fair	YES	N/A
9	Green Ash	2.5	Fair	YES	N/A
10	Green Ash	6	Fair	YES	1
11	Green Ash	5	Fair	YES	N/A
12	Green Ash	6	Fair	YES	1
13	Green Ash	13	Fair	NO	1.5
14	Green Ash	12	Poor +	YES	1.5

* MAJOR TRUNK CAVITY; POTENTIALLY HAZARDOUS

TREE PROTECTION NOTES:

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

Tree Diameter at Breast Height (inches)	Auger Distance From Face of Tree (feet)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15
- ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.

EXISTING TREE NOTES:

TOTAL TREES ON SITE:	12
TOTAL TREES TO BE REMOVED:	8
TOTAL TREES TO BE PRESERVED:	4
TOTAL MITIGATION TREES REQ'D:	17

MITIGATION TREE REQUIREMENTS:

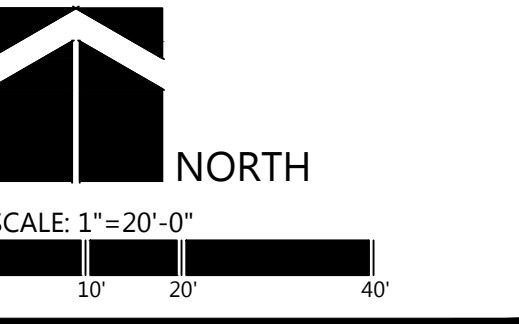
SHADE TREES:	3" CALIPER
ORNAMENTAL TREES:	2.5" CALIPER
EVERGREEN TREES:	8 FEET

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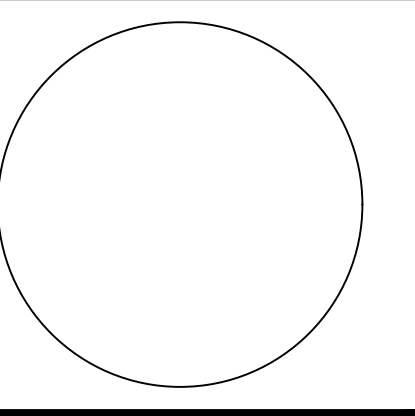


SHEET NAME:
 TREE MITIGATION &
 PROTECTION PLAN
 SHEET NO.:

L1

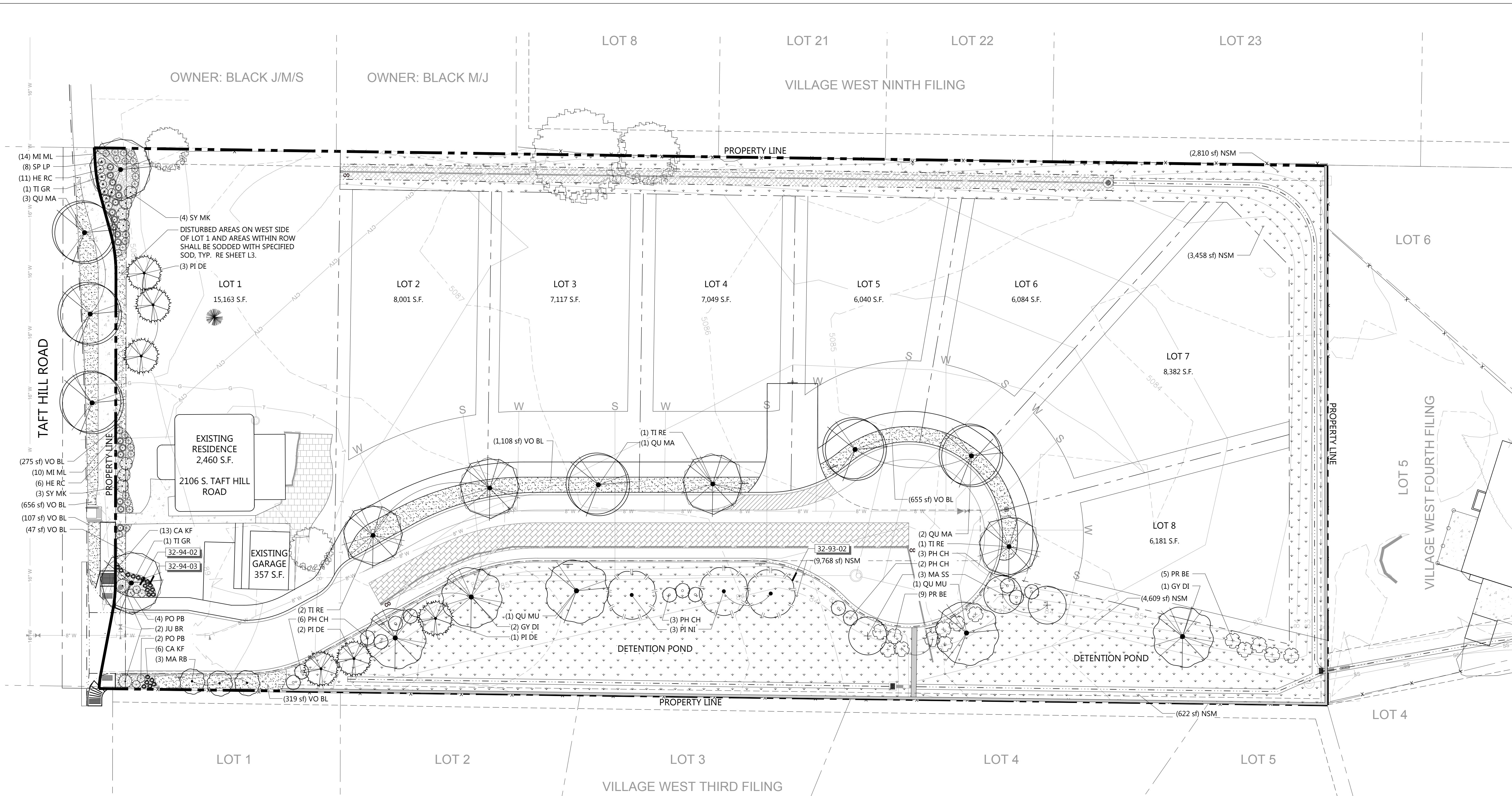
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TAFT HILL VILLAGE PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO 80526



LEGEND

	EXISTING TREES TO REMAIN (TREE PROTECTION DETAIL SHEET L3)		SHRUBS
	DECIDUOUS SHADE TREES		ORNAMENTAL GRASSES
	ORNAMENTAL TREES		SOD, RE: PLANT SCHEDULE SHEET L3
	EVERGREEN TREES		NATIVE SEED, RE: PLANT SCHEDULE SHEET L3
			COBBLE MULCH, RE: REF SCHEDULE THIS SHEET
			EDGER, RE: REF NOTES SCHEDULE THIS SHEET
			REFERENCE NOTES CALL OUT, RE: REF NOTES SCHEDULE THIS SHEET

* REFER TO PLANT SCHEDULE ON SHEET L3 AND LANDSCAPE AND STREET TREE NOTES ON SHEET L4 FOR DETAILED LANDSCAPE MATERIAL AND PLANTING INFORMATION

REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY
	ALL SEEDED AREAS TO BE AMENDED PER GENERAL LANDSCAPE NOTES. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	
SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY
	COBBLE MULCH - 2"-4" ROUNDED RIVER ROCK	11.79 cy
	ROLLED TOP STEEL EDGING, TYP.	157 lf

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY

LANDSCAPE REQUIREMENTS

REQUIRED LANDSCAPE	TREES REQ'D	TREES PROVIDED
ARTERIAL ROW (TAFT HILL RD.) - 180 L.F. (RE: ARTERIAL ROW STREET TREE NOTES SHEET L3)	5	5
PRIVATE DRIVE PARKWAY - 298 L.F. (RE: PRIVATE DRIVE STREET TREE NOTES SHEET L3)	7	7
MITIGATION TREES	17	17

WATER BUDGET TABLE

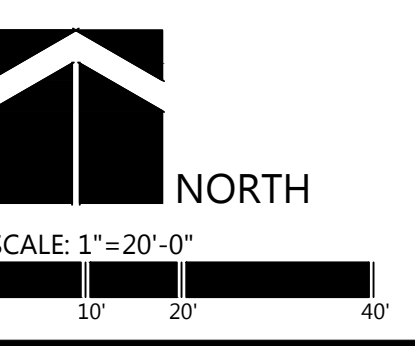
HYDROZONES	AREA (s.f.)	WATER NEED (gallons/s.f.)	ANNUAL WATER USE (gallons)
HIGH	0	18	0
MODERATE	3,961	10	39,610
LOW	21,503	3	64,509
VERY LOW	0	0	0
TOTAL	25,464	AVG: 4.08	104,119

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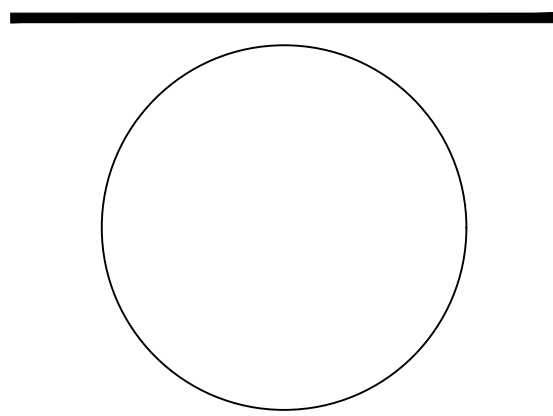
SHEET NAME:
 LANDSCAPE PLAN

SHEET NO.:

L2

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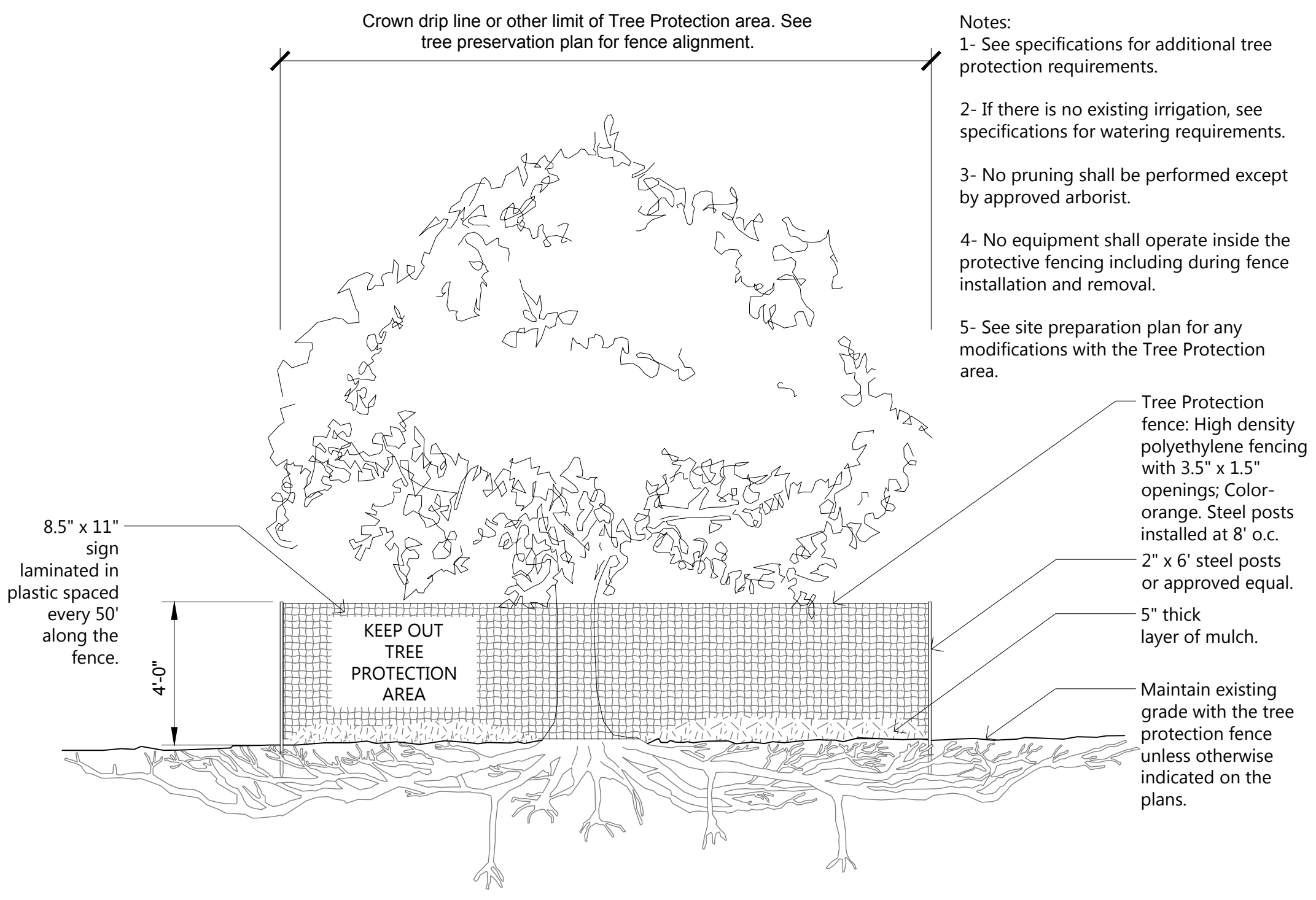
**TAFT HILL VILLAGE
 PROJECT DEVELOPMENT PLAN**

FORT COLLINS, CO 80526

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	QTY	Very Low	Low	Med
GY DI	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	3"Cal	3		X	
QU MA	Quercus macrocarpa / Burr Oak	B & B	3"Cal	6		X	
QU MU	Quercus muehlenbergii / Chinkapin Oak	B & B	3"Cal	2		X	
TI RE	Tilia americana 'Redmond' / Redmond American Linden	B & B	3"Cal	4			X
TI GR	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	3"Cal	2			X
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	QTY	Very Low	Low	Med
PI DE	Picea glauca densata / Black Hills Spruce	B & B	6' Height	6		X	X
PI NI	Pinus nigra / Austrian Black Pine	B & B	6' Height	3	X		
ORNAMENTAL TREES	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	QTY	Very Low	Low	Med
MA RB	Malus x 'Red Barron' / Red Barron Crab Apple	B & B	1.5"Cal	3			X
MA SS	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	1.5"Cal	3		X	
SHRUBS	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	QTY	Very Low	Low	Med
JU BR	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	Cont	5 gal	2		X	
PH CH	Philadelphus lewisii 'Cheyenne' / Lewis Mock Orange	Cont	5 gal	14		X	
PO PB	Potentilla fruticosa 'Pink Beauty' / Pink Beauty Potentilla	Cont	5 gal	6		X	
PR BE	Prunus besseyi / Western Sand Cherry	Cont	5 gal	14	X		
SP LP	Spiraea japonica 'Little Princess' / Little Princess Spirea	Cont	5 gal	8			X
SY MK	Syringa patula 'Miss Kim' / Miss Kim Lilac	Cont	5 gal	7		X	
GRASSES	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	QTY	Very Low	Low	Med
CA KF	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	Cont	1 gal	19		X	
MI ML	Miscanthus sinensis 'Morning Light' / Morning Light Maiden Grass	Cont	1 gal	24		X	
PERENNIALS	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	QTY	Very Low	Low	Med
HE RC	Hemerocallis x 'Rocket City' / Rocket City Daylily	Cont	1 gal	17		X	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	QTY	Very Low	Low	Medium		
NSM	Native Seed / Native Seed Mix	21,268 sf	X				
VO BL	Sod / VorTEX Hybrid Bluegrass	3,167 sf		X			

NATIVE SEED MIX: TO BE APPLIED AT A RATE OF 1lb PER 1000 s.f.
 (29%) Blue Grama (B. gracilis)
 (25%) Buffalograss (B. dactyloides)
 (20%) Sideoats Grama (B. curtipendula)
 (25%) Western Wheatgrass (P. smithii)
 (1%) Sand Dropseed (S. cryptandrus)

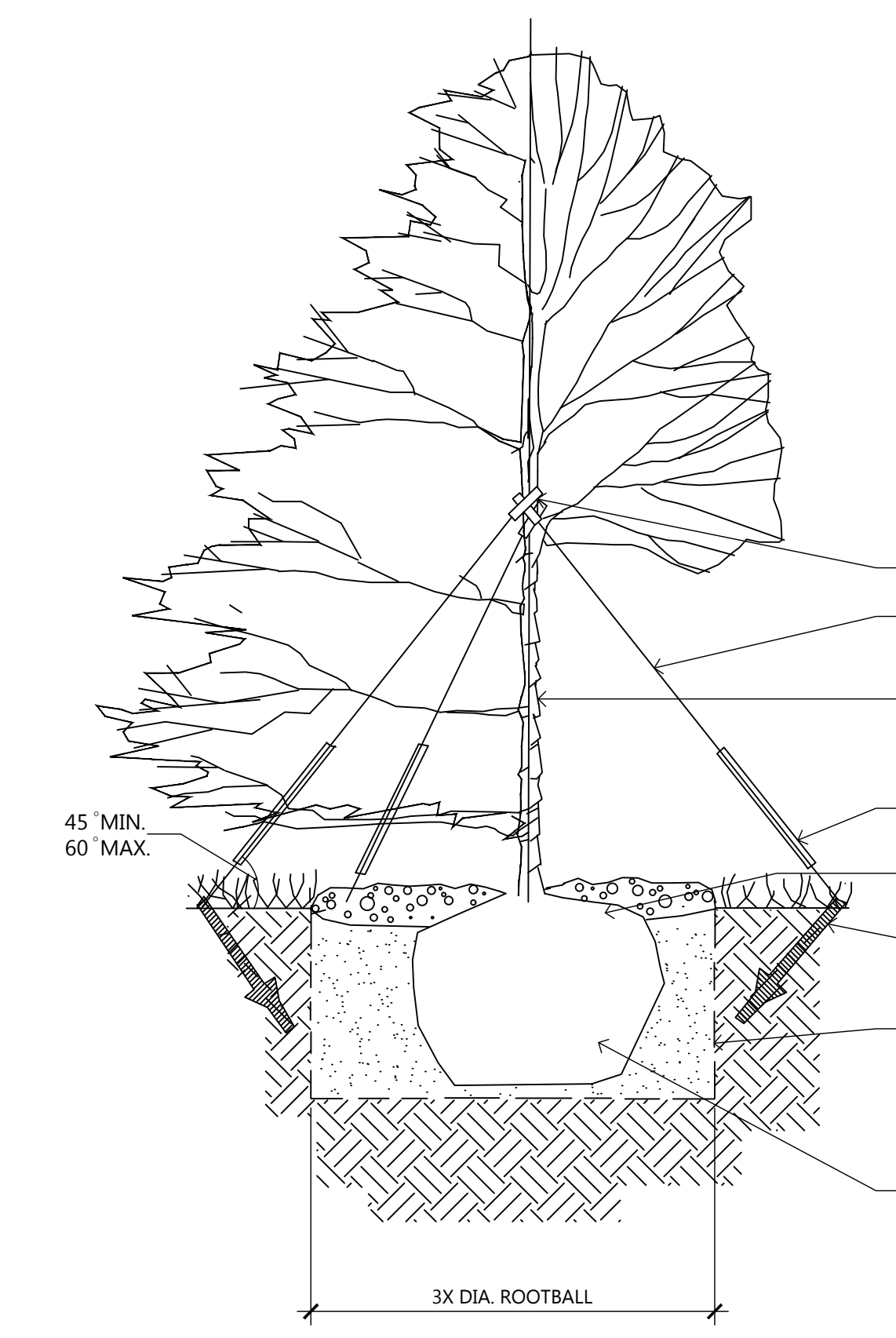


1 TREE PROTECTION
 NOT TO SCALE

URBAN TREE FOUNDATION © 2014
 OPEN SOURCE FREE TO USE

GENERAL NOTES

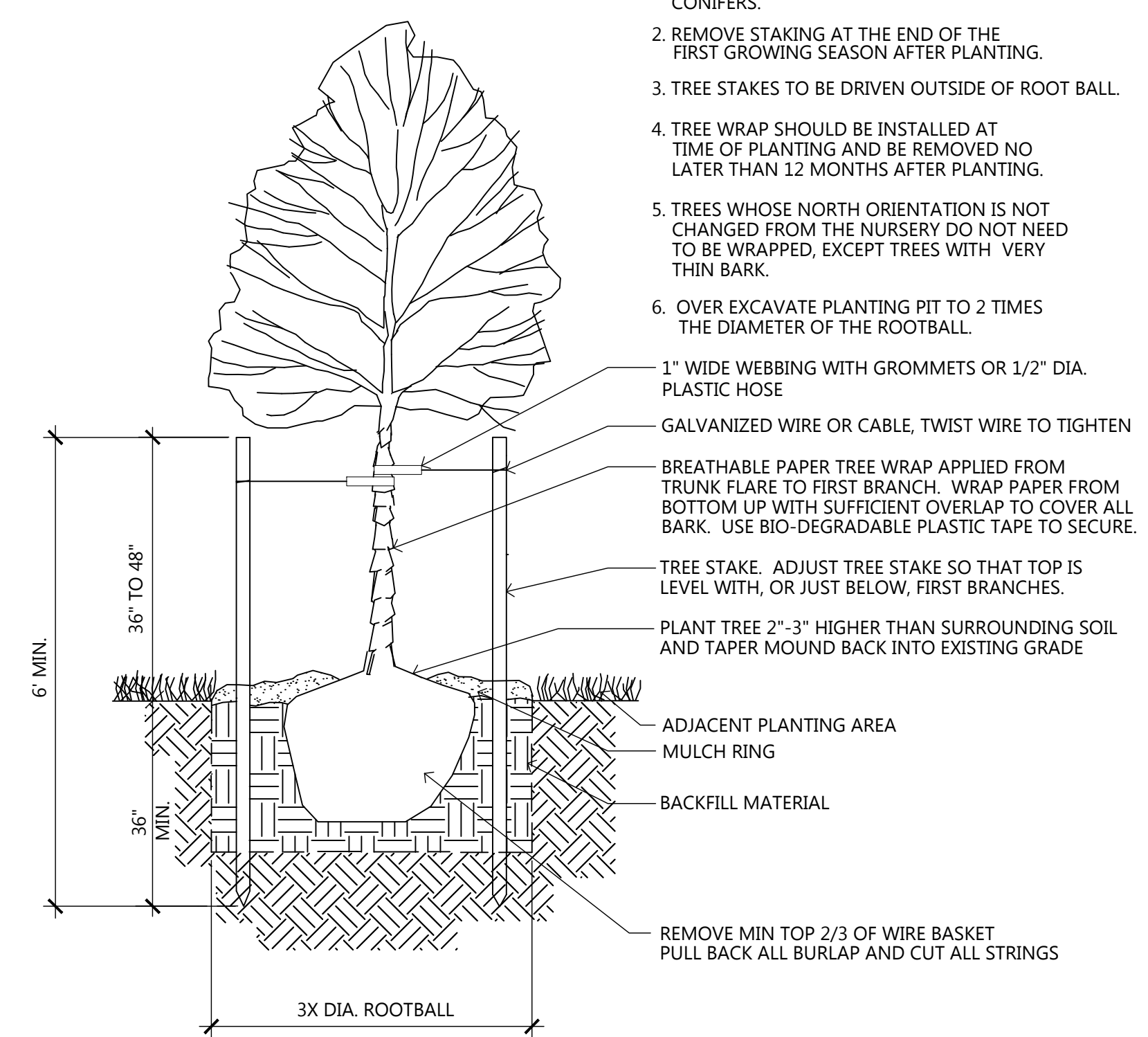
- GUY CONIFER TREES AND DECIDUOUS TREES LARGER THAN 2 1/2" CAL.
- WEBBING SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH.
- WIRE SHALL NOT TOUCH OR RUB ADJACENT BRANCHES.
- TUCK LOOSE ENDS OF THE WIRE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
- USE 12 GAUGE WIRE FOR TREES LARGER THAN 2 1/2" CAL. USE 14 GAUGE WIRE FOR TREES LESS THAN 2 1/2" CAL.
- REMOVE STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- INSTALL 3 GUY WIRES PER TREE, SPACE EVENLY AROUND THE TREE.
- TREE WRAP SHOULD BE INSTALLED AT TIME OF PLANTING AND BE REMOVED NO LATER THAN 12 MONTHS AFTER PLANTING.
- TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED, EXCEPT TREES WITH VERY THIN BARK.
- OVER EXCAVATE PLANTING PIT TO 2 TIMES THE DIAMETER OF THE ROOTBALL.



