

ITEM NO <u>120030</u> MEETING DATE <u>2-13-2013</u> STAFF <u>HOLLAND</u>

HEARING OFFICER

STAFF REPORT

- **PROJECT:**BDR Four Unit Multi-Family
621 South Meldrum Street
Project Development Plan #120030
- APPLICANT: Cathy Mathis The Birdsall Group 444 Mountain Avenue Berthoud, CO 80513
- OWNER: Big Deal Real Estate, LLC Jeff Eggleston 2519 Ridge Creek Road Fort Collins, CO 80528

PROJECT DESCRIPTION:

This is a request to demolish an existing 626 square foot single family home located at 621 South Meldrum Street, and construct a multi-family building containing four units. The existing residence, which was built in 1910, has been functioning as a college student rental. The site is approximately 0.22 acres or 9,513 square feet, and is bisected by the Arthur Ditch. The ditch is an underground concrete water canal approximately 13 feet wide in a 33 feet wide easement. The property abuts a 20 foot alley to the west.

The proposed multi-family building is two stories in height with approximately 4,900 total square feet and will contain three-bedroom/two bathroom dwelling units. Gross overall density of the project is 18.2 dwelling units per acre. The project will provide four off-street parking spaces to be accessed from the alley. The property will be re-platted to include new easements. The site is in the (N-C-B) Neighborhood Conservation, Buffer zone district, and falls within the TOD (Transportation Overlay Development) zone. One Modification of Standard accompanies this request.

The modification request addresses Section 3.2.2(J) of the Land Use Code, which requires that any vehicular use area containing six or more parking spaces or 1,800 or more square feet shall be set back from the side lot line a minimum average of five feet.

RECOMMENDATION:

Approval of the Project Development Plan and Modification of Standard.

EXECUTIVE SUMMARY:

The Project Development Plan complies with the process located in Division 2.2 – Common Development Review Procedures, the relevant standards of the Article 4 Neighborhood Conservation, Buffer zone district and General Development Standards of the Land Use Code, pending the approval of the Modification of Standard. The Modification of Standard request was found to be justified by the criteria in Section 2.8.2(H) of the Land Use Code.

COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

- N: N-C-B; Existing Single-Family Residential, rental
- S: N-C-B; Existing Single-Family Residential, rental
- E: N-C-B; Church of Jesus Christ, L.D.S.
- W: N-C-B; Existing Two-Family Residential, rental

The project site is part of the Original Fort Collins Town Site Annexation, January 1st, 1873.

2. <u>Compliance with Applicable Article 4, Neighborhood Conservation, Buffer</u> <u>District N-C-B Standards:</u>

The BDR multi-family project complies with all applicable Article 4 Standards; relevant standards are listed specifically as follows:

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

Multi-family dwellings, up to four units, located in a street-fronting principal building, are a permitted use in the N-C-B zone, subject to Administrative Review and Public Hearing.

B. Section 4.9(D)(1) – Density

The project is in compliance with this section which requires that the minimum lot area be equivalent to the total floor area of the building, but not less than 5,000 square feet. For the purposes of calculating density for this project, "total floor area" means the total gross floor area of the building as measured along the outside wall, including each finished or unfinished floor level. (Open balconies and basements shall not be counted as floor area for purposes of calculating density).

The total floor area proposed is 4,948 gross square feet on a total lot size of 9,513 square feet, which meets the minimum lot area and density requirement.

C. Section 4.9(D)(5) – Floor Area Ratio (FAR):

This section requires that lots are subject to a maximum FAR of thirty-three hundredths (0.33) on the rear 50% of the lot. The project's proposed lot configuration is in compliance with this requirement. The building footprint is located almost entirely within the front 50% of the lot. Due to the fact that the building projects into the rear 50% of the lot by only a few feet, an exact FAR percentage was not required and not provided as part of the Site Plan land use table information.

D. Section 4.9(D)(6)(a-e) – Dimensional Standards:

The project is in compliance with the applicable minimum dimensional standards of this section, which has the following requirements for multi-family buildings:

- **Minimum lot width:** This standard requires that each multi-family dwelling have a minimum lot width of 50 feet. The proposed lot has a width of approximately 50 feet.
- **Minimum setbacks:** The project complies with the standard setbacks and acknowledges the minimum standards: 15 feet front, 5 feet interior side, 5 feet rear at existing alley.
- **Maximum building height:** The proposed structure does not exceed the maximum building height requirement of 3 stories for the N-C-B zone district, and proposes a maximum building height of 2 stories which provides greater land use transition and compatibility with adjacent and nearby one-story residences.
- *E.* Section 4.9(*E*)(1-7) Applicable Development Standards:
 - **Building Design, 4.9(E)(1):** The project is in compliance with all applicable building design standards of this section, which require that exterior walls be constructed at right angles to the lot, that the second floor not overhang the lower front or side of the building, that the front porch

proposed is limited to one story, and that the roof pitch be between 2:12 and 12:12. The front building façade features building entrances with a one-story architectural porch feature that is compatible in quality and scaled appropriately in comparison with nearby residences.

- **Building Height, 4.9(E)(2)(a)(1):** The proposed structure does not exceed the maximum building height requirements.
- Eave Height, 4.9(E)(2)(b)(1): The new dwelling is not proposed to be constructed on the rear portion of the lot and is located at the front of the lot, where eave heights in excess of 13 feet in height are permitted.
- Landscape/Hardscape Material, 4.9(E)(4): This standard requires that not more than 40% of the front yard be covered with inorganic material, and the project is in compliance with this standard.
- Access, 4.9(E)(6): Parking is accessed from the alley as required and is not located between the building and the street.

3. <u>Compliance with Article Three – General Development Standards:</u>

The BDR multi-family project complies with all applicable General Development Standards; relevant standards are described as follows:

A. Section 3.2.1 – Landscaping and Tree Protection

- The project is in compliance with this section. The plans provide for new trees, with certain caliper sizes that exceed the minimum requirements, in order to provide adequate replacement for existing trees that are proposed to be removed. The project's proposed tree replacement and mitigation was reviewed and recommended for approval by the City Forester;
- The project provides the required quantity and diversity of trees and landscape plantings. Building foundation and parking lot landscaping is enhanced; shrub and ground cover planting beds are provided in excess of the minimum coverage requirements with predominately low-water-use plant selections. Overall water use of 9.7 gallons per square foot is significantly less than the required maximum of 15 gallons per square foot;
- The parking lot perimeter and interior has been planted and screened with a combination of trees, shrubs and privacy fence that provide a significant screen and appropriate transition between the project and adjacent residences;

- B. Section 3.2.2 Access, Circulation and Parking
 - Due to the fact that the project is in the Transit-Oriented Development (TOD) Overlay Zone, there is no minimum parking requirement for multi-family dwellings. Five off-street parking spaces are provided, and the parking access and location at the rear of the property is designed in conformance with the TOD standards. The provision for the no minimum parking requirement in the TOD zone is referenced in LUC section 3.2.2(K)(1)(a)(1).
 - Bicycle facilities are designed in accordance with the minimum requirements, with 7 covered and 5 uncovered spaces provided for a total of 12 spaces.
- C. Section 3.2.2(J) Parking Setbacks
 - The applicant is requesting a modification of standard to the parking setback along a lot line, and the following is an analysis of this modification request:

<u>Request for Modification – Section 3.2.2(J), which requires that parking be set</u> back from a lot line a minimum width of 5 feet at any point.

a. <u>The Standard At Issue:</u>

Section 3.2.2(J) of the Land Use Code states that:

"(J) **Setbacks.** Any vehicular use area containing six (6) or more parking spaces or one thousand eight hundred (1,800) or more square feet shall be set back from the street right-of-way and the side and rear yard lot line (except a lot line between buildings or uses with collective parking) consistent with the provisions of this Section, according to the following table":

	Minimum average of entire landscaped setback area (feet)	Minimum width of setback at any point (feet)
Along an arterial street	15	5
Along a nonarterial street	10	5
Along a lot line	5	5

b. Description of the Modification:

The applicant proposes a Modification of Standard to Section 3.2.2(J) to permit a parking setback of 3 feet along the southern boundary of the parking area.

c. <u>Description of Applicant's Justification:</u>

"The property has several physical constraints. It is a narrow, 50' wide lot and the existing Arthur Ditch runs diagonally through the site, thus causing the parking area to be pushed towards the alley. In addition, requirements for stormwater detention and water quality on the back portion of the site requires an extended detention area. This area is already tight at 6' wide, thus requiring the need for retaining walls in order to depth the pond. Other challenges achieve the needed for include achieving/accommodating the required 24' wide drive and parking stall depth. Given the above, we respectfully request that the Big Deal Four Plex project be allowed to have setback of 3 feet instead of 5 feet along the south property line".

