



ITEM NO 3
MEETING DATE Jul 16, 2015
STAFF Ryan Mounce

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: 626 S. Whitcomb Four Plex, FDP140023

APPLICANT: Dick Anderson
Anderson Associates
422 E Oak Street
Fort Collins, CO 80524

OWNERS: Rod & Jamie Rice
2516 Terry Lake Road
Fort Collins, CO 80524

PROJECT DESCRIPTION:

This is a request for a consolidated Project Development Plan/Final Plan to construct two additional dwelling units to the rear of an existing two-unit building ('duplex'), creating a 4-unit, multifamily building ('four plex'). Each unit features two bedrooms for a project total of 8 bedrooms, and a total floor area of 4,295 square feet. Site upgrades to support the multifamily building include five new parking spaces, bicycle parking, a trash enclosure, and new site landscaping. The project proposal is located at 626 South Whitcomb Street, a 9,500 square foot (.22 acre) lot in the Neighborhood Conservation, Buffer (N-C-B) Zone District. Two Modification of Standard requests accompany the proposal:

- 1) Modification of Standard to Section 3.2.2(L) to permit a 21-foot two-way drive aisle for parking access.
- 2) Modification of Standard to Section 3.8.30(F)(1) to permit a 5-foot multifamily buffer yard along the property lines abutting single and two-family dwellings.

RECOMMENDATION: Staff recommends approval of the 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan and the Modification of Standards to Land Use Code Sections 3.2.2(L) and 3.8.30(F)(1).

EXECUTIVE SUMMARY:

Staff finds the proposed 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The consolidated Project Development Plan/Final Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The consolidated Project Development Plan/Final Plan complies with relevant standards of Article 3 – General Development Standards, provided the two requested Modification of Standards are approved.
- The consolidated Project Development Plan/Final Plan complies with relevant standards located in Division 4.9, Neighborhood Conservation, Buffer District of Article 4 – Districts.

COMMENTS:

1. Background

The project site was originally platted as part of the original Fort Collins town site. The existing two-unit building was constructed in 1949 as an over-under duplex. A large detached garage also currently exists on-site would be removed as part of this development proposal.

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

Direction	Zone District	Existing Land Uses
North	Neighborhood Conservation, Buffer District (N-C-B)	Mix of single-family, two-family and multifamily dwelling units
South	Neighborhood Conservation, Buffer District (N-C-B)	Two single-family homes; mixed-use and multifamily dwelling units; CSU campus
East	Neighborhood Conservation, Buffer District (N-C-B)	Mix of single-family, two-family and multifamily dwelling units
West	Neighborhood Conservation, Medium Density District (N-C-M)	Mix of single-family, two-family and multifamily dwelling units

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

Map 1: 626 S. Whitcomb Four Plex Zoning & Site Vicinity



2. Compliance with Article 4 of the Land Use Code – Neighborhood Conservation, Buffer District (N-C-B) Division 4.9:

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

A. Section 4.9(B)(2)(a)(3) – Permitted Uses

Multifamily dwellings up to 4 units is a permitted use in the Neighborhood Conservation, Buffer District, subject to Administrative (Type 1) review when structural additions or exterior alterations are made to an existing building.

The existing building, a two-unit building, will be structurally modified by adding a rear (east) addition to construct two additional dwelling units. The two new units are attached to the existing structure by means of a connecting space that will be utilized for storage and indoor bicycle parking.

B. Section 4.9(D)(1) Density

The total floor area of the proposed building is 4,295 square feet on a 9,500 square foot lot. This meets the minimum lot size requirements in the N-C-B District that is at least equivalent to the floor area of all buildings, but not less than 5,000 square feet.

C. Section 4.9(D)(5) – Allowable Floor Area on Rear Half of Lots

The allowable floor area on the rear half of the lot in the N-C-B District shall not exceed 33-percent of the area of the rear half of the lot. On a 9,500 square foot lot, the maximum floor area that could be constructed on the rear half of the lot is 1,567 square feet. With the proposed addition, 1,349 square feet of floor area is planned on the rear portion of the lot, meeting this code standard.

D. Section 4.9(D)(6) – Dimensional Standards

The proposal meets the dimensional standards and setbacks of the N-C-B District, including a minimum lot width of 50-feet for multifamily dwellings, a 15-foot front yard setback, a 5-foot rear yard setback, and a minimum 5-foot side yard setback for buildings less than 18-feet tall at the minimum side yard setback line.

Both the existing structure and the rear addition are 1.5-stories tall, which also complies with the maximum building height of 3-stories in the N-C-B District.

E. *Section 4.9(E)(1) – Building Design*

The existing and proposed addition meet the building design standards of the N-C-B District, including having all exterior walls constructed at right angles or parallel to side lot lines, having a primary building entrance with a porch facing the street, and ensuring roof pitch on the new addition matches the roof pitch of the existing structure.

F. *Section 4.9(E)(2)(b) – Eave Height*

The maximum exterior eave height along the minimum side yard setback is 13-feet in the N-C-B District. The proposed addition features an eave height of 12-feet, 8-inches at the minimum side yard setback, meeting this code standard.

G. *Section 4.9(E)(6) – Access*

Parking for the multifamily dwelling units will be located behind (east) of the building and will be accessed from the adjacent alley as required in the N-C-B District.

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 and several existing, mature trees meet code requirements for full tree-stocking around buildings and structures, parking lot screening, protection of privacy, and to define landscaped spaces.

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

An existing street tree is already located in the public right-of-way in front of the property that meets the Land Use Code's Street Tree standards and is proposed to remain.

iii. 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 sodded lawns, groundcover plant mixtures, ornamental grasses, and perennials.

The plantings meet standards for building foundation plantings and help screen and establish privacy for residents of this proposal and for adjacent properties.

Parking lot screening is provided by the addition of seven new trees along the parking lot perimeter in combination with ornamental grasses and vines. These combined landscaped screening elements will mitigate the visual impacts of the parking area and headlights from vehicles.

iv. Section 3.2.1(F) Tree Protection and Replacement

Several trees will be removed as part of this development proposal. These trees are either located in an area where the building addition is proposed, or the trees were determined to be in poor and declining condition by the City Forester and a professional arborist.

During on-site inspections, it was determined several cottonwoods in poor health immediately to the north of the site on a neighbor's property should also be removed. These trees are also shown on the proposal's Tree Protection and Mitigation Plan. A copy of the applicant's communications with the neighboring property owner consenting to the tree removal is provided as an attachment to this staff report.

Due to the types of species and failing condition of the trees proposed for removal, no mitigation trees are required; however, additional replacement trees will be planted on the project site to fulfill separate landscaping and tree planting standards.

B. Section 3.2.2(C)(4)(b) – Bicycle Parking Space Requirements

Bicycle parking requirements for multifamily projects are 1 space per bedroom, and 60% of the spaces must be enclosed. This project includes 8 bedrooms (four two bedroom units) and the project complies with the standards by providing the required 8 bicycle parking spaces. Five of the spaces will be enclosed and are located in the portion of the structure connecting the two main building segments.

C. Section 3.2.2(D)(3) – Parking Lots – Required Number of Off-Street Spaces for Type of Use

The project site is located in the Transit Oriented Development (TOD) Overlay Zone, which features reduced minimum parking requirements for multifamily projects. At the time this development application was submitted, the TOD Overlay Zone required each two-bedroom unit to provide 1.2 parking spaces, or 5 spaces total for 4 two-bedroom units. This project proposes five spaces, meeting the previously-required minimum number of spaces.

D. Section 3.2.2(L) Parking Stall Dimensions

The proposal requests a Modification of Standard to Section 3.2.2(L). The granting of a Modification of Standard is governed by Land Use Code Section 2.8.2(H), which states,

“...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).

▪ Description of Standard:

Land Use Code Section 3.2.2(L) details parking stall and drive-aisle requirements for parking lots. The requirement for a two-way drive aisle is 24-feet, and it is this standard that is the subject of the modification request.

▪ Description of Modification Request & Applicant Explanation:

The applicant requests a modification to reduce the two-way drive aisle width for the parking area from 24-feet to 21-feet, as there is limited lot width to accommodate the requirements for parking lot setbacks, drive aisle width, and parking stall length on a 50-foot wide lot that is common to this area of the City and this zoning district.

▪ Staff Analysis & Findings:

Staff finds the request for the modification to Section 3.2.2(L) is justified by the applicable standards of 2.8.2(H), and that the granting of the modification would not be detrimental to the public good.

Criteria 2.8.2(H)(4)

The plan as submitted will not diverge from the standards of the Land Use Code except in a nominal, inconsequential way when considered from the perspective of the entire development plan.

The reduction in drive-aisle width by 3-feet is nominal when considering the expected movements and level of vehicle traffic that will utilize the small 5-space parking lot. There will only infrequently be overlap where vehicles will be entering and existing the parking lot given the low number of spaces and the relatively infrequent trips generated by the dwelling units, as compared to a commercial or retail operation with high turnover and a larger parking area. When simultaneous vehicle use of the parking area does occur, it is aided by a large turn-around for vehicles to utilize as they back out of their spaces. Further, although reduced in width, 21-feet remains adequate for two vehicles to safely pass one-another in the drive-aisle.

E. Section 3.4.7 Historic and Cultural Resources

As the existing structure is over 50-years old, the proposal was reviewed by the City's Historic Preservation department, which found the submitted architectural elevations would not have an adverse impact to any historic resources. Further, the building design complies with standards of this section by preserving the existing structure and utilizing similar colors, materials, style and roof form on the proposed building addition.

F. Section 3.5.1 Building and Project Compatibility

The project and building addition comply with requirements of this Land Use Code section as the building is similar in size, scale, height and mass to other nearby buildings. The building addition has been designed to match the style, colors, and materials of the existing structure and is consistent with other materials and architectural styles found within the neighborhood.

G. Section 3.5.2(D) Relationship of Dwellings to Streets and Parking

This proposal meets this section by having one of the primary building entrances on the front façade facing the street.

H. Section 3.8.30(F)(1) Orientation and Buffer Yards

The proposal requests a Modification of Standard to Section 3.8.30(F)(1). The granting of a Modification of Standard is governed by Land Use Code Section 2.8.2(H) as discussed above in the first modification request.

- Description of Standard:

This Land Use Code section requires multifamily developments to provide a 25-foot wide buffer yard along lot lines abutting single and two-family dwellings.

- Description of Modification Request & Applicant Explanation:

The applicant requests a multifamily buffer yard of 5-feet, and that the building design, site arrangement, and landscaping provides a similar buffering effect and provides an equal level of impact mitigation and privacy protection.

- Staff Analysis & Findings:

Staff finds the request for the modification to Section 3.8.30(F)(1) is justified by the applicable standards of 2.8.2(H), and that the granting of the modification would not be detrimental to the public good.

Criteria 2.8.2(H)(1)

The design of the development plan will provide an equal level of buffering to abutting lots as would otherwise be provided by incorporating only a 25-foot open landscape area. Elements of the development plan have been purposefully designed to provide screening and to protect the privacy of neighbors through enhanced landscaping, screen walls, and building design. The density and intensity of the proposal is also not dissimilar to other nearby uses in the area that would require this size of passive buffer yard space.

Landscaping & Screening: The proposed landscaping will feature an enhanced level of landscaping elements, including new trees and shrubs, ornamental grasses, and privacy trellises with climbing vines to provide a softer, green edge at the property lines. These landscaping privacy screens have been deliberately placed near entrances and windows on both sides of the building to block the visual and noise impacts of residents of the proposal.

A three-sided enclosed patio area is also provided between the two main portions of the building for the privacy of neighbors and residents of this proposal.

Building Design: Along the north lot line, where the proposal is closest to a neighboring residence, the building has been designed with privacy in mind by reducing the number and size of windows. Windows are also planned to utilize frosted glass.

The building also has a reduced impact as it is only 1.5-stories tall and should not result in looming concerns. The building size and height remains similar in scale to other nearby properties and even could be enlarged in size and height as a single or two-family dwelling without requirements for a buffer yard.

Intensity: The abutting properties feature single-family homes; however, the abutting southern property features multiple, detached homes on the same lot. Other nearby properties also feature multiple single-family dwellings on lots, duplexes, or small multifamily buildings. The intensity and impacts of a well-designed 4-unit building in terms of noise, traffic, and general activity is not dissimilar to other uses found on the same block where side yard setbacks or buffer yards are similar to the 5-foot proposed buffer yard with this development application.

Combined, these site and building elements will protect the privacy and level of activity for neighboring property owners to an equal degree than may otherwise have been provided by a larger, but open buffer yard.

Criteria 2.8.2(H)(3)

The development site also suffers an extraordinary and exceptional circumstance that results in practical difficulties as a result of applying recent Land Use Code changes applying standards for larger multifamily projects to a smaller multifamily project in the N-C-B District where the prevailing lot width is much smaller.

Multifamily buildings are a permitted use in the N-C-B District and common to this neighborhood of the City, but a majority of the lot widths in the N-C-B district are 50-feet. A multifamily project on a standard 50-foot lot would be required to dedicate the entire lot to a buffer yard where it abuts single-family or two-family dwellings (25 feet from either side lot line). Although a permitted use, multifamily uses in the N-C-B District are in effect forced to apply and receive a Modification of Standard to the multifamily buffer standard.

The multifamily buffer yard is one of a number of multifamily project standards that were originally applied only to projects in the Medium Density, Mixed-Use Neighborhood (M-M-N) District, where larger, more intense multifamily projects are intended. Following a series of large multifamily projects in commercial zone districts in the City, the M-M-N standards were moved into a supplementary section of Article 3 of the Land Use Code and applied to all multifamily projects regardless of size or number of units.

An unintended consequence of the movement of these standards to Article 3 was their interaction with the small multifamily projects found in zone districts such as the Neighborhood Conservation Buffer and Neighborhood Conservation Medium Density Zone Districts, where typical lot widths and prevailing development patterns cannot accommodate large buffer yards, as they take up the entire lot area. Upon discovery of this interaction, a Land Use Code change was processed to exempt the multifamily buffer yard standard for multifamily projects in the N-C-B and N-C-M Districts beginning July of 2015. Although this standard would no longer apply to this project were it submitted today, a Modification of Standard is still necessary as it is being reviewed under the code and standards in effect in 2014 when the development application was originally submitted.

4. Findings of Fact/Conclusion:

In evaluating the request for the 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan, staff makes the following findings of fact:

- A. Staff finds the request for the Modification of Standard to Section 3.2.2(L) to decrease the two-way drive aisle width in the parking lot to 21-feet is justified by the applicable standards of 2.8.2(H), and that the granting of the modification would not be detrimental to the public good.

The request satisfies Section 2.8.2(H)(4) as the plan as submitted will only diverge from the standard in a nominal and inconsequential way when considering the entire development plan. Two vehicles may still safely pass one another in the drive-aisle even with the reduced width, and the limited amount of movement in the relatively small parking lot means vehicles leaving and entering at the same time will be an uncommon event.

- B. Staff finds the request for the Modification of Standard to Section 3.8.30(F)(1) to decrease the multifamily buffer yard to 5-feet is justified by the applicable standards of 2.8.2(H), and that the granting of the modification would not be detrimental to the public good.

The request satisfies Section 2.8.2(H)(1) by providing equal means to protect the privacy of neighbors and mitigating potential impacts of the multifamily units. Specifically, consideration of building design and siting, including reducing the number and size of windows, enhanced site landscaping and privacy trellises in front of building entrances, and a similar level of intensity to other nearby uses protects neighbors' privacy and reduces the impacts of noise and general activity.

The request also satisfies Section 2.8.2(H)(3), in that an extraordinary and exceptional circumstance has arisen and the strict application of the standard results in practical difficulties. Multifamily uses are permitted uses in the N-C-B District, however; applying the multifamily buffer yard standard to the majority of properties in the N-C-B District that are 50-foot wide requires utilizing the entire property as a buffer yard. This circumstance was recently identified as an unintended consequence of applying multifamily standards from a specific zone district to the entire City through its inclusion in Article 3 of the Land Use Code. The Land Use Code was recently revised to exclude this standard's application to multifamily projects in the N-C-B District in the future.

- C. The 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- D. The 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan complies with the applicable standards located in Article 3 – General Development Standards, provided the two Modification of Standard requests are approved.
- E. The 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan complies with the applicable standards in Division 4.9, Neighborhood Conservation, Buffer District of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the Modification of Standards to Sections 3.2.2(L) and 3.8.30(F)(1) and the 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan, FDP140023.

ATTACHMENTS:

1. Applicant's Statement of Planning Objectives
2. Project Planning Drawing Set (Site Plan, Landscaping Plan, Elevations)
3. Project Utility Drawing Set
4. Tree Removal Communication from Neighboring Property Owner
5. Modification of Standard Request

Statement

Type 1 Project Development Plan – Formal Development Application – Statement of Planning Objectives for the Duplex Addition to the Existing Duplex.