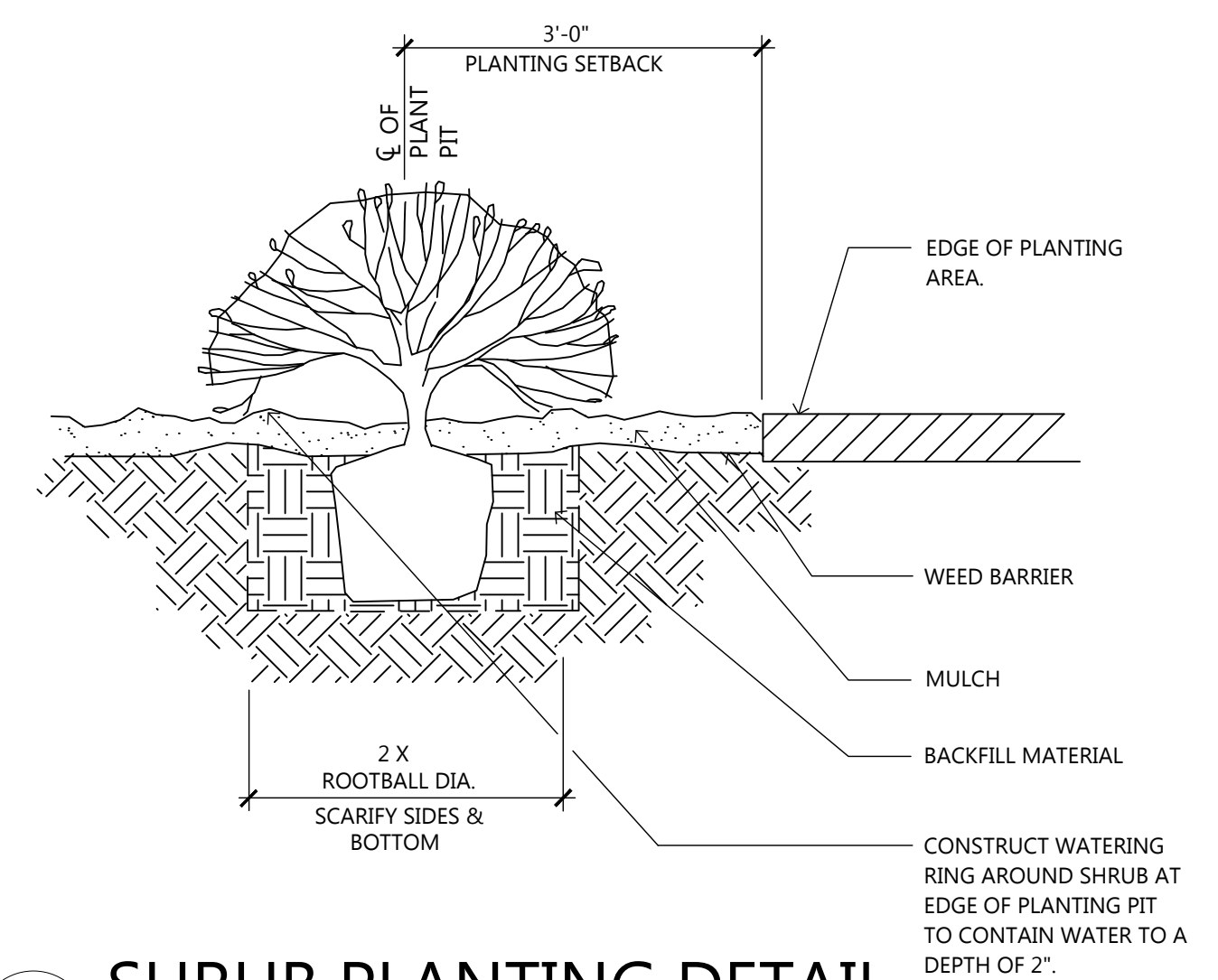
2 TREE GUYING DETAIL
 NOT TO SCALE

GENERAL NOTES

- STAKE DECIDUOUS TREES UP TO AND INCLUDING 2 1/2" CAL. DO NOT STAKE CONIFERS.
- REMOVE STAKING AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- TREE STAKES TO BE DRIVEN OUTSIDE OF ROOT BALL.
- TREE WRAP SHOULD BE INSTALLED AT TIME OF PLANTING AND BE REMOVED NO LATER THAN 12 MONTHS AFTER PLANTING.
- TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED, EXCEPT TREES WITH VERY THIN BARK.
- OVER EXCAVATE PLANTING PIT TO 2 TIMES THE DIAMETER OF THE ROOTBALL.



3 TREE STAKING DETAIL
 NOT TO SCALE



4 SHRUB PLANTING DETAIL
 NOT TO SCALE

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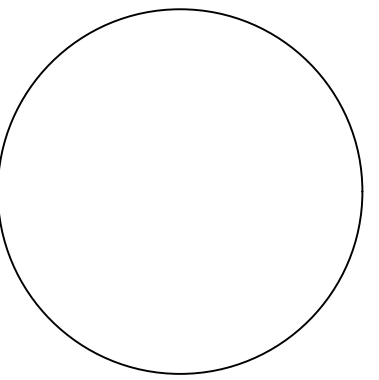
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SHEET NAME:
**PLANT SCHEDULE
 & DETAILS**
 SHEET NO.:

L3

NOT FOR CONSTRUCTION





**TAFT HILL VILLAGE
PROJECT DEVELOPMENT PLAN**

FORT COLLINS, CO 80526

ARTERIAL R.O.W. STREET TREE NOTES

1. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
2. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
4. SUBJECT TO APPROVAL BY THE CITY FORESTER -- STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.
5. A FREE PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY STREET TREES ARE PLANTED IN PARKWAYS BETWEEN THE SIDEWALK AND CURB. STREET TREE LOCATIONS AND NUMBERS MAY CHANGE TO MEET ACTUAL UTILITY/ TREE SEPARATION STANDARDS. LANDSCAPE CONTRACTOR MUST OBTAIN APPROVAL OF STREET TREE LOCATION AFTER UTILITY LOCATES. STREET TREES MUST BE INSPECTED AND APPROVED BEFORE PLANTING. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CODE OF THE CITY OF FORT COLLINS.

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY

PRIVATE DRIVE STREET TREE NOTES

1. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
2. STREET TREES SHALL BE INSTALLED BY RESIDENTIAL LOTS BY THE DEVELOPER AT THE TIME OF CO, UNLESS TIME OF YEAR LIMITS TREE PLANTING, IN WHICH CASE RESIDENTIAL STREET TREES SHALL BE PLANTED WITHIN 6 MONTHS OF CO.
3. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL INSPECTION AND ACCEPTANCE BY THE HOA. ALL STREET TREES MUST BE ESTABLISHED, OF AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE BY THE HOA. ALL STREET TREES ARE TO BE PRIVATE PROPERTY.
4. STREET TREE LOCATIONS AND NUMBERS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES (RE: LANDSCAPE NOTE #8), STREET SIGNS AND STREET LIGHTS. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION OCCURS TO MEET SEPARATION STANDARD.

GENERAL LANDSCAPE NOTES

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. 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 TILLING, DISKING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
 - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
 - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
 - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
 - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
 - 4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND ON ALL DRIVEWAYS, PRIVATE DRIVES AND PARKING AREAS WITHIN THE DEVELOPMENT.
12. THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
13. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
14. MITIGATION TREES (DECIDUOUS SHADE TREES) SHALL BE PLANTED WITH TREES OF THE CALIPER AND HEIGHT REQUIREMENTS LISTED IN THE PLANT SCHEDULE (3" CALIPER) . SUBSTITUTIONS REQUESTED FOR THESE TREES WITH SMALLER CALIPERS WILL NOT BE APPROVED.
15. TREE/SHRUB PLANTING RINGS TO BE MULCHED WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
16. SHRUB BEDS SHALL BE MULCHED WITH A 4" LAYER OF COBBLE MULCH PLACED OVER A NON-WOVEN POLYPROPYLENE WEED BARRIER SUCH AS TYPAR OR MIRAFI. RE: REFERENCE NOTES SHEET L2. WEED BARRIER SHALL NOT BE PLACED UNDER ORNAMENTAL GRASSES.
17. IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID REVEILLE OR APPROVED EQUAL. REFER TO PLANT SCHEDULE SHEET L3.
18. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL REFER TO REFERENCE NOTES SHEET L2.
19. AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED WITH THE SPECIFIED DRYLAND MIX UNLESS OTHERWISE NOTED.
20. REFER TO CIVIL DRAWINGS FOR FINAL GRADING, DRAINAGE, HORIZONTAL CONTROL AND UTILITY INFORMATION.

PROJECT NO.: 1614
ISSUED FOR:
CITY REVIEW

DATE: JANUARY 24, 2017

DRAWN BY: CS
CHECKED BY: CS

REVISIONS:

REV 1	RE SUBMITTAL 03-07-17
REV 2	
REV 3	

SHEET NAME:
LANDSCAPE NOTES

SHEET NO.:

L4



**Know what's below.
Call before you dig.**

NOT FOR CONSTRUCTION

TAFT HILL VILLAGE

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land:

A tract of land located in Section 22, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, more particularly described as follows:

THE NORTH HALF OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, EXCEPT THAT PORTION TO BARTON HOMES, INC. BY WARRANTY DEED DATED OCTOBER 1, 1969, AND RECORDED IN BOOK 1419, PAGE 665 OF THE RECORDER'S RECORDS OF LARIMER COUNTY, AND EXCEPT THAT PORTION TO CITY OF FORT COLLINS BY WARRANTY DEED RECORDED FEBRUARY 1, 2002 AT RECEPTION NO. 2002011850, AND EXCEPT EASEMENTS AND RESERVATIONS OF RECORD, COUNTY OF LARIMER, STATE OF COLORADO.

Also described as follows:

Considering the West line of the Southwest Quarter of Section 22 as bearing South 00° 06' 35" West and with all bearings contained herein relative thereto:

COMMENCING at the West Quarter corner of Section 22; thence, South 89° 11' 40" East, 30.00 feet; thence, South 89° 11' 40" East, 12.30 feet to the **POINT OF BEGINNING**, being a point on the North line of the Southwest Quarter of Section 22; thence along said North line, South 89° 10' 01" East, 487.23 feet to the Northwest corner of Village West Fourth Filing; thence along the Westerly line of Village West Fourth Filing, South 00° 02' 42" East, 212.98 feet to the North line of Village West Third Filing; thence along said North line, North 89° 14' 19" West, 485.54 feet to a point on the Easterly line of a tract of land as described at Reception No. 2002011850; thence along said Easterly line the following 8 courses and distances: along a curve concave to the right having a central angle of 06° 15' 59" with a radius of 60.00 feet, an arc length of 6.56 feet and the chord of which bears North 07° 36' 37" East, 6.56 feet; thence, North 10° 44' 41" East, 24.58 feet; thence along a curve concave to the left having a central angle of 10° 38' 37.19" with a radius of 60.00 feet, an arc length of 11.15 feet and the chord of which bears North 05° 25' 30" East, 11.13 feet; thence, North 00° 06' 20" East, 122.41 feet; thence along a curve concave to the left having a central angle of 15° 22' 21.68" with a radius of 60.00 feet, an arc length of 16.10 feet and the chord of which bears North 07° 34' 44" West, 16.05 feet; thence, North 15° 15' 48" West, 15.43 feet; thence along a curve concave to the right having a central angle of 11° 39' 04" with a radius of 60.00 feet, an arc length of 12.20 feet and the chord of which bears North 09° 26' 15" West, 12.18 feet; thence along a curve concave to the right having a central angle of 00° 11' 31" with a radius of 1991.50 feet, an arc length of 6.67 feet and the chord of which bears North 03° 30' 57" West, 6.67 feet to the POINT OF BEGINNING.

Contains 102,352 square feet or 2.352 acres, more or less.

For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as TAFT HILL VILLAGE (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Sections 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

OWNER:

BY: _____

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

LIENHOLDER:

BY: _____

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the Clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

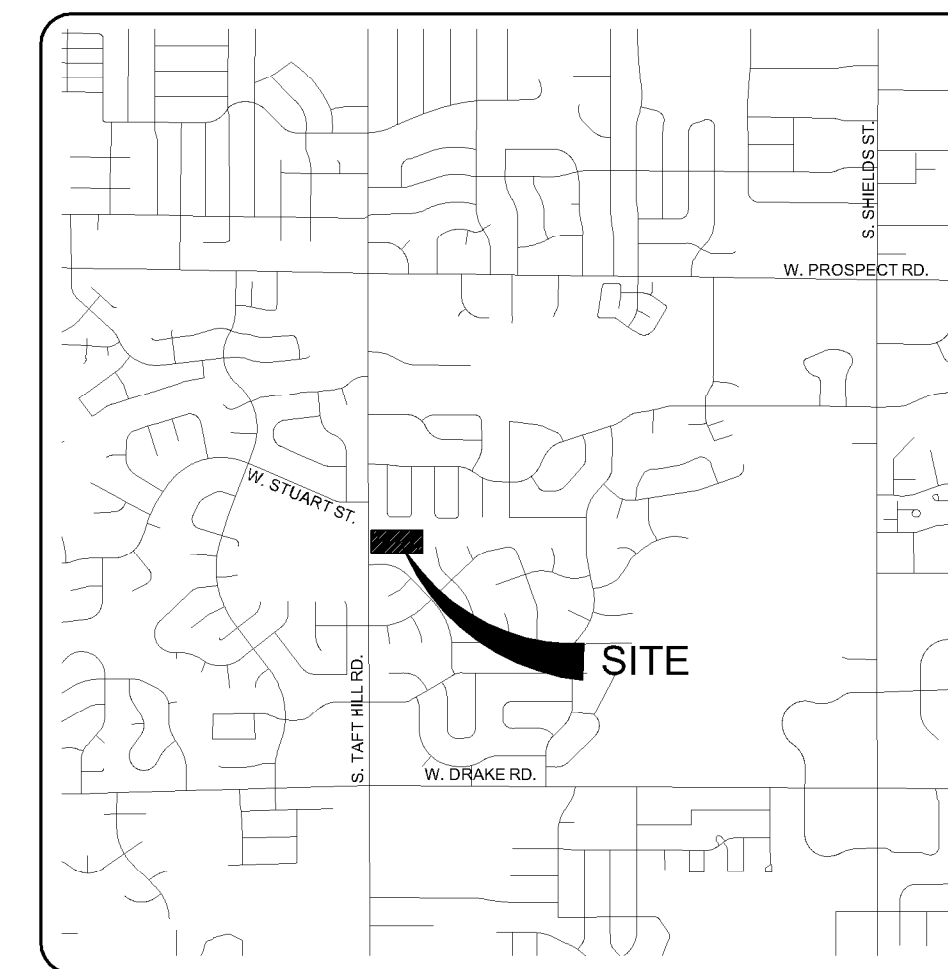
ATTORNEY'S CERTIFICATION

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: _____

Address: _____

Registration No.: _____



APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this ____ day of _____ A.D., 20____.

City Engineer

PLANNING APPROVAL

By the Director of Community Development and Neighborhood Services of the City of Fort Collins, Colorado this ____ day of _____ A.D., 20____.

Director of Community Development and Neighborhood Services

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

For and on behalf of Northern Engineering
Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 38470

NOTES:

1. The Basis of Bearings is the West line of the Southwest Quarter of Section 22-T7N-R69W as bearing South 00° 06' 35" West (assumed bearing), and monumented as shown on drawing.
2. All information regarding easements, rights-of-way or Title of Record, Northern Engineering relied upon Commitment Number _____, prepared by _____, dated _____.
3. The lineal unit of measurement for this plat is U. S. Survey Feet.
4. There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City code.
5. As required by Land Use Code section 3.4.7(F), the new construction on Lot 2 shall be similar to the height, setback, and width of existing historic structures to the maximum extent feasible, and shall be designed to be in character with same based on visual elements such as window patterns and use of brick as the dominant building material. In order to receive a building permit for Lot 2, a review for compliance with 3.4.7 will be required and must also include a plan of protection for the existing historic structures that specifies how they will be protected from damage during construction.

NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 22
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

NE

PHONE: 970.221.4158
301 North Horvath Street, Suite 100
Fort Collins, Colorado 80521
www.northernengineering.com

PROJECT: 1076-001	DATE: 3/22/17	SCALE: N.A.	REVIEWED BY: R. Tessely
DESIGNED BY:	DRAWN BY: L. Smith		

TAFT HILL VILLAGE

CITY OF FORT COLLINS

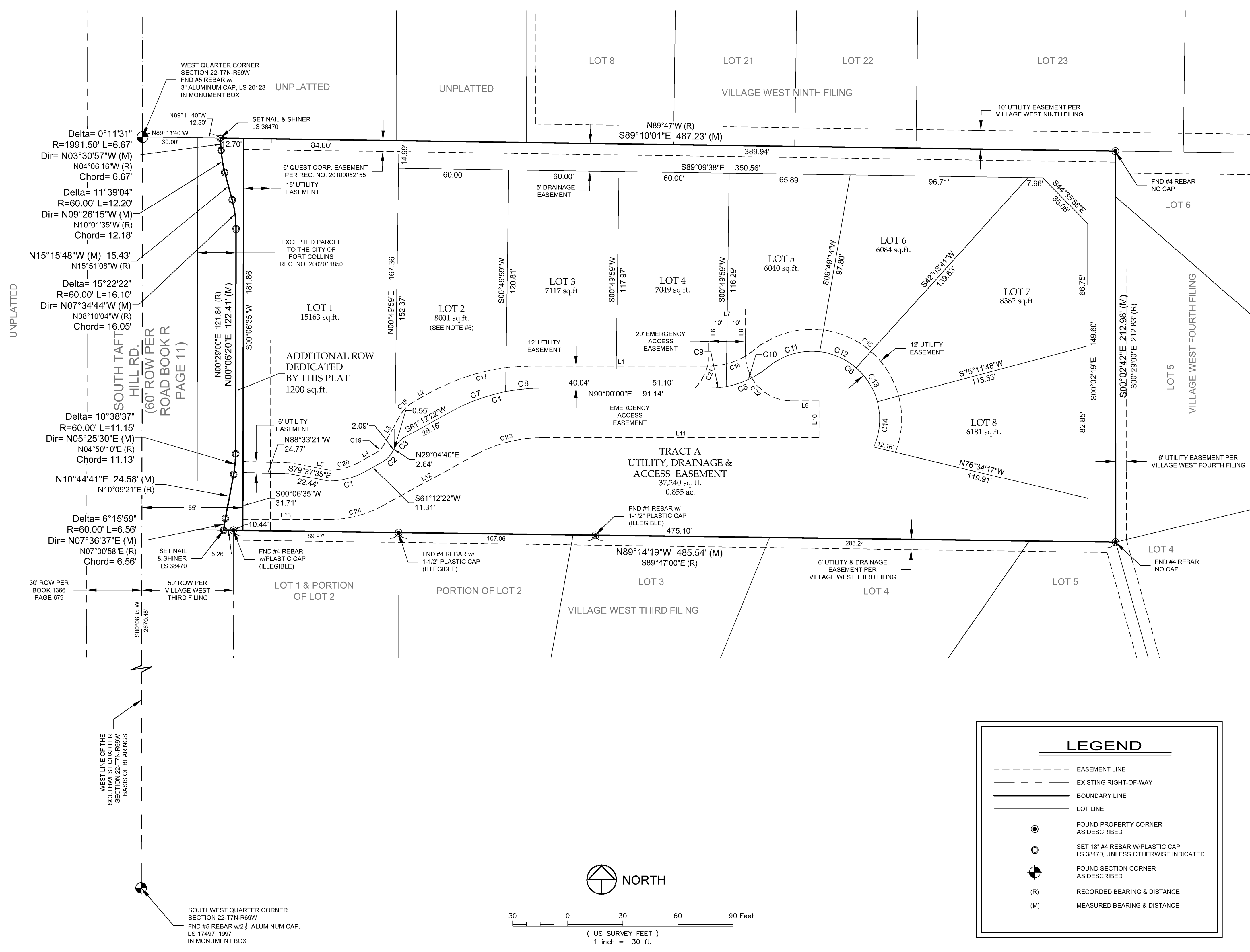
STATE OF COLORADO

Sheet
1
Of 2 Sheets

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TAFT HILL VILLAGE

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

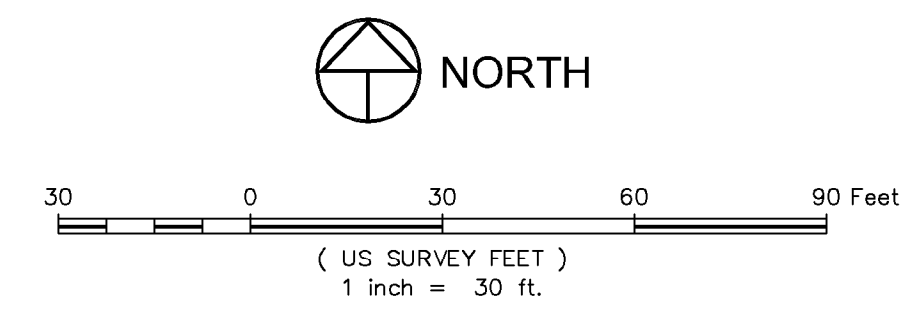


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	28°53'57"	39.00'	19.67'	N75°39'21"E	19.46'
C2	32°07'42"	15.00'	8.41'	N45°08'31"E	8.30'
C3	32°07'42"	15.00'	8.41'	N45°08'31"E	8.30'
C4	28°47'38"	103.00'	51.76'	N75°36'11"E	51.22'
C5	39°38'00"	60.00'	34.69'	N70°10'56"E	33.90'
C6	153°48'34"	37.00'	99.33'	S52°43'52"E	72.08'
C7	17°36'04"	103.00'	31.64'	S70°00'24"W	31.52'
C8	11°11'34"	103.00'	20.12'	S84°24'13"W	20.09'
C9	10°16'40"	50.00'	8.97'	S84°51'40"W	8.96'
C10	29°21'29"	50.00'	25.62'	S65°02'36"W	25.34'
C11	46°20'18"	37.00'	29.92'	S73°32'00"W	29.12'
C12	34°03'31"	37.00'	21.99'	N66°16'06"W	21.67'
C13	34°15'39"	37.00'	22.12'	N32°06'31"W	21.80'
C14	39°09'06"	37.00'	25.28'	N04°35'52"E	24.79'
C15	151°09'26"	49.00'	129.27'	N54°03'26"W	94.91'
C16	39°38'00"	38.00'	26.29'	S70°10'56"W	25.77'
C17	28°47'38"	114.00'	57.29'	S75°36'11"W	56.69'
C18	32°07'42"	21.00'	11.78'	S45°08'31"W	11.62'
C19	32°07'42"	9.00'	5.05'	S45°08'31"W	4.98'
C20	28°00'07"	33.00'	16.13'	S75°12'26"W	15.97'
C21	46°03'16"	25.00'	20.10'	S23°01'38"W	19.56'
C22	90°00'00"	25.00'	39.27'	N45°00'00"W	35.36'
C23	28°47'38"	76.00'	38.19'	N75°36'11"E	37.79'
C24	28°53'57"	60.00'	30.26'	N75°39'21"E	29.94'