"We feel that 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 for the following reasons:"

- "The proposed plan provides landscape and a solid privacy fence along the south property line, thus providing additional screening of the vehicle use area."
- "The parking lot is only 1,974 square feet. The area where we are requesting relief is only 50 feet long, which is relatively small compared to other parking lots."
- "The width of the landscape area in the proposed alternative plan is short by 2 feet."
- "We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by building an attractive, desirable product in an infill site with a price point that the market desires and that the community can be proud of. Although not strictly a criteria for justification, the construction of the project would be a benefit to the neighborhood."

d. Staff Evaluation and Analysis:

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)."

Modification Criteria, Supporting Findings:

This request of approval for this modification complies with the standards per Review Criteria 2.8.2(H)(1) through (4) in the following ways:

Criteria (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.

Supporting Findings:

• The intent of the required 5' vehicle use area setback is to provide sufficient space for visual screening and to enhance the appearance of the vehicle use area. The 3' of landscape area, in combination with the privacy fence, provides a softened landscape edge interior to the parking area while mitigating the visual impact to the property to the south. Additionally, the 2' reduction is proposed along the parking drive isle, and not directly adjacent to the parking spaces, where the impact of a reduced setback would be greater.

Criteria (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

Supporting Findings:

- The parking setback as modified permits a development plan that accommodates off-street parking that would otherwise be infeasible. While parking spaces are not required of this project, the off-street spaces provided help reduce on-street parking demand, therefore providing a benefit to nearby neighbors.
- The overall project provides a design that is consistent with the quality of the neighborhood and consistent with the following policies:
- Policy LIV 6.2 Seek Compatibility with Neighborhoods. Encourage design that complements and extends the positive qualities of surrounding development and adjacent buildings in terms of general intensity and use, street pattern, and any identifiable style, proportions, shapes, relationship to the street, pattern of buildings and yards, and patterns created by doors, windows, projections and recesses. Compatibility with these existing elements does not mean uniformity.
- Policy LIV 7.4 Maximize Land for Residential Development. Permit residential development in most neighborhoods and districts in order to maximize the potential land available for development of housing and thereby positively influence housing affordability.

Criteria(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.

Supporting Findings:

• The modification is minor when considered from the perspective of the entire development plan, which provides consistency with the LUC in terms of lot

width, primary building setbacks, and with enhanced architecture that provides appropriate massing, scale, detail and articulation. The resulting project enhances the established character of the neighborhood with an intensity of use that is consistent with the purpose statement of the N-C-B zone district, which is "intended for areas that are a transition between residential neighborhoods and more intensive commercial-use areas or high traffic zones."

- The overall project provides high quality, high performing architecture that is sensitive to the character of the surrounding neighborhood, and as such is consistent with the policies of the Land Use Code described in Section 1.2.2 as follows:
 - (J) Improving the design, quality and character of new development.

(M) Ensuring that development proposals are sensitive to the character of existing neighborhoods.

e. <u>Staff Recommendation and Findings of Fact:</u>

Staff recommends approval of the Modification. In evaluating the request, and in fulfillment of the requirements of Section 2.8.2(H)(1) Staff makes the following findings of fact:

- (1.) The granting of the Modification would not be detrimental to the public good;
- (2.) 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 the Modification is requested;
- (3.) The granting of the modification 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 described in the city's Comprehensive Plan, and the strict application of such a standard would render the project practically infeasible and;
- (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.

This is because:

• The 3' of landscape area in combination with the privacy fence provides a softened landscape edge interior to the area, while mitigating the visual impact to the property to the south;

- The 2' reduction is proposed along the parking drive isle, and not directly adjacent to the parking spaces, where the impact of a reduced setback would be greater;
- The setback as modified permits a parking area that would otherwise be infeasible while providing consistency with the LUC in terms of lot width, primary building setbacks, and with enhanced architecture that provides appropriate massing, scale, detail and articulation and;
- The parking setback as modified permits a development plan that accommodates off-street parking that would otherwise be infeasible. While parking spaces are not required of this project, the off-street spaces provided help reduce on-street parking demand, therefore providing a benefit to nearby neighbors without any significant adverse impacts.
- D. Section 3.5.1 Building and Project Compatibility

(1) Architectural Character; (2) Building Size, Height, Bulk, Mass, Scale

This standard requires that new projects be compatible with the established architectural character and context of the general area.

The project provides architecture that sets an enhanced standard, providing appropriate size, bulk, massing, scale, detail and articulation in the following ways:

- The overall appearance of the dwelling is traditional, which fits the established character of the surrounding residences.
- The Primary Elements of the proposed architecture the overall outline of the home, the use of gables and hip roof elements, and the use of second-story elements that are integrated into the roof line – are designed with the appropriate size, bulk, and massing that achieve a transition and compatible fit with existing homes in on the block.
- Secondary Elements such as bay windows, porch elements, eave brackets and roof dormers are provided that are appropriate in size, scale and proportion so that these elements do not overpower the overall building form, while providing visual interest and articulated massing on all sides of the dwelling.
- Enhanced architectural detailing is provided through the use of building projections and recesses that provide a high level of building articulation and are appropriately scaled, stepping down at interior lot lines to provide transition with adjacent lots.
- The mix of materials used is predominately stucco and lap siding, and the balance of the two materials is satisfactory with neither material applied as an overly dominant feature. Windows are large and well-proportioned with a wide framed casing that enhances the traditional feel of the dwelling.

4. Neighborhood Meeting:

A neighborhood meeting was not required, and the applicant felt that a meeting was not necessary, given the predominantly rental character of the neighborhood and the close proximity of the project to Colorado State University, in which a development of this type and intensity is generally to be expected.

5. <u>Findings of Fact / Conclusion:</u>

In reviewing and evaluating this Project Development Plan, Staff makes the following findings of fact and conclusions:

- A. The BDR Four Unit Multi-Family Project Development Plan (P.D.P) complies with Division 2.2 Common Development Review Procedures.
- B. The P.D.P. complies with the applicable Article Three General Development Standards.
- C. The P.D.P complies with the applicable standards of Article Four Neighborhood Conservation Buffer N-C-B zone district.
- D. The Modification of Standard meets the applicable requirements of Section 2.8.2(H) and the granting of the Modification would not be detrimental to the public good.

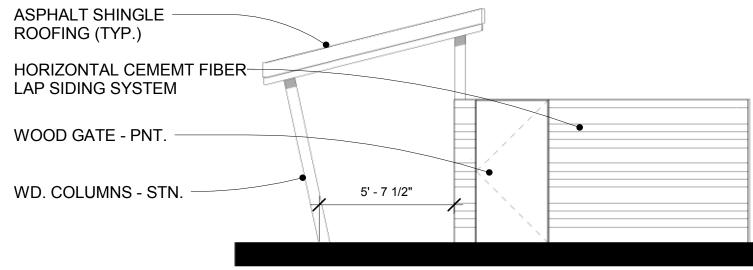
RECOMMENDATION

Staff recommends approval of the BDR Four Unit Multi-Family Project Development Plan, #120030 and Modification of Standard.