Planning Objectives:

- 1) Architecturally complementing the 1949 property in this West Side Historic Preservation District.
- 2) Meeting land use objectives in building size and placement on property.
- 3) Compatibility with the neighborhood.
 - 1) For architectural compatibility, the proposed duplex addition is designed to meet Architectural Historic Preservation Standards. The existing residence is eligible for designation as a Fort Collins Landmark and the addition met the Historic Preservation review process requirements. The new addition does not negate the eligibility for Fort Collins Landmark designation review process. The addition is off-set from the existing with an enclosed bicycle storage structure. This provides architectural separation, maintaining the independent character of the 1949 structure, yet being sensitive to the building 'massing' for the duplex addition.
 - 2) Land use objectives are met with the 2470 sq.ft. duplex addition. The Land Use Code floor area ratio is met for the 50% rear half of the Lot. Lot size is 9500 sq. ft. Times .5 equals 4750 sq. ft. 1/3 of 4750 sq. ft. equals 1567.5 sq. ft. The proposed duplex addition area at the rear half of the lot is less than the maximum 1567.5 sq. ft. allowed. (1349 sq. ft. proposed including the upper and lower levels)
Section 3.8.30 (F) (1) of the Land Use Code cites that "Buffer yards along the property line of abutting property containing single – and two – family dwellings shall be twenty-five (25) feet." The design of the duplex addition is "equal to or better than" the twenty-five foot requirement. The north wall of the addition, all though not twenty-five (25) feet from the duplex addition, provides privacy form the adjacent property with the wood privacy trellis providing privacy from the bedroom escape window. There are windows 4' – 6" above the floor that will have 'frosted' glass for privacy.
 - 3) Compatibility with the neighborhood. The streetscape is unchanged, maintaining the residential scale of the neighborhood. The duplex addition maintains the height of the existing duplex. Considering compatibility with our neighbors, to the south is a residence with a detached duplex dwelling. To the north a single family residence exists with higher density parking. Our 4-plex density creates compatibility with these adjacent properties.

Owner's Certification of Approval:

THE UNDERSIGNED DOES/DOES 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 SITE PLAN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____, 2013.

(Printed Name)

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF LARIMER)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ THIS _____ DAY OF _____, 2013.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

(SEAL)

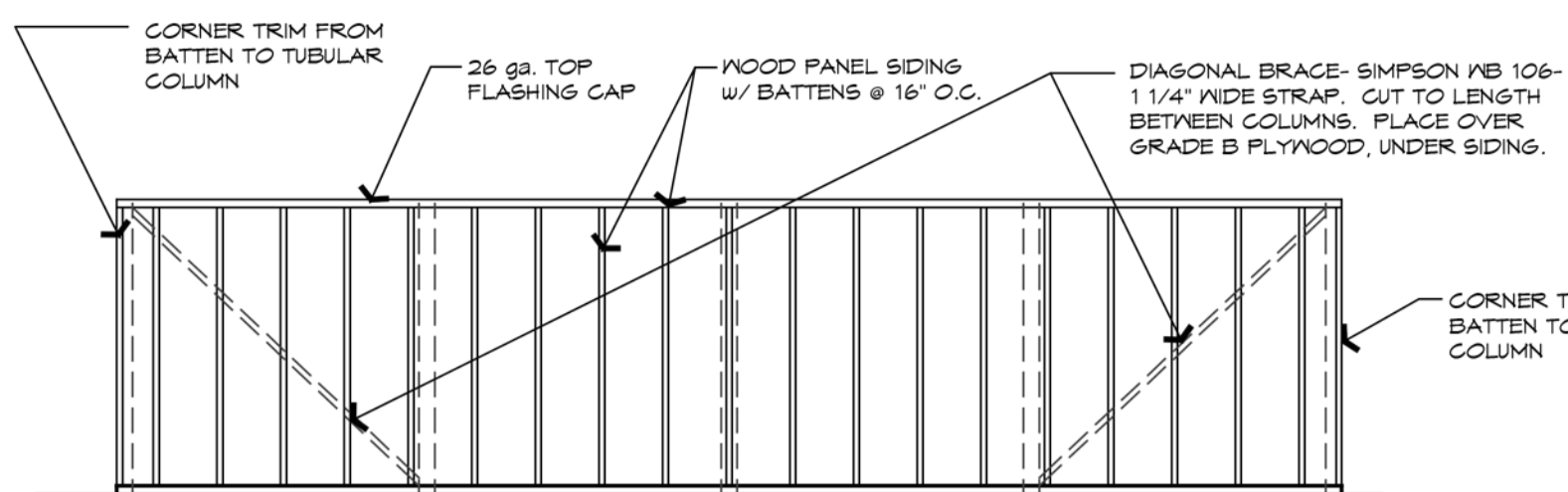
Planning Approval:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY OF _____, A.D. 20 _____

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

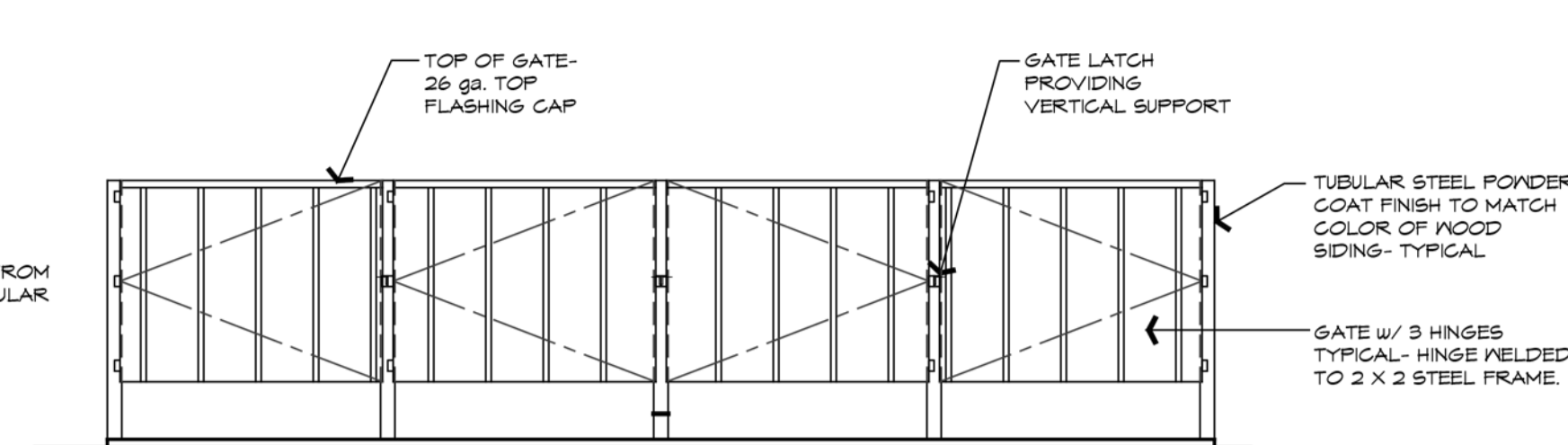
LAND USE STATISTICS

Parcel Size	.22 acres	9,500 sq. ft.
Number of Building Units Per Building	1	
Total Number of Proposed Units	4	
Bedrooms Per Unit	2	
Total Bedrooms	8	
Gross Residential Density	18.18 units per acre	
Total Floor Area	4,245 sq. ft.	
Floor Area Calculation on Rear Half of Lot	1,311 sq. ft.	
Floor Area Ratio (F.A.R.)	0.448	
Land Use	Residential Multi-Family	
Zoning	NCB	
Parking Spaces Required	4.8 (4 - 2 bedroom Units x 1.2 spaces)	
Parking Spaces Provided	5 on-site parking spaces provided	
Bicycle Spaces Required	1 space per bedroom = 8	
	60% covered	
	40% uncovered	
	Total = 8	
	5 covered / 3 uncovered	
Building Coverage	2,201 sq. ft. (23.2%)	
Open Area	3,947 sq. ft. (41.6%)	
Parking, Drives and Walkways	3,352 sq. ft. (35.3%)	
Total Parcel Size Area	9,500 sq. ft. (100%)	
Building Height:	18' - 8"	
Total Stories	1 1/2	



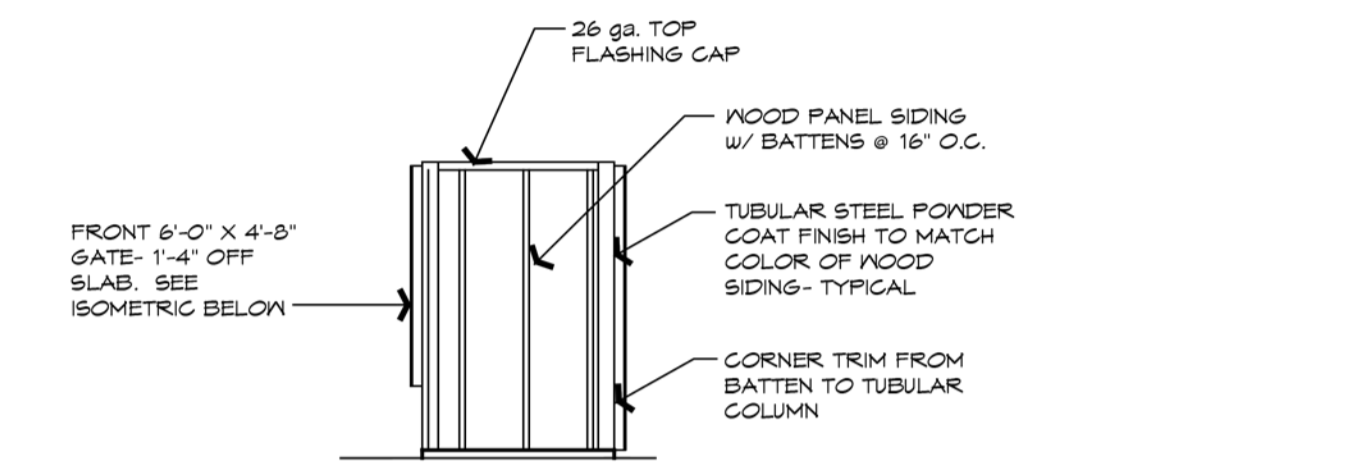
TRASH/ RECYCLE ENCLOSURE - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



TRASH/ RECYCLE ENCLOSURE - NORTH ELEVATION

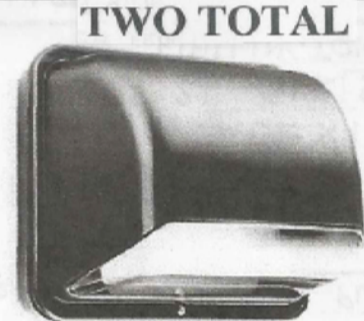
SCALE: 1/4" = 1'-0"



TRASH/ RECYCLE ENCLOSURE - WEST ELEVATION- (EAST ELEVATION SIM.)

SCALE: 1/4" = 1'-0"

METAL HALIDE ENTRY LIGHT LOCATE AS SHOWN ON SITE PLAN TWO TOTAL



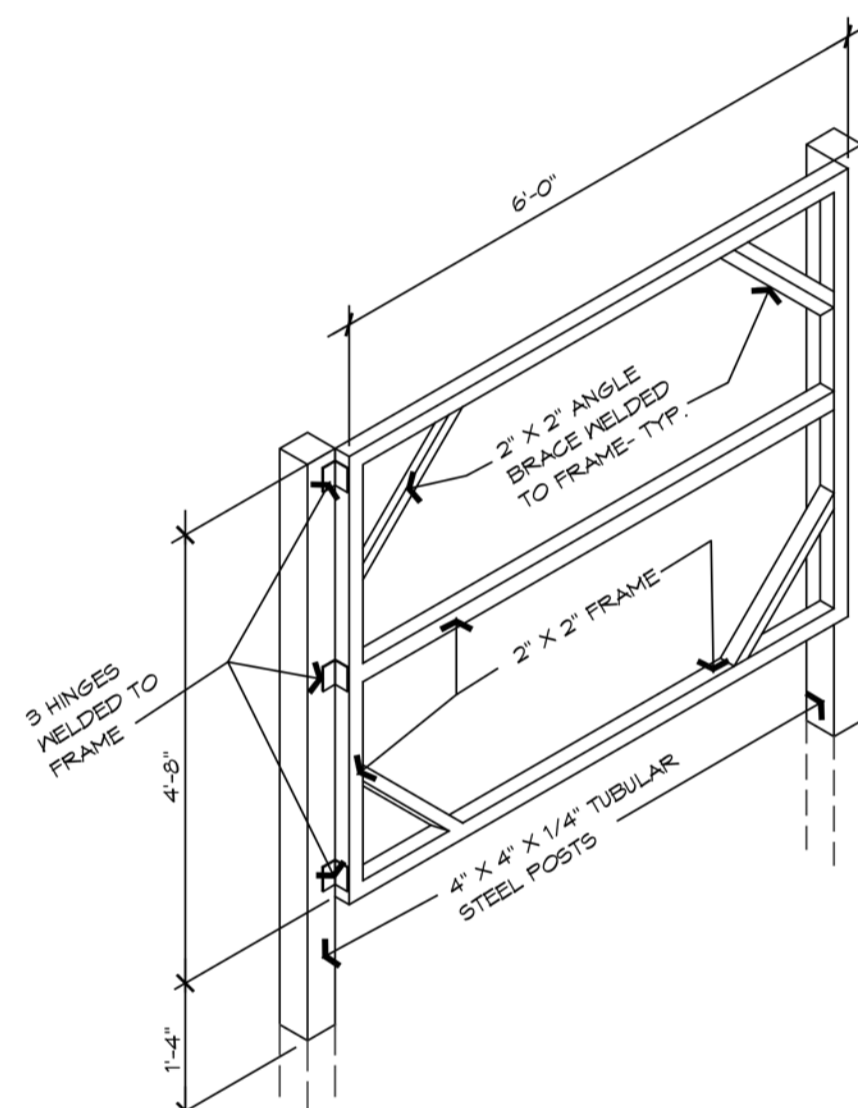
WALL PACK, CUTOFF, WLP
Cutoff Wall Pack Fixture, Lamp Power Rating 70 Watts, Voltage Rating 120/208/240/277 Volts, Lamp Type Metal Halide, Suggested Replacement Lamp Stock Number 6V746, Polycarbonate Body, Die-Cast Aluminum Back Housing, Height 10.00 Inches, Width 11.53 Inches, Depth 8.94 Inches, Multi-Tip Ballast, Lamp Included, Product Contains Mercury, Refer to Applicable State Regulations for Disposition After Use
Grainior Item # 3YA84
Brand LITHONIA
Mfr. Model # TWAC 70M TB LP
Ship Qty. 1
Sell Qty. (WH-Call) 1
Ship Weight (lbs.) 12.0
Usually Ships Today
Catalog Page No. 751
Price shown may not reflect your price. Log in or register.

Additional Info

Contour(R) Cutoff Polycarbonate Wall Packs Provides lighting/security without unwanted light pollution (wasted light in the sky). Minimizes glare. Meets IES cutoff lighting standards. This IP65 Listed wallpack is vandal-resistant and built to withstand the most demanding applications. Rear housing is sturdy die-cast aluminum. One-piece front cover is UV-resistant, injection molded polycarbonate, sealed and gasketed to keep out bugs, dust, and moisture. Dark bronze color powder paint. Refractor is clear polycarbonate. Mounts directly over 4" junction box. Horizontal porcelain medium-base socket. UL Listed, wet locations. Lamp included.

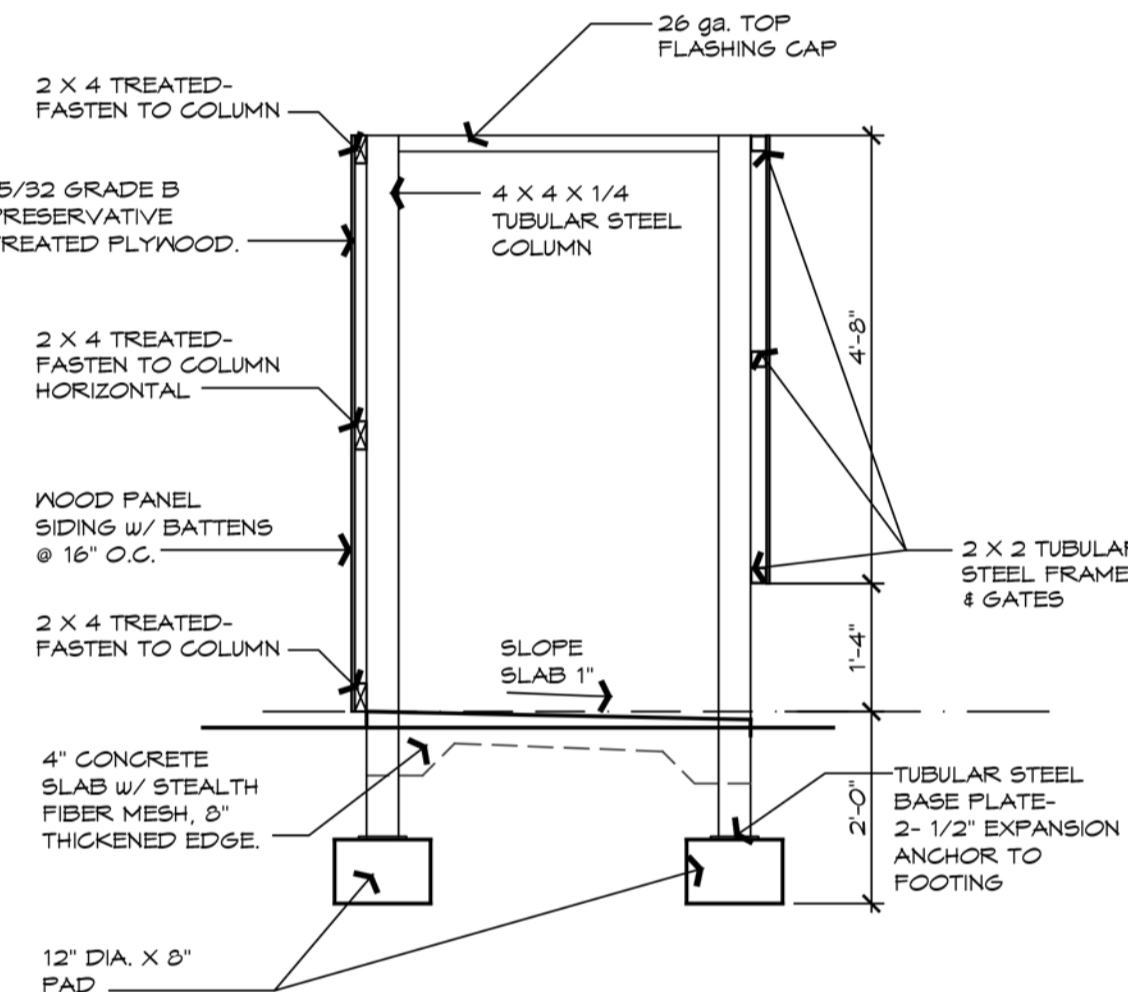
Tech Specs

Item: Low Profile Fixture
Lamp Watts: 70
Lamp Type: MH
Finish: Dark Bronze Powder Paint
Mounting: Directly to Wall or Over Standard 4" Junction Box or Wired with Surface Conduit Through Top Hole - 3/4" Inch Threaded Hole
Suggested Lamp Stock No.: 6V746
Socket: Porcelain Medium Base
Height (in.): 10
Width (in.): 11.5
Depth (in.): 8.94