LINE TABLE		
LINE	LENGTH	BEARING
L1	96.60'	N90°00'00"W
L2	10.32'	S61°12'22"W
L3	18.64'	S29°04'40"W
L4	11.31'	S61°12'22"W
L5	22.35'	N79°37'35"W
L6	25.00'	S90°00'00"E
L7	20.00'	N90°00'00"W
L8	25.00'	N00°00'00"E
L9	15.00'	N90°00'00"W
L10	20.00'	N00°00'00"E
L11	150.65'	N90°00'00"E
L12	57.67'	N61°12'22"E
L13	46.64'	S89°53'40"E

LEGEND

- EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY
- BOUNDARY LINE
- LOT LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SET 1/8" #4 REBAR W/PLASTIC CAP, LS 38470, UNLESS OTHERWISE INDICATED
- ⊙ FOUND SECTION CORNER AS DESCRIBED
- (R) RECORDED BEARING & DISTANCE
- (M) MEASURED BEARING & DISTANCE



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 22
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

30 North Horne Street, Suite 100
Fort Collins, Colorado 80521

PHONE: 970.221.4158
www.northernengineering.com

PROJECT: 1076-001
DATE: 3/22/17
DESIGNED BY: [Blank]
DRAWN BY: L. Smith
CHECKED BY: R. Vespa

TAFT HILL VILLAGE
CITY OF FORT COLLINS
STATE OF COLORADO

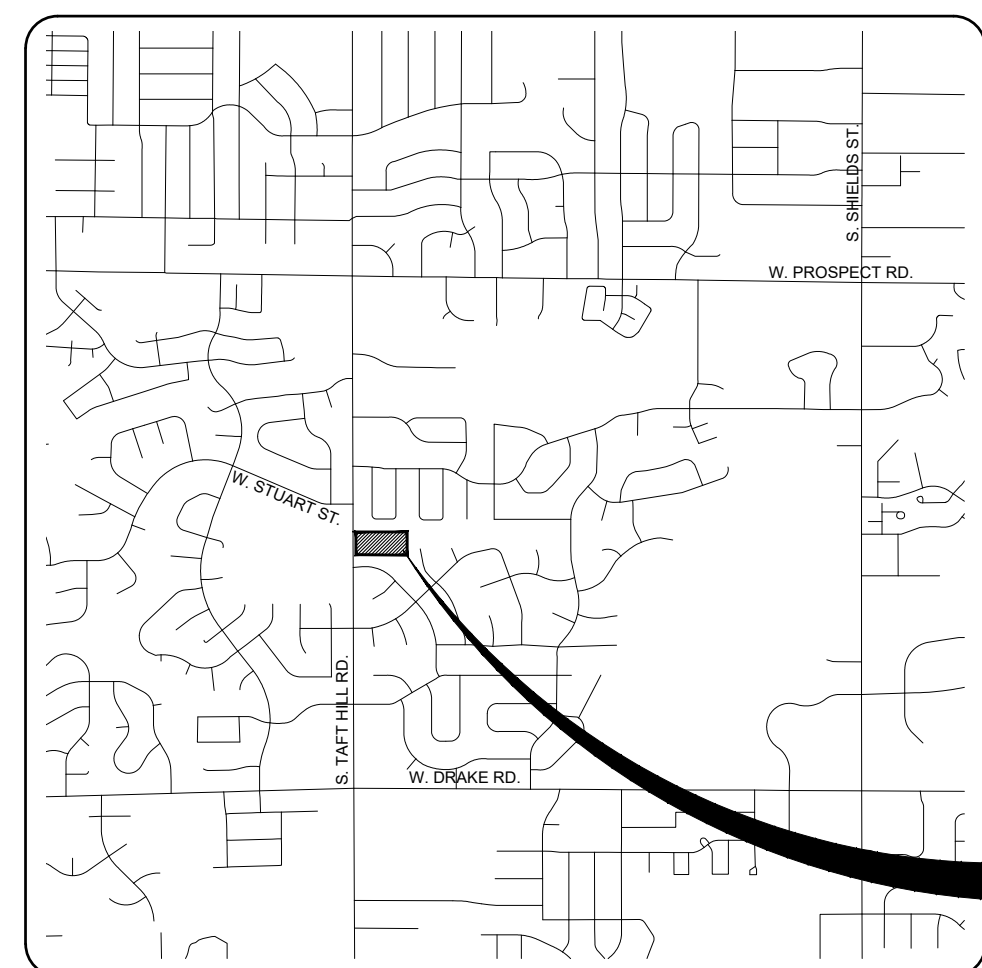
Sheet
2
Of 2 Sheets

PRELIMINARY
Robert C. Tesely
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

UTILITY PLANS FOR TAFT HILL VILLAGE

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

MARCH 2017



PROJECT LOCATION



PROJECT BENCHMARKS:

PROJECT DATUM: NAVD 88

BENCHMARK #1:
CITY OF FORT COLLINS BENCHMARK 34-92: WEST SIDE OF TAFT HILL RD. NORTH OF STUART ST. ON A STORM WATER DIVERSION STRUCTURE.
ELEVATION: 5088.78

BENCHMARK #2:
CITY OF FORT COLLINS BENCHMARK 12-97: ON WEST STUART ST. BETWEEN ZENITH COURT AND RYELAND LANE, ON THE SOUTH END OF THE EAST HEADWALL OF THE CANAL BRIDGE.
ELEVATION: 5116.62

PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED:
NGVD29 UNADJUSTED = NAVD88 - 3.18.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22-T7N-R69W AS BEARING SOUTH 00°06'35" WEST

ORIGINAL FIELD SURVEY BY:

Northern Engineering Services, Inc
NE Project No. 868-001
Date: October 8, 2012

SUBSURFACE EXPLORATION BY:

Soilogic
Soilogic Project No. 12-1096
Date: December 5, 2012

DISCLAIMER STATEMENT:

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

CERTIFICATION STATEMENT:

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively, and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.

CONTACT INFORMATION

PROJECT TEAM:

DEVELOPER/APPLICANT

John, Albert, and Samuel Minatta
1313 Fairway Five Drive
Fort Collins, Colorado 80525

PLANNER/ LANDSCAPE ARCHITECT

CS Design, INC
Cara Schoy, RLA | ASLA
2519 S. Shields St. #129
Fort Collins, Colorado 80526
(970) 420-9462



SITE ENGINEER

Northern Engineering Services, Inc.
Bud Curtiss, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158



SURVEYOR

Northern Engineering Services, Inc.
Eric Smith, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158



GEOTECHNICAL ENGINEER

Soilogic
Wolf von Carlowitz, PE
1435 Hilltop Circle
Windsor, Colorado 80550
(970) 674-3430



UTILITY CONTACT LIST: *

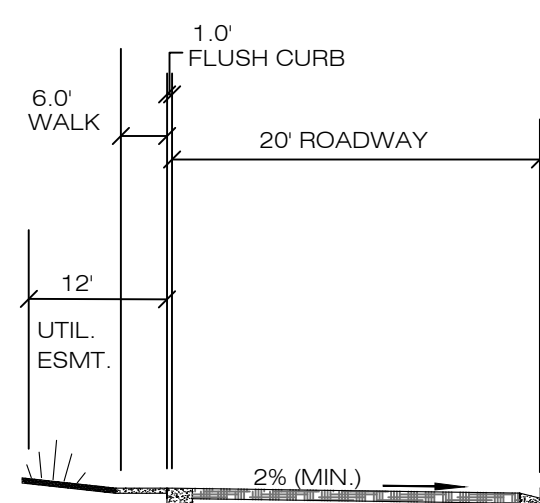
UTILITY COMPANY PHONE NUMBER

GAS-----Xcel Energy----- Stephanie Rich (970) 225-7857
ELECTRIC----- City of Fort Collins Light & Power-- Justin Fields (970) 224-6150
CABLE----- Comcast----- Don Kapperman (970) 567-0425
TELECOM----- CenturyLink----- William Johnson (970) 377-6401
WATER----- City of Fort Collins Utilities----- Heather McDowell (970) 224-6065
WASTEWATER----- City of Fort Collins Utilities----- Heather McDowell (970) 224-6065
STORMWATER- City of Fort Collins Utilities----- Heather McDowell (970) 224-6065

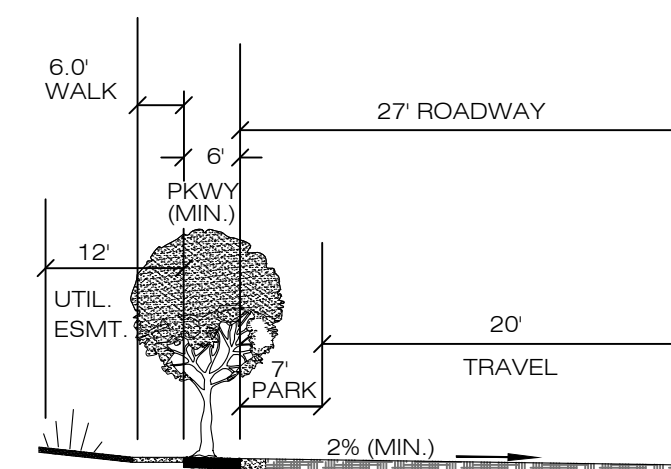
* This list is provided as a courtesy reference only. Northern Engineering Services assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.

SHEET INDEX

C0.00	COVER SHEET
C0.01	GENERAL AND CONSTRUCTION NOTES
C2.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.00	UTILITY PLAN
C3.01	SANITARY SEWER PLAN AND PROFILE
C4.00	GRADING PLAN
C4.01	PRIVATE DRIVE PLAN AND PROFILE
C5.00	EROSION CONTROL PLAN
C5.01	EROSION CONTROL DETAILS
C6.00	DRAINAGE EXHIBIT
C6.01	HISTORIC DRAINAGE EXHIBIT



PRIVATE DRIVE
STA: 10+00.0 - 11+20.49



PRIVATE DRIVE
STA: 11+20.49 - 13+44.57

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

TAFT HILL VILLAGE

COVER SHEET

Sheet
C0.00

01 of 11

Revisions:
No. _____
Date: _____
REVIEW SET
NOT FOR CONSTRUCTION
03/07/2017

These drawings are instruments of service prepared by Northern Engineering Services, Inc. and are not to be used for any type of construction without the approval of a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
PHONE: 970.221.4158 FAX: 970.221.4159
www.northernengineering.com

NE
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524

PROJECT:	1076-001	DATE:	03/07/2017
DESIGNED BY:	N/A	SCALE:	N/A
DRAWN BY:	B. Mathisen	REVIEWED BY:	B. Curtiss

Blank area for additional notes or signatures.

Sheet
C0.00

01 of 11

Blank area for additional notes or signatures.

GENERAL NOTES

- All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the Local Entity.
- All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
- These public improvement construction plans shall be valid for a period of three years from the date of approval by the Local Entity Engineer. Use of these plans after the expiration date will require a new review and approval process by the Local Entity prior to commencement of any work shown in these plans.
- The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the Local Entity, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the Local Entity Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the Local Entity, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.
- All sanitary sewer, storm sewer, and water line construction, as well as power and other "dry" utility installations, shall conform to the Local Entity standards and specifications current at the date of approval of the plans by the Local Entity Engineer.
- The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The Developer shall be responsible for unknown underground utilities.
- The Engineer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
- The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
- If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the Local Entity prior to beginning construction.
- The Developer shall coordinate and cooperate with the Local Entity, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.
- No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.
- The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.
- The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
- A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.
- The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (Contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the Storm Water Management Plan, and the Erosion Control Plan.
- The Local Entity shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
- Prior to final inspection and acceptance by the Local Entity, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.
- The Local Entity shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the Local Entity failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
- All recommendations of the final drainage and erosion control study Preliminary Drainage Report for South Taft Hill dated 03/07/2017 by Northern Engineering Services, Inc. shall be followed and implemented.
- Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan. All erosion control measures shall be maintained in good repair by the Developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping.
- The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the Local Entity street inspector.
- No work may commence within any improved or unimproved public Right-of-Way until a Right-of-Way Permit or Development Construction Permit is obtained, if applicable.
- The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the Local Entity Engineering Inspector (Fort Collins - 221-6605) and the Local Entity Erosion Control Inspector (Fort Collins - 221-6700) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements.
- If the Local Entity Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineer's absence. However, the Local Entity reserves the right not to accept the improvement if subsequent testing reveals an improper installation. The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the Developer shall be responsible for a re-design of the subject pavement section or, the Developer may use the Local Entity's default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed Professional Engineer. The final report shall be submitted to the Inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the Local Entity Engineer approves the final report.
- The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets, and other locations requested by the Local Entity Inspector. The engineer or surveyor must certify in a letter to the Local Entity that these elevations conform to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the Local Entity before installation of base course or asphalt will be allowed on the streets.
- All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.
- Portions of Larimer County are within overlay districts. The Larimer County Floodplain Resolution should be referred to for additional criteria for roads within these districts.
- All road construction in areas designated as Wild Fire Hazard Areas shall be done in accordance with the construction criteria as established in the Wild Fire Hazard Area Mitigation Regulations in force at the time of final plat approval.
- Prior to the commencement of any construction, the contractor shall contact the Local Entity Forester to schedule a site inspection for any tree removal requiring a permit.
- The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.
- The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority, (Local Entity, County or State), for approval, prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
- Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact Local Entity Traffic Operations Department, who will temporarily remove or relocate the sign at no cost to the contractor; however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.
- The Developer is responsible for all costs for the initial installation of traffic signing and striping for the Development related to the Development's local street operations. In addition, the Developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the Development.
- There shall be no site construction activities on Saturdays, unless specifically approved by the Local Entity Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by the Local Entity.

- The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.
- Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.
- The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.
- If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the Local Entity Engineer immediately.
- The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Local Entity's Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the Local Entity Engineer.
- The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:

PROJECT DATUM: NAVD88

BENCHMARK 34-92 WEST SIDE OF TAFT HILL RD. NORTH OF STUART ST. ON A STORM WATER DIVERSION STRUCTURE
ELEVATION: 5088.78

BENCHMARK 12-97 ON WEST STUART ST. BETWEEN ZENITH COURT AND RYELAND LANE, ON THE SOUTH END OF THE EAST HEADWALL OF THE CANAL BRIDGE.
ELEVATION: 5116.62

PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED:
NGVD29 UNADJUSTED = NAVD88 - 3.18'

- All stationing is based on centerline/flowline (insert proper word) of roadways unless otherwise noted.
- Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
- When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Local Entity Construction Inspector before any cuts are made. Patching shall be done in accordance with the Local Entity Street Repair Standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Local Entity Engineer and/or the Local Entity Inspector at the time the cuts are made.
- Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.
- Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.
- After acceptance by the Local Entity, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.
- The Local Entity shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets:

Approved Variances are listed as follows:
CONSTRUCTION NOTES

A. Grading and Erosion and Sediment Control Notes

- The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.
- There shall be no earth-disturbing activity outside the limits designated on the accepted plans.
- All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.
- At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.
- Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.
- All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or diskling along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Local Entity.
- In order to minimize erosion potential, all temporary (structural) erosion control measures shall:
 - Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
 - Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
 - Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.
- When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
- The contractor shall clean up any inadvertent deposited material immediately and make sure streets are free of all materials by the end of each working day.
- All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.
- No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.
- The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the Local Entity or Homeowners Association (HOA).
- City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.
- A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.
- To ensure that sediment does not move off of individual lots one or more of the following sediment/erosion control BMPs shall be installed and maintained until the lots are sufficiently stabilized, as determined by the erosion control inspector, (Within Loveland GMA and City Limits Only).
 - Below all gutter downspouts.
 - Out to drainage swales.
 - Along lot perimeter.
 - Other locations, if needed.
- Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City/County.
- A vehicle tracking control pad shall be installed when needed for construction equipment, including but not limited to personal vehicles exiting existing roadways. No earthen materials, i.e. stone, dirt, etc. shall be placed in the curb & gutter or roadway as a ramp to access temporary stockpiles, staging areas, construction materials, concrete washout areas, and/or building sites.
- Add notes to reflect the stormwater runoff control plan of the individual development.

B. Street Improvements Notes

- All street construction is subject to the General Notes on the cover sheet of these plans as well as the Street Improvements Notes listed here.
- A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the Local Entity Engineer for approval, prior to any street construction activity, (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
- Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the Local Entity Engineer in Loveland.
- Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the Local Entity Engineer.
- Ft. Collins only. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.
- When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the Local Entity Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.
- All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Permit traffic control plan.
- The Developer is required to perform a gutter water flow test in the presence of the Local Entity Inspector and prior to installation of asphalt. Gutters that hold more than 1/4 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.
- Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. and a single axle weight of at least 18,000 lbs. with pneumatic tires inflated to not less than 90 p.s.i.g. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the Local Entity Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The Local Entity Engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be performed in the presence of an Inspector.

C. Traffic Signing and Pavement Marking Construction Notes

- All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.
- All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.
- All signage shall be per Local Entity Standards and these plans or as otherwise specified in MUTCD.
- All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.
- All lane lines for concrete pavement should be epoxy paint.
- Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the Local Entity Engineer prior to permanent installation of striping and symbols.
- Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.
- Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.
- All surfaces shall be thoroughly cleaned prior to installation of striping or markings.
- All sign posts shall utilize break-away assemblies and fasteners per the Standards.
- A field inspection of location and installation of all signs shall be performed by the Local Entity Engineer. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.
- The Developer installing signs shall be responsible for locating and protecting all underground utilities.
- Special care shall be taken in sign location to ensure an unobstructed view of each sign.
- Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period, the Local Entity Engineer reserves the right to require additional signage and/or striping if the Local Entity Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair wear on traffic markings).
- Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

D. Storm Drainage Notes

- The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
- All recommendations of the final drainage and erosion control study Preliminary Drainage Report for South Taft Hill dated 03/07/2017 by Northern Engineering Services, Inc. shall be followed and implemented.
- Prior to final inspection and acceptance by The City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

E. Waterline Note

- The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
City Engineer

CHECKED BY: _____ Date _____
Water & Wastewater Utility

CHECKED BY: _____ Date _____
Stormwater Utility

CHECKED BY: _____ Date _____
Parks & Recreation

CHECKED BY: _____ Date _____
Traffic Engineer

CHECKED BY: _____ Date _____
Environmental Planner

DATE: 03/07/2017
PROJECT: 1076-001
DESIGNED BY: N/A
DRAWN BY: B. Mathisen

REVISIONS:
NO. _____ DATE: _____
REVISION: _____

REVIEW SET
NOT FOR CONSTRUCTION
03/10/2017

These drawings are instruments of service of Northern Engineering Services, Inc. and are not to be used for any type of construction without the approval of a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING

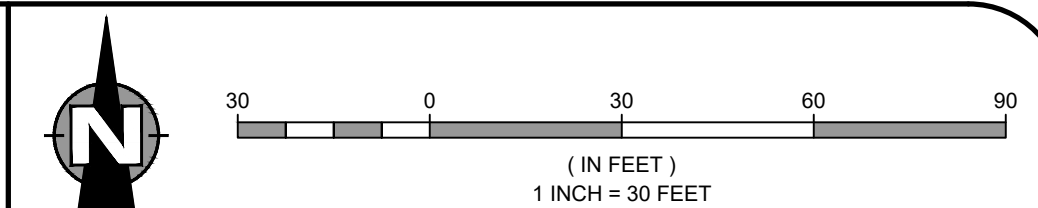
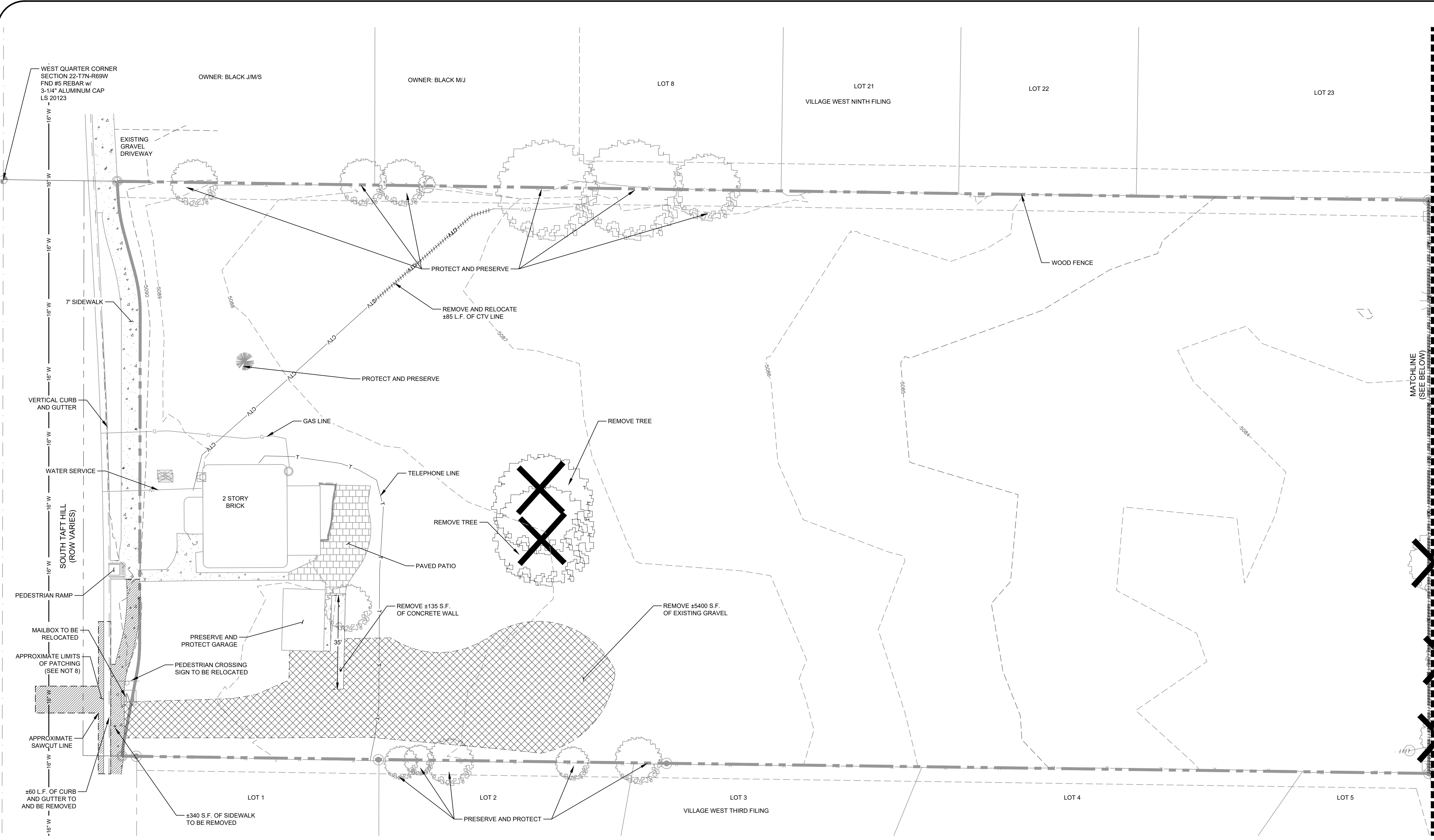
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524
PHONE: 970.221.4158 FAX: 970.221.4159
www.northernengineering.com

DATE: 03/07/2017
SCALE: N/A
REVIEWED BY: B. Curtiss

TAFT HILL VILLAGE
GENERAL AND CONSTRUCTION NOTES

Sheet
C0.01
02 of 11

DRAWING FILENAME: C:\Projects\1076-001\DWG\1076-001-GEN-CONSTRNOTES.dwg
LIST OF REVISIONS: (None shown)