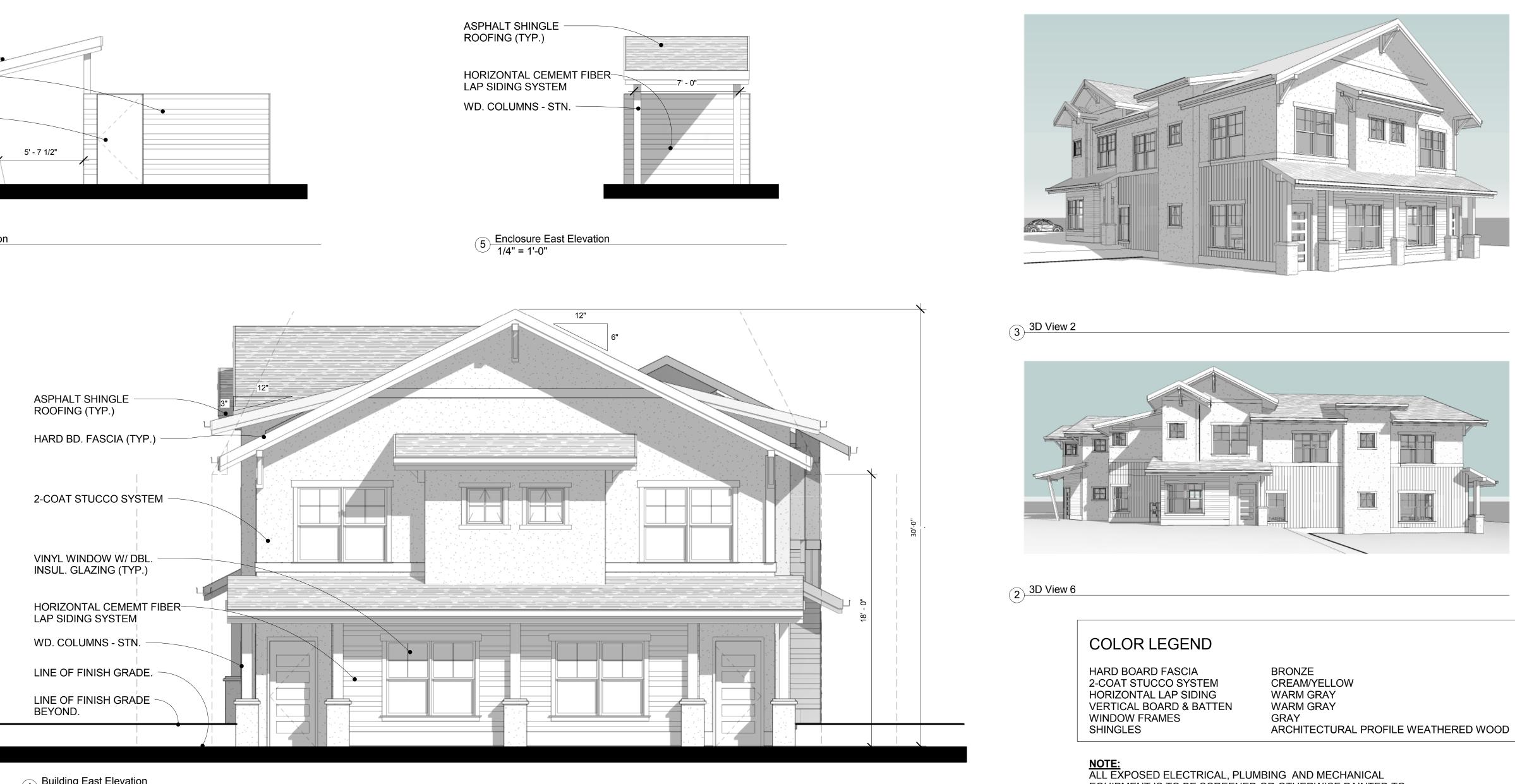
ATTACHMENTS

- 1. Site Plan
- 2. Landscape Plan
- 3. Utility Plan
- 4. Plat
- 5. Statement of Planning Objectives
- 6. Applicant's Modification of Standard Request
- 7. Letter from adjacent property owner
- 8. Engineering Certification letter

.



6 Enclosure North Elevation 1/4" = 1'-0"



1 Building East Elevation 1/4" = 1'-0"



EQUIPMENT IS TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING.

РОР ADO ШX **N** N Σ D R \mathbf{M} U ШΟ Z Σ 0 $\overline{}$ C N 6 ШО **N** LL C m

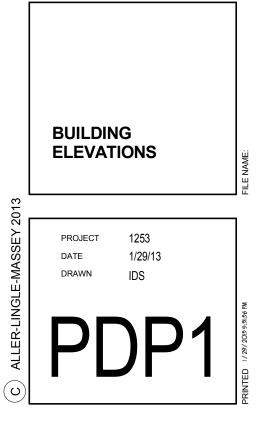


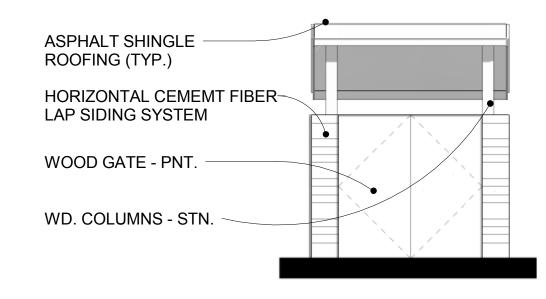
ALLER • LINGLE • MASSEY

ARCHITECTS

P.C.

712 WHALERS WAY SUITE, B-100 FORT COLLINS, CO 80525 (970) 223-1820 www.aller-lingle-massey.com



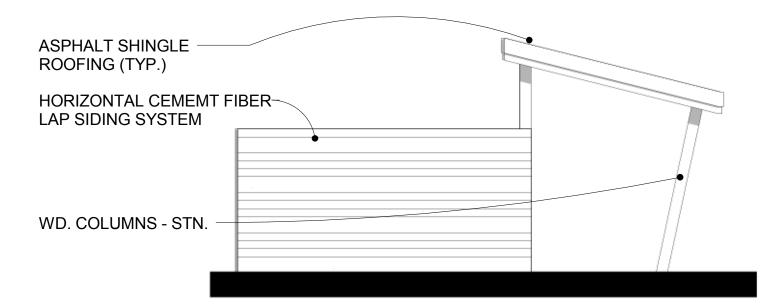


5 Enclosure West Elevation 1/4" = 1'-0"





6 Enclosure South Elevation 1/4" = 1'-0"

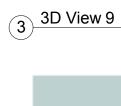


(4) 3D View 3











COLOR LEGEND

HARD BOARD FASCIA

BRONZE ARCHITECTURAL PROFILE WEATHERED WOOD

РОР ADO ШX **N** N Σ D Ľ U M ШΟ Ζ Σ 0 C N \mathbf{O} ШО 0R N LL C m

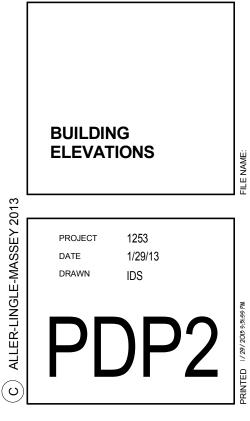


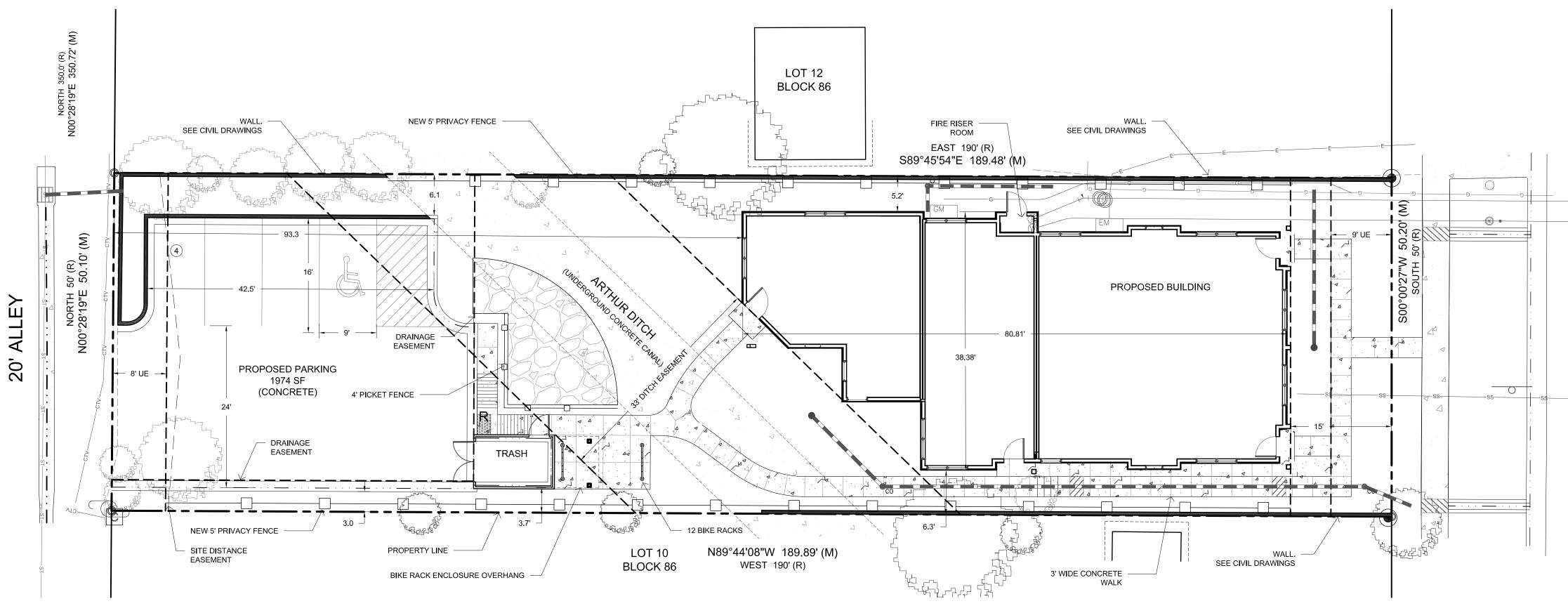
ALLER • LINGLE • MASSEY

ARCHITECTS

P.C.