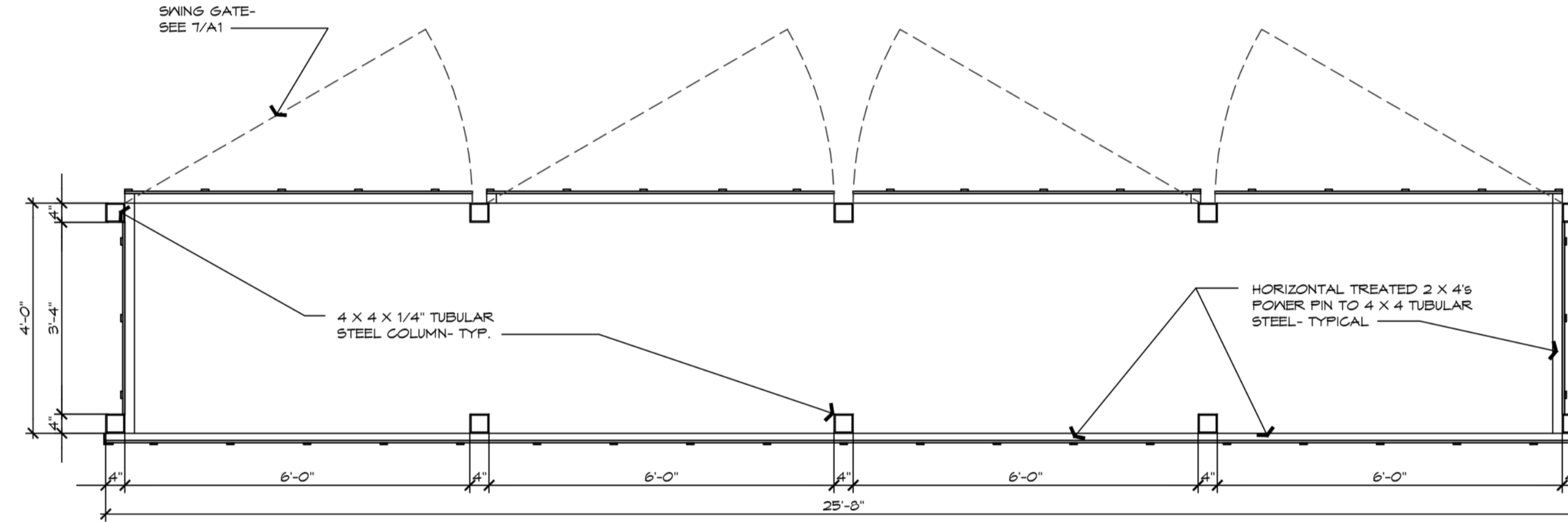
SWING GATE- TRASH/ RECYCLE ENCLOSURE - ISOMETRIC

SCALE: 1/2" = 1'-0"



TRASH/ RECYCLE ENCLOSURE - SECTION

SCALE: 1/2" = 1'-0"



TRASH/ RECYCLE ENCLOSURE - PLAN

SCALE: 1/2" = 1'-0"

SHEET INDEX

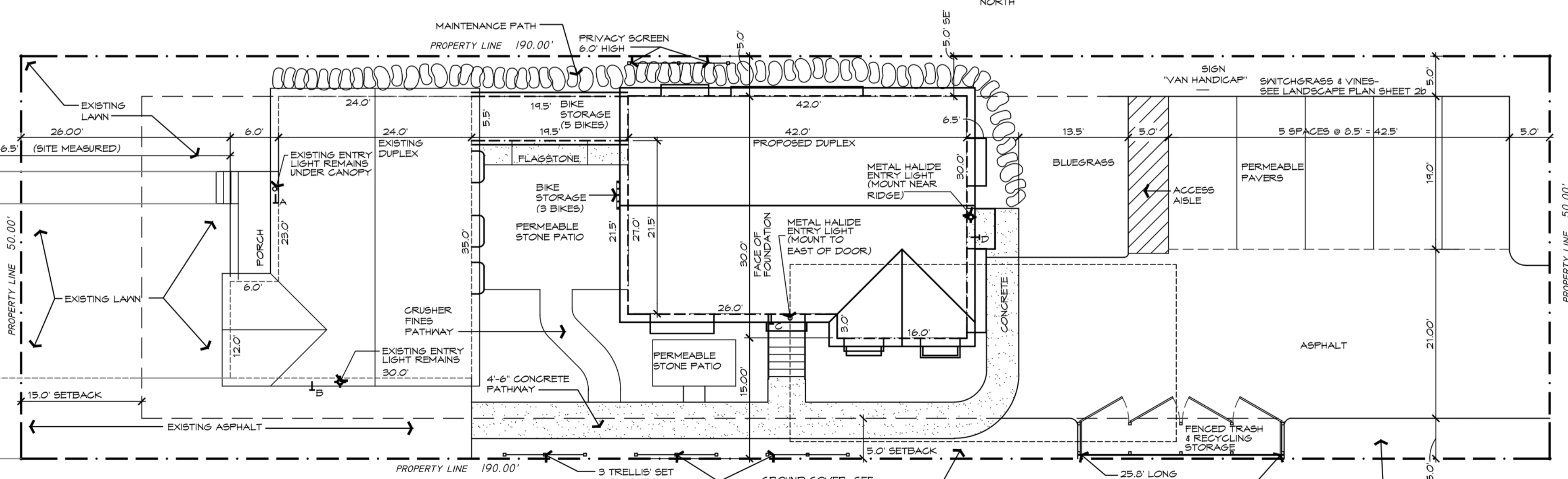
- A1 SITE PLAN, SHEET INDEX
- 2a TREE PROTECTION & MITIGATION PLAN
- 2b PLANTING & PAVING PLAN
- 2c METAL EDGING PLANS
- A3 MAIN FLOOR PLAN & SOUTH ELEVATION
- A4 BASEMENT FLOOR PLAN & WINDOW SCHEDULE
- A5 ELEVATIONS
- A6 SECTION A
- A7 SECTIONS B, C & D
- A8 FOUNDATION PLAN
- A9 ROOF FRAMING PLAN, FLOOR FRAMING PLAN, NOTES
- A10 ELECTRICAL PLANS, LEGEND & GENERAL NOTES

NOTE: SQUARE FOOTAGE OF REAR HALF OF THE 9,500 sq. ft. LOT EQUALS 4,750 sq. ft.

33% OF 4,750 sq. ft. = 1,567 sq. ft.

THE PROPOSED DUPLEX ADDITION @ THE REAR HALF OF THE LOT = 1,349 sq. ft. (2 LEVELS X 674.5 sq. ft.)

THUS THE DEVELOPMENT OF THE REAR HALF OF THE LOT IS LESS THAN THE ALLOWED.



SITE PLAN

SCALE: 1" = 10'-0"

LEGAL DESCRIPTION
LOT 23, BLOCK 76,
CITY OF FORT COLLINS,
COUNTY OF LARIMER,
STATE OF COLORADO

1A MINIMUM 6" NUMERALS PROVIDED ON CONTRASTING BACKGROUND W/ THE LETTER 'A' LOCATED BELOW NUMERALS.
1B MINIMUM 6" NUMERALS PROVIDED ON CONTRASTING BACKGROUND W/ THE LETTER 'B' LOCATED BELOW NUMERALS.
1C MINIMUM 6" NUMERALS PROVIDED ON CONTRASTING BACKGROUND W/ THE LETTER 'C' LOCATED BELOW NUMERALS.
1D MINIMUM 6" NUMERALS PROVIDED ON CONTRASTING BACKGROUND W/ THE LETTER 'D' LOCATED BELOW NUMERALS.
ADDRESSES SIGNS WILL BE INSTALLED AS DIRECTED BY THE GIS DEPARTMENT.
NEW ENTRY LIGHTS- 2 TOTAL- LOCATE AS SHOWN ON BUILDING ADDITION. (SEE METAL HALIDE WALL PACK SPEC ON THIS SHEET A-1.

Proposed Duplex Addition
to Existing @ 626 S. Whitcomb Street
Fort Collins, Colorado 80524
Rodney & Jamie Rice- Owners

DRAWING

SITE PLAN
SHEET INDEX

REVISIONS

- 17 JUNE 2014
- 25 JUNE 2014
- 17 JULY 2014

DRAWN KGL

CHECKED DA

DATE 17 APRIL 2015

AA ANDERSON ASSOCIATES
ARCHITECTURAL ENGINEERS, LLC

422 EAST OAK FT COLLINS, COLORADO 80524
(970) 484-0306

JOB 14-104

SHEET

A1

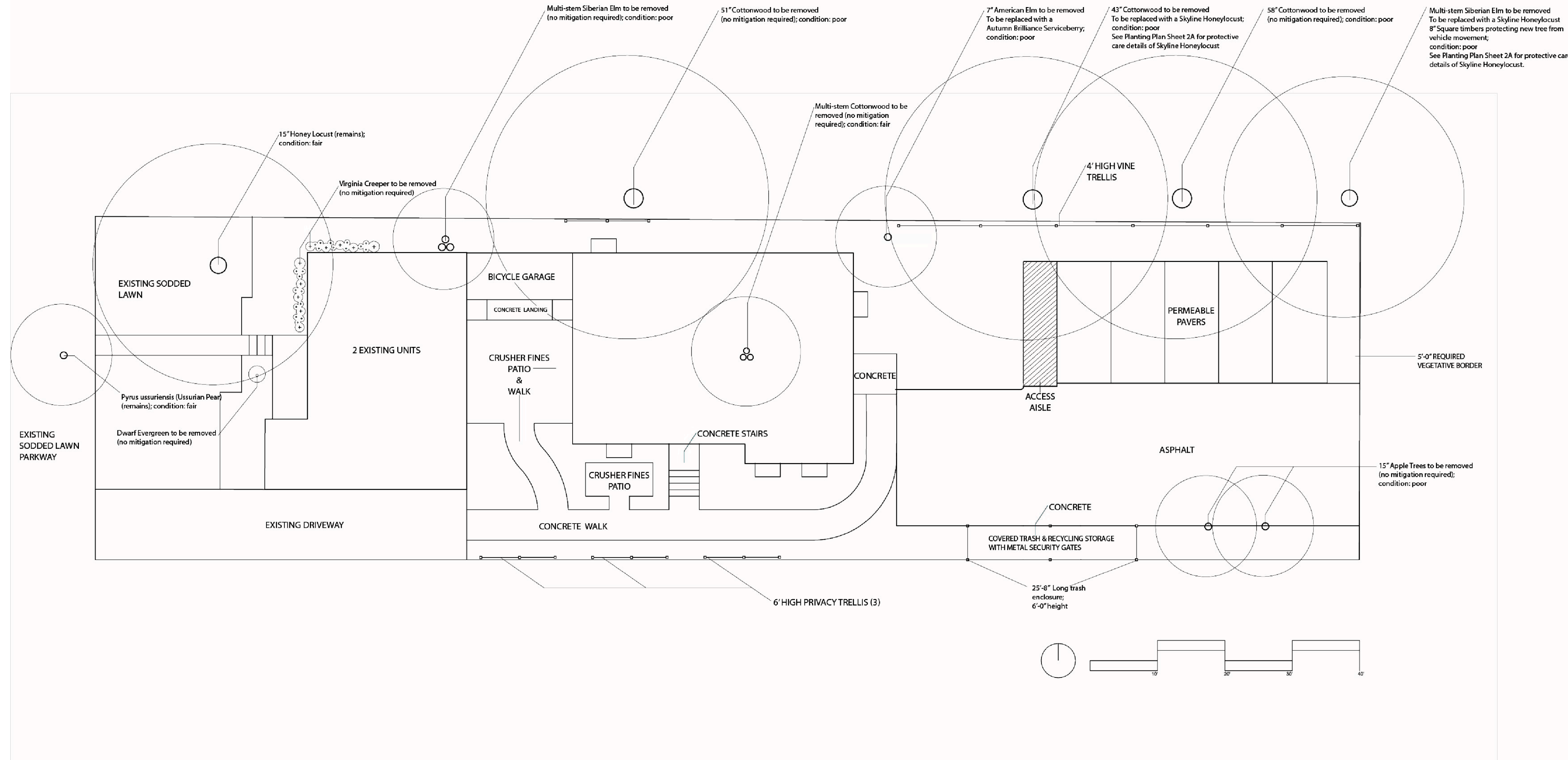
CONTRACTOR TO IMPLEMENT LAND USE CODE (LUC) 3.2.1 G AS NOTED:

- (G) Tree Protection Specifications: The following tree protection specifications should be followed to the maximum extent feasible for all projects with protected existing trees.
- (1) 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.
 - (2) All protected existing trees shall be pruned to the City of Fort Collins Forestry standards. This includes any off-site trees on the north property that are shown on this plan.
 - (3) Prior to and during constructions, 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.
 - (4) 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.

- (5) No damaging attachment, wires, signs or permits may be fastened to any protected tree.
 - (6) Large property areas containing protected trees and separated from construction or land clearing areas, road right-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.
 - (7) 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 if 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 |
- (8) All tree pruning and removal work on the site and on indicated trees off-site shall be done by a business holding a current City of Fort Collins Arborist License where required by code.

PLANT NOTES:

1. Wild trees less than 6" stem to be removed.
2. Protect existing trees with orange construction fencing.



NOTE:

Tree removal to occur outside of the migratory songbird nesting season (February 1- July 31). As an alternate, a survey can be conducted prior to removal to ensure no active nests in the area are found on the subject property. The survey is to be conducted by a qualified wildlife professional providing tree planting & removal services. A signed letter addressing the results of the survey to be provided on company letterhead and signed by the owner of the company.

TREE PROTECTION & MITIGATION PLAN
December 2014 | Brittany Lynn Ricketts | Kate Bolton | Shiva Solaimanian



BLUEPRINT EARTH COLLECTIVE

Proposed Duplex Addition
to Existing @ 626 S. Whitcomb Street
Fort Collins, Colorado 80524
Rodney & Jamie Rice- Owners

DRAWING

TREE PROTECTION & MITIGATION PLAN

DRAWN

KGL

CHECKED

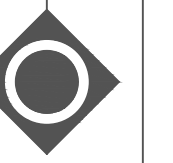
DA

DATE

30 JANUARY 2015

AA
ANDERSON ASSOCIATES
ARCHITECTURAL ENGINEERS, LLC

422 EAST OAK FT COLLINS, COLORADO 80524
(970) 484-0306



JOB

14-104

SHEET

PLANT LIST

TREES:
 Amelanchier x grandiflora 'Autumn Brilliance' - Autumn Brilliance Serviceberry: 7
 1.5 caliper balled and burlapped
 Gleditsia triacanthos var. inermis - Skyline Honeylocust: 2: 2.0 caliper balled and burlapped

SHRUBS:
 Cornus alba 'Ivory Halo' - Ivory Halo Dogwood: 9: 5 gallon
 Arctostaphylos x coloradensis 'Chieftain' - Chieftain Manzanita: 13: 5 gallon

VINES:
 Hydrangea anomala petiolaris - Climbing Hydrangea: 4: 1 gallon
 Akebia quinata 'Shirobana' - White Flowered Chocolate Vine: 6: 1 gallon

GRASSES (5 Gal Pots)
 Panicum virgatum 'Heavy Metal' - Heavy Metal Switchgrass: 213: 1 gallon
 Panicum virgatum 'Shenandoah' - Shenandoah Switch Grass: 8 P/G mix: 1 gallon
 Koeleria macrantha syn. K. cristata - June grass: 16, 18 P/G mix: 1 gallon
 Miscanthus sinensis 'Zebra' - Zebra Grass: 13: 1 gallon
 Poa arachnifera - Texas Bluegrass: 403 sq. ft. Sod- Lawn areas will be irrigated with an automatic underground spray irrigation system

GROUNDCOVER (SUCCULENT) (6 packs):
 Jovibarba heuffelii 'Jowan' - Jowan Jovibarba: 76: 1" pots in 6 packs
 Sedum spurium 'Voodoo' - Voodoo Stonecrop: 29: 1" pots in 6 packs
 Sedum 'Czar's Gold' - Czar's - Gold Stonecrop: 84: 1" pots in 6 packs

GROUNDCOVER (SHADE TOLERANT):
 Galium odoratum - Sweet Woodruff: 88: 1" pots in 6 packs
 Convallaria majalis - Lily-of-the-valley: 120: 1" pots in 6 packs

PERENNIALS (1 Gal Pots):
 Penstemon strictus - Rocky Mountain Penstemon: 10: 1 gallon
 Penstemon pinifolius 'Compactum' - Compact Pineleaf Penstemon: 54, 20 P/G mix: 1 gallon
 Salvia x sylvestris 'Blue Hill' - Blue Hill Meadow Sage: 9: 1 gallon
 Echinacea purpurea 'Fragrant Angel' - Fragrant Angel Coneflower: 8: 1 gallon
 Monarda didyma 'Jacob Cline' - Jacob Cline Bee Balm: 7: 1 gallon
 Achillea x 'Moonshine' - Moonshine Yarrow: 9: 1 gallon
 Gaillardia aristata - Blanket Flower: 16, 12 P/G mix: 1 gallon
 Euphorbia polychroma 'Bonfire' - Bonfire Euphorbia: 7: 1 gallon

Note:
 P/G mix refers to plants in the perennial/grass mixture.