LEGEND:

PROPERTY BOUNDARY	---
EXISTING LOT LINE	---
EXISTING MAJOR CONTOUR	-5015-
EXISTING MINOR CONTOUR	-5013-
EXISTING STORM SEWER	---
EXISTING TELEPHONE	T
EXISTING FIBER OPTIC	FO
EXISTING GAS	G
EXISTING SANITARY SEWER	SS
EXISTING WATER	W
EXISTING ELECTRIC	E
EXISTING FENCE	X
EXISTING ELECTRIC VAULT	⊗
EXISTING FIRE HYDRANT	⊕
EXISTING IRRIGATION BOX	⊗
EXISTING WATER METER	⊕
EXISTING GAS METER	⊕
EXISTING TELEPHONE PEDESTAL	⊕
EXISTING MONITORING WELL	⊕
EXISTING TREES (TO REMAIN)	⊗
EXISTING TREES (TO BE REMOVED)	⊗
REMOVE EXISTING STRUCTURE	X
SAWCUT LINE	---
EXISTING CURB & GUTTER	---
EXISTING CONCRETE	▨
REMOVE EXISTING CONCRETE PAVEMENT OR SIDEWALK	▨
REMOVE EXISTING ASPHALT PAVEMENT	▨

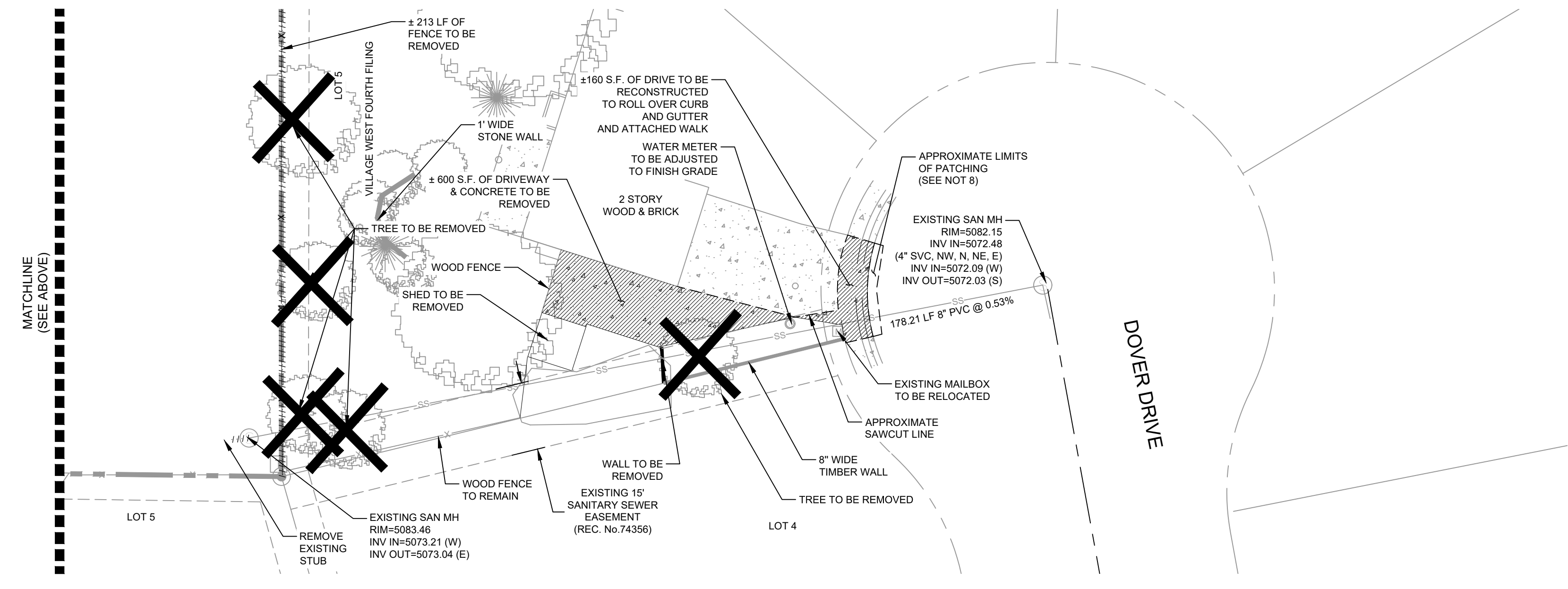
FIELD SURVEY BY:
 ORIGINAL FIELD SURVEY
 NORTHERN ENGINEERING SERVICES, INC.
 PROJECT NUMBER: 885-001
 DATE: OCTOBER 8, 2012

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
- CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE. THE CITY OF FORT COLLINS STREET DEPARTMENT OPERATES A CRUSHING OPERATION THAT WILL ACCEPT CONCRETE MATERIAL AT NO COST FOR CRUSHING AND RE-USE AS RECYCLED AGGREGATE. THIS OPERATION IS LOCATED AT 1380 HOFFMAN MILL ROAD AND CAN BE REACHED AT (970) 482-1249.
- CURB, GUTTER AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
- LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
- LIMITS OF CONCRETE REPAIRS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. CONCRETE SHALL BE REMOVED FROM JOINT TO JOINT.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, PRIVATE FENCES, AND ABOVE GROUND OR UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ITEMS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY FIELD LOCATES AND POTHOLES OF SUBSURFACE UTILITIES. ENGINEER AND CITY SHALL BE NOTIFIED OF ANY POTENTIAL CONFLICTS.
- ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.



City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date



Revisions:
 No. _____
 Description _____
 Date _____
REVIEW SET
NOT FOR CONSTRUCTION
 03/07/2017

These drawings are instruments of service and are not to be used for any type of construction without the approval of a Professional Engineer in the employ of Northern Engineering Services, Inc.

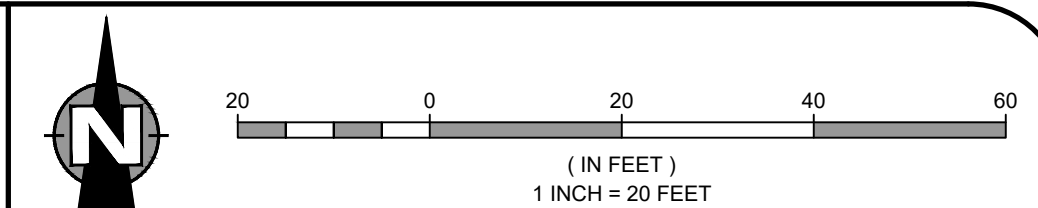
NORTHERN ENGINEERING
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
 PHONE: 970.221.4158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT:	1076-001	DATE:	03/07/2017
DESIGNED BY:	C. Snowden	SCALE:	1" = 30'
DRAWN BY:	B. Mathisen	REVIEWED BY:	B. Curtiss

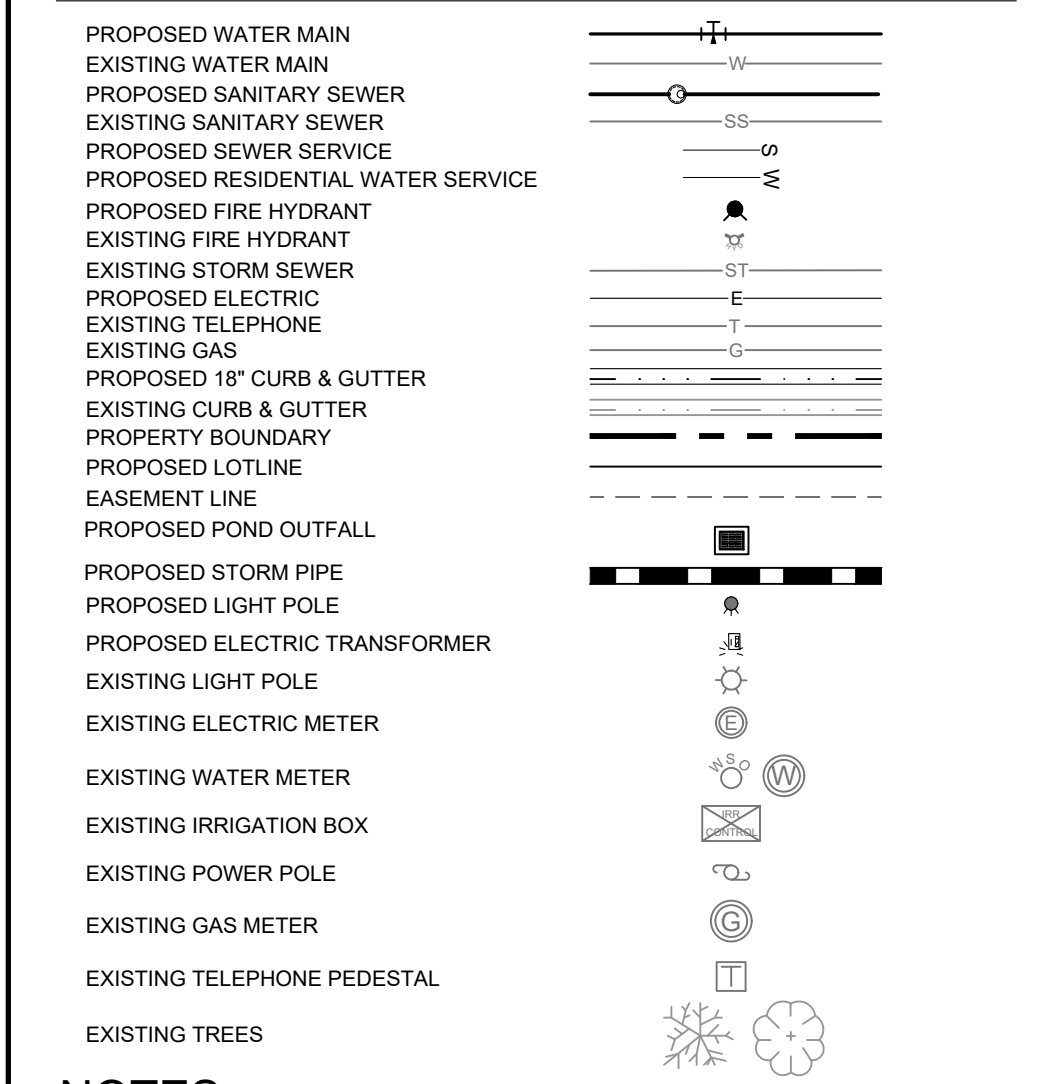
TAFT HILL VILLAGE
EXISTING CONDITIONS AND DEMOLITION PLAN

Sheet
C2.00
 03 of 11

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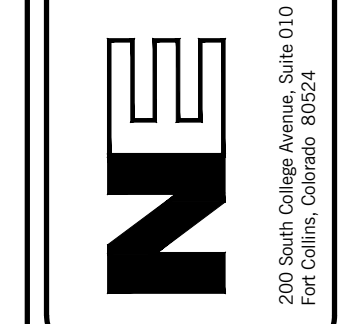
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1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL WATER CONSTRUCTION SHALL BE PER THE FORT COLLINS WATER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION.
3. ALL SANITARY CONSTRUCTION SHALL BE PER THE FORT COLLINS SANITATION DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
6. MAINTAIN 10' HORIZONTAL AND 12' VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
7. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
8. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY FIELD LOCATES AND POT-HOLING OF SUBSURFACE UTILITIES. ENGINEER AND CITY SHALL BE NOTIFIED OF ANY POTENTIAL CONFLICTS.
10. ALL STORM SEWER IS TO BE OWNED AND MAINTAINED BY PROPERTY MANAGER.
11. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
12. CONTRACTOR TO COORDINATE SITE LIGHTING (LANDSCAPE) TO ENSURE NO CONFLICTS WITH OTHER UTILITIES.

Revisions:
 No. _____
 Description _____
 Date _____

These drawings are instruments of service and are not to be used for any type of construction without the approval of Northern Engineering Services, Inc.

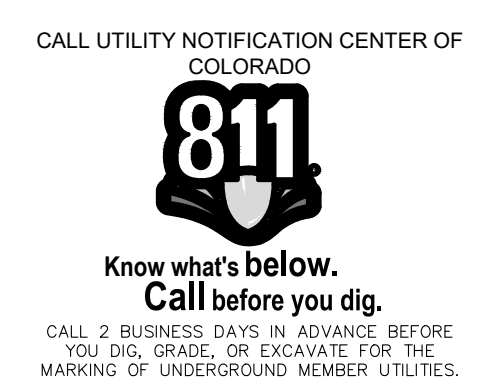
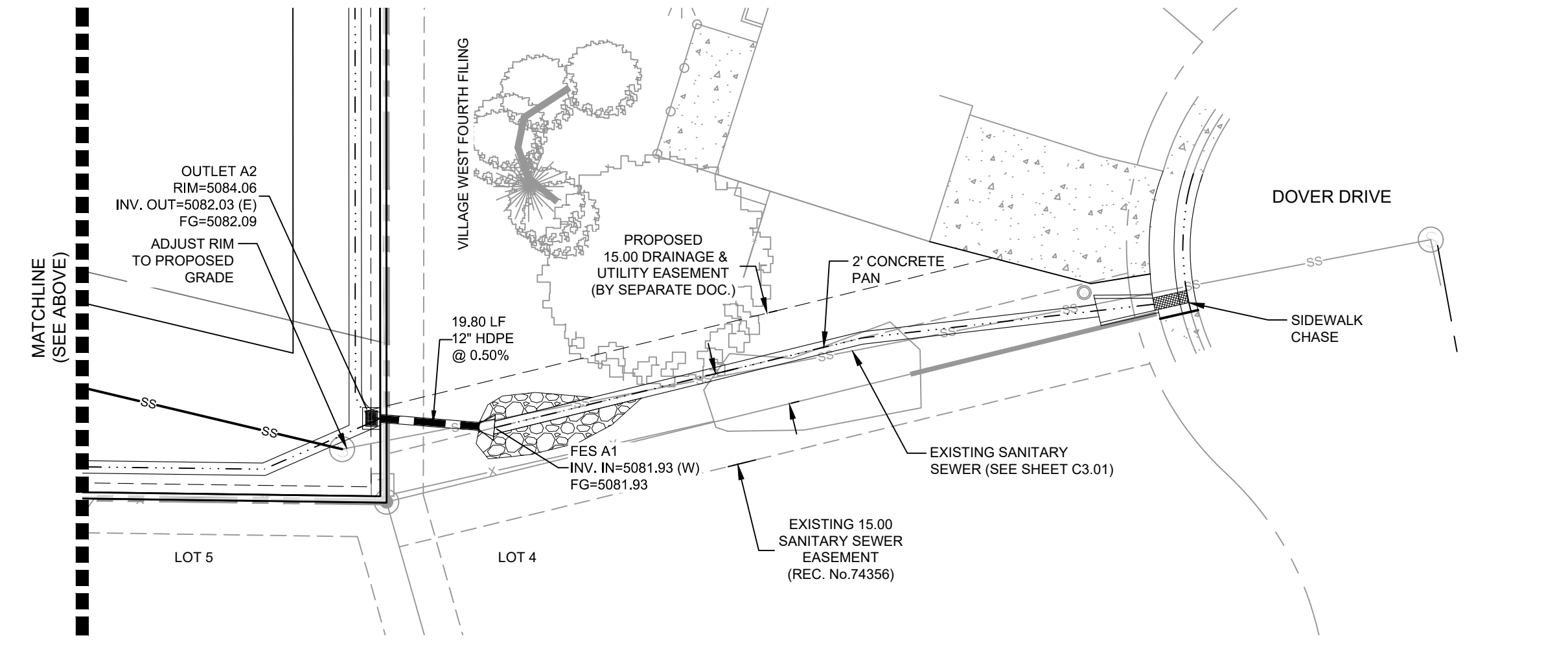
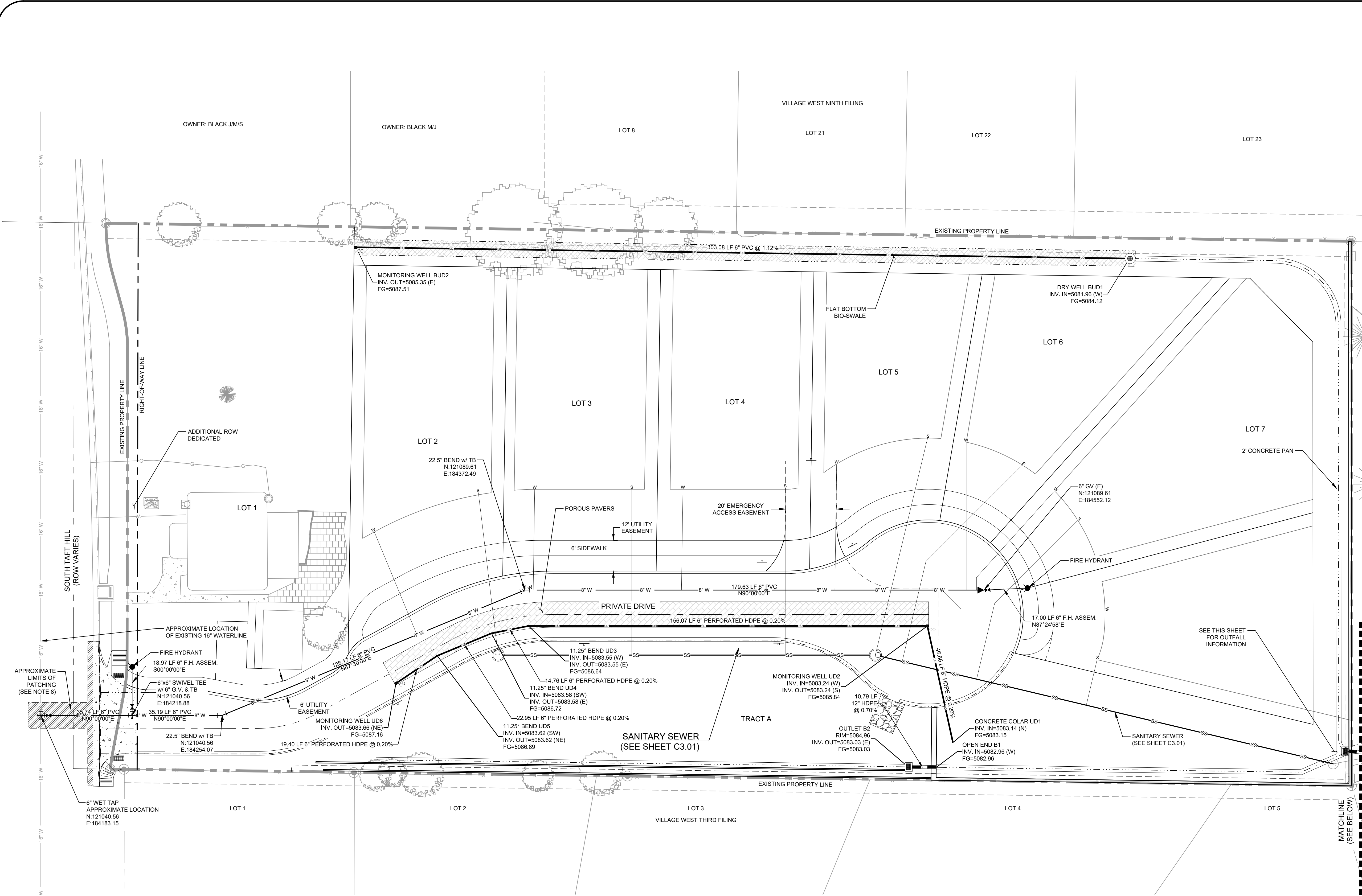
NORTHERN ENGINEERING
 PHONE: 970.221.4158 FAX: 970.221.4159
 www.northerneng.com



PROJECT: 1076-001
 DATE: 03/07/2017
 DESIGNED BY: C. Snowden
 SCALE: 1"=20'
 DRAWN BY: B. Mathisen
 REVIEWED BY: B. Curtiss

TAFT HILL VILLAGE
 UTILITY PLAN

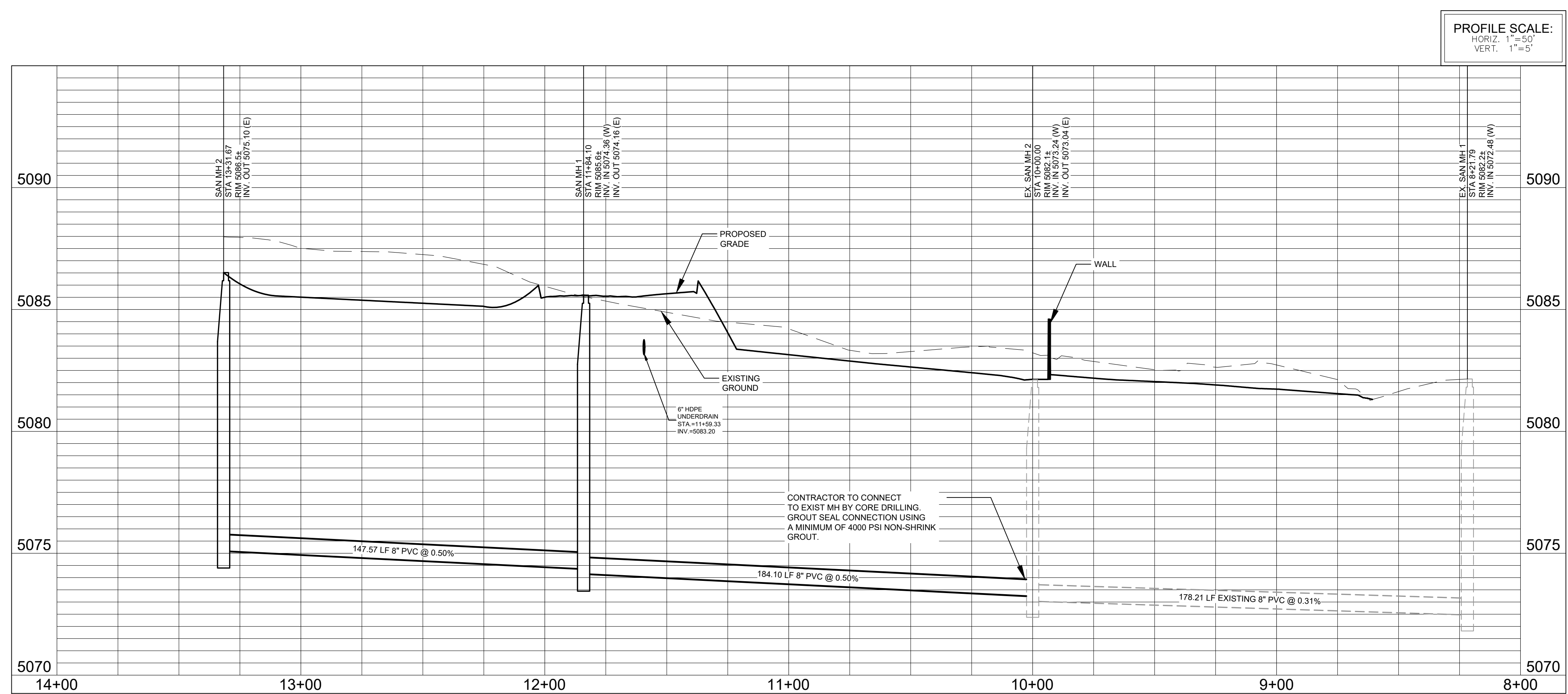
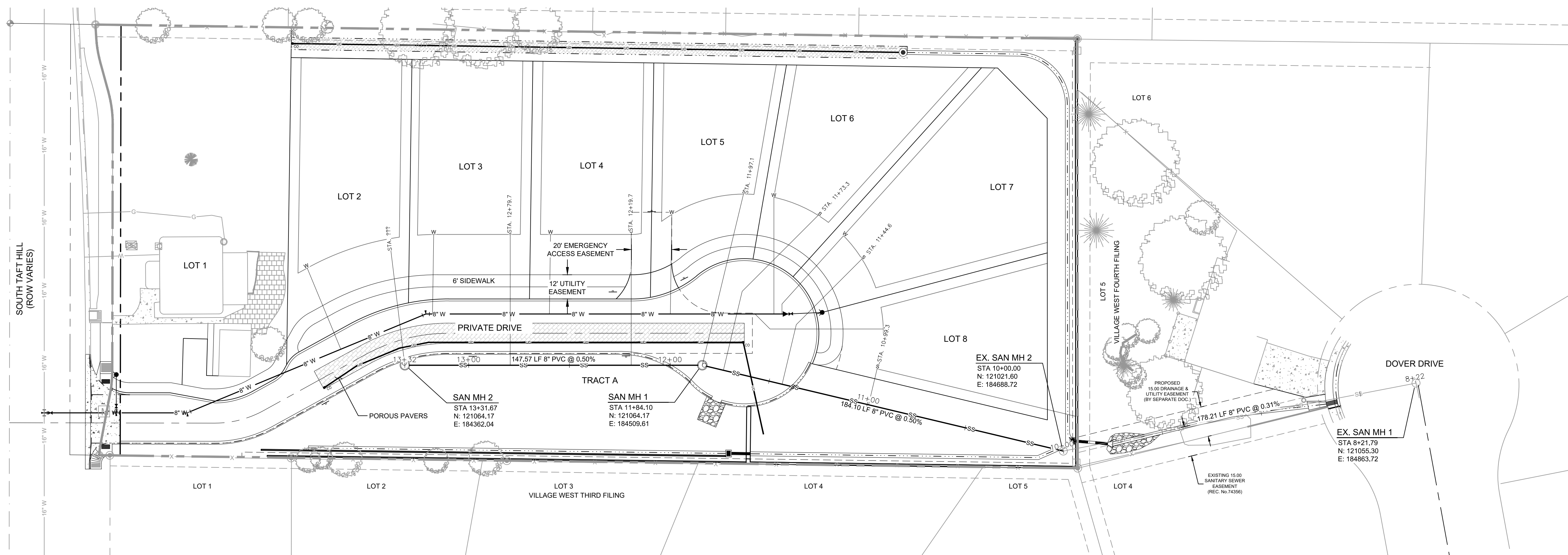
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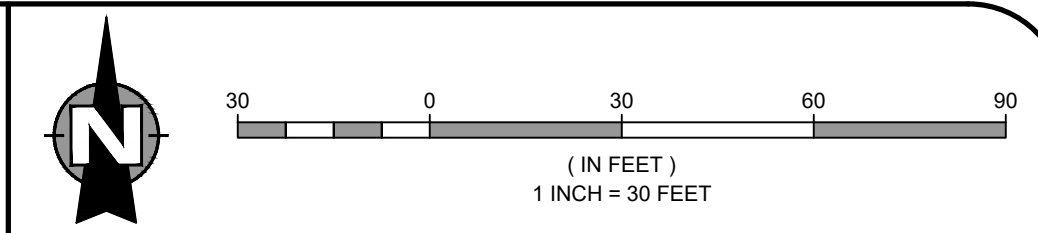
City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