712 WHALERS WAY SUITE, B-100 FORT COLLINS, CO 80525 (970) 223-1820 www.aller-lingle-massey.com





Site Plan

0 SCALE 1" = 10'-0"	10'	1:	5'	20'	NORTH

Legend

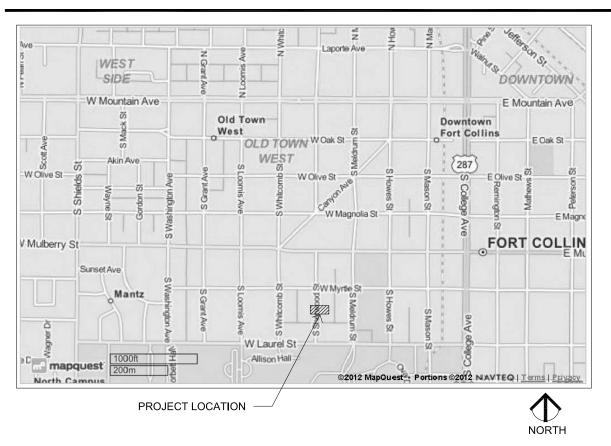
G	HANDICAP PARKING STALL
R	HANDICAP ACCESSIBLE ACCESS OR RAMP
т	TRASH / RECYCLE ENCLOSURE
	EASEMENT LINE
	PROPERTY LINE
 	BIKE RACK

Legal Description:

CONSIDERING THE NORTH LINE OF LOT 11, BLOCK 86, PLAT OF SUBDIVISION OF BLOCK 76, 77, 85, 86, 87 AS BEARING SOUTH 89° 45' 54" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, BLOCK 86, PLAT OF SUBDIVISION OF BLOCK 76, 77, 85, 86, 87; THENCE, SOUTH 00°00'27" WEST, 50.20 FEET; THENCE, NORTH 89°44'08" WEST, 189.89 FEET; THENCE, NORTH 00°28'19" EAST, 50.10 FEET; THENCE, SOUTH 89°45'54" EAST, 189.48 FEET TO THE POINT OF BEGINNING, CONTAINS 9,513 SQUARE FEET, MORE OR LESS.

Vicinity Map:



General Notes:

1.	ALL SIGNS SHALL BE REQUIRED TO APPLY FOR SI
2	PROPOSED GRADES SHALL MATCH OR IMPROVE

- PROJECT/CONTRACT.

- LANDSCAPING ELEMENTS AS SHOWN ON THE APPROVED PLANS.
- 4 X 6 CEDAR POST, TYP. - 1 X 6 CEDAR TOP AND BOTTOM TRIM TYP. - 1 X 6 CEDAR PICKETS W/1/8" GAP BETWEEN BOARD, TYPICAL 7'-6" MAX.

FRONT ELEVATION NOTE: HEIGHT OF WALL / FENCE COMBINATIONS TO BE A MAXIMUM OF 5'-0". ADJUST HEIGHT OF FENCE IN RESPONSE TO THE PROPOSED WALL . SEE CIVIL AND ARCH. DRAWINGS FOR MORE INFORMATION.

Fence Type 1 - 5 Foot Pricacy Fence SCALE 1/2" = 1'-0"

SIGN PERMIT.

2. PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.

3. JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.

4. SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK.

5. PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / CITY.

6. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.

7. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF FORT COLLINS IF SITUATION ARISES AND REVISIONS ARE NECESSARY.

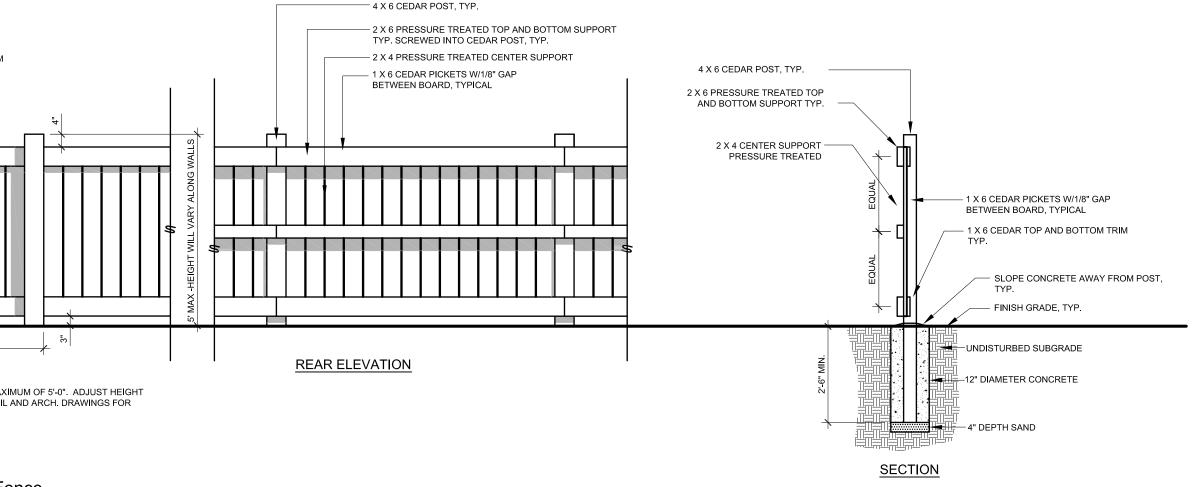
8. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS

9. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987. 10. CONCRETE TO BE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF WALKS.

11. DEVELOPER SHALL ENSURE THAT SITE PLAN, LANDSCAPE PLAN AND UTILITY PLANS ARE COORDINATED SO THAT THE GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF

12. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

13. IF 50 PERCENT OR MORE OF THE EXISTING SIDEWALK IS REMOVED OR DAMAGED AS PART OF THE CONSTRUCTION OF THIS PROJECT THEN A NEW 4.5 FOOT WIDE SIDEWALK WILL BE REQUIRED WITH THE DEVELOPER RESPONSIBLE FOR THE COSTS ASSOCIATED



Owner's Certification of Approval:

S. MELDRUM ST.	(100' PUBLIC ROW)

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 SITE PLAN. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE ______ DAY _____, 2013 OF_____ BDR, LLC (Printed Name) NOTARIAL CERTIFICATE STATE OF COLORADO) COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

MY COMMISSION EXPIRES:

NOTARY PUBLIC

_THIS _____ DAY OF _____

(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 GROSS	.24 ACRES .22 ACRES		
NET	22 AURES		
NUMBER OF BUILDINGS	1		0,543 SQ. FT.
UNITS PER BUILDING	4	:	9,513 SQ.FT.
TOTAL NUMBER OF PROPOSED UNITS	4		
BEDROOMS PER UNIT	3		
TOTAL BEDROOMS	12		
GROSS RESIDENTIAL DENSITY	18.2 UNITS PER	ACRE	
TOTAL FLOOR AREA	4,948 SQ.FT.		
FLOOR AREA RATIO (F.A.R.)	.520		
LAND USE	RESIDENTIAL M	ULTI-FAMIL	Y
ZONING	NCB		
PARKING SPACES REQUIRED	N/A - T.O.D. OVERLAY DISTRICT		RICT
PARKING SPACES PROVIDED	4 ON-SITE PARKING SPACES PROVIDE		S PROVIDED (1 HC)
BICYCLE SPACES REQUIRED	60% COVERED	1 SPACE PER BEDROOM 60% COVERED 40% UNCOVERED	
BICYCLE SPACES PROVIDED	TOTAL		12 SPACES
BUILDING COVERAGE	2,540 SQ. FT.	(24.1%)	
OPEN AREA	4,745 SQ. FT.	、 ,	
PARKING, DRIVES and WALKWAYS	2,228 SQ. FT.	(21.1%)	
PUBLIC RIGHT OF WAY	1,030 SQ. FT.	(9.8%)	
TOTAL SITE AREA (GROSS)	10,543 SQ. FT.	(100.0%)	

BUILDING HEIGHT: TOTAL STORIES: 2

30' - 0"

__SHEET_TITLE--

Site Plan

____SHEET INFORMATIO

Sheet Number:

Of: 2

GROUP landscape architecture planning illustration

444 Mountain Ave.TEL970.532.5891Berthoud,CO 80513WEBTBGroup.us

BIG DEAL FOUR PLEX 621 S. MELDRUM

PDP

_, 2013.