Refer to Perennial & Grass, Shade Mix, & Succulent Mix Planting Diagram in book for placement.

'X' gallon refers to size of purchased plant pot
 'X' caliper balled and burlapped refers to size of balled and burlapped purchased tree

LANDSCAPE PLAN NOTES

The soil in all landscape areas, including parkways and medians (except within the drip line of existing trees), 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, discing or other suitable method, at a rate of at least (3) cubic yards of soil amendment per one thousand (1,000) square feet of landscape area.

All lawn areas to be irrigated with an automatic underground spray irrigation system. All shrubs, trees and perennials that are not located in lawn areas shall be irrigated by an automatic drip or bubbler irrigation system.

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. Organic soil amendments shall also be incorporated in accordance with the requirements of Section 3.8.21.

Plant Materials. Plant materials shall be selected from a list of native plants and other plants determined to be appropriate for and well adapted to local environmental conditions, as such list is established and updated from time to time by the Director and entitled the City of Fort Collins Plant List. Additional plants may be added to the Plant List upon a determination by the Director that such plants are appropriate for inclusion consistent with the above standard.

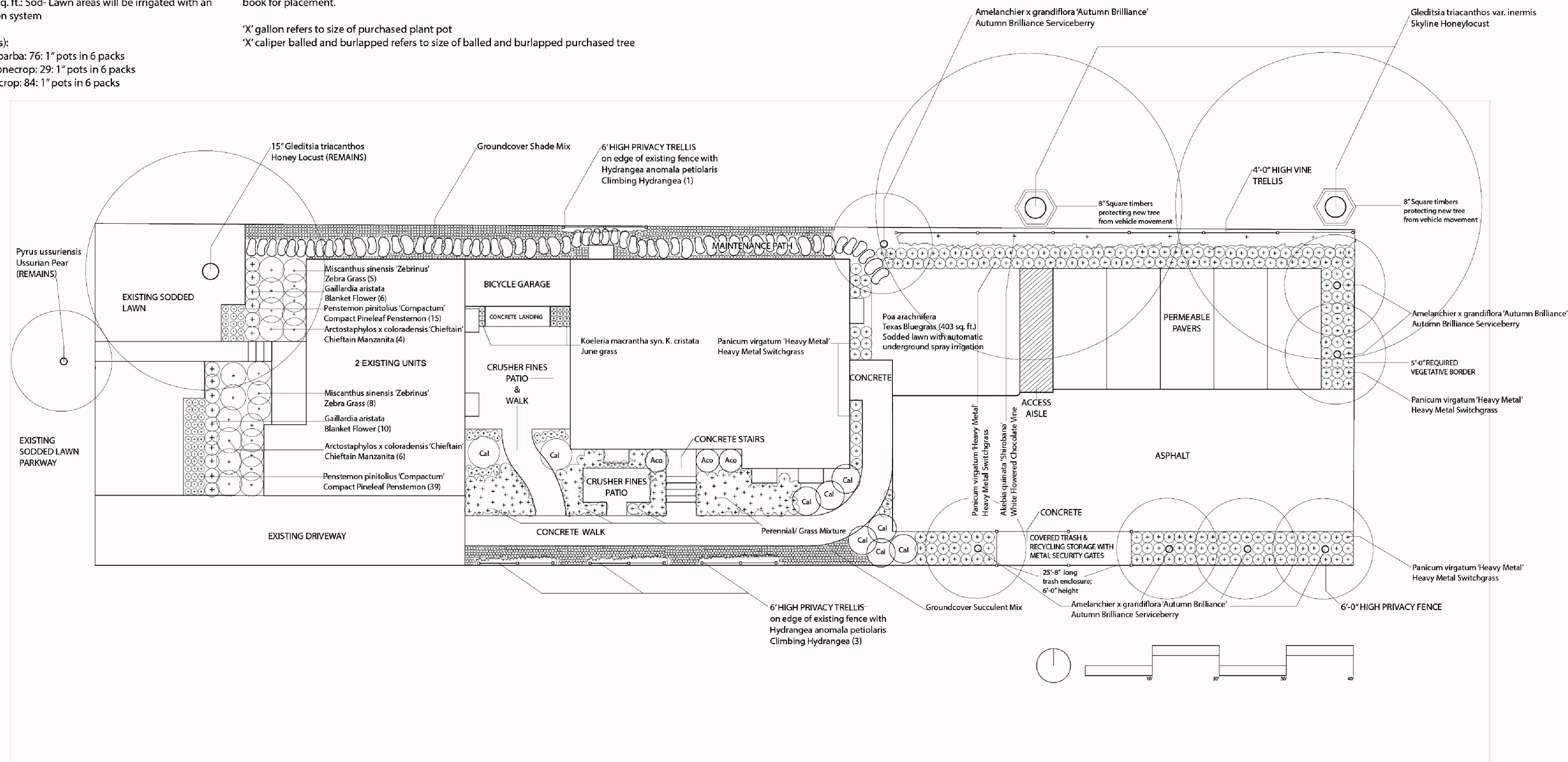
Plant Quality. All plants shall be A-Grade or No. 1 Grade, free of any defects, of normal health, height, leaf density and spread appropriate to the species as defined by American Association of Nurserymen standards.

Installation. All landscaping shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy growth. All landscaping in each phase shall either be installed or the installation shall be secured with a letter of credit, escrow or performance bond for one hundred twenty-five (125) percent of the value of the landscaping prior to the issuance of a certificate of occupancy for any building in such phase.

Maintenance. Trees and vegetation, irrigation systems, fences, walls and other landscape elements 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.

Replacement. Any landscape element that dies, or is otherwise removed, shall be promptly replaced based on the requirements of this Section.

Mitigation. Healthy, mature trees that are removed by the applicant or by anyone acting on behalf of or with the approval of the applicant shall be replaced with not less than one (1) or more than six (6) replacement trees sufficient to mitigate the loss of value of the removed tree. The applicant shall select either the City Forester or a qualified landscape appraiser to determine such loss based upon an appraisal of the removed tree, using the most recent published methods established by the Council of Tree and Landscape Appraisers. Larger than minimum sizes (as set forth in subsection (D)(4) above) shall be required for such replacement trees.



PLANTING & PAVING PLAN

July 2014 | Brittany Lynn Ricketts | Kate Bolton | Shiva Solaimanian



BLUEPRINT EARTH
COLLECTIVE

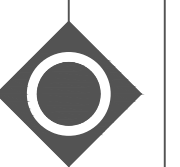
Proposed Duplex Addition
 to Existing @ 626 S. Whitcomb Street
 Fort Collins, Colorado 80524
 Rodney & Jamie Rice - Owners

DRAWING
 PLANTING &
 PAVING PLAN

DRAWN
 KGL
 CHECKED
 DA
 DATE
 30 JANUARY 2015

AA
 ANDERSON ASSOCIATES
 ARCHITECTURAL ENGINEERS, LLC

422 EAST OAK FT COLLINS, COLORADO 80524
 (970) 484-0306

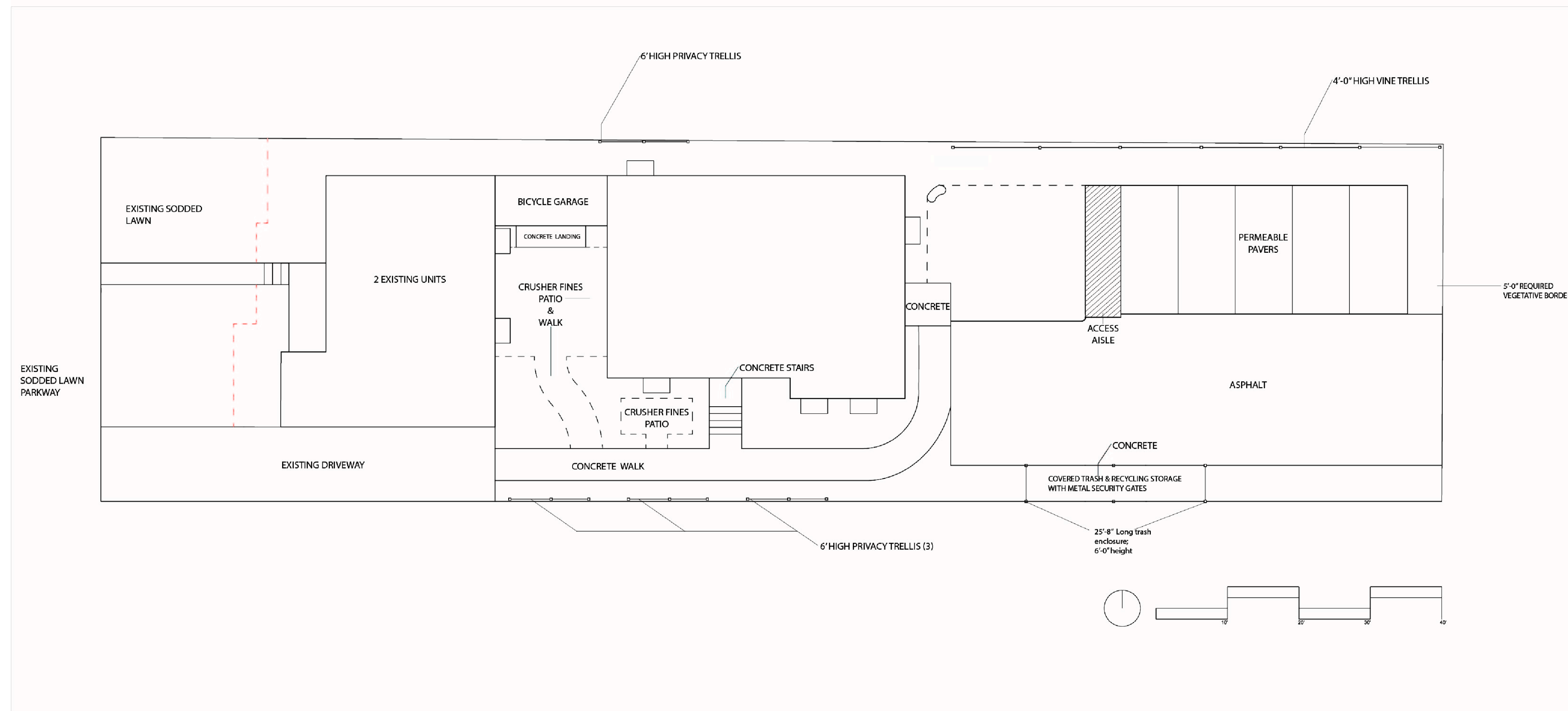


JOB
 14-104
 SHEET

2b

EDGING NOTES

1. Dashed lines indicate edging placement.
2. All edging is 4 inch tall galvanized metal and should be secured with edging pins.



METAL EDGING PLAN

December 2014 | Brittany Lynn Ricketts | Kate Bolton | Shiva Solaimanian



BLUEPRINT EARTH
COLLECTIVE

Proposed Duplex Addition
to Existing @ 626 S. Whitcomb Street
Fort Collins, Colorado 80524
Rodney & Jamie Rice- Owners

DRAWING

METAL EDGING PLAN

DRAWN

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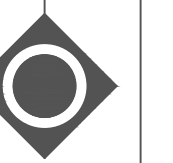
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DATE

30 JANUARY 2015

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ANDERSON ASSOCIATES
ARCHITECTURAL ENGINEERS, LLC

422 EAST OAK FT COLLINS, COLORADO 80524
(970) 484-0306

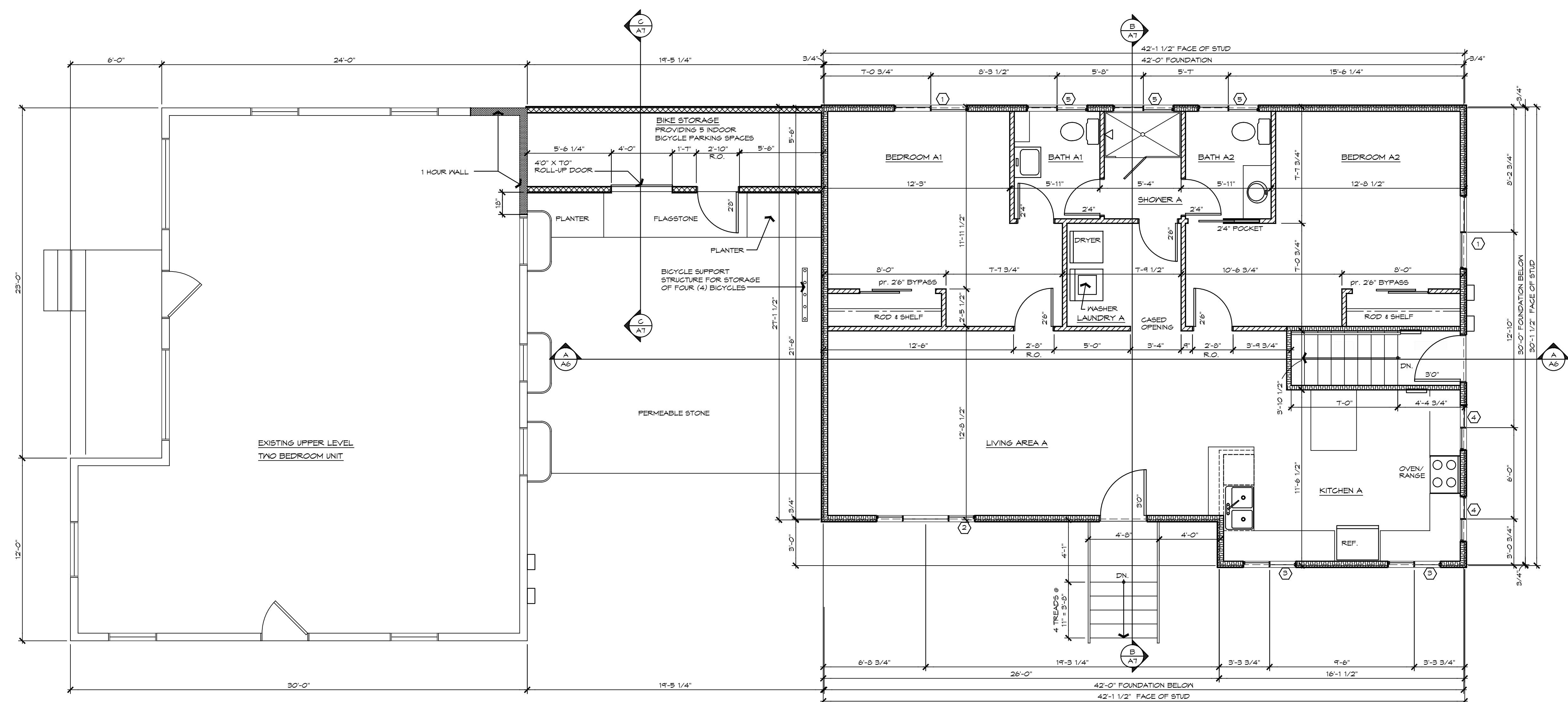
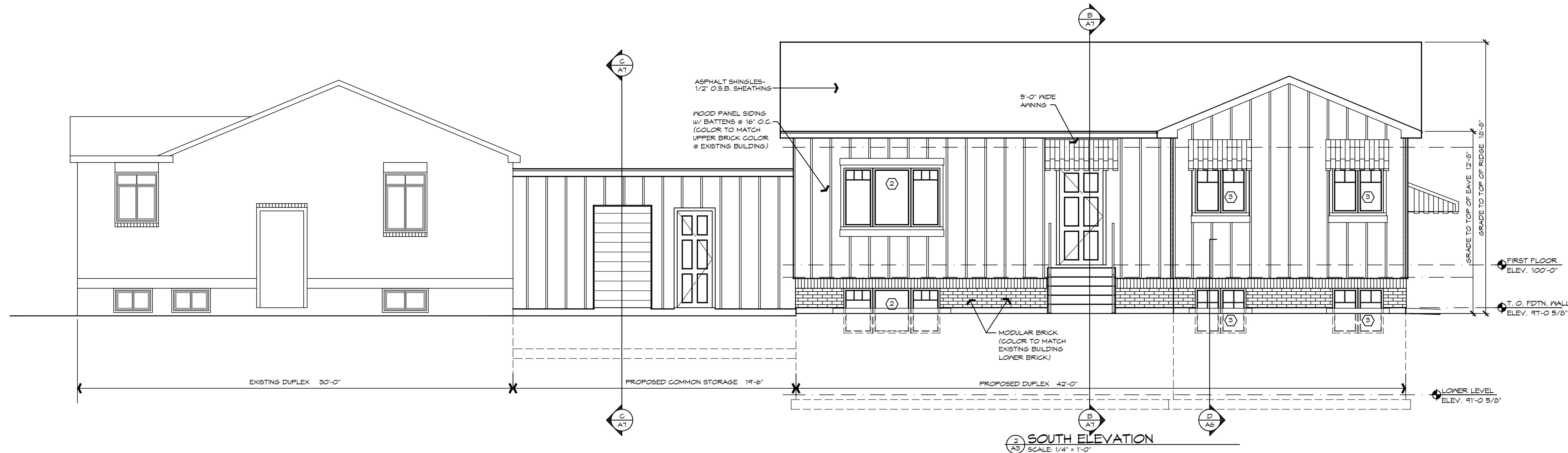


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14-104

SHEET

2c



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
DIMENSIONS SHOWN ARE TO FACE OF STUD
(EXTERIOR FACE OF STUD SITS 3/4" OUT FROM
FOUNDATION WALL - SEE SECTION)

NOTE: THE PROPOSED DUPLEX TO COMPLY WITH THE NEW GREEN CODE,
SPECIFICALLY LOW-FLOW WATER SENSE PLUMBING, FIXTURES
(TOILET, FAUCETS, SHOWER HEADS REQUIRED)
SPECIAL COMBUSTION SAFETY REQUIREMENTS FOR NATURAL
GAS APPLIANCES AND LOW VOC INTERIOR FINISHES.