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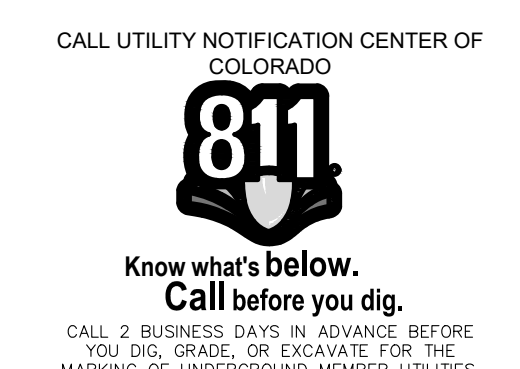


PROFILE SCALE:
 HORIZ. 1"=50'
 VERT. 1"=5'



- LEGEND:**
- PROPOSED WATER MAIN
 - EXISTING WATER MAIN
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED SEWER SERVICE
 - PROPOSED RESIDENTIAL WATER SERVICE
 - PROPOSED FIRE HYDRANT
 - EXISTING RIGHT OF WAY
 - EXISTING CURB & GUTTER
 - PROPOSED 18" VERTICAL CURB & GUTTER
 - PROJECT BOUNDARY
 - LOT LINE
 - EASEMENT LINE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED POND OUTFALL
 - PROPOSED STORM PIPE

- NOTES:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 - SEWER CONSTRUCTION SHALL BE PER CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS.
 - CONTRACTOR SHALL ADJUST EXISTING SANITARY SEWER MANHOLE PER CITY STANDARDS. ALL MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/2" BELOW FINISHED GRADE.
 - ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 - UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
 - MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS, SERVICES AND UNDERDRAINS.
 - ALL SANITARY MANHOLES TO BE 4'Ø
 - REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

CHECKED BY: _____ Water & Wastewater Utility _____ Date

CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

CHECKED BY: _____ Environmental Planner _____ Date

Revisions:
 No. _____
 Date: _____
REVIEW SET
NOT FOR CONSTRUCTION
 03/07/2017

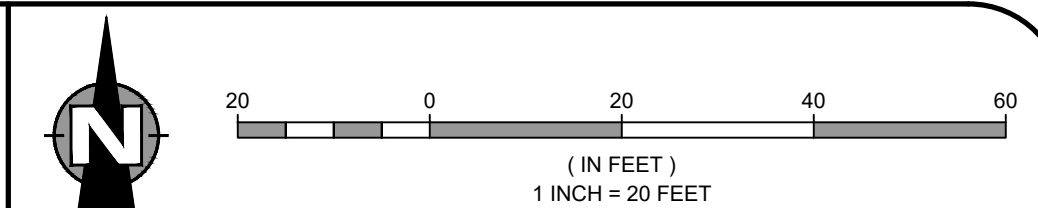
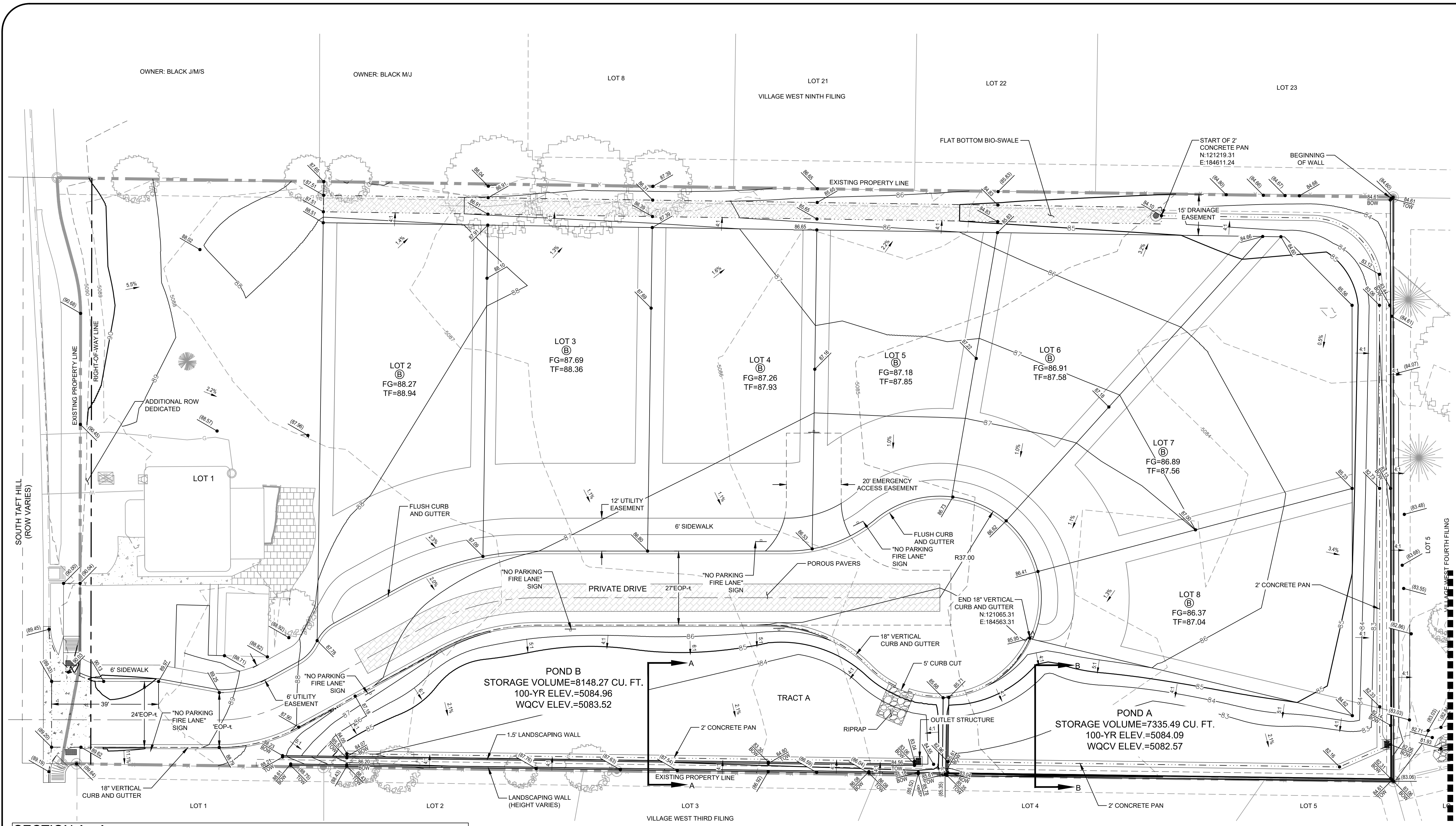
NORTHERN ENGINEERING

200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
 PHONE: 970.221.4158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT:	1076-001	DATE:	03/07/2017
DESIGNED BY:	B. Mathisen	SCALE:	1"=30'
DRAWN BY:	B. Mathisen	REVIEWED BY:	B. Curtiss

TAFT HILL VILLAGE
**SANITARY SEWER
 PLAN AND PROFILE**
 Sheet
C3.01
 05 of 11

DRAWING FILENAME: C:\Projects\1076-001\Drawings\1076-001_SAN.dwg LAYOUT NAME: SAN DATE: 06/06/2017 10:18am CAD OPERATOR: rmy
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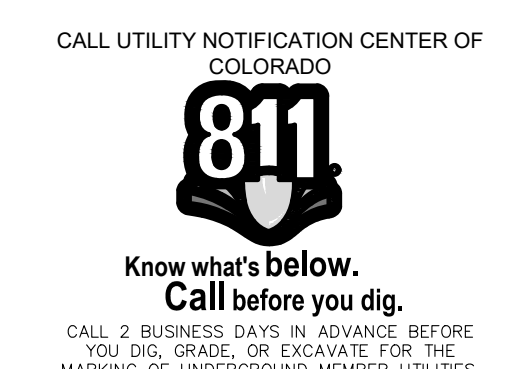
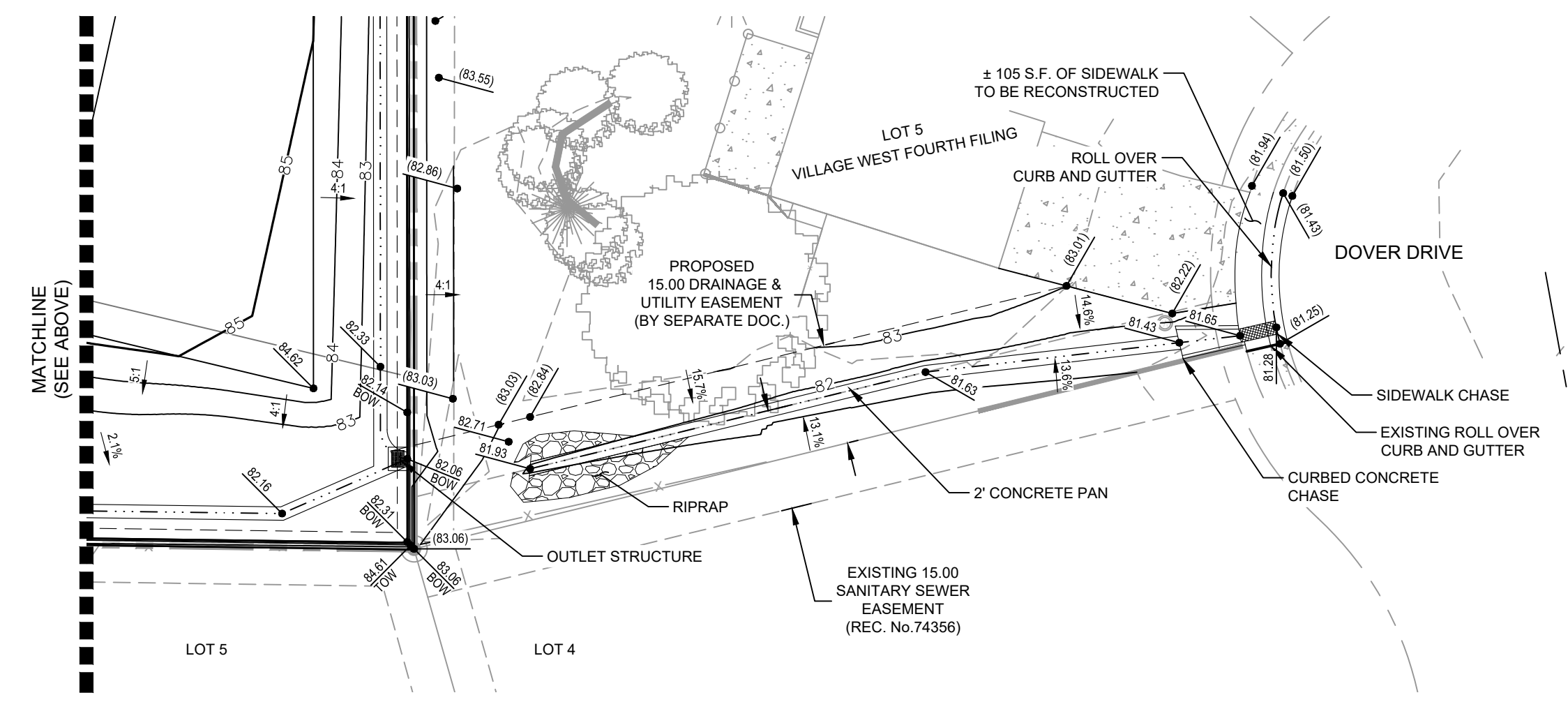
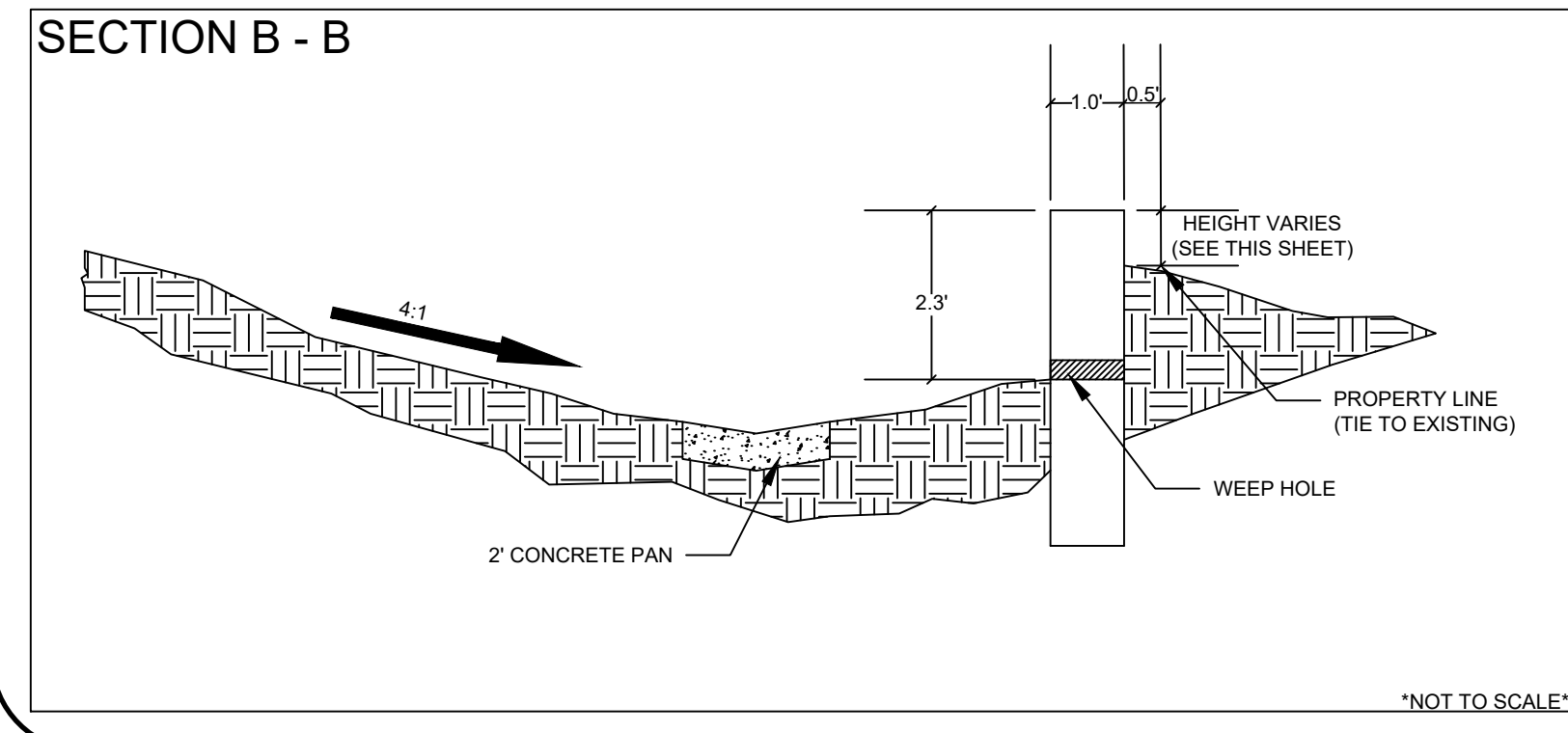
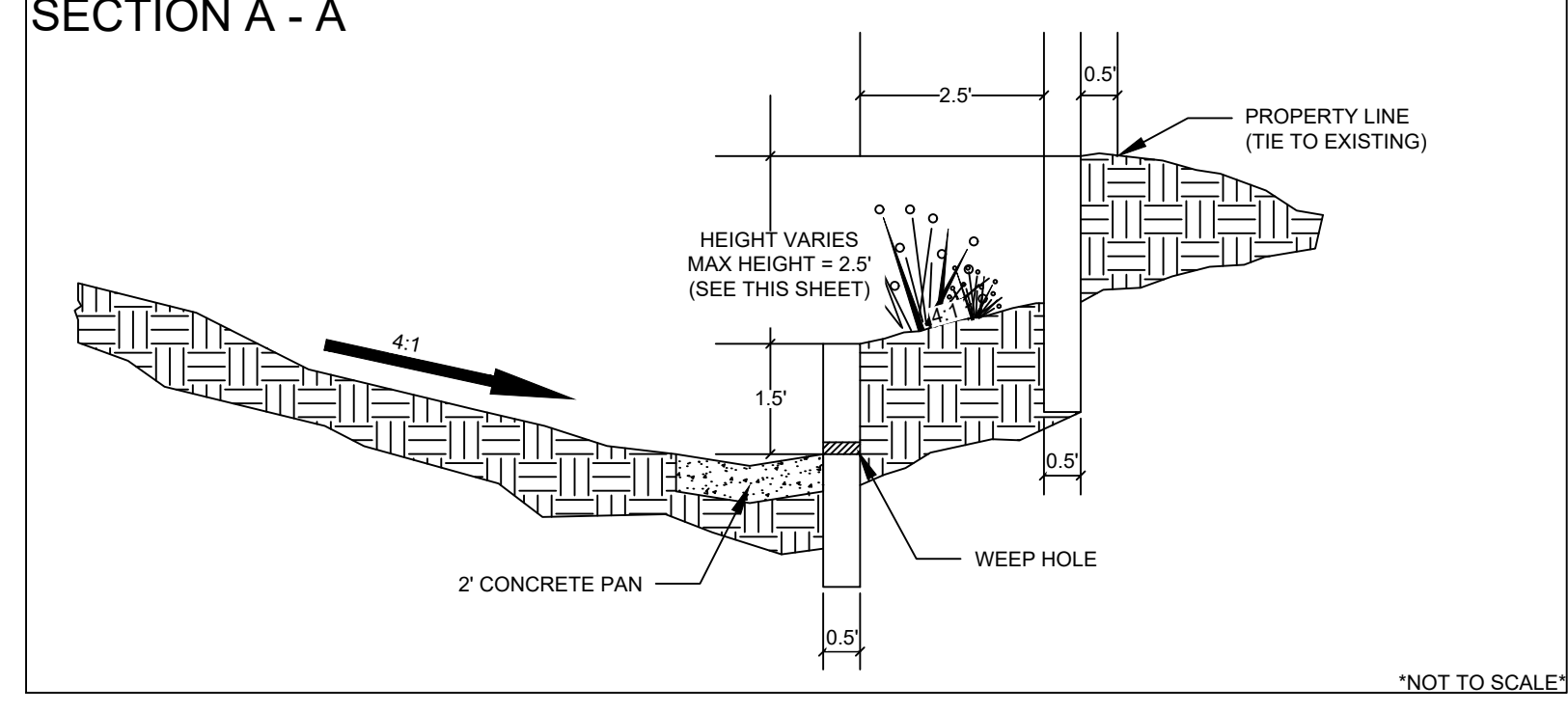


LEGEND:

PROPOSED CONTOUR	9.5
EXISTING CONTOUR	501.5
PROPOSED 18" VERTICAL CURB AND GUTTER	
EXISTING CURB & GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
EASEMENT LINE	
PROPOSED SPOT ELEVATION	• 17.60
EXISTING SPOT ELEVATION	• 147.80
PROPOSED TOP OF WALL	• 83.70
PROPOSED BOTTOM OF WALL	• 83.70
PROPOSED SLOPES	2.0%
PROPOSED SLOPES	3:1
PEDESTRIAN ACCESS RAMPS	
SIDEWALK CHASE	
PROPOSED BIO-SWALE	
RIPRAP	
POROUS PAVERS	

- NOTES:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 - REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
 - ALL PROJECT ELEVATIONS ARE ON THE VERTICAL DATUM NAVD 88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
 - REFER TO LANDSCAPE OR STRUCTURAL PLANS FOR ALL STRUCTURAL WALLS, RETAINING WALLS, LANDSCAPE WALLS, ETC.