Fort Collins, Colorado

BDR, LLC

2519 RIDGE CREEK RD. FT COLLINS, CO 80528 ATTN: JEFF EGGLESTON

970.566.3000

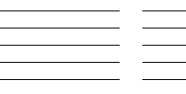


12/19/12

01/09/13

01/15/13

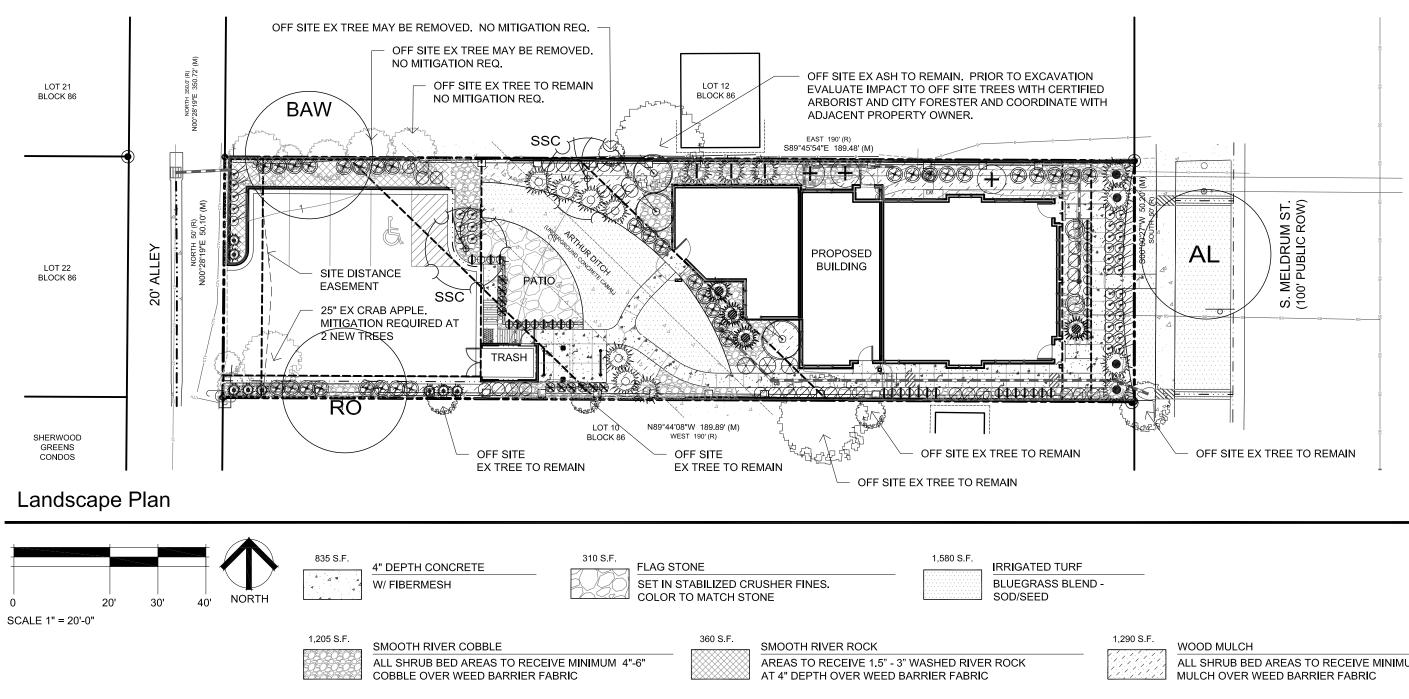
November 14, 2012



CITY COMMENTS

CITY COMMENTS

CITY COMMENTS



Tree Protection Notes

- 1. SEE APPROVED LANDSCAPE PLAN AND LEGEND ABOVE FOR SPECIFIC LOCATIONS AND INFORMATION OF TREES TO BE REMOVED AND TREES TO BE PROTECTED.
- 2. PRIOR TO EXCAVATION EVALUATE IMPACT TO OFF SITE TREES WITH CERTIFIED ARBORIST AND CITY FORESTER AND COORDINATE WITH ADJACENT PROPERTY OWNER.
- 3. HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT OVER THE SOIL OVER THE ROOT ZONE OF EXISTING TREES. 4. AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID DAMAGE.
- 5. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.
- 6. PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED, WHICH AS A MINIMUM ARE SUPPORTED BY I" X I" OR SIMILAR STURDY STOCK, FOR SHIELDING OF PROTECTED TREES, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE HALF (I /2) OF THE DRIP LINE, WHICH EVER IS GREATER. WITHIN THIS PROTECTION ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, FILL OR CUT UNLESS APPROVED BY THE CITY FORESTER.
- 7. ALL EXISTING TREES OR OFF-SITE TREES THAT OVER HANG ONTO PROPERTY SHALL BE PRUNED TO THE CITY FORESTER'S "MEDIUM PRUNE STANDARDS."
- 8. 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.
- 9. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OR 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.
- 10. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.

Plant List

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
BAW ADE / CANOPY	TREES -	3						
	1	20.0%	BIRCH, ASIAN WHITE	Betula platyphylla 'Whitespire'	35'	25'	2" cal. BB	BALANCED, WELL BRANCHED W. STRAIGHT TRUNK & CENTRAL LEADER
AL	1	20.0%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'	3" cal. BB	BALANCED, WELL BRANCHED W STRAIGHT TRUNK & CENTRAL LEADER
RO) 1	20.0%	OAK, SHUMARD RED	Quercus shumardii	50'	50'	3" cal. BB	BALANCED, WELL BRANCHED W STRAIGHT TRUNK & CENTRAL LEADER
RERGREEN TRE	ES -	0						
NAMENTAL TR	EES -	2						
	2	40.0%	CRABAPPLE, SPRING SNOW	Malus spp. 'Spring Snow'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W. STRAIGHT TRUNK & CENTRAL LEADER
ERGREEN SHR	UBS -	26						
million and the	3	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	18"	5'	5 Gallon	6" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
militation of the	7	-	JUNIPER, ARCADIA	Juniperus sabina 'Arcadia'	3'	5'	5 Gallon	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
And the second	4	-	PINE, MUGO SLOWMOUND	Pinus mugo 'Slowmound'	3'	5'	5 Gallon	18" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
Ø	8	-	PINE, MUGOWHITE BUD	Pinus mugo 'White Bud'	2'	3'	5 Gallon	18" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
۵.	4	•	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	18'	5'	15 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT
ECIDUOUS SHRU	JBS -	20						
+	3	-	DOGWOOD, BAILEY REDTWIG	Cornus cericea 'Baileyi'	8'	8'	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
\odot	9	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palibin'	4'	4'	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
\bigcirc	3	×	PLUM, PURPLE LEAF	Prunus x cistena	8'	6'	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
\bigotimes	3	-	POTENTILLA, McKAY'S WHITE	Potentilla fruticosa 'McKay's White'	2'	3'	5 Gallon	18" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
Ø	2	-	ROSE, RED KNOCK-DOUBLE RED	Rosa knock-out 'RadTKO'	4'	4'	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
RENNIALS / GR	ASSES -	151						
Ф	37	-	DAYLILY, AUTUMN RED	Hemerocallis, spp. 'Autumn Red'	2'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
F	35	-	GRASS, AVENA	Helictotrichon sempervirens	2'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
Ø	35	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
\bigotimes	34	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
*	10	-	GRASS, RED SWITCH SHENANDOAH	Panicum virgatum 'Shenandoah'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED

EXISTING (EX) 2"- 6" CALIPER TREE (VOLUNTEER) IN POOR HEALTH. TO BE PROTECTED

EXISTING (EX) 2"- 6" CALIPER TREE (VOLUNTEER) IN POOR HEALTH. MAY BE REMOVED WITHOUT MITIGATION UNLESS NOTED ON PLAN.

ALL SHRUB BED AREAS TO RECEIVE MINIMUM 5" CEDAR

Hydrozone Table

ZONE	AREA	WATER USE	GALLONS
HIGH	1,580 SF	18 GAL/SF	28,440 GAL.
MODERATE	1,290 SF	10 GAL/SF	12,900 GAL.
LOW	1,565 SF	3 GAL/SF	4,695 GAL.
VERY LOW	310 SF	0 GAL/SF	0 GAL
TOTAL / AVERAGE	4,745 SF	46,035 GAL	9.7 GAL/SF