Proposed Duplex Addition
to Existing @ 626 S. Whitcomb Street
Fort Collins, Colorado 80524
Rodney & Jamie Rice- Owners

DRAWING
MAIN FLOOR PLAN &
SOUTH ELEVATION

REVISIONS

DRAWN KGL
CHECKED DA
DATE 17 APRIL 2015

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ARCHITECTURAL ENGINEERS, LLC

422 EAST OAK FT COLLINS, COLORADO 80524
(970) 484-0366

JOB 14-104
SHEET

A3

Proposed Duplex Addition
to Existing @ 626 S. Whitcomb Street
Fort Collins, Colorado 80524
Rodney & Jamie Rice- Owners

DRAWING
BASEMENT FLOOR PLAN
& WINDOW SCHEDULE

REVISIONS

DRAWN KGL
CHECKED DA
DATE 17 APRIL 2015

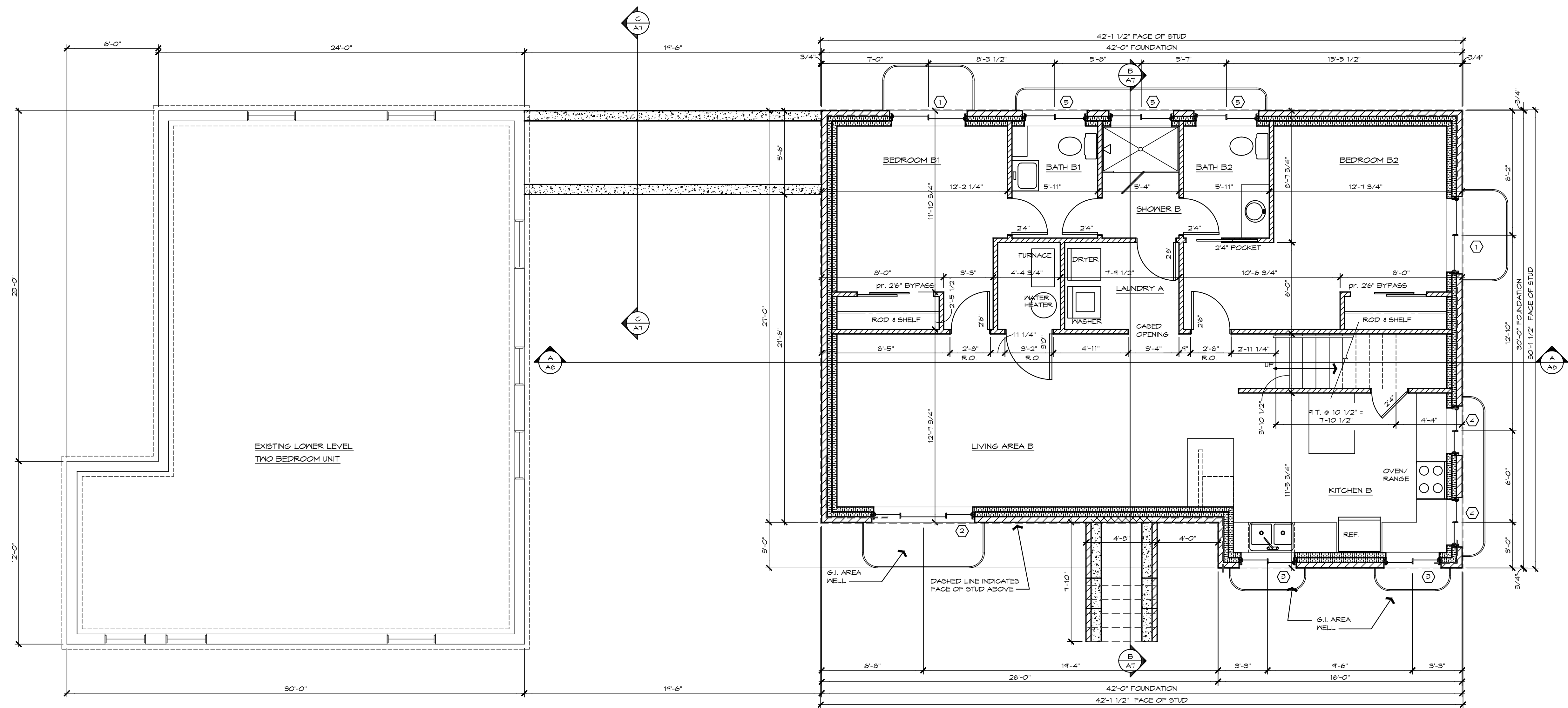
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(970) 484-0306

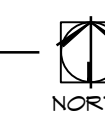
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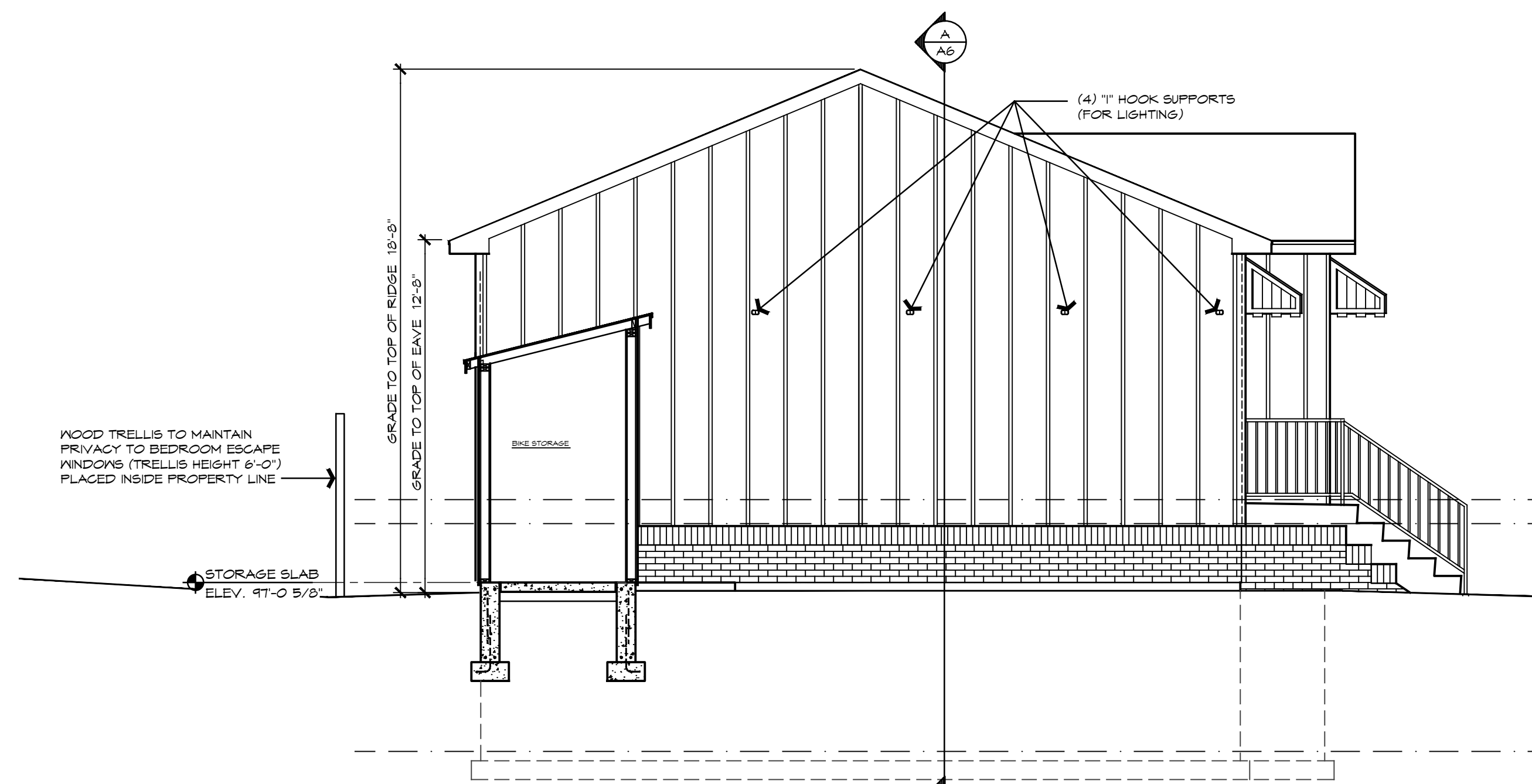
A4

WINDOW SCHEDULE				
SYMBOL	LOCATION	ROUGH OPENING (R.O.)	MANUF. #	MANUFACTURER
①	BEDROOMS	4'-8 1/8" X 4'-0 1/2"	2848-2	SEMCO
②	LIVING AREA	6'-5 7/8" X 4'-0 1/2"	20 P 3620/48	SEMCO
③	KITCHEN	3'-5 7/8" X 3'-1 3/16"	2036-2	SEMCO
④	KITCHEN	2'-11 7/8" X 3'-1 3/16"	1836-2	SEMCO
⑤	BATH/ SHOWER	4'-0 1/2" X 2'-0 1/2"	PT 4834	SEMCO

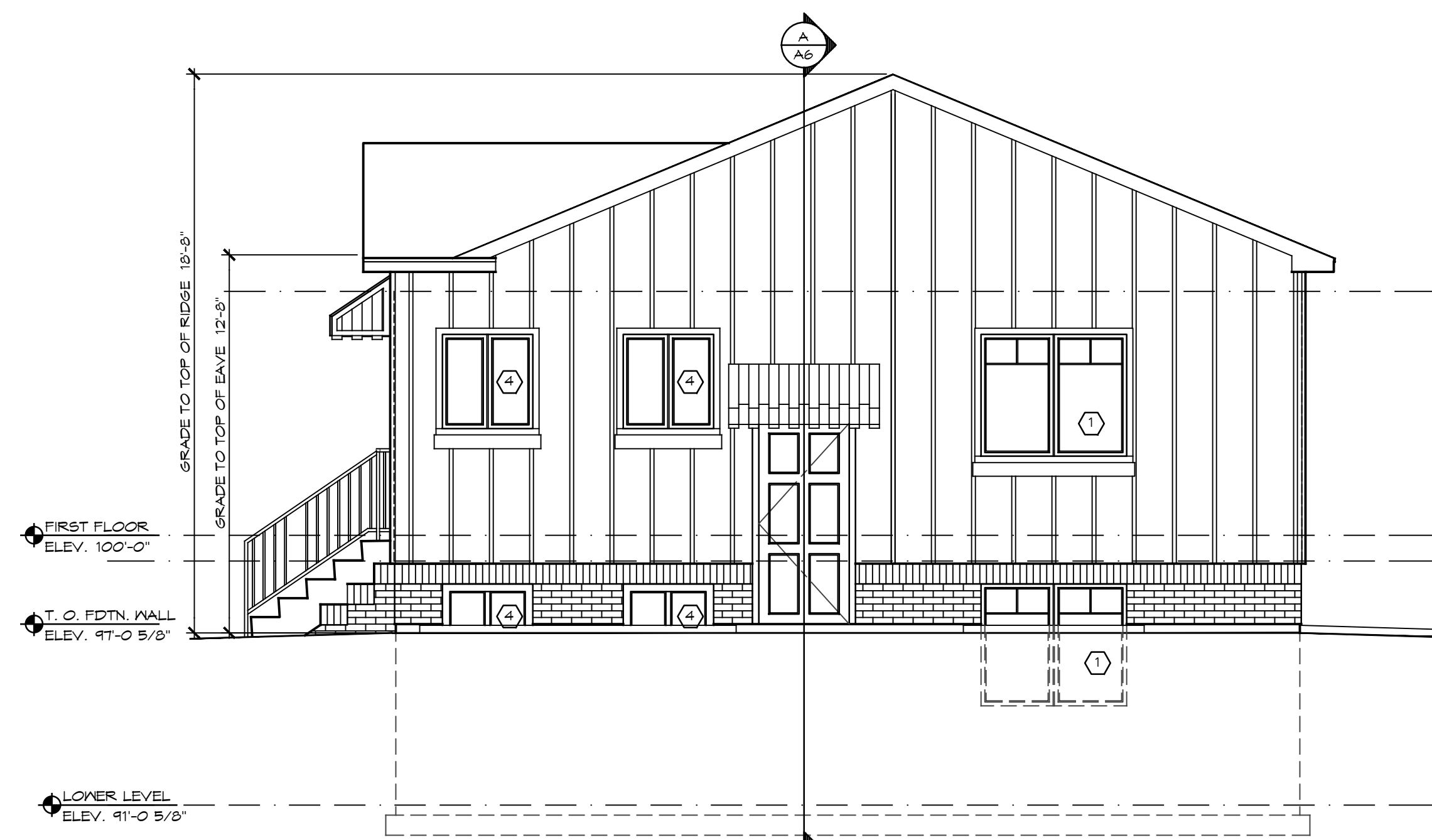


① **BASEMENT PLAN**
SCALE: 1/4" = 1'-0"
DIMENSIONS SHOWN ARE TO
FACE OF FOUNDATION FOR EXTERIOR
OR FACE OF STUD FOR INTERIOR.

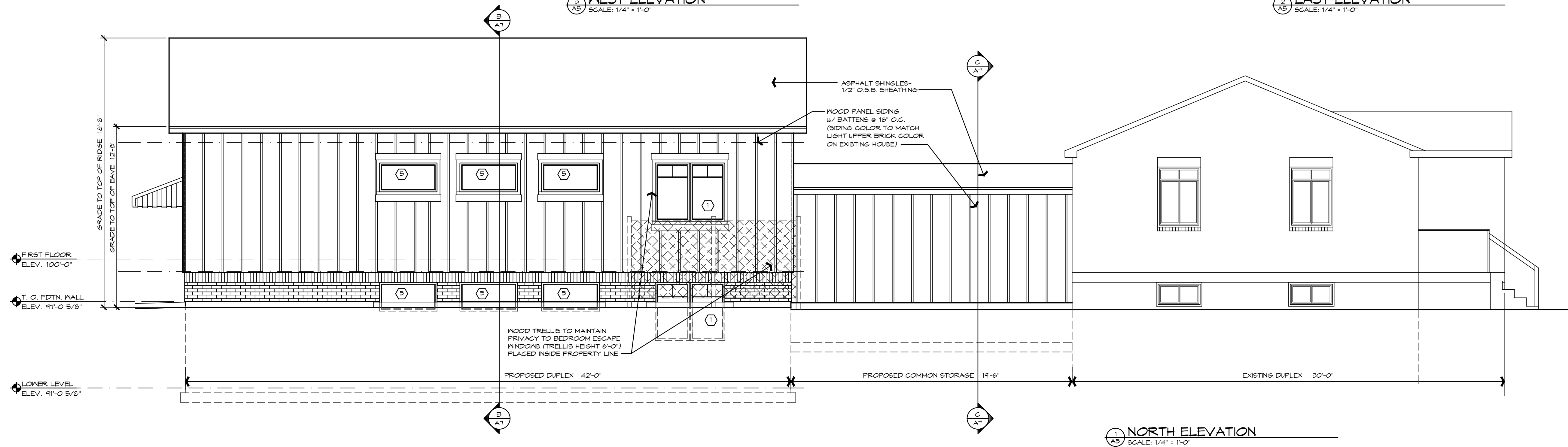




WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Proposed Duplex Addition
to Existing @ 626 S. Whitcomb Street
Fort Collins, Colorado 80524
Rodney & Jamie Rice- Owners

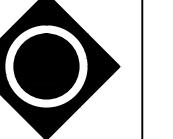
DRAWING
ELEVATIONS

REVISIONS

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DA
DATE
17 APRIL 2015

AA
ANDERSON ASSOCIATES
ARCHITECTURAL ENGINEERS, LLC

422 EAST OAK FT COLLINS, COLORADO 80524
(970) 484-0306



JOB 14-104
SHEET

A5

UTILITY PLANS FOR
 626 SOUTH WHITCOMB
 LOT 23, BLOCK 76, CITY OF FORT COLLINS, COUNTY OF
 LARIMER, STATE OF COLORADO
 17 APRIL 2015