FIELD SURVEY BY:
 ORIGINAL FIELD SURVEY
 NORTHERN ENGINEERING SERVICES, INC.
 PROJECT NUMBER: 888-001
 DATE: OCTOBER 8, 2012



City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

PROJECT: 1076-001
 DATE: 03/07/2017
 DESIGNED BY: C. Snowden
 DRAWN BY: B. Mathisen
 REVIEWED BY: B. Curtiss

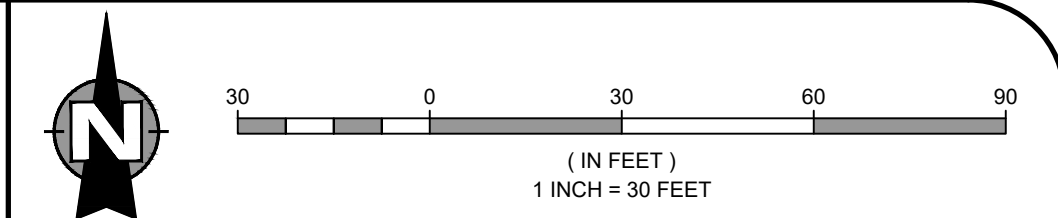
Revisions:
 No. _____
 Description _____
 Date _____

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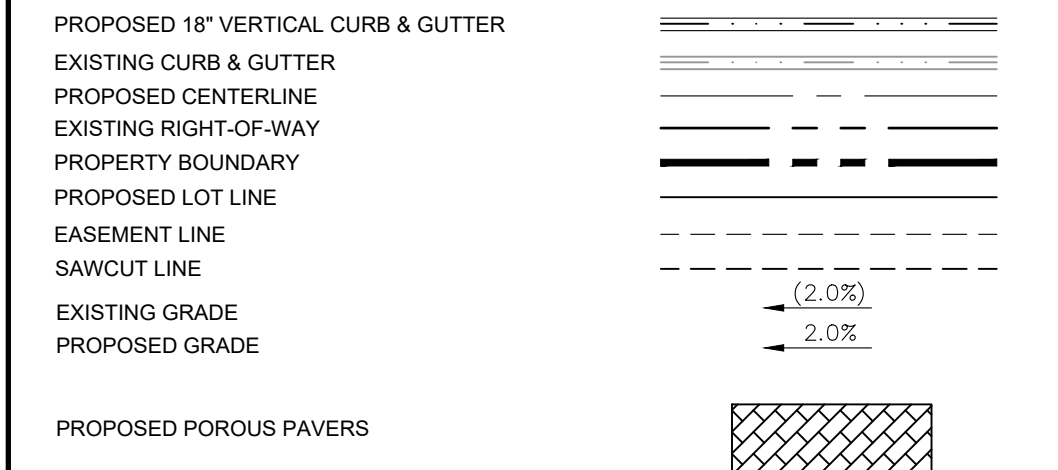
REVIEW SET
NOT FOR CONSTRUCTION
 03/07/2017

NORTHERN ENGINEERING
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524
 PHONE: 970.221.4158 FAX: 970.221.4159
 www.northernengineering.com

TAFT HILL VILLAGE
GRADING PLAN
 Sheet C4.00
 06 of 11

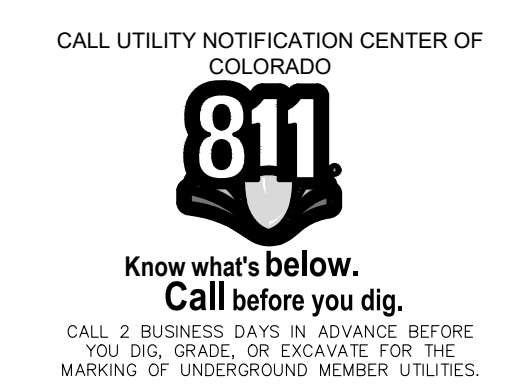
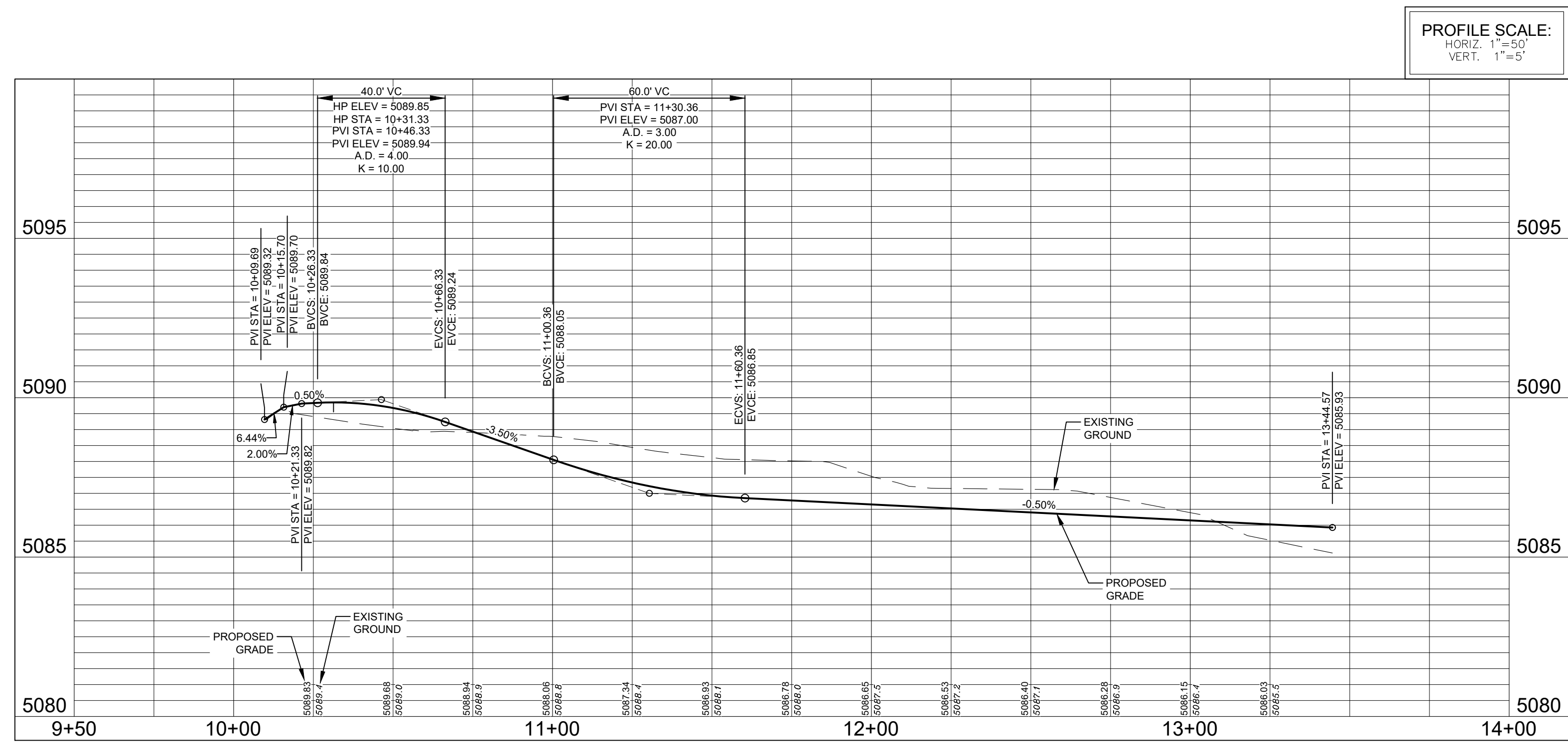
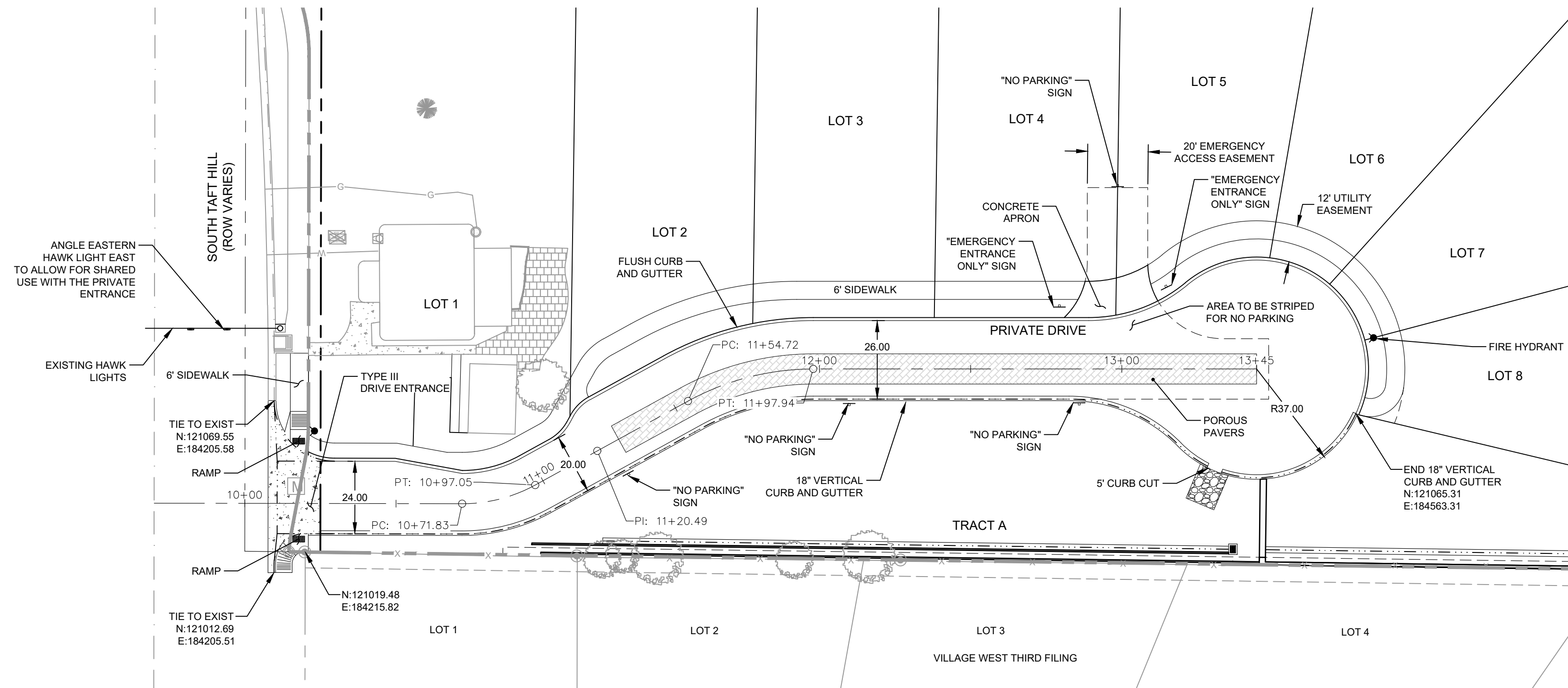


LEGEND:



NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
3. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
4. EXPANSION JOINTS SHALL BE PROVIDED IN ALL TRAILS AT MAXIMUM SPACING OF 50 FEET.
5. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.



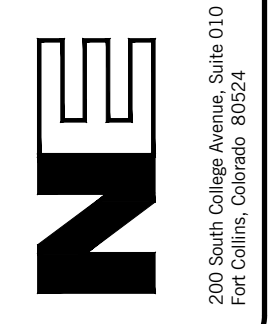
City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
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PROJECT:	1076-001	DATE:	03/07/2017
DESIGNED BY:	B. Mathisen	SCALE:	1"=30'
DRAWN BY:	B. Mathisen	REVIEWED BY:	B. Curtiss

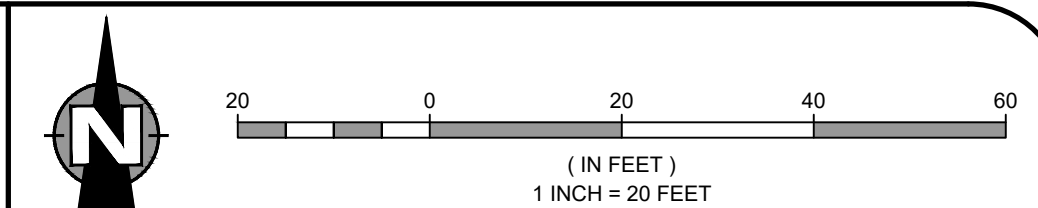
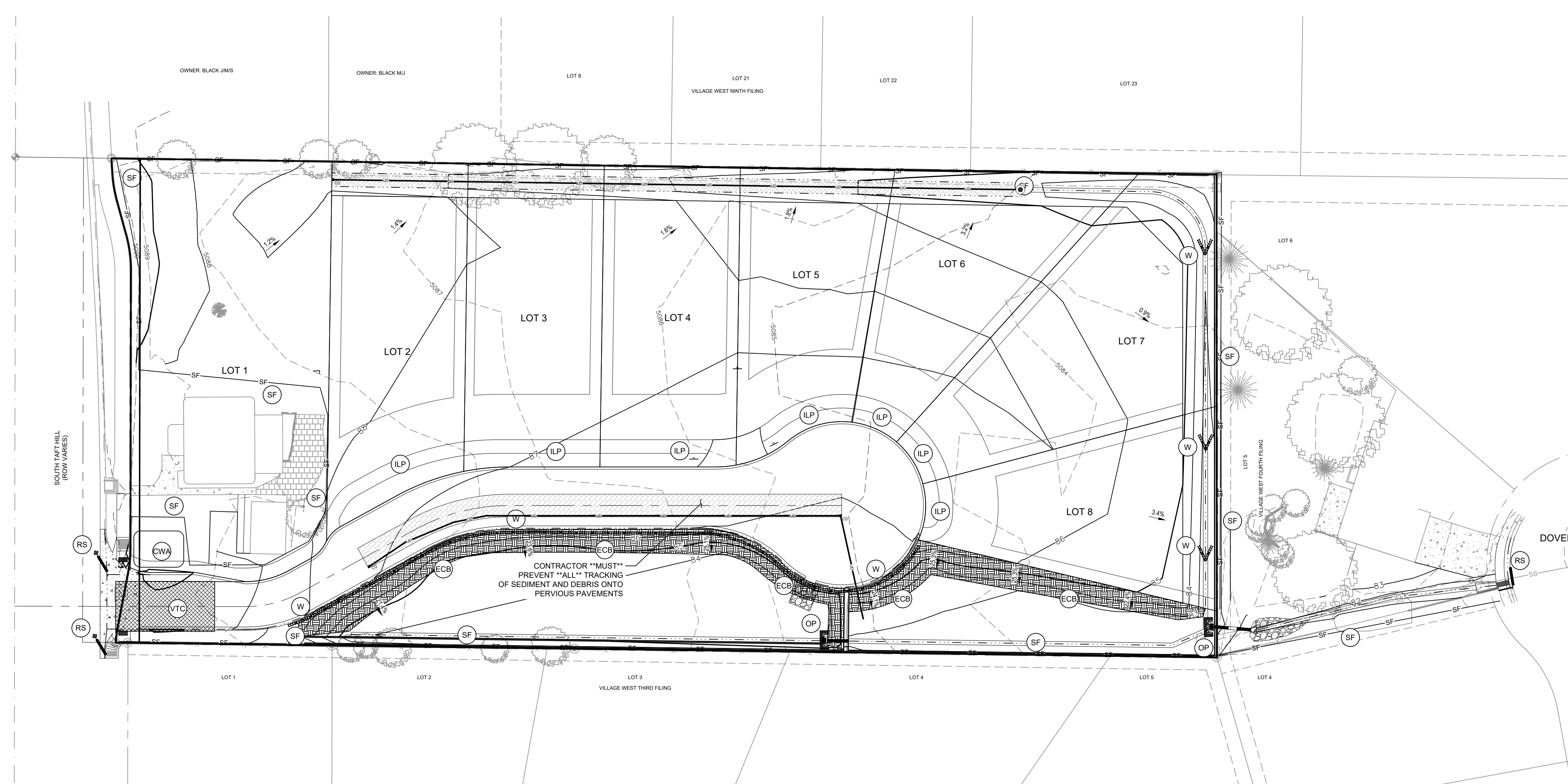
TAFT HILL VILLAGE
 PRIVATE DRIVE
 PLAN AND PROFILE

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TABLE OF CONSTRUCTION SEQUENCE AND BMP APPLICATION				
CONSTRUCTION PHASE (DESCRIPTION)	PHASE I (GRADING)	PHASE II (INFRASTRUCTURE)	PHASE III (VERTICAL CONSTRUCTION)	PHASE IV (PERMANENT BMP'S)
Grading (Include Offsite)				
Overlot				
Pipeline Installation				
Stormwater				
Sewer Service				
Water Service				
Concrete Installation				
Site Walls				
Building Structure				
Curb and Gutter				
Miscellaneous				
Hardscape Amenities				
BEST MANAGEMENT PRACTICES				
Temporary				
Inlet Protection (IP)				
Vehicle Tracking Control (VTC)				
Flow Barriers (Wattles, Rock Socks, etc.) (WD)				
Concrete Washout Area (CWA)				
Preventative Maintenance Activities/Meetings/etc.				
Silt Fence (SF)				
Permanent				
Mulching/Sealant				
Permanent Seed Planting				

EROSION CONTROL NOTES:

- IT SHOULD BE NOTED THAT ANY EROSION CONTROL PLAN SERVES ONLY AS A GUIDELINE TO THE CONTRACTOR. STAGING AND/OR PHASING OF BEST MANAGEMENT PRACTICES (BMP'S) IS EXPECTED. ADDITIONAL AND/OR DIFFERENT BMP'S FROM THOSE ORIGINALLY DEPICTED MAY BE NECESSARY DURING CONSTRUCTION DUE TO CHANGING SITE CONDITIONS OR AS REQUIRED BY LOCAL AUTHORITIES.
- THIS EROSION CONTROL PLAN IS SCHEMATIC IN NATURE. AS SUCH, GRAPHICAL SYMBOLS MAY NOT BE TO SCALE, NOR ARE THEY NECESSARILY SHOWN IN THEIR EXACT LOCATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING (CITY, STATE DISCHARGE PERMIT, ETC.) AND COMPLIANCE WITH GOVERNING AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (OR PERMIT HOLDER) TO ENSURE EROSION CONTROL MEASURES ARE PROPERLY MAINTAINED AND FOLLOWED.
- CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE EROSION CONTROL MEASURES ACCORDING TO THE CONSTRUCTION SEQUENCING AND LEVEL OF SITE STABILIZATION.
- CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR ALL STORM DRAINS, SWALES, PONDS AND RAIN GARDENS UNTIL SITE IS FULLY STABILIZED.
- CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR DOWNSPOUT CONNECTIONS, TO THE STORM DRAIN SYSTEM, UNTIL CONNECTION IS ESTABLISHED WITH DOWNSPOUT.
- INLET PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN WATTLES FOR BARE SOIL, SAND BAGS OR GRAVEL SOCKS FOR PAVEMENT, ETC.)
- CONTRACTOR IS RESPONSIBLE FOR STABILIZING ALL SLOPES, PARTICULARLY THOSE STEEPER THAN 8:1. CRIMP MULCHING, HYDRO MULCHING, EROSION MATS, TEMPORARY IRRIGATION, AND ADDITIONAL WATTLES OR SILT FENCING MAY BE NECESSARY TO ESTABLISH VEGETATIVE COVER AND STABILIZE THE SLOPE.
- ADDITIONAL WATTLES, SILT FENCE, OR OTHER MEASURES, MAY BE NECESSARY TO INSURE THAT EACH BUILDING PAD IS STABILIZED THROUGHOUT CONSTRUCTION. AT NO TIME SHALL SEDIMENT BE ALLOWED TO CROSS THE PUBLIC SIDEWALKS.
- CONTRACTOR SHALL IMPLEMENT APPROPRIATE PERIMETER PROTECTION FOR AREAS DIRECTING DRAINAGE OFFSITE. PERIMETER PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN SEDIMENT CONTROL LOGS OR SILT FENCE FOR BARE SOIL, SAND BAGS OR GRAVEL SOCKS FOR PAVEMENT, ETC.)
- FUELING FACILITIES SHALL BE LOCATED AT LEAST ONE HUNDRED (100) FEET FROM NATURAL BODY OF WATER, WETLAND, NATURAL DRAINAGE WAY OR MANMADE DRAINAGE WAY. THE FUEL TANKS AND FUELING AREA MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW A FUEL SPILL TO DIRECTLY FLOW, SEEP, RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY.
- CONSTRUCTION WASTE STORAGE (DUMPSTERS) AND PORTABLE SANITATION UNITS (CONSTRUCTION TOILETS) SHALL BE LOCATED AT LEAST FIFTY (50) FEET FROM ANY STORMWATER INLET, WETLAND, OR DRAINAGE WAY. SAID FACILITIES MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW POLLUTANTS TO DIRECTLY FLOW, SEEP, RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY. DUMPSTERS SHALL BE LOCATED ON FLAT, STABLE GROUND, AND CONSTRUCTION TOILETS SHALL BE STAKED DOWN.
- THE CONTRACTOR AND ALL SUBCONTRACTORS WILL COOPERATE WITH THE CITY'S CONSTRUCTION INSPECTORS BY CEASING OPERATIONS WHEN WINDS ARE OF SUFFICIENT VELOCITY TO CREATE BLOWING DUST WHICH, IN THE INSPECTOR'S OPINION, IS HAZARDOUS TO THE PUBLIC HEALTH AND WELFARE.
- WHERE SEASONAL CONSTRAINTS (E.G., DURING SUMMER AND WINTER MONTHS) INHIBIT PERMANENT SEEDING OPERATIONS, DISTURBED AREAS WILL BE TREATED WITH MULCH AND MULCH TACKIFIER OR OTHER MATERIALS APPROVED BY EROSION CONTROL STAFF TO PREVENT EROSION.
- SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON PLANTING, REVEGETATION, HARDSCAPE AND OTHER PERMANENT SITE STABILIZATION METHODS.
- ALL DOWNSTREAM INLETS ALONG THE PRIVATE DRIVE ISLE AND ANY INLETS NEAR THE ENTRANCE TO THE PRIVATE DRIVE ISLE OFF OF HORSETOOTH RD. SHOULD HAVE INLET PROTECTION.



LEGEND:

EXISTING STORM SEWER	
PROPOSED CONTOUR	
EXISTING CONTOUR	
PROPOSED SWALE	
SILT FENCE	
EROSION CONTROL BLANKET	
WATTLE PROTECTION	
ROCK SOCK WITH MARKER	
VEHICLE TRACKING PAD	
CONCRETE WASHOUT AREA	
OUTFALL PROTECTION	
INDIVIDUAL LOT PROTECTION	
PROPOSED BIO-SWALE	
PROPOSED POROUS PAVERS	

BENCHMARK/BASIS OF BEARING

PROJECT DATUM: NAVD88

BENCHMARK #1:
CITY OF FORT COLLINS BENCHMARK 34-02: WEST SIDE OF TAFT HILL RD. NORTH OF STUART ST. ON A STORM WATER DIVERSION STRUCTURE.
ELEVATION: 5088.78

BENCHMARK #2:
CITY OF FORT COLLINS BENCHMARK 12-97: ON WEST STUART ST. BETWEEN ZENITH COURT AND RYELAND LANE, ON THE SOUTH END OF THE EAST HEADWALL OF THE CANAL BRIDGE.
ELEVATION: 5116.62

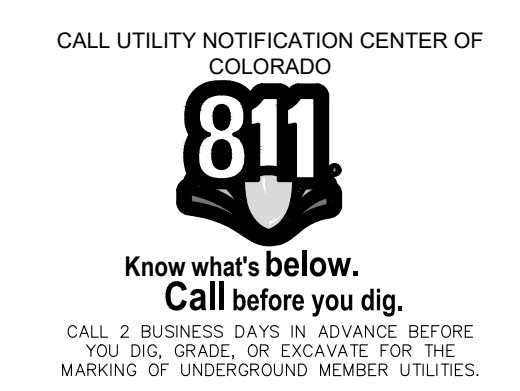
PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED:
NGVD29 UNADJUSTED = NAVD88 - 3.18.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22-T7N-R69W AS BEARING SOUTH 00°06'35" WEST

GENERAL NOTES:

- CONTRACTOR SHALL IMMEDIATELY STABILIZE ALL DISTURBED SLOPES BY CRIMP MULCHING OR SIMILAR METHODS (AS APPLICABLE).
- TOTAL DISTURBED AREA = 2.43 ACRES
- SWMP ADMINISTRATOR:
Contact _____
Company _____
Address _____
Phone _____
- CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL FOR CONCRETE WASHOUT AREA IF ACCESS IS OFF PAVEMENT.
- REFER TO THE SEE FINAL STORM WATER MANAGEMENT PLAN BY NORTHERN ENGINEERING SERVICES, DATED JANUARY 13, 2017 FOR ADDITIONAL INFORMATION.