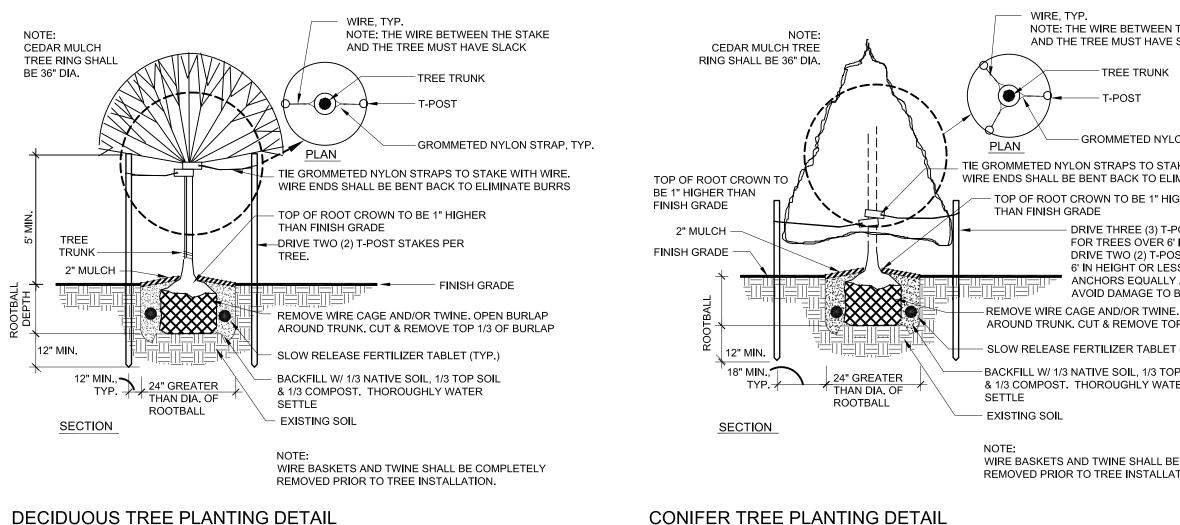
Landscape Notes

- FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY. SHRUBS SHALL BE PLANTED 4' FROM WATER AND SEWER MAINS. 2. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- 3. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
- SOUND CONDITION.
- 5. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- 6. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL. 7. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND WALL FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
- 8. PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENED AND TILLE. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, SQUARE FEET OF LANDSCAPE AREA.
- GRADE TOLERANCES.
- 10. ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE. AND BUILT BY CONTRACTOR.
- 12. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS
- STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE. FAILURE TO OBTAIN APPROVAL BY THE CITY FORESTER FOR STREET TREES IN A PHASE SHALL RESULT IN A HOLD ON CERTIFICATE OF OCCUPANCY FOR FUTURE PHASES OF THE DEVELOPMENT
- 14. ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. 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.
- UNLESS APPROVED BY THE CITY. APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- 17. ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
- 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.
- 20. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE DURA-EDGE HEAVY DUTY STEEL EDGER MIN. 14 GA x 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN
- CEDAR MULCH / COBBLE TRANSITIONS. 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
- 22. 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
- 23. LANDSCAPING WITHIN THE R.O.W. IS RESTRICTED TO PLANTS THAT DO NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE STREET FLOWLINE (TREES EXCEPTED). IF THE LANDSCAPING WITHIN THE R.O.W. EXCEEDS THIS HEIGHT OR CREATES A SIGHT DISTANCE CONCERN THE PROPERTY OWNER SHALL BE REQUIRED TO TRIM THE LANDSCAPE MATERIAL.
- OF LANDSCAPING ELEMENTS AS SHOWN ON THE APPROVED PLANS
- 25. ALL DRAIN INLETS SHALL BE IN COBBLE / RIVER ROCK MULCH BEDS. FIELD VERIFY AND ADJUST GROUND COVERS AS NECESSARY TO ACCOMPLISH THIS REQUIREMENT.

Irrigation Notes

- 1. ENTIRE IRRIGATION SYSTEM WITH RAIN SENSOR TO BE DESIGNED FOR LANDSCAPE SHOWN ON PLAN AND BUILT BY CONTRACTOR UTILIZING EXISTING IRRIGATION SYSTEM. IRRIGATION CONTRACTOR SHALL VERIFY P.S.I. AND GPM AVAILABLE. SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.LAND GPM 2. ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
- 3. ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF POP-UP IRRIGATED AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. IRRIGATION SYSTEM AND NECESSARY SLEEVING WILL BE DESIGNED AND BUILT BY
- CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
- ACCESS
- 6. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
- LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

Planting Details



1. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER MAINS, FOUR (4) FEET

4. ALL LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE. 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

ROOTS AND OTHER WASTE MATERIALS. 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, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000)

9. UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED

11. ALL TREES SHRUBS AND PERENNIAL SHRUB BEDS OUTSIDE OF IRRIGATED AREAS ARE TO BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. PERENNIAL SHRUB BEDS SHALL BE IRRIGATED BY 6" POP-UP SPRAY HEADS. IRRIGATED AREAS ARE TO BE IRRIGATED WITH A DRIP IRRIGATEM. PERENNIAL SHRUB BEDS SHALL BE IRRIGATED BY 6" POP-UP SPRAY HEADS. IRRIGATED AREAS ARE TO BE IRRIGATED WITH A DRIP IRRIGATEM. PERENNIAL SHRUB BEDS SHALL BE IRRIGATED BY 6" POP-UP SPRAY HEADS. IRRIGATED AREAS ARE TO BE IRRIGATED WITH A DRIP IRRIGATEM. PERENNIAL SHRUB BEDS SHALL BE IRRIGATED BY 6" POP-UP SPRAY HEADS. IRRIGATED AREAS ARE TO BE IRRIGATED WITH A DRIP IRRIGATEM. PERENNIAL SHRUB BEDS SHALL BE IRRIGATED BY 6" POP-UP SPRAY HEADS. IRRIGATED AREAS ARE TO BE IRRIGATED WITH A DRIP IRRIGATEM.

AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY. 13. THE DEVELOPER SHALL CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL TREES NEED TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF

15. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS SHALL BE PROMPTLY REPLACED BASED ON THE REQUIREMENTS OF THE FORT COLLINS LAND USE CODES AND REPLACED WITH THE ORIGINAL SPECIES

16. CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE

18. ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING. 19. ALL SHRUB BEDS SHALL HAVE MINIMUM 5" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH

21. 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

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.

24. DEVELOPER SHALL ENSURE THAT SITE PLAN AND LANDSCAPE PLAN AND UTILITY PLANS ARE COORDINATED SO THAT THE GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE

4. QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLES SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY

5. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING, ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

7. ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR

N THE STAKE		
E SLACK		
×		
'LON STRAP, TYP.		
TAKE WITH WIRE. LIMINATE BURRS	CEDAR MULCH RING TO BE TWICE DIAMETER OF ROOT BALL - 2" DEPTH	
IIGHER	KEEP MULCH LAYER	
-POSTS PER TREE 6' IN HEIGHT. OSTS FOR TREES	AWAY FROM FOLIAGE	DATE
ESS. SPACE Y AROUND TRUNK. BRANCHES.		November 14, 2012
IE. OPEN BURLAP OP 1/3 OF BURLAP		
ET (TYP.)		
op soil Ter	EXISTING PLANTING HOLE SOIL TO BE 6" LARGER	Landscape Plan
BE COMPLETELY	SECTION THAN DIA. OF ROOTBALL FOR GROUNDCOVER. 12" LARGER THAN	SHEET INFORMATION
ATION.	DIA. OF ROOTBALL FOR SHRUBS	2
	GROUND COVER & SHRUB PLANTING DETAIL	Sheet Number:
		Of: 2

landscape architecture planning illustration

444 Mountain Ave. TEL 970.532.5891 Berthoud, CO 80513 | WEB TBGroup.us

BIG DEAL FOUR PLEX 621 S. MELDRUM

PDP

Fort Collins, Colorado



2519 RIDGE CREEK RD. FT COLLINS, CO 80528 ATTN: JEFF EGGLESTON

CALL UTILITY NOTIFICATION CENTER OF

Know what's below Call before you dig.

CITY COMMENTS

CITY COMMENTS

CITY COMMENTS

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

12/19/12 01/09/13

01/15/13

970.566.3000

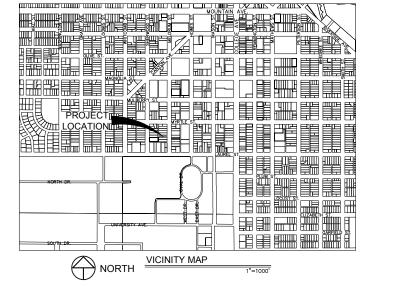
UTILITY PLANS FOR **Big Deal Four Plex**

BEING A REPLAT OF LOT 11, BLOCK 86, PLAT OF SUBDIVISION OF BLOCKS 76, 77, 85, 86, 87, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO (621 SOUTH MELDRUM STREET)

NOVEMBER, 2012



PROJECT TEAM:



PROJECT BENCHMARKS

BENCHMARK #1: <u>City of Fort Collins Benchmark 6-00</u> Located on a catch basin at the northwest corner of Mulberry Street and College Avenue: Elevation = 4990.68 (NGVD 29 - Unadjusted)

BENCHMARK #2:

City of Fort Collins Benchmark CSU 2 The mark is a standard brass larimer county geodetic control disk set in 2002, in the campus of Colorado State University approx. 240.8 feet south from the center line of north drive, 46.6 feet northeast from the edge of CSU lagoon, 33 feet southwest from the center of the delivery road to the university club and 1.1 feet southwest from the edge of the

Elevation = 5003.12 (NGVD 29 - Unadjusted)

Basis of Bearings Considering the north property line of Lot 11, Block 86 of the Plat of Subdivision of Block 76, 77, 85, 86, 87 which bears South 89°45′54″ East.