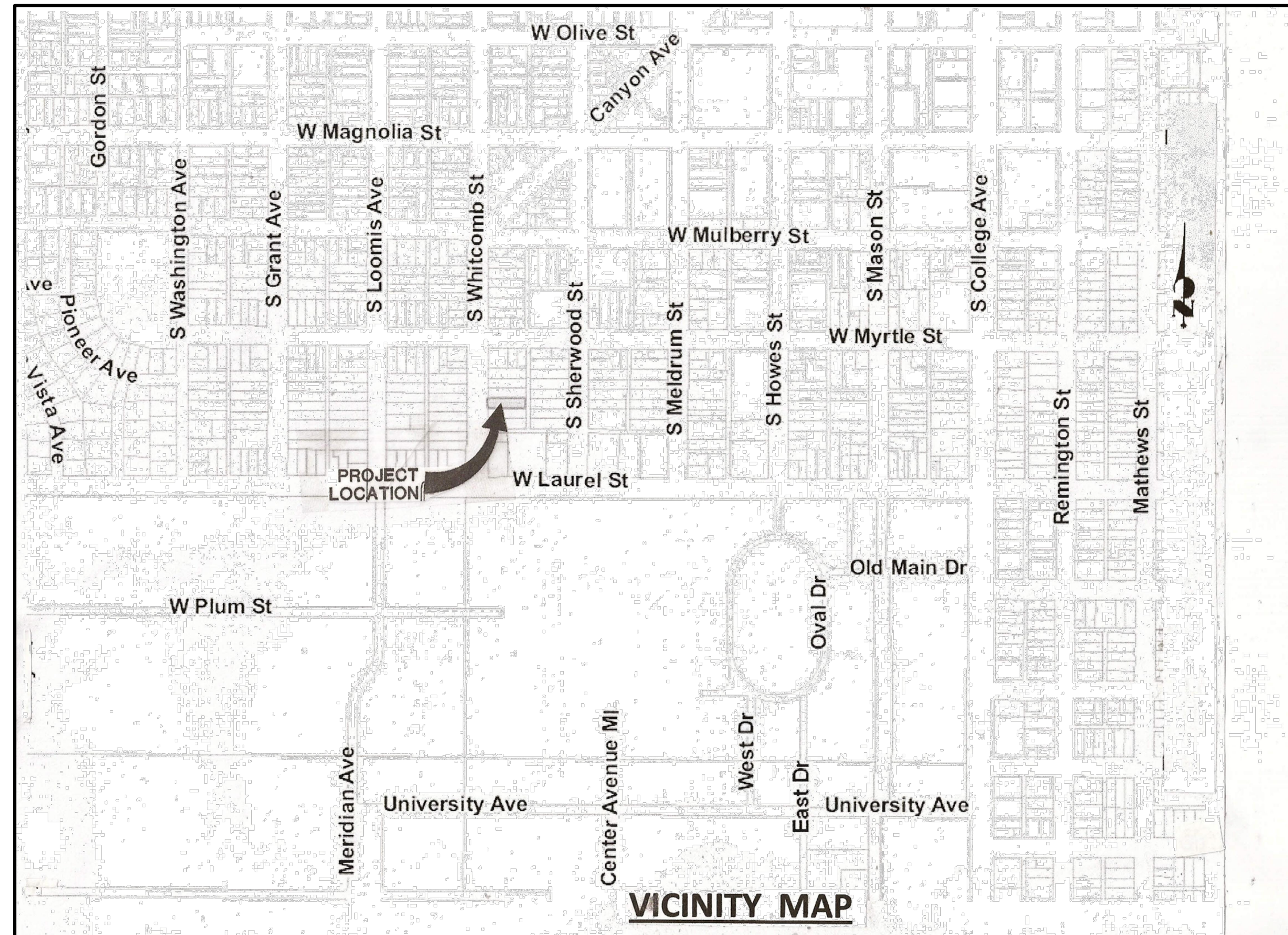
THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREBY DOES HERBY AFFIRM RESPONSIBILITY TO THE CITY, AS A BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE CITY ENGINEERING DEPARTMENT SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ANY SUCH RESPONSIBILITY.

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.

DENNIS R. MESSNER, P.E.
 CONSULTING ENGINEER

INDEMNIFICATION STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE LOCAL ENTITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE LOCAL ENTITY ENGINEER, OR THE LOCAL ENTITY 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 IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE LOCAL ENTITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.



BENCHMARK:
 ELEVATIONS SHOWN ON ATTACHED GRADING PLAN AND DRAINAGE CONTROL PLAN ARE BASED ON CITY OF FORT COLLINS VERTICAL DATUM AND ARE REFERENCED THE CITY OF FORT COLLINS.

- 1.) NGS F 3- In Fort Collins, At the intersection of Howe and Laurel Streets, 54.9 meters (180.1ft.) West of the centerline of Howe Street, 10.1 meters (33.1 ft.) South of the centerline of Laurel Street, 2.1 meters (6.9 ft) north of the North edge of a sidewalk, 2.0 meters (6.6 ft) East of the center of a 36-inch elm tree, and 1.1 meters (3.6 ft.) South of the south curb of Laurel Street. note--the disk is unstamped. The mark is above level with Laurel Street.
- 2.) # 1-11; NGVD 29 Elevation = 5005.44 (NAVD 88 Elevation = 5008.62); Southeast Corner of Mulberry Street and Loomis Avenue, at the Northeast Corner of a Concrete Traffic Signal Base.
 Equation to get from NGVD 29 to NGVD 88= NAVD 29 + 3.175' (Average).

TWO ADDITIONAL UNITS ADDED TO EXISTING DUPLEX
 626 SOUTH WHITCOMB STREET

PROJECT NUMBER
 SHEET 1 OF 5
 DATE: MARCH 5, 2015

SHEET NO.	INDEX OF SHEETS
1	COVER SHEET
2	CONSTRUCTION NOTES
3	DEMOLITION & UTILITY PLANS
4	GRADING, DRAINAGE & EROSION CONTROL PLANS
5	DETAILS

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987

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

ENGINEER:
 MESSNER ENGINEERING
 DENNIS R. MESSNER P.E.
 PHONE: 970-402-4360.

SURVEYOR:
 RON PERKINS
 305 W MAGNOLIA STREET, PMB 381
 FORT COLLINS, CO 80521
 PHONE: 970-420-5542

PLANNER/ARCHITECT:
 ANDERSON ASSOCIATES, LLC.
 DICK ANDERSON, ARCHITECTURAL ENGINEER
 422 E. OAK STREET
 FORT COLLINS, CO 80524
 PHONE: 970-484-0306

City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED BY:	_____	Date	_____
	City Engineer		
CHECKED BY:	_____	Date	_____
	Water and Wastewater Utility		
CHECKED BY:	_____	Date	_____
	Stormwater Utility		
CHECKED BY:	_____	Date	_____
	Traffic Engineer		
CHECKED BY:	_____	Date	_____
	Parks & Recreation		
CHECKED BY:	_____	Date	_____

Dennis R. Messner, P.E.
 Consulting Civil Engineer
 1355 N. Cleveland Ave, Ste. #1
 Loveland, CO. 80527
 Telephone: (970) 461-3501
 Mobile: (970) 402-4360
 E-mail: dennis@messnereng.com

Proposed Duplex Addition
 to Existing @ 626 S. Whitcomb Street
 Fort Collins, Colorado 80524
 Rodney & Jamie Rice- Owners

DRAWING
 DEMOLITION &
 UTILITY PLANS

REVISIONS

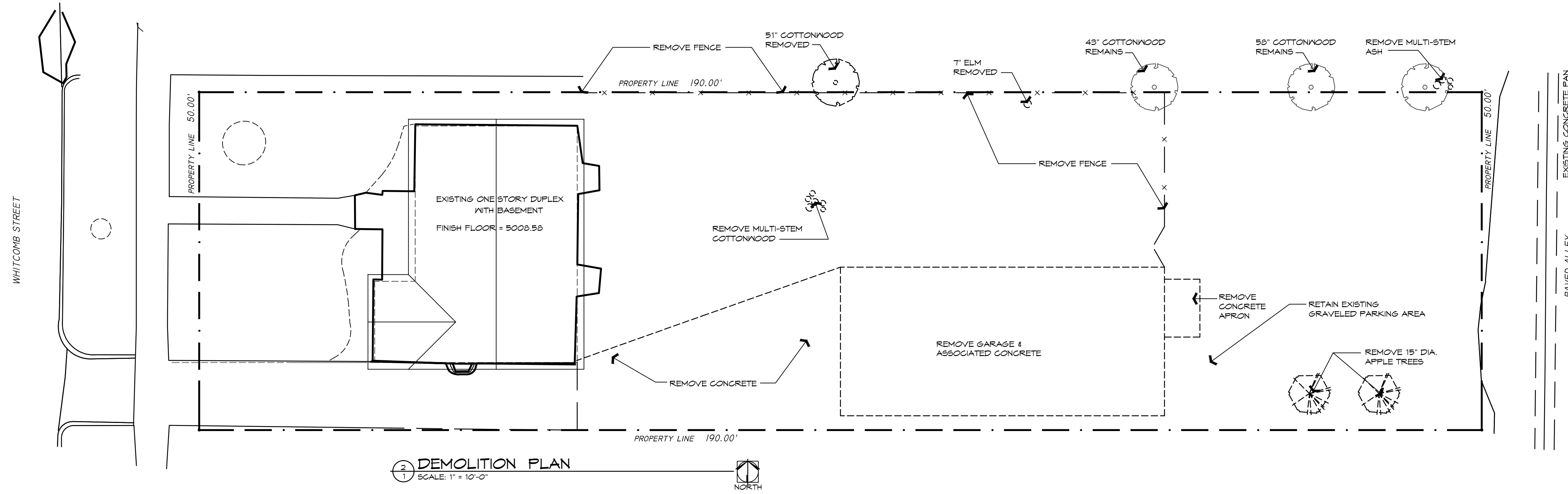
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 DATE 17 APRIL 2015

AA
 ANDERSON ASSOCIATES
 ARCHITECTURAL ENGINEERS, LLC

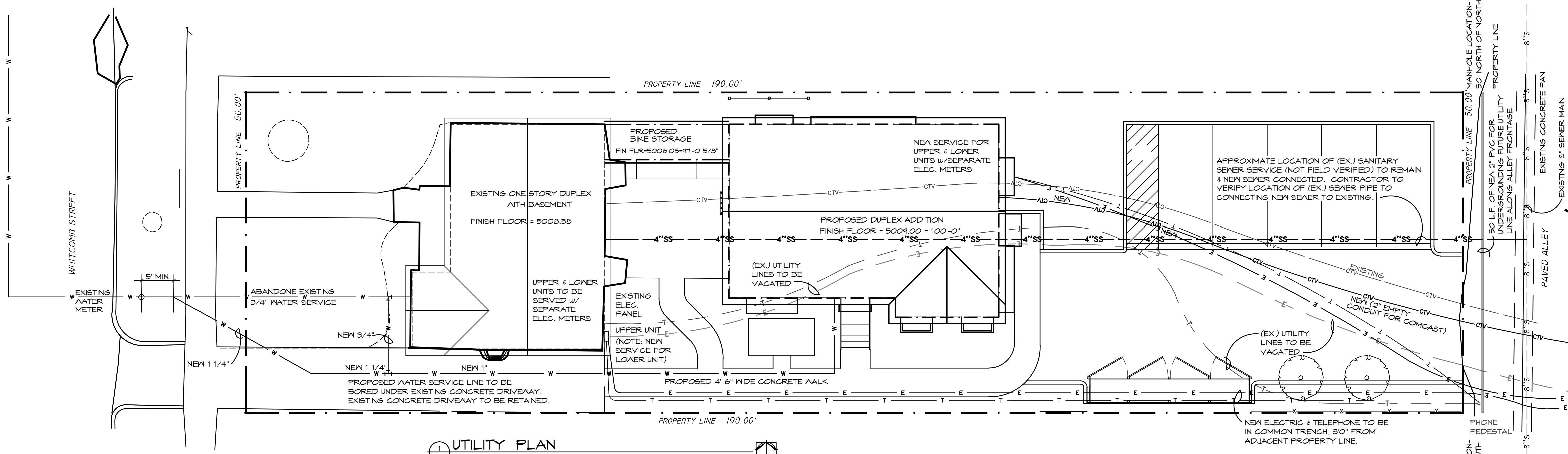
422 EAST OAK FT COLLINS, COLORADO 80524
 (970) 484-0306

JOB 14-104
 SHEET

3
 OF
 5



2
 DEMOLITION PLAN
 SCALE: 1" = 10'-0"
 NORTH



1
 UTILITY PLAN
 SCALE: 1" = 10'-0"
 NOTE: SEE VICINITY MAP FOR FIRE HYDRANT LOCATIONS w/ VALVES
 NORTH

LEGEND (ALL UTILITIES ARE UNDERGROUND)
 - - - - - EXISTING UTILITIES (LIGHT DASHED LINES)
 ———— NEW UTILITY INSTALLATION (HEAVY SOLID LINES)

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987 (811)
 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

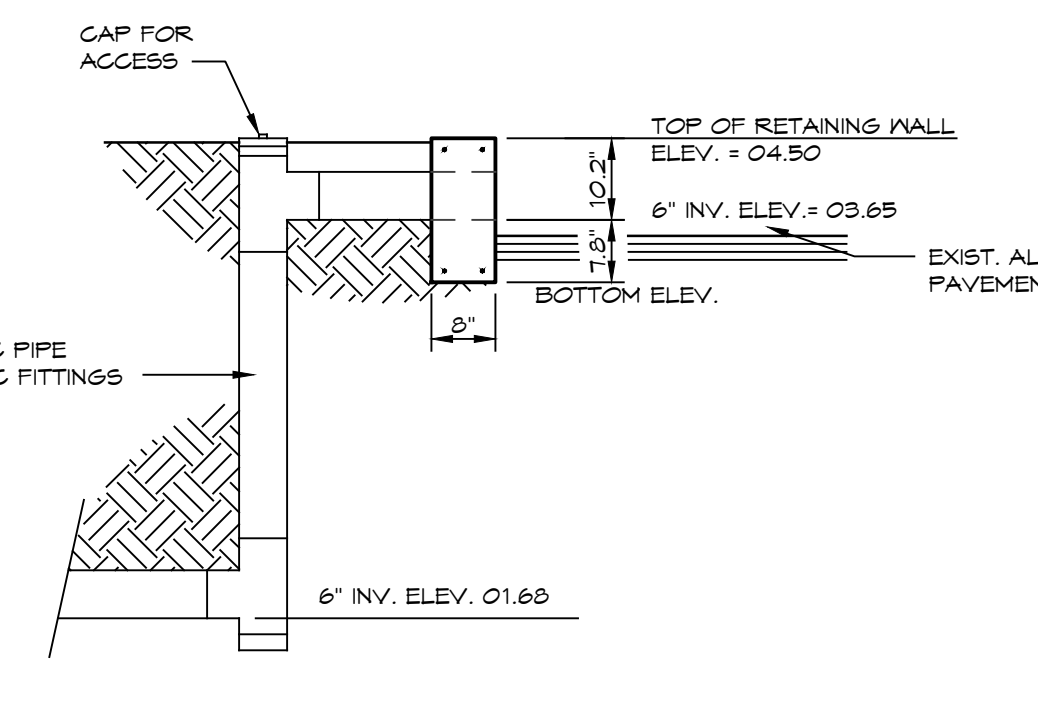
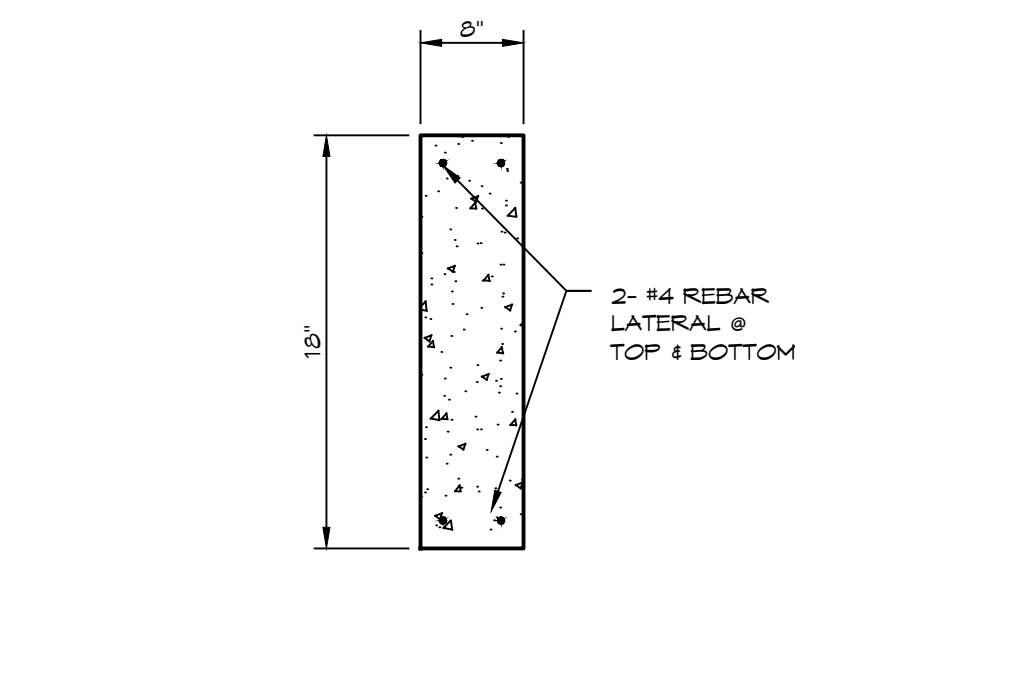
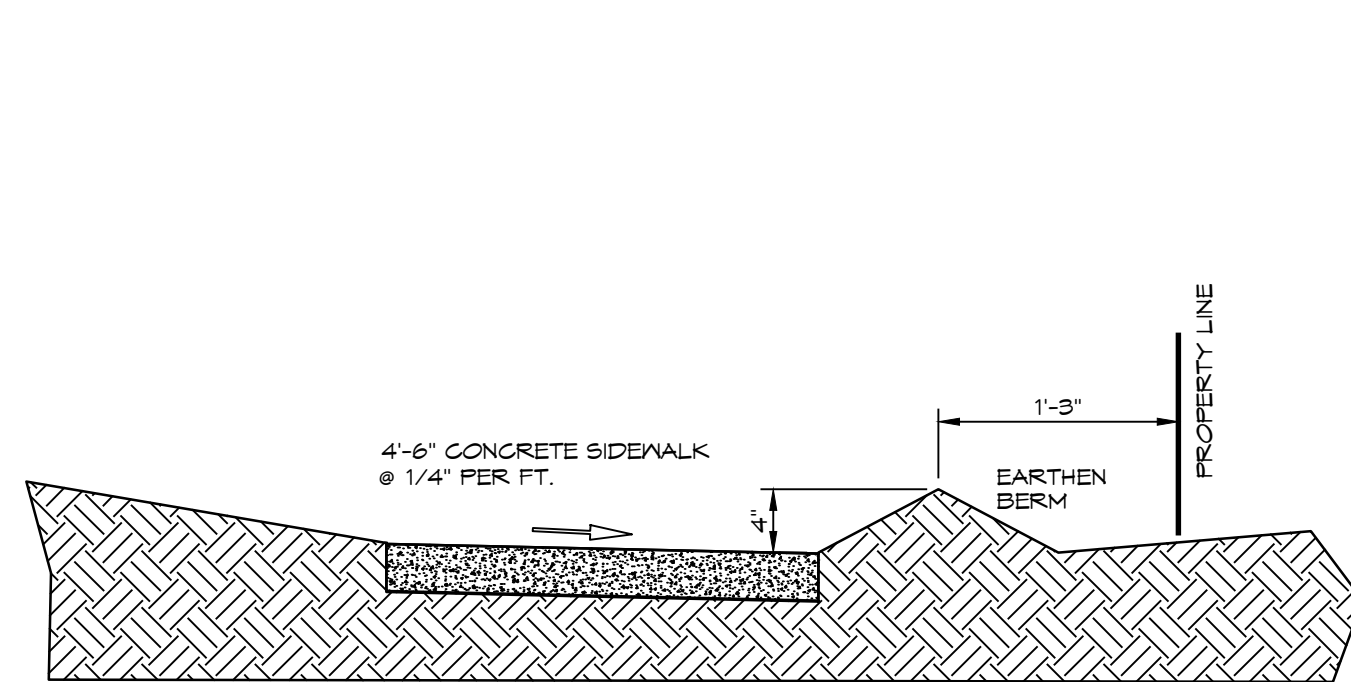
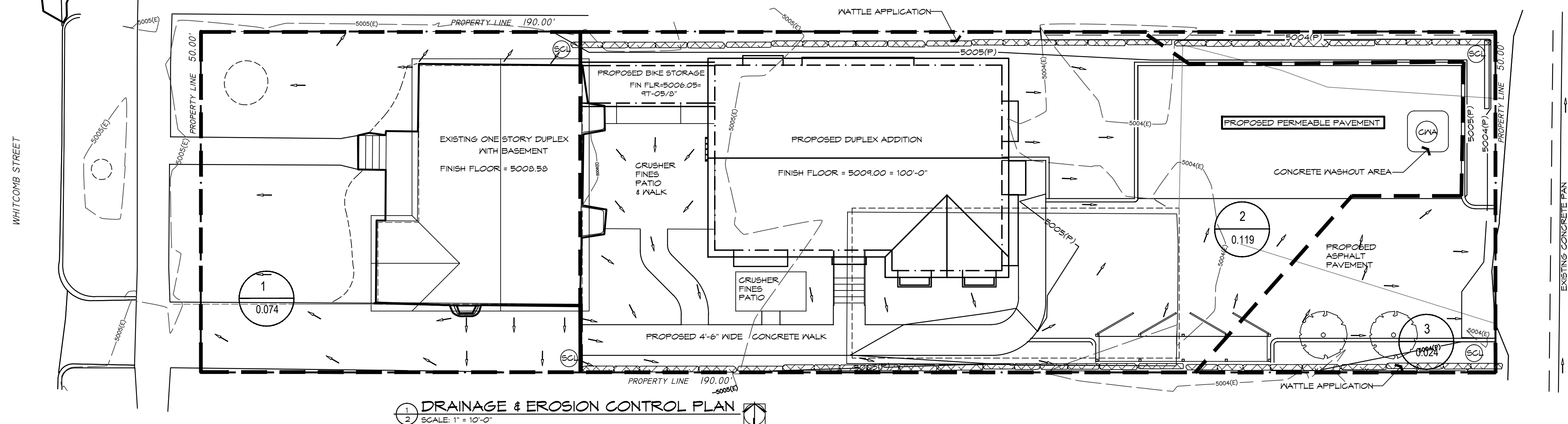
CHECKED BY: _____ Date _____
 Stormwater Utility