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

PROJECT: 1076-001
 DATE: 03/07/2017
 DESIGNED BY: B. Mathisen
 DRAWN BY: B. Mathisen
 REVIEWED BY: B. Curtiss

SCALE: 1" = 20'
 SHEET: C5.00
 DATE: 03/07/2017

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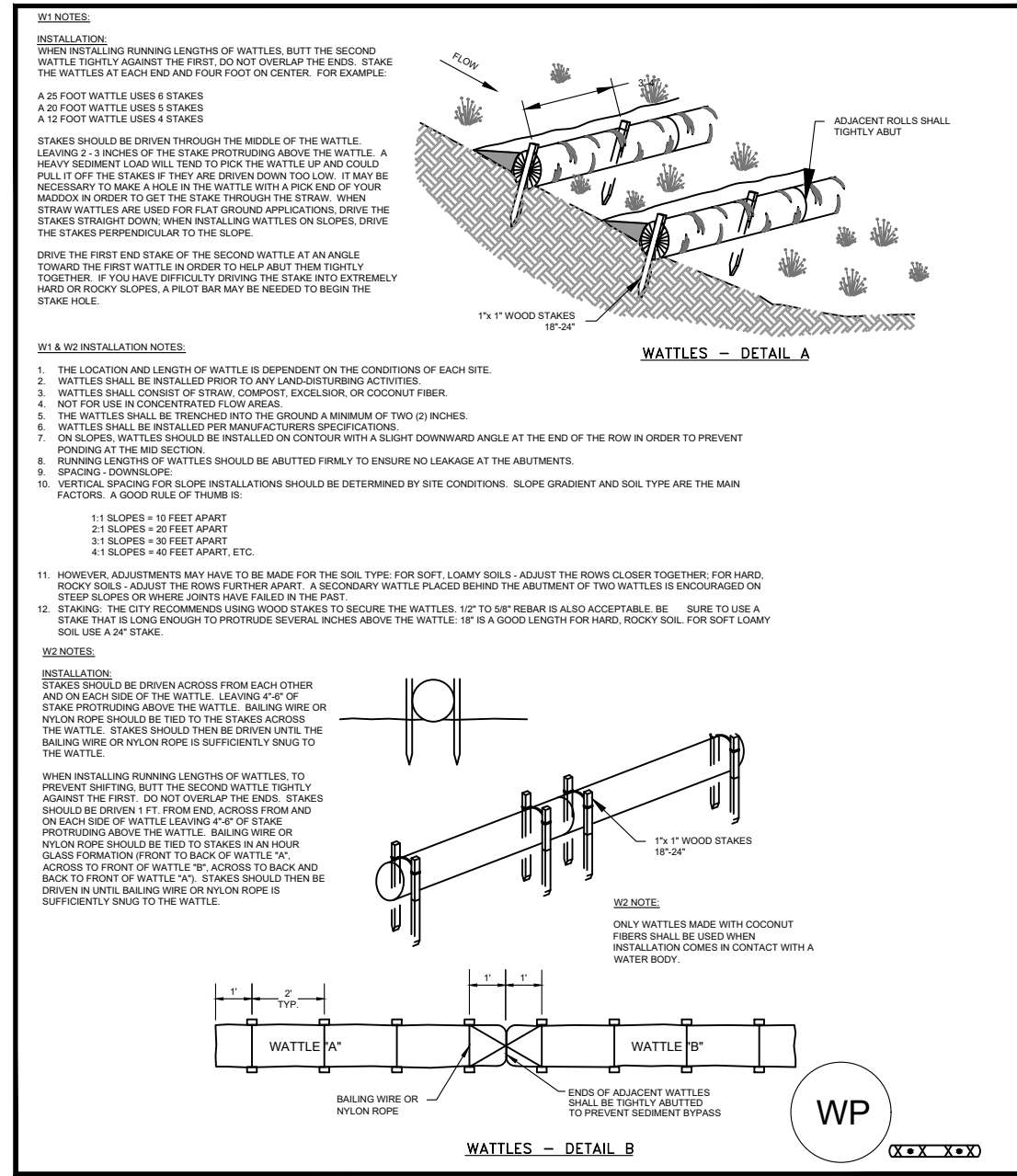
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 No. _____
 Description _____
 Date _____

REVIEW SET
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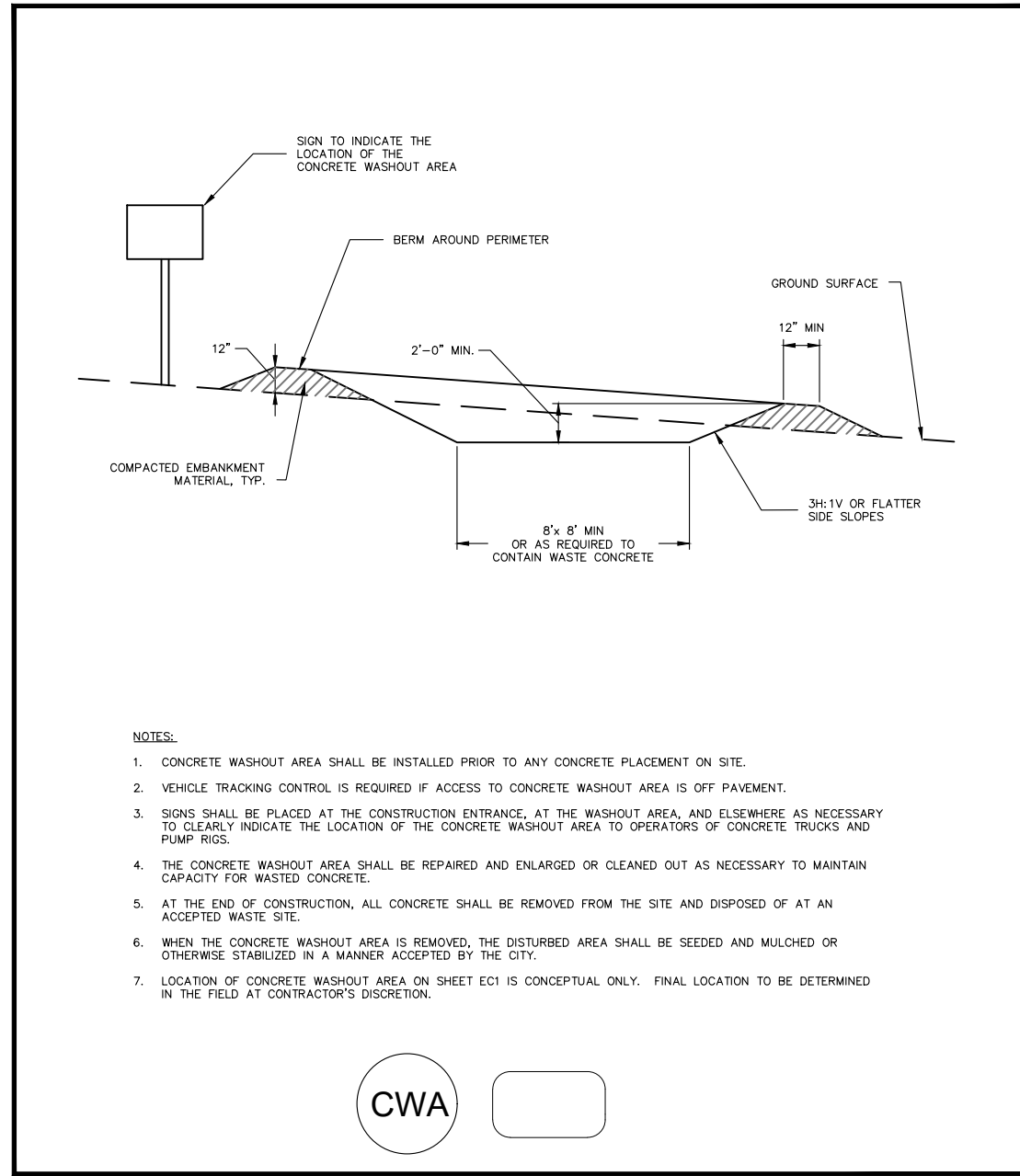
NORTHERN ENGINEERING
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TAFT HILL VILLAGE
EROSION CONTROL PLAN
 Sheet C5.00
 08 of 11

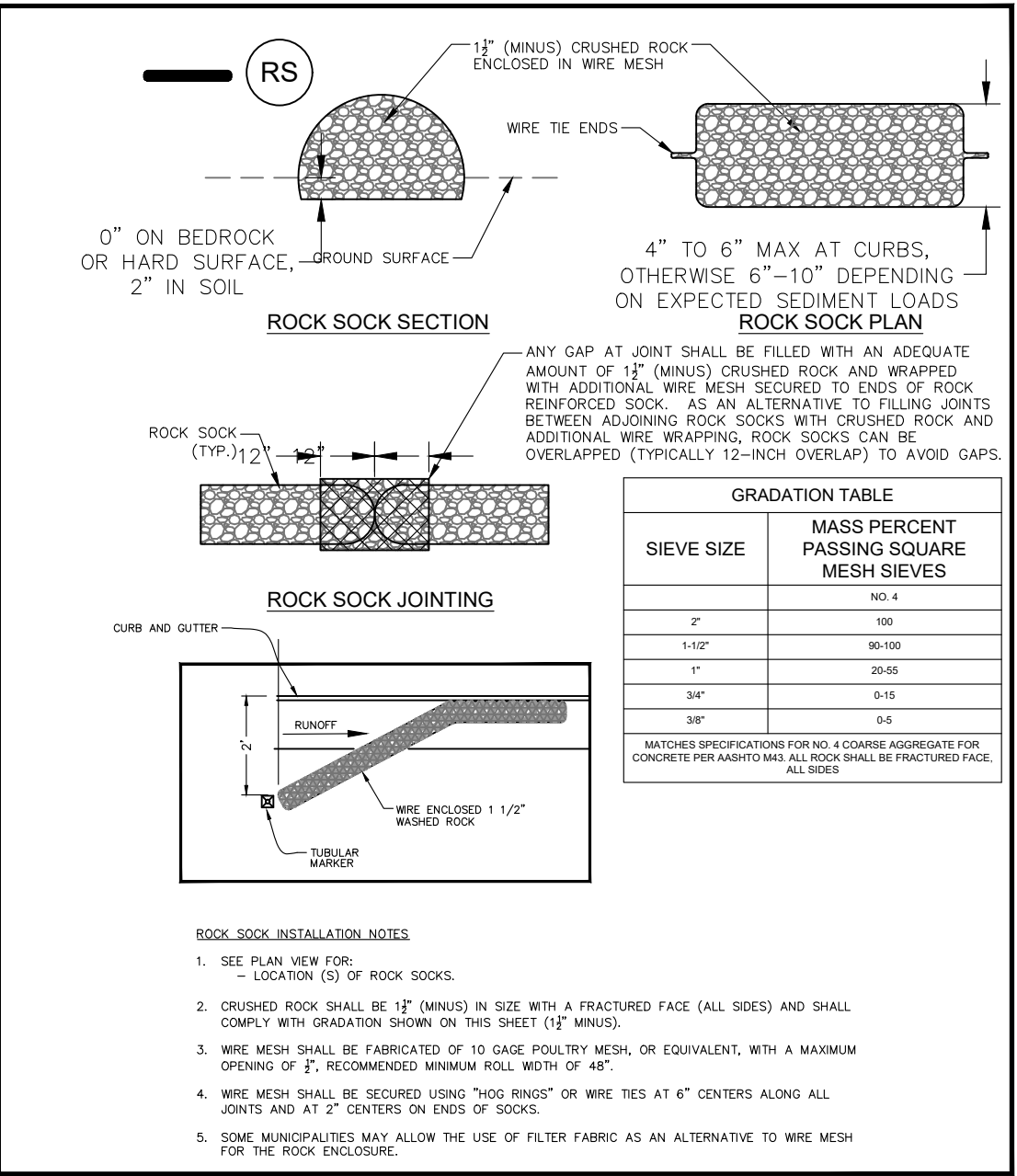
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 CAD OPERATOR: bmathisen
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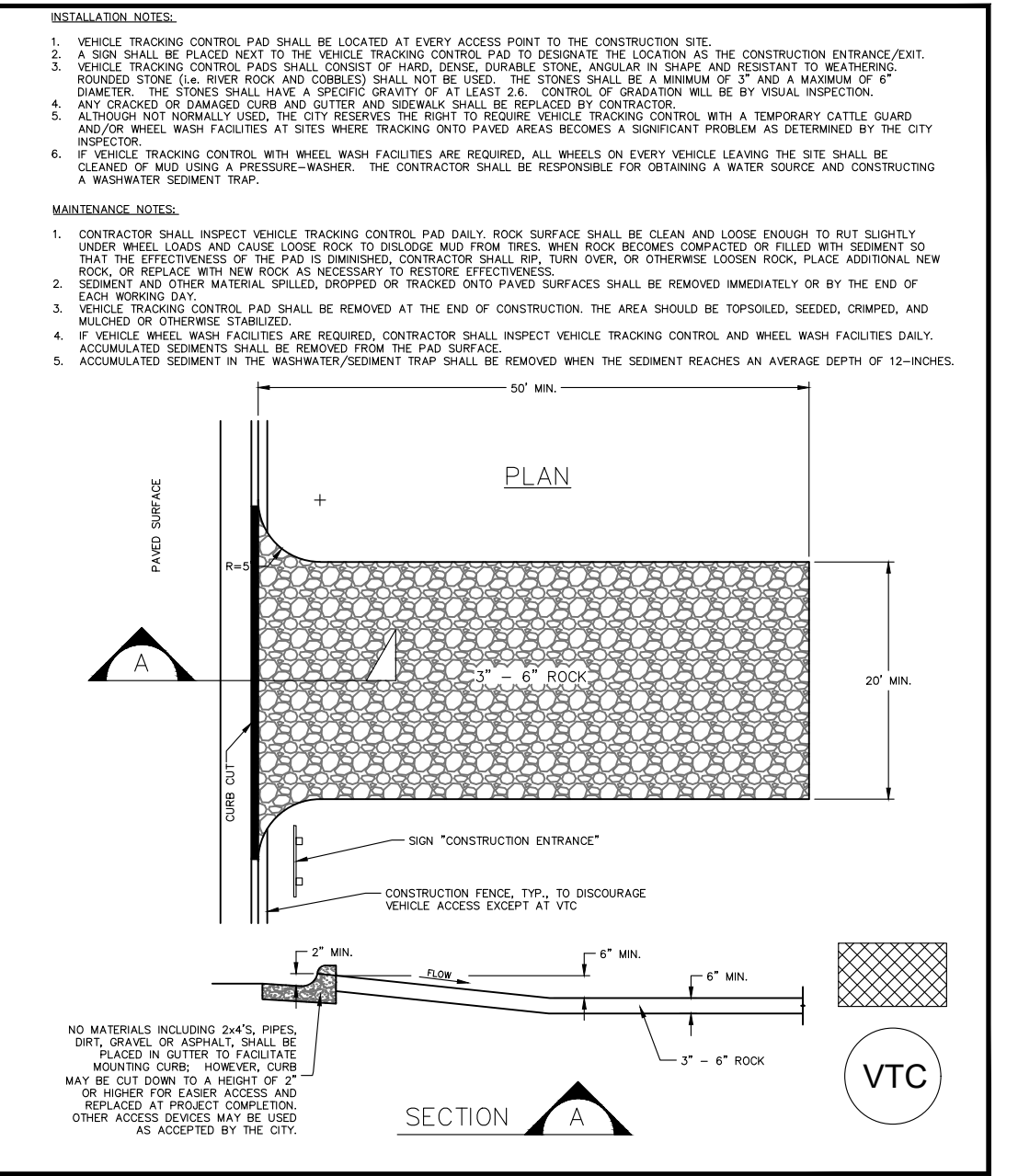
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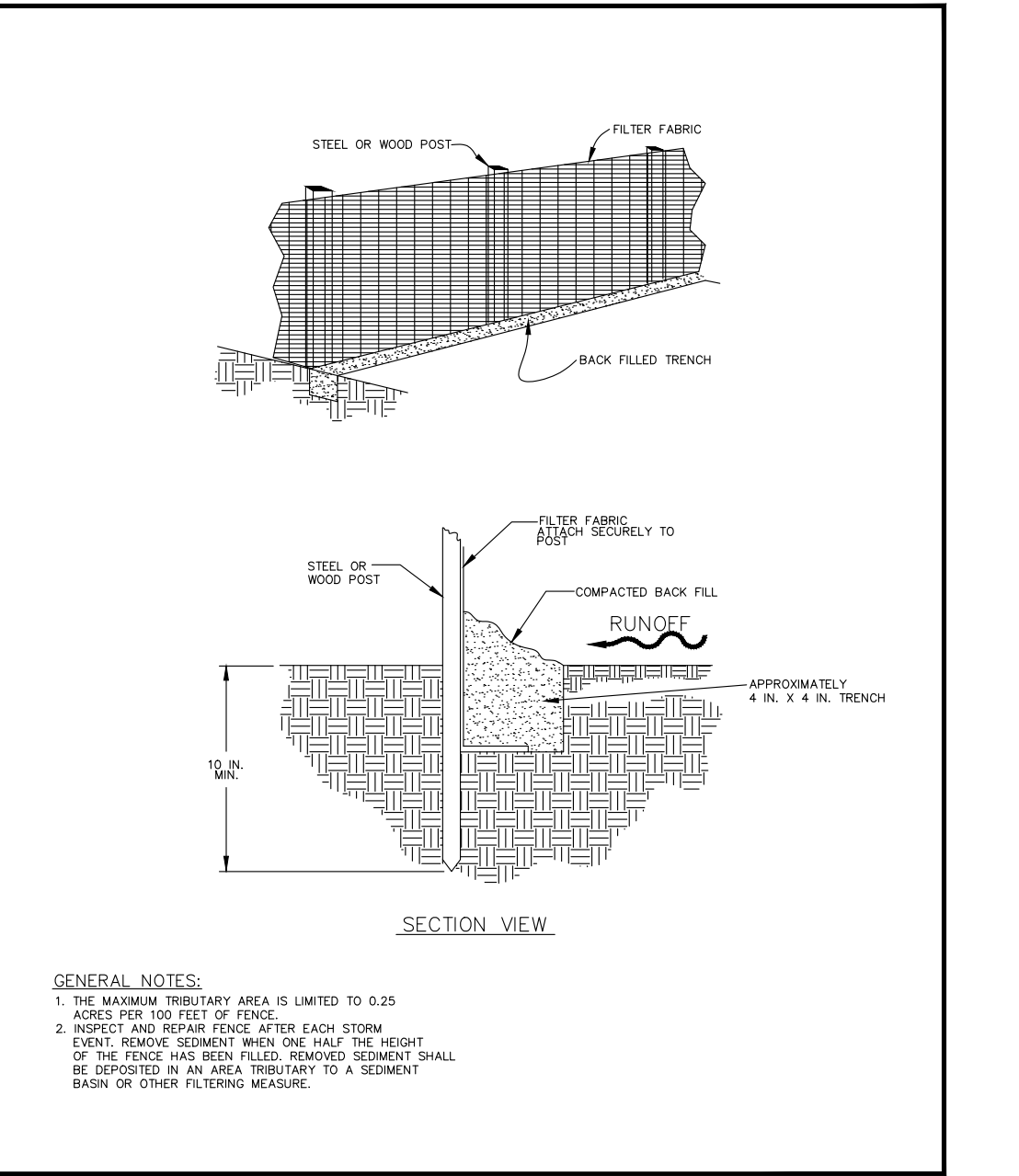
2 CONCRETE WASHOUT AREA NOT TO SCALE