ORIGINAL FIELD SURVEY BY:

Northern Engineering Services, Inc NE Project No. 876-001 Date: October 29, 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 the calculations. Furthermore, the review does not imply that quantities of terms on the plans are the final quantities equired. The review shall not be construed for any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of them shown that may be required during the construction phase.

CERTIFICATION STATEMENT:

hereby affirm that these final struction plans were prepare under my direct supervision accordance with all applical of Fort Collins and State of Colorado standards and statutes espectively; and that I am fully

TEAM:		
	OWNER/APPLICANT	UTILITY CONTACT LIST: *
	Big Deal Real Estate Inc. Jeff Eggleston 2519 Ridge Creek Road Fort Collins, Colorado 80528 970.566.3000	UTILITY COMPANY PHONE NUMBER GAS Xcel Energy Stephanie Rich (970) 225-7857 ELECTRIC City of Fort Collins Light & Power – Doug Martine (970) 224-8152 CABLE Comcast Don Kapperman (970) 567-0425
	SITE ENGINEER Northern Engineering Services, Inc. Nick Haws, PE, LEED, AP 200 South College Avenue, Suite 10 Fort Collins, Colorado 80524 970.221.4158	TELECOM. Centurylink. William Johnson (970) 377-6401 WATER. City of Fort Collins Utilities Roger Buffington (970) 221-6700 WASTEWATER. City of Fort Collins Utilities Roger Buffington (970) 221-6700 STORMWATER. City of Fort Collins Utilities Glen Schluter (970) 221-6700 * This its provided as acourtesy reference only. Northern Engusering Services assumes no responsibility for hea accuracy or completeness of this. It. In oway alth his ist elinquish the Contractor's responsibility for locating all utilities prior to commercing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 11 of additional information.
	SURVEYOR Northern Engineering Services, Inc. Gary Gilliand, PLS 200 South College Avenue, Suite 10 Fort Collins, Colorado 80524 970.221.4158	** The underground utility locates provided by SiteWise, LLC are based upon the best available information at the time of locating. Contractor acknowledges that it is common for underground facility owner maps to have enrors and omissions of data shown. Consequently, it is the Contractor Sol eresponsibility to field verify the location of all utilities prior to construction, and notify the Engineer of any discrepancies found. <u>ARTHUR DITCH APPROVAL</u>
	ARCHITECT	By Mark Taylor of Arthur Ditch this day of A.D., 20

Mark Taylor

TB GROUP



SUBSURFACE UTILITY LOCATES** SiteWise, LLC 7000 N. Broadway Building 3, Suite 306 Denver, Colorado 80221 303.650.8680

TB Group Jim Birdsall 444 Mountain Avenue Berthoud, Colorado 80513 970.532.5891

ARCHITECT Aller-Lingle-Massey Architects lan Shuff 712 Whalers Way, Bldg. B-100 Fort Collins, Colorado 80525 970.223.1820

PLANNER/ LANDSCAPE ARCHITECT

SHEET INDEX

C0.00	COVER SHEET
C0.01	GENERAL AND CONSTRUCTION NOTES
SHEET 1	PLAT (FOR REFERENCE ONLY)
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.00	OVERALL UTILITY PLAN
C3.00	OVERALL GRADING & EROSION CONTROL PLAN
C4.00	DRAINAGE EXHIBIT

CALL UTILITY NOTIFICATION CENTER OF COLORADO FOR What's below. Colorado Know what's below. Call a guidess bar's in Johance percent values of the of the off the the Markow of Underground Medler UTILITES.				
City of Fort Collins, Color UTILITY PLAN APPRO				
PPROVED:City Engineer	Date			
HECKED BY:	Date			
HECKED BY:Stormwater Utility	Date			
ECKED BY: Parks & Recreation	Date			
ECKED BY:Traffic Engineer	Date			
ECKED BY:	Date			

instrumen provided Engineering and are not NORTHERN Π 2 Four Deal Зig

She C0. Of 7 S

A. 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 or the order of the standards. City of Fort Collin
- 2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
- 3. These public improvement construction plans shall be valid for a period of three years from the date of approval by the City of Fort Collins ngineer. Use of these plans after the expiration date will require a new review and approval process by the City of Fort Collins prior to ommencement of any work shown in these plans.
- 4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the City of Fort Collins, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the City of Fort Collins, Engineer shall not relieve the engineer two 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 City of Fort Collins, and its officiers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.
- 5. All sanitary sewer, storm sewer, and water line construction, as well as power and other "dry" utility installations, shall conform to the Local ntity standards and specifications current at the date of approval of the plans by the Local Entity Enginee
- 6. 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.
- 7 The Developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning The Developer shall colliads the Dainy Monitation Centre of Colliado (Drwc) at 1500-282-1907, at least 2 withing days prior to begin executation or grading, to have all registered utility catations marked. Other unregistered utility entities (i.e. ditch / irrigation company) as be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or gra t shall be the responsibility of the Developer to relocate all existing utilities shat conflict with the proposed improvements shown on these
- 8. 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 City of Fort Collins prior to beginning construction.
- 10. The Developer shall coordinate and cooperate with the City of Fort Collins, 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.
- 11. 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.
- 12. 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
- 13. 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
- 14. A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or if water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United State
- 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.
- 16. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of site drainage facilities shall be the responsibility of the property owner(s
- 17. 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 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 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
- 18. The City of Fort Collins shall not be responsible for any damages or injuries sustained in this Development as a result of ground seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the City of Fort Collins failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
- tions of the Preliminary Drainage Report for BDR 4-plex dated November 14, 2012 by Northern EngineeringServices, Inc., 19. All re
- 20. 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.
- 21. 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 the City of Fort Collins 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.
- 23. The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction The Developer shall notify the the City of Fort Collins Inspector (Fort Collins 221-6605) and the City of Fort Collins 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 City of Fort Collins 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 City of Fort Collins reserves the right not to accept the improvement if subsequent testing reveals an improper installation. ement of construction.
- 24. The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench The Developer shall be responsible for obtaining solut uses willing the round registrict way are right to way ground and an using to the work is complete and prior to the placement of curb, guiter, sidewalk and pavement. If the final asolis/pavement design of the subject pavement section or, the Developer may use the City of Fort Collins' default pavement thickness section(s). Regardless of the option used, all final solis/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, guiter, sidewalk, base and asphalt shall not occur until the City of Fort Collins Engineer approves the final report.
- 25. 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 the City of Fort Collins inspector. The engineer or surveyor must certify in a letter to the City of Fort Collins instant these elevations confirm to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the City of Fort Collins before installation of base course or asphalt will be allowed on the streets
- 26. 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 of 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. 27. Portions of Larimer County are within overlay districts. The Larimer County Flood Plain Resolution should be referred to for ac
- 28. 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.
- 29. 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.
- 31. The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority. (The the City of Fort Collins, Larimer County, Colorado), 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.
- 32. Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact the City of Fort Collins 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 them the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.
- 33. 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.

- 34. There shall be no site construction activities on Saturdays, unless specifically approved by the City of Fort Collins Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by the City of Fort Collins.
- 35 The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on lese drawings, or designated to be provided, installed, or constructed, unless specifically noted of
- 36. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designe for clarification, and annotate the dimension on the as-built record drawing
- 37. The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and pecifications, and a copy of any permits and extension agreements needed for the job
- 38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or ons, the Developer shall contact the Designer and the City of Fort Collins Engineer imm
- 39. 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 Larimer County's Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the City of Fort Collins Enginee
- 40. 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
 - City of Fort Collins benchmark 6-00 Located on a catch basin at the Northwest corner of Mulberry Street and College Avenue Elevation = 4990 68 (NGVD 29 - Unadjusted)

City of Fort Collins Benchmark CSU 2 The mark is a standard brass larimer of City of roll couling benchmark CSD 2 The mark is a standard brass larimer county geodetic control disk set in 2002, in the campus of Colorado State University approx. 240.8 feet south from the center line of north drive, 46.6 feet northeast from the edge of CSU lagoon, 33 feet southwest from the center of the delivery road to the university dub and 1.1 feet southwest from the edge of the sidewalk. Elevation = 5003.12 (NGVD 29 - Unadjusted)

- 41. All stationing is based on centerline of roadways unless otherwise noted.
- 42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, baingdo curving during in a discernance reasoning prior to constructions, as when as classing innoces, record, inclusions, curving and the properties of the structures, and improvements destroyed, damaged or removed late to construction of this project, shall be replaced or res 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 Certificated or Occupancy.
- 43. 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 City of Fort Collins Construction Inspector before any cuts are made. Patching shall be done in accordance with the City of Fort Collins Street Repairs Standards. The finished patch shall bend 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 Larimer County Engineer and/or the City of Fort Collins Inspector at the time the cuts are made.
- 44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before onstruction, or to the grades and condition as required by these plans
- 45. Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.
- 46. After acceptance by the City of Fort Collins, 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.
- 47. The City of Fort Collins shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage tructures and pipes, for the following private streets: N.A.