Dennis R. Messner, P.E.
 Consulting Civil Engineer
 1355 N. Cleveland Ave, Ste. #1
 Loveland, CO. 80527
 Telephone: (970) 461-3501
 Mobile: (970) 402-4360
 E-mail: dennis@messnereng.com

LEGEND

- Typically Indicates Concrete Washout Area
- Typically Indicates Wattle Application
- Typically Indicates Drainage Flow Direction
- Typically Indicates Existing Ground Surface Contour
- Typically Indicates Proposed Finish Surface Contour
- A = Basin Designation
B = Area in Acres
- Drainage Basin Limit Identifier

Proposed Duplex Addition
 to Existing @ 626 S. Whitcomb Street
 Fort Collins, Colorado 80524
 Rodney & Jamie Rice- Owners



DETERMINE MINIMUM DEPTH OF #2 ROCK SUB-BASE UNDER PERMEABLE PAVEMENT

Required Detention Storage Volume
 per Northern Engineering - Drainage Summary Letter for 626 Whitcomb

Required Detention Storage Volume = 444 cu. ft.

Impermeable Percentage for #2 Rock = 30%

Required Minimum Volume of #2 Rock:

Vol. of #2 Rock = Req. Vol. / % Impr. = 444 cu. ft. / 0.30 = 1,480 cu. ft.

Surface Area of Permeable Pavers:

Surface Area = 5 Parking Spaces @ 8.5'x19' per Space + 5'x19' Access Aisle = 47.5'x19' = 902.5 sq. ft.

Required Minimum Depth of #2 Rock:

Depth of #2 Rock = Req. Vol. / Surface Area = 1,480 cu. ft. / 902.5 sq. ft. = 1.64 ft. = 19.7 in.

USE Depth #2 Rock = 20"

LEGEND

- Typically Indicates Existing Ground Surface Contour
- Typically Indicates Proposed Finish Surface Contour
- Typically Indicates Existing Surface Spot Elevation
- Typically Indicates Proposed Pavement Surface Elevation or Flow Line of Gutter
- Typically Indicates Drainage Flow Direction
- Typically Indicates Existing Curb & Gutter

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO

1-800-922-1987 (811)

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

DRAWING

GRADING, DRAINAGE
 & EROSION CONTROL
 PLANS

REVISIONS

DRAWN

KGL

CHECKED

DA

DATE

17 APRIL 2015

AA
 ANDERSON ASSOCIATES
 ARCHITECTURAL ENGINEERS, LLC

JOB

14-104

SHEET

4

OF

5

422 EAST OAK FT COLLINS, COLORADO 80524
 (970) 484-0306

Dennis R. Messner, P.E.
 Consulting Civil Engineer
 1355 N. Cleveland Ave, Ste. #1
 Loveland, CO. 80527
 Telephone: (970) 461-3501
 Mobile: (970) 402-4360
 E-mail: dennis@messnereng.com

Proposed Duplex Addition
 to Existing @ 626 S. Whitcomb Street
 Fort Collins, Colorado 80524
 Rodney & Jamie Rice- Owners

DRAWING
 DETAILS

REVISIONS

DRAWN
 KGL
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 14-104
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5
 OF
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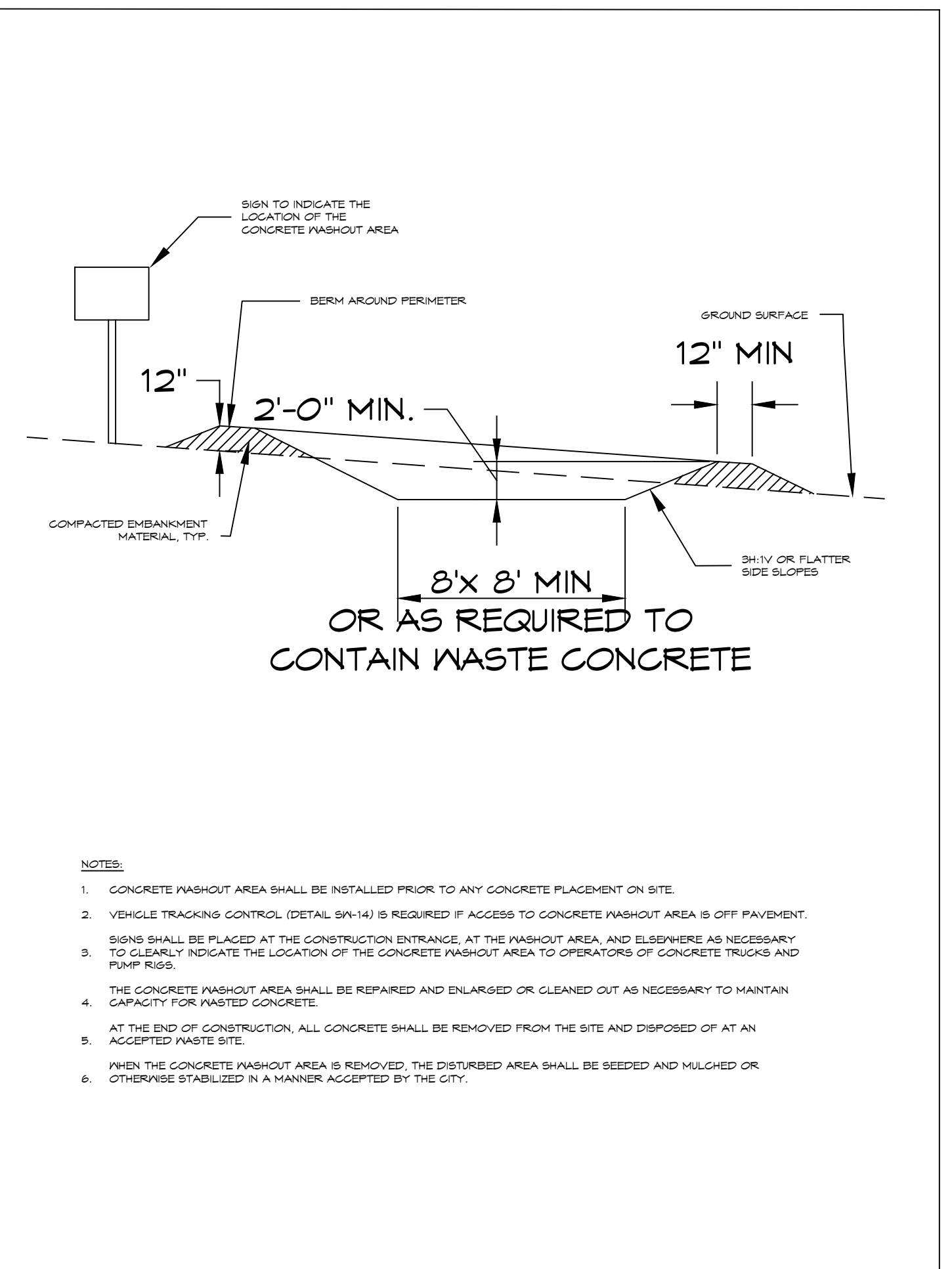
CALL UTILITY NOTIFICATION
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City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

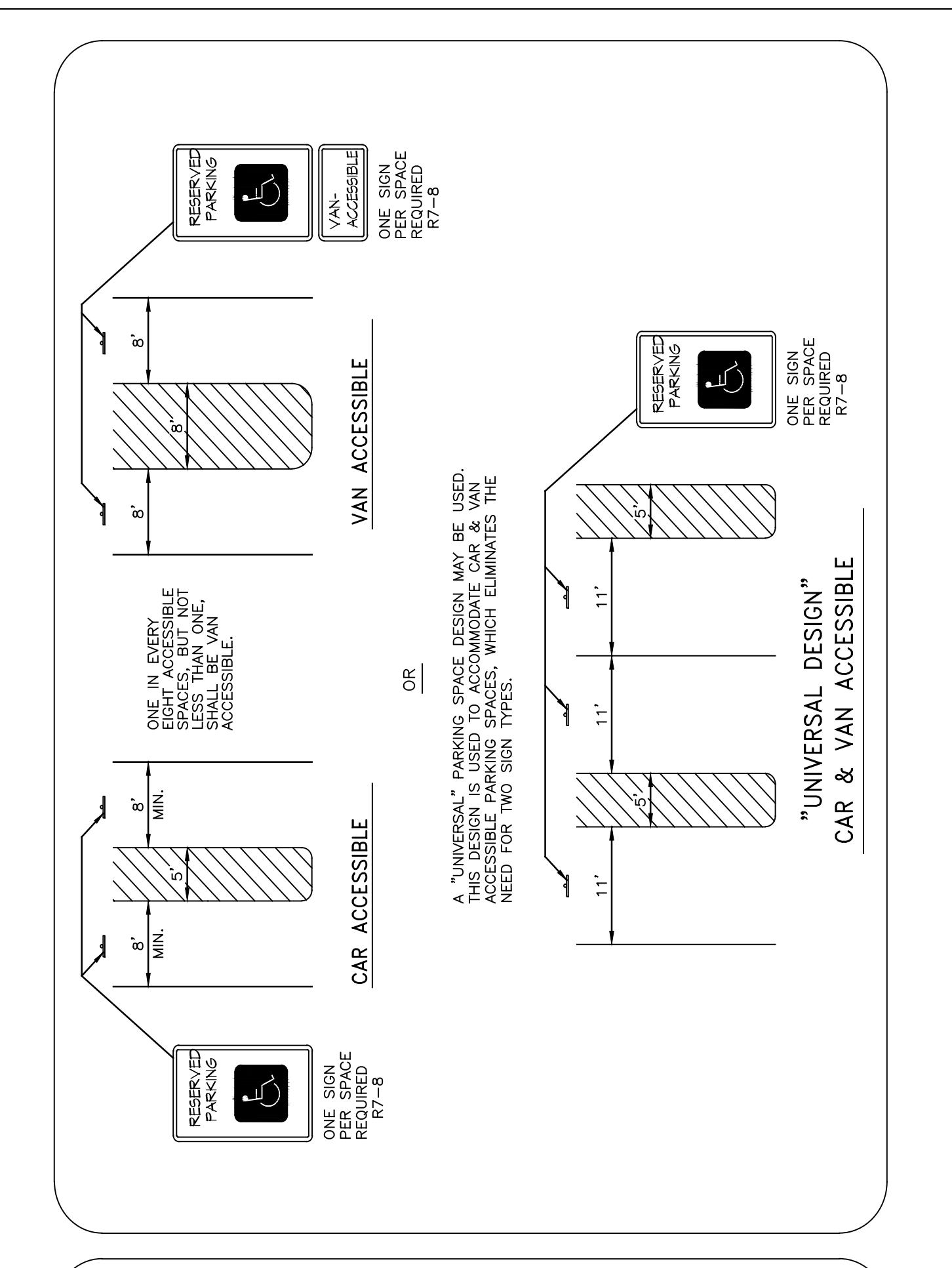
APPROVED: _____ Date _____
 City Engineer
 CHECKED BY: _____ Date _____
 Water & Wastewater Utility
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 Stormwater Utility