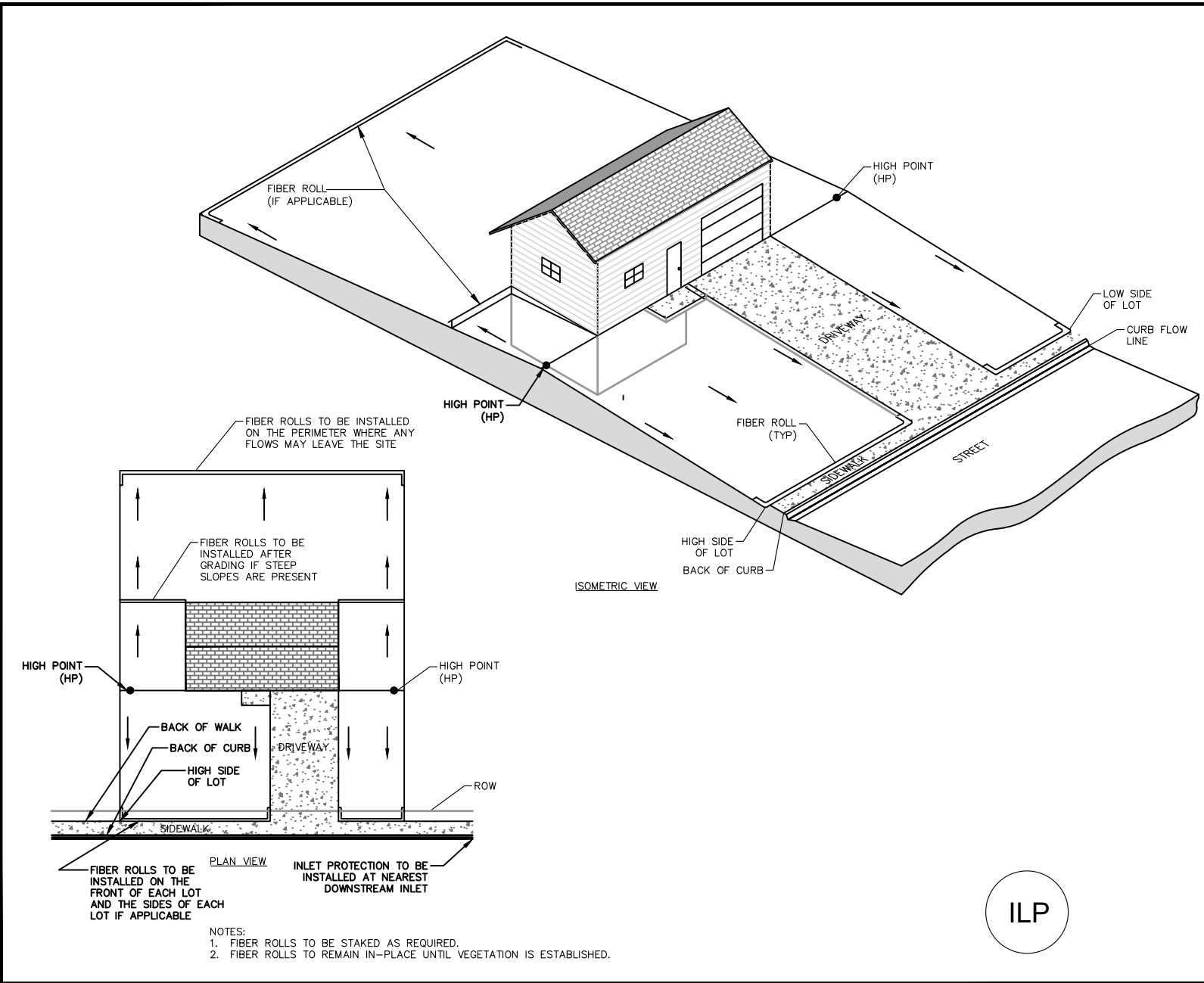
3 ROCK SOCK DETAIL NOT TO SCALE



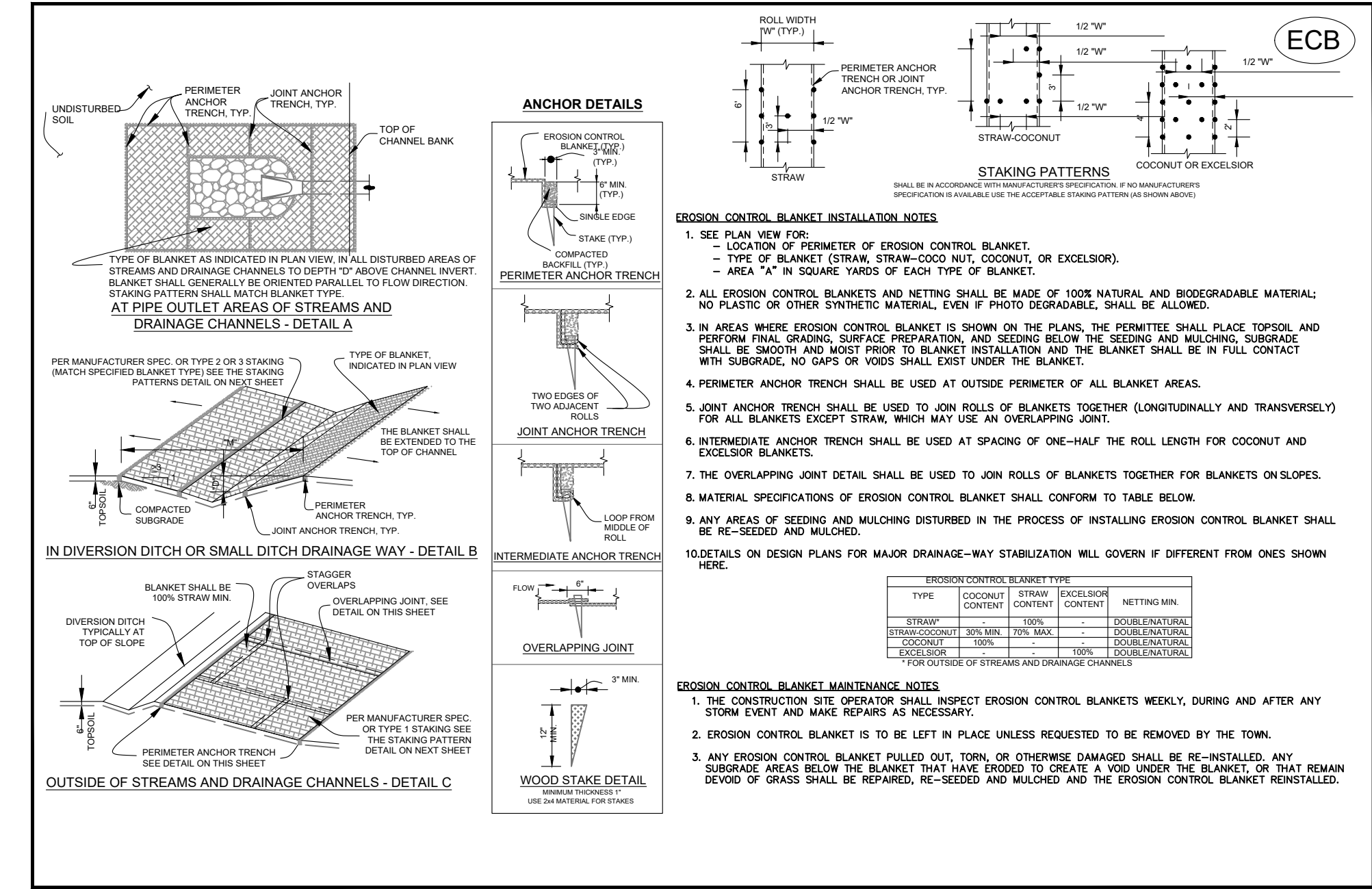
4 VEHICLE CONTROL TRACKING PAD NOT TO SCALE



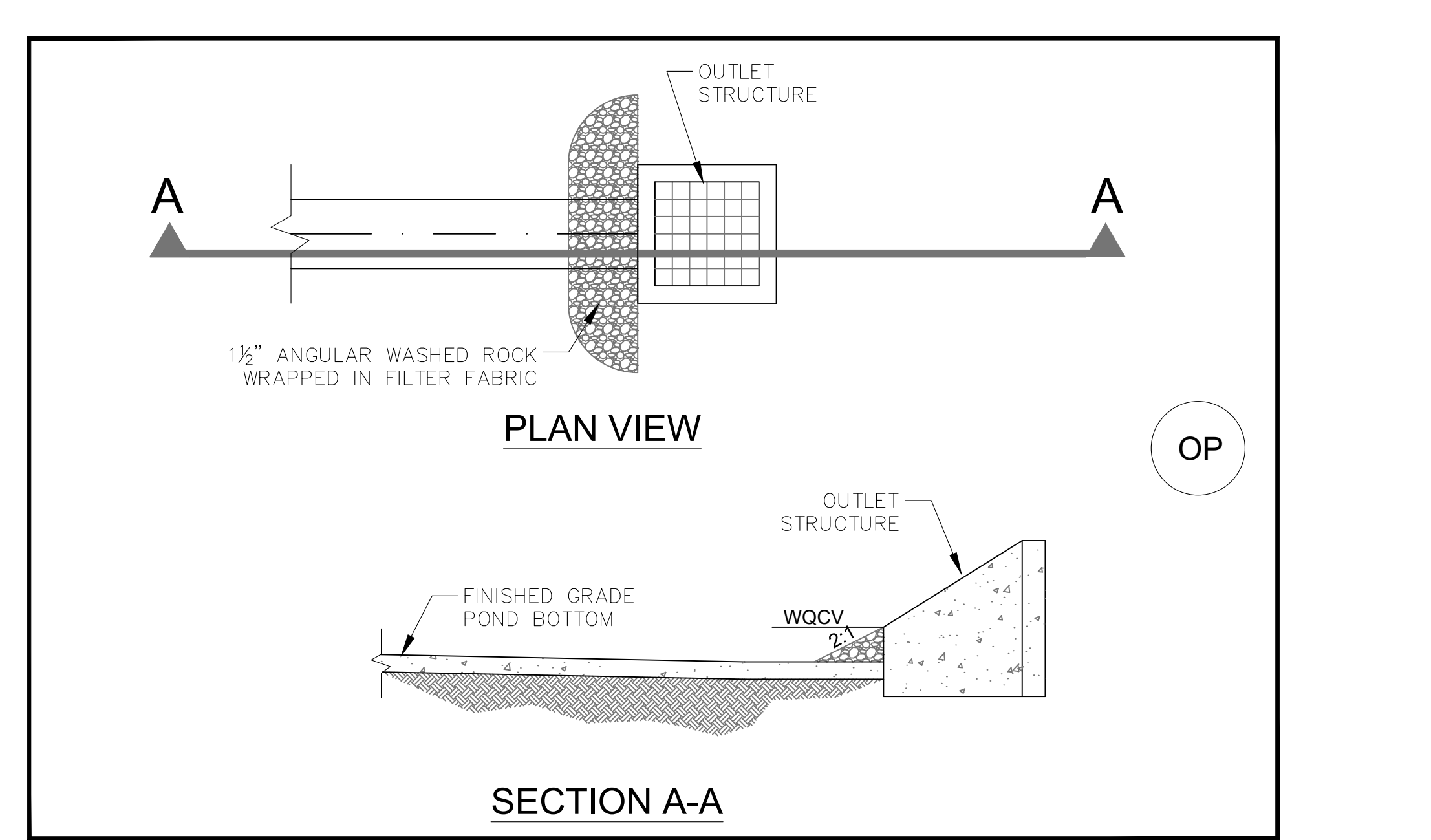
5 SILT FENCE NOT TO SCALE



6 INDIVIDUAL LOT PROTECTION NOT TO SCALE



7 EROSION CONTROL BLANKET NOT TO SCALE



8 OUTFALL PROTECTION NOT TO SCALE

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

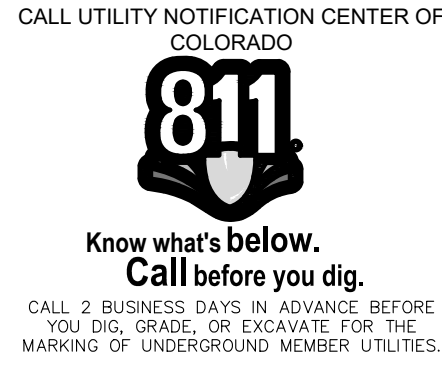
CHECKED BY: _____ Water & Wastewater Utility _____ Date

CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

CHECKED BY: _____ Environmental Planner _____ Date



Revisions: _____
Date: _____
No. _____
REVIEW SET
NOT FOR CONSTRUCTION
03/07/2017

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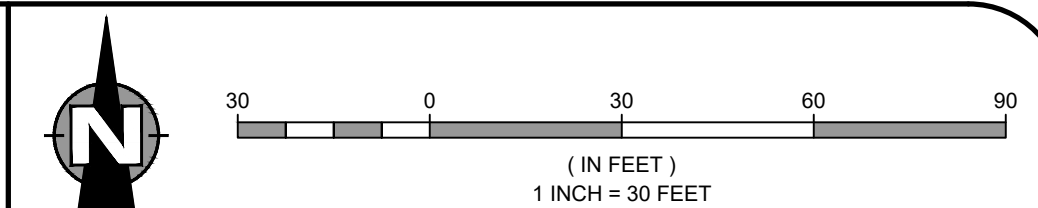
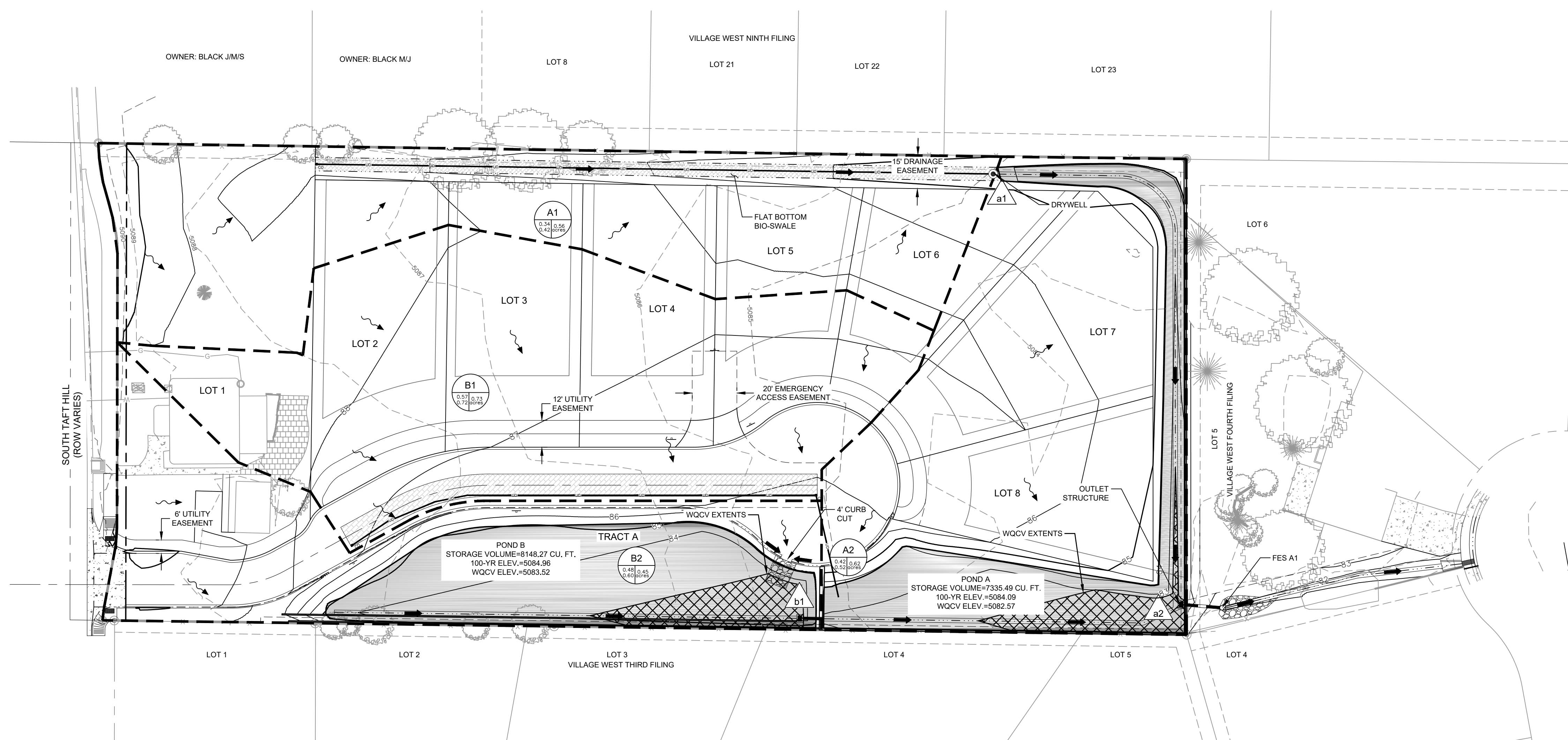
NORTHERN ENGINEERING
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PROJECT: 1076-001
DATE: 03/07/2017
DESIGNED BY: B. Mathisen
SCALE: 1"=20'
DRAWN BY: B. Mathisen
REVIEWED BY: B. Curtiss

TAFT HILL VILLAGE
EROSION CONTROL DETAILS

Sheet
C5.01
09 of 11

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LAYOUT NAME: C5.01.dwg
DATE: Mar 06 2017 - 10:16 AM CAD OPERATOR: cody
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- LEGEND:**
- PROPOSED 18" VERTICAL CURB AND GUTTER
 - EXISTING CURB/GUTTER FLOWLINE
 - 4950— PROPOSED CONTOUR
 - - -4950- - - EXISTING CONTOUR
 - 4:1 BANK SLOPE
 - PROPOSED OVERLAND FLOW DIRECTION
 - CONCENTRATED FLOW DIRECTION
 - EXISTING INLET GRATE
 - EXISTING DECID. TREE
 - EXISTING CONIF. TREE
 - EXISTING LIGHT POLE
 - EXISTING STUMP
 - A2 DRAINAGE BASIN ID
 - B1 DRAINAGE BASIN AREA
 - B2 DRAINAGE BASIN MINOR/MAJOR COEFF.
 - △ a3 DESIGN POINT
 - ▨ PROPOSED BIO-SWALE
 - ▨ PROPOSED POROUS PAVERS
 - ▨ TOP OF POND ELEVATION
 - ▨ WQCV ELEVATION

- LEGEND:**
- REFER TO THE "PRELIMINARY DRAINAGE REPORT FOR SOUTH TAFT HILL" BY NORTHERN ENGINEERING, DATED 03/07/2017 FOR ADDITIONAL INFORMATION.

Revisions:
 No. _____
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NE
 200 South College Avenue, Suite 010
 Fort Collins, Colorado 80524

PROJECT: 1076-001
 DATE: 03/07/2017
 DESIGNED BY: B. Mathisen
 SCALE: 1"=30'
 DRAWN BY: B. Mathisen
 REVIEWED BY: B. Curtiss

LID TABLE:

Design Point	Basin ID	Basin Area	Treatment Type	LID System	Impervious Area Treated by LID System	Percent of Impervious Area Treated by LID System
a1	A1	0.557 ac.	Bio-Swale	Yes	0.067 ac.	9.03%
b1	B1	0.725 ac.	Pavers	Yes	0.385 ac.	51.89%
b1	B2	0.452 ac.	Extended Detention	No	0.142 ac.	0.00%
a2	A2	0.618 ac.	Extended Detention	No	0.148 ac.	0.00%
Total		2.352 ac.			0.742 ac.	61%

SUMMARY TABLE:

DESIGN POINT	BASIN ID	TOTAL AREA (acres)	C2	C100	2-yr Tc (min)	100-yr Tc (min)	Q2 (cfs)	Q100 (cfs)
a1	A1	0.56	0.34	0.42	17.1	15.6	0.33	1.51
b1	B1	0.73	0.57	0.72	7.4	5.4	1.05	5.16
b1	B2	0.45	0.48	0.60	9.8	8.3	0.49	2.26
a2	A2	0.62	0.42	0.52	7.5	6.7	0.64	2.93

**FOR DRAINAGE REVIEW ONLY
 NOT FOR CONSTRUCTION**

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
 Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAB, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
 City Engineer

CHECKED BY: _____ Date _____
 Water & Wastewater Utility

CHECKED BY: _____ Date _____
 Stormwater Utility

CHECKED BY: _____ Date _____
 Parks & Recreation

CHECKED BY: _____ Date _____
 Traffic Engineer

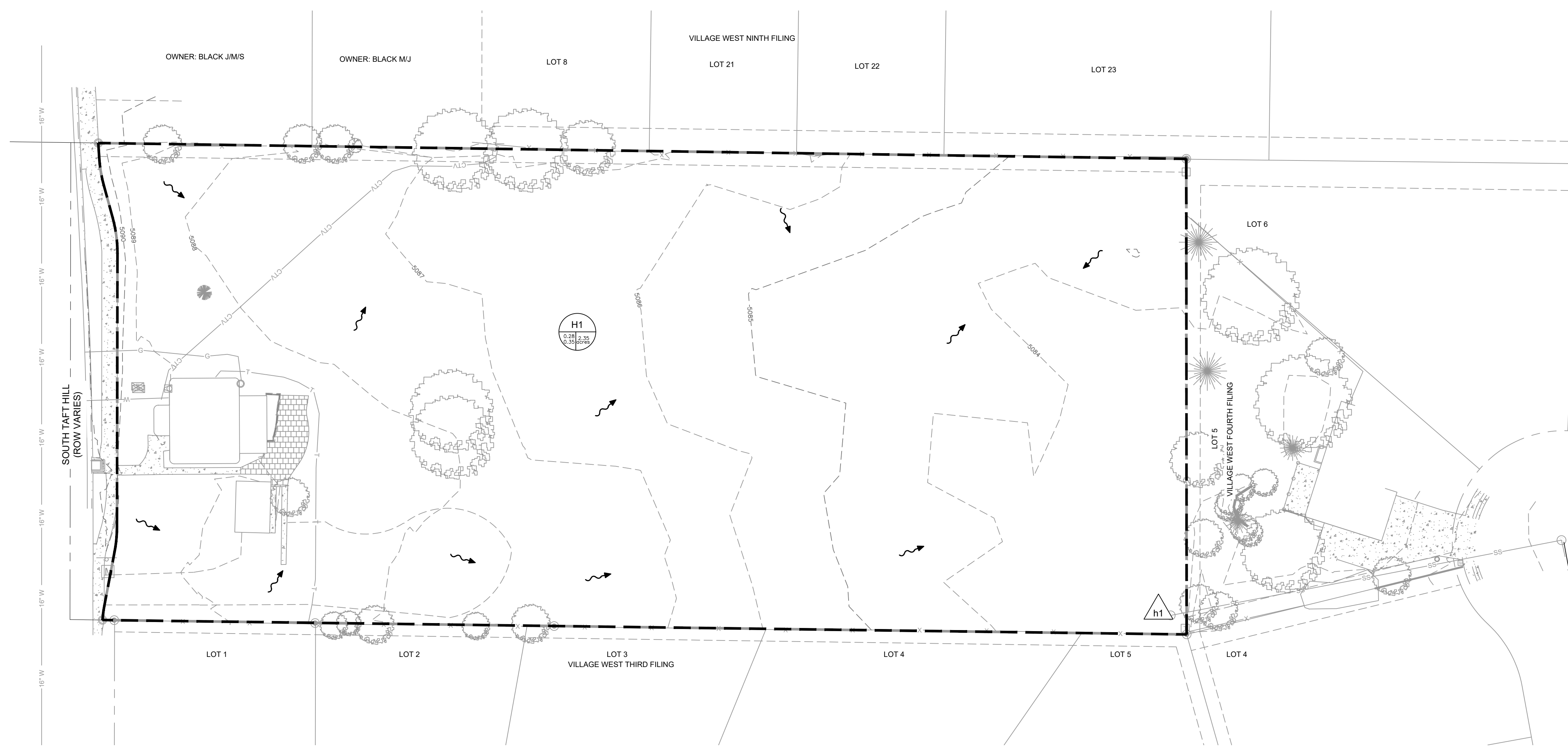
CHECKED BY: _____ Date _____
 Environmental Planner

TAFT HILL VILLAGE
 DRAINAGE EXHIBIT

Sheet
C6.00

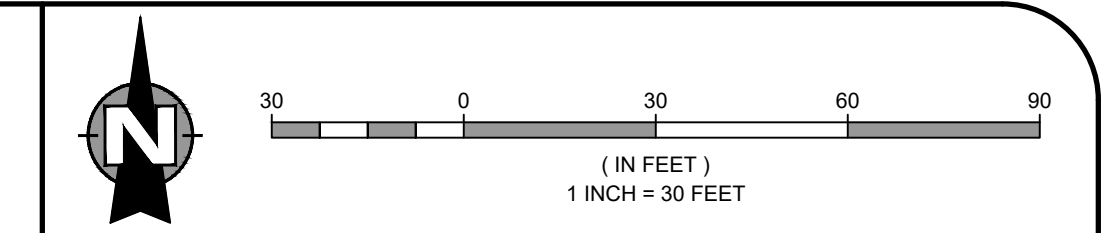
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 LIST OF REVISIONS: [1076-001-CD-C6.01] [1076-001-CD-C6.01] [1076-001-CD-C6.01]



SUMMARY TABLE:

DESIGN POINT	BASIN ID	TOTAL AREA (acres)	C2	C100	2-yr Tc (min)	100-yr Tc (min)	Q2 (cfs)	Q100 (cfs)
h1	H1	2.35	0.28	0.35	33.2	30.7	0.81	3.72



- LEGEND:**
- EXISTING CURB/GUTTER FLOWLINE
 - EXISTING CONTOUR
 - GROUND SLOPE
 - PROPOSED OVERLAND FLOW DIRECTION
 - CONCENTRATED FLOW DIRECTION
 - EXISTING INLET GRATE
 - EXISTING DECID. TREE
 - EXISTING CONIF. TREE
 - EXISTING LIGHT POLE
 - EXISTING STUMP
 - DRAINAGE BASIN ID
 - DRAINAGE BASIN AREA
 - DRAINAGE BASIN MINOR/MAJOR COEFF.
 - DESIGN POINT

- LEGEND:**
- REFER TO THE "PRELIMINARY DRAINAGE REPORT FOR SOUTH TAFT HILL" BY NORTHERN ENGINEERING, DATED 03/07/2017 FOR ADDITIONAL INFORMATION.

**FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION**

CALL UTILITY NOTIFICATION CENTER OF COLORADO

**Know what's below.
Call before you dig.**
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRASS, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
 City Engineer

CHECKED BY: _____ Date _____
 Water & Wastewater Utility

CHECKED BY: _____ Date _____
 Stormwater Utility

CHECKED BY: _____ Date _____
 Parks & Recreation

CHECKED BY: _____ Date _____
 Traffic Engineer

CHECKED BY: _____ Date _____
 Environmental Planner

PROJECT: 1076-001
 DATE: 03/07/2017
 DESIGNED BY: B. Mathisen
 SCALE: 1"=30'
 DRAWN BY: B. Mathisen
 REVIEWED BY: B. Curtiss

Revisions:
 No. _____
 Description _____
 Date: _____

These drawings are instruments of service of Northern Engineering Services, Inc. and are not to be used for any type of construction without the approval of a Professional Engineer in the employ of Northern Engineering Services, Inc.

**REVIEW SET
NOT FOR CONSTRUCTION**
 03/07/2017

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 www.northernengineering.com
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 Fort Collins, Colorado 80524

NE

TAFT HILL VILLAGE
HISTORIC DRAINAGE EXHIBIT

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