422 EAST OAK FT COLLINS, COLORADO 80524
 (970) 484-0306

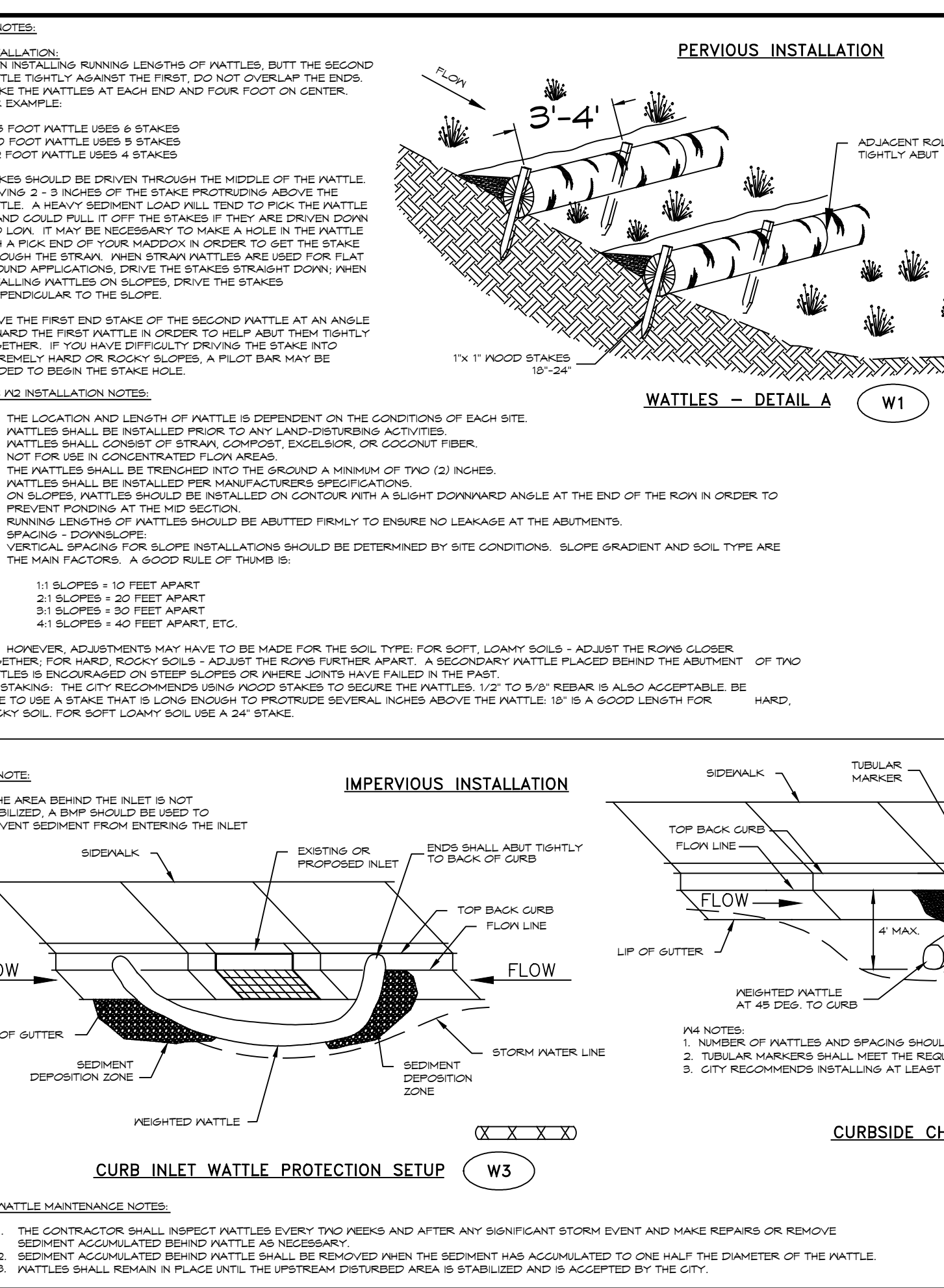
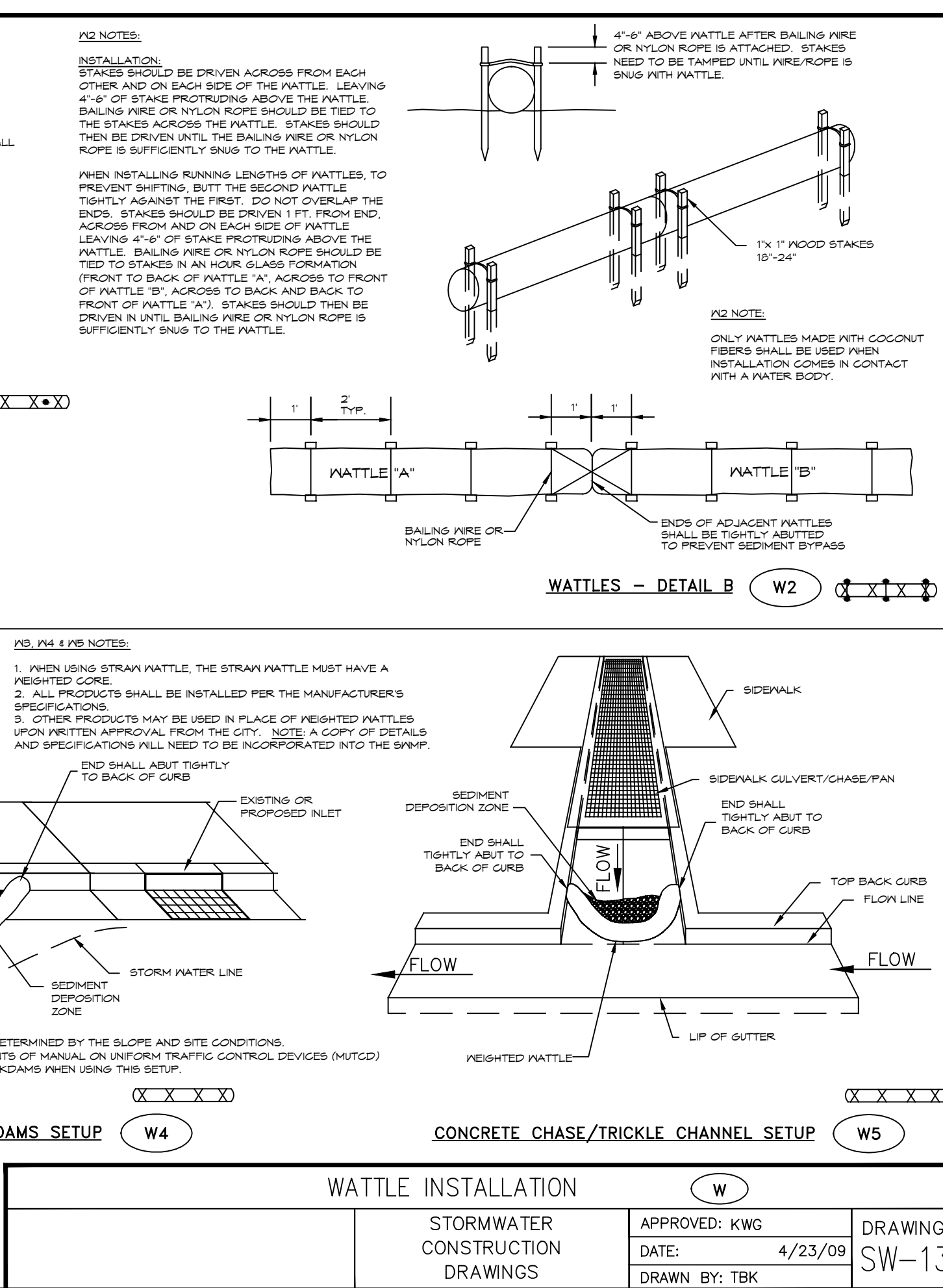
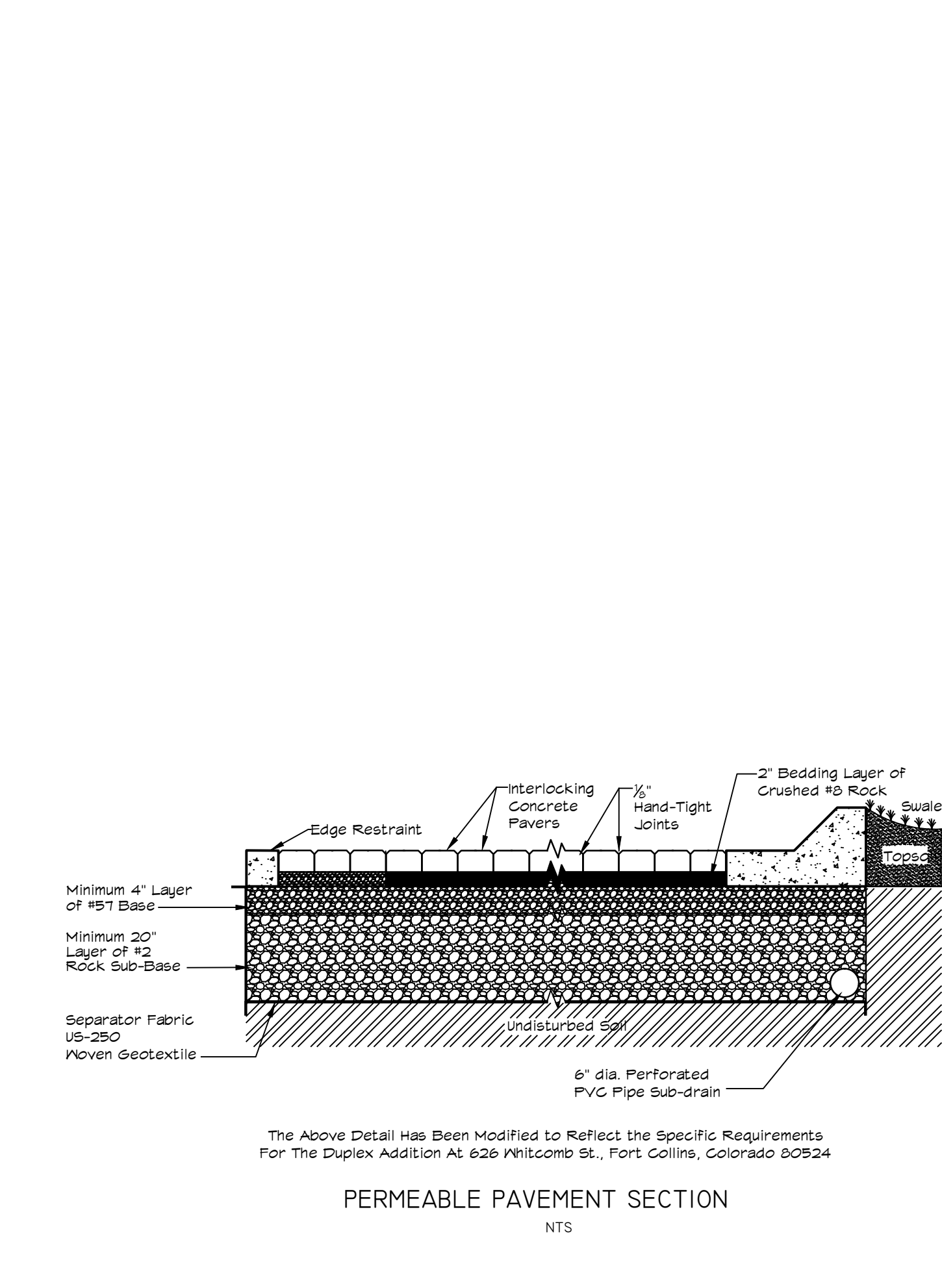
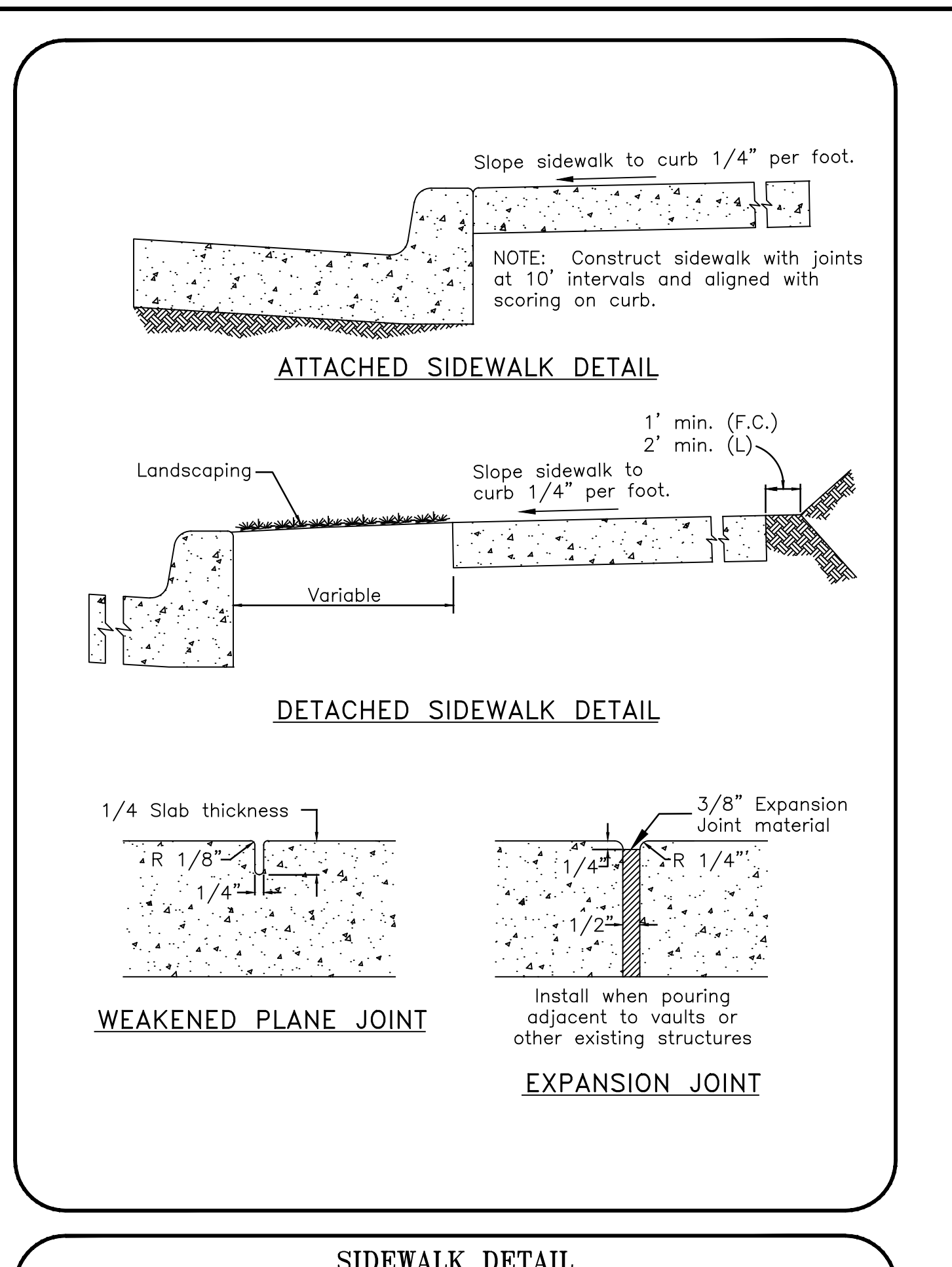
CONCRETE WASHOUT AREA		CWA	
STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: TBK	DRAWING	SW-17



HANDICAP PARKING REQUIREMENTS (AS PER "ADA")			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 03/01/02	DRAWING 1407



SIDEWALK DETAIL			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 03/02/01	DRAWING 1602



Ryan Mounce

From: Jamie <jamiestory@yahoo.com>
Sent: Wednesday, February 25, 2015 8:58 AM
To: Ryan Mounce
Subject: Fwd: Removal of eastern trees at property line - 626 S Whitcomb -

From: Richard Taranow [<mailto:rtaranow@comcast.net>] **Sent:** Monday, November 17, 2014 10:46 AM
To: AndersonArch@aol.com
Cc: Kris Ticnor
Subject: RE: Removal of eastern trees at property line - 626 S Whitcomb -

Hi Dick,

It is ok with me for you to remove trees at the sole cost of owners of 626 Whitcomb. Please coordinate with property my manager. Kris Ticnor 970-689-8803

Thanks,

Rich

Richard Taranow

2731 Granada Hills Drive

Fort Collins, CO 80525

Cell - 970-213-6600

From: AndersonArch@aol.com [<mailto:AndersonArch@aol.com>]
Sent: Monday, November 17, 2014 9:50 AM
To: rtaranow@comcast.net
Cc: jamiestory@yahoo.com; AndersonArch@aol.com
Subject: Removal of eastern trees at property line - 626 S Whitcomb -

Hi Richard,

I represent the property owners at 626 S Whitcomb. We are proposing the construction of an addition to the east of the existing duplex on our property. With your support we propose to remove one 51 inch Cottonwood located on your property. This Cottonwood exists to the east of our existing masonry duplex. The next tree to the east of the subject Cottonwood is a 7 inch American Elm. The American Elm is on our property and will also be removed. The next two large Cottonwood trees to the east of the American Elm also exist on your property and are not a concern at this time and are recommended to remain. The next tree near the alley is a multi-stem Siberian Elm. Again, with your support we propose to remove this multi-stem Siberian Elm at the east edge of your property.

The City Forester is in support of the removal of the one Cottonwood Tree on your property, the 7 inch American Elm on our property, and the east Multi-stem Siberian Elm located on your property near the alley.

It is required we have your permission to remove the 2 trees mentioned above that exist on your property. Please advise that we have your permission to remove the 2 trees. We are in contact with a certified arborist to schedule the removal of the trees mentioned above. With your support of the proposed timing of the tree removal, we will proceed only after we have your permission and have notified you of the projected schedule of the tree removal.

Thank you for your consideration concerning the tree removal.

Regards, Dick Anderson, Architectural Representative for Rod and Jamie Rice, owners - 626 S Whitcomb Street.

Modification of Standard Request

Project: 626 S. Whitcomb Street – 4 Plex

Modification to Standard LUC 3.2.2(L) Table A

Section 3.2.2(L) Table A lists the standard width for a two-way drive aisle as 24'.

Modification of Standard Review Criteria – LUC 2.8.2, (H) Step 8 (Standards): (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.

We propose to deviate a couple feet due to the space of the site being limited. At the end of our 5 parking space lot is a 'hammer-head' for vehicle turn-around. Due to the limited space on the site and the 'hammer-head' turn-around, we request a modification to Standard LUC 3.2.2(L) Table A and have a 21' drive aisle in lieu of 24'.

Modification of Standard Request

Project: 626 S. Whitcomb Street – 4 Plex

Modification to Standard LUC 3.8.30(F)(1)

Section 3.8.30 (F) (1) of the Land Use Code cites that “Buffer yards along the property line of abutting property containing single – and two – family dwellings shall be twenty-five (25) feet”.

Modification of Standard Review Criteria – LUC 2.8.2, (H) Step 8 (Standards) : (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.

The design of the duplex addition is “equal to or better than” the twenty-five foot requirement. The north wall of the addition, although not twenty-five (25) feet from the duplex addition, provides privacy from the adjacent property with the wood privacy trellis providing privacy from the bedroom escape window. There are windows 4’ – 6” above the floor that will have ‘frosted’ glass for privacy.