Approved Variances are listed as follows:
 a. NONE

CONSTRUCTION NOTES

- A. Grading and Erosion 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
- 3. 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 appro approved project schedule, construction plans, and erosion control report priate time in the construction sequence as indicated in
- 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 maintai all erosion control facilities shown here
- 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.
- 6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soil 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 BMPs are installed, unless otherwise approved by the City/County.
- nize erosion potential, all temporary (structural) erosion control me
- 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. b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control
- oved after the site has been sufficiently stabilized as determined by the erosion control in
- When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sedim and debris from all drainage infrastructure and other public facilities.
- The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.
- 10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not ease 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 City/County or Homeowners Association (HOA).
- 13. 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, an federal regulations.
- 14. 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.
- 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.

- B. Street Improvement Notes
- 1. All street construction is subject
- A paving section design, signed a approval, prior to any street cons The job mix shall be submitted for
- 3. Where proposed paving adjoins edge, to create a clean of construction joint can be made
- 4. Street subgrades shall be scarif subgrade has been inspected a
- 5. Ft. Collins only, Valve boxes and rings are not allowed
- 6. When an existing asphalt street existing street condition shall b conformance with Chapter 25. F determination of need for a cor adjacent landowners such that
- 7. All traffic control devices shall be and as per the Right-of-Way Wo
- 8. The Developer is required to per asphalt. Gutters that hold more properly
- 9. Prior to placement of H.B.P. or o full depth section is proposed) be required. The entire subgrad 50,000 lbs. and a single axle w not travel at speeds greater that determined by the City of Fort C The City of Fort Collins Enginee
- C. Traffic Signing and Pavement Mark
- ruction Notes liste
- 2. All symbols, including arrows, OI 3. All signage shall be per the City
- 4. All lane lines for asphalt paveme
- 5. All lane lines for concrete paver
- 6. Prior to permanent installation of placement of the same. Their pla striping and symbols
- 7. Pre-formed thermo-plastic applic 8. Epoxy applications shall be appl
- 9. All surfaces shall be thoroughly
- 10. All sign posts shall utilize break
- 11. A field inspection of location and
- identified during the field inspec 12. The Developer installing signs st
- 13. Special care shall be taken in si
 - 14. Signage and striping has been d Fort Collins Traffic Engineer rese determines that an unforeseen of striping shall fall under the require
 - 15. Sleeves for sign posts shall be
 - D. Storm Drainage Notes
- The City of Fort Collins shall not onsite drainage facilities shall
 - All recommendations of the Prel shall be followed and implement

3. Prior to final inspection and acc submitted to and approved by the least two weeks prior to the relesubmitted to the Stormwater Uti prior to certification per the Dev

			Date:	
<u>B. S</u>	irreet Improvement Notes		Вŗ	\vdash
1.	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.			\vdash
2.	A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the City of Fort Collins 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.			
3.	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 City of Fort Collins Engineer in Fort Collins.		Revisions:	
4.	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 City of Fort Collins Engineer.		Revis	
5.	FL 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.			
6.	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 City of Fort Collins Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.			
7.	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.		.ov	
8.	The Developer is required to perform a gutter water flow test in the presence of the City of Fort Collins Inspector and prior to installation of asphalt. Gutters that hold more than 114 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.		wings are tof service	ervices, Inc.
9.	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 GWW of not tests than 50,000 lbs. and a single axie weight of at teast 18,000 lbs. with pneumatic tires inflated to not less that 90 p.s.ig. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibite excessive pumping or deformation, as determined by the City of Fort Collins Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The City of Fort Collins Engineer, shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be preformed in the presence of an Inspector.		These drawings are instruments of service provided by Northern	Engineering Sand are not to
	raffic Signing and Pavement Marking Construction Notes		2	Ч
1.	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.		=	Г
2. 3.	All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic. All signage shall be per the City of Fort Collins Standards and these plans or as otherwise specified in MUTCD.		2	Y
4.	All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.			N
5.	All lane lines for concrete pavement should be epoxy paint.			_
6.	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 City of Fort Collins Traffic Engineer prior to permanent installation of striping and symbols.		ΙΓ	П
7.	Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.			
8. 9.	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.			2
10.	All sign posts shall utilize break-away assemblies and fasteners per the Standards.		(■	
11.	A field inspection of location and installation of all signs shall be performed by the City of Fort Collins Traffic Engineer. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.		\geq	一
12.	The Developer installing signs shall be responsible for locating and protecting all underground utilities.		~	
13.	Special care shall be taken in sign location to ensure an unobstructed view of each sign.		DATE: 12.19.12	SCALE:
14.	Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period, the City of Fort Collins Traffic Engineer reserves the right to require additional signage and/or striping if the City of Fort Collins Traffic Engineer determines that nurforeseen condition warrants such signage according to the MUTCD or the CODT M and S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair waar on traffic markings).			ä
	Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.		PROJECT: 876-001	DESIGNED
<u>D. </u>	Norm Drainage Notes		\succeq	<u> </u>
	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).			
2.	All recommendations of the Preliminary Drainage Report for BDR 4-plex dated November 14, 2012 by Northern Engineering Services, Inc., shall be followed and implemented.			
3.	Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must by 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 by 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.			
<u>E. L</u> 1.	titlity Notes All waterline and sanitary sewer construction shall conform to the Fort Utility standards and specifications current to date of construction.			
1. 2.	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		X	
3.	water utility. Water mains shall be poly-wrapped D.I.P, or PVC with tracer wire.		Ē	
4.	HDPE pipe may be used for 1-1/2 and 2 inch water services. The pipe shall meet the standards of AWWA 901, NSF Standard 61 and		Deal Four Plex	
	ASTM. The HDPE pipe shall be SDR 9 having a pressure rating of 200 psi. Stiffeners shall be used at all fittings and connections.		Щ	
			Jea	
			Big [
	City of Fort Collins, Colorado		m	
	UTILITY PLAN APPROVAL			
	APPROVED: Date Date			
	CHECKED BY:			
	CHECKED BY:			
	CHECKED BY: Date Date			
	Know what's below.			
	Call bactore you dig. CAL 2 Buschers your dig. CHL 2 Buschers proving Marchaeler Bergene Wardene Ger Bochwart from The Marchaeler Uniters. Date			She
	MARKING OF UNDERGROUND MEMBER UNUTIES.		C	0.
)	Of	7 S

BIG DEAL FOUR PLEX BEING A REPLAT OF LOT 11, BLOCK 86, PLAT OF SUBDIVISION OF BLOCKS 76, 77, 85, 86, 87, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., 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 the Northeast Quarter of Section 14, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of Lot 11, Block 86, Plat of Subdivision of Block 76, 77, 85, 86, 87 as bearing South 89° 45' 54" East and with all bearings contained herein relative thereto:

BEGINNING at the Northeast Corner of Lot 11, Block 86, Plat of Subdivision of Block 76, 77, 85, 86, 87; thence, South 00°00'27" West, 50.20 feet; thence, North 89°44'08" West, 189.89 feet; thence, North 00°28'19" East, 50.10 feet; thence, South 89°45'54" East, 189.48 feet to the POINT OF BEGINNING, contains 9,513 square feet, 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 BIG DEAL FOUR PLEX (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 the 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 Section 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: BIG DEAL REAL ESTATE, LLC

STATE OF COLORADO)

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _of Big Deal Real Estate, LLC

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:

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

Director of Planning

ARTHUR DITCH APPROVAI

Mark Taylor

SURVEYOR'S STATEMENT

Gerald D. Gilliland Colorado Registered Professional Land Surveyor No. 14823

NOTES:

1) The Basis of Bearings is the North line of Lot 11, Block 86, Plat of Subdivision of Block 76, 77, 85, 86, 87 bearing South 89°45'54" East (assumed bearing)

by the owner.

5) 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.

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.

By the Director of Planning the City of Fort Collins, Colorado this _____ day of _____ A.D., 20_____

By Mark Taylor of Arthur Ditch this _____ day of _____ A.D., 20____

I, Gerald D. Gilliland, 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.

2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Commitment Number 580-F0428808-383-LKE, dated October 8, 2012, prepared by Fidelity National Title Insurance Company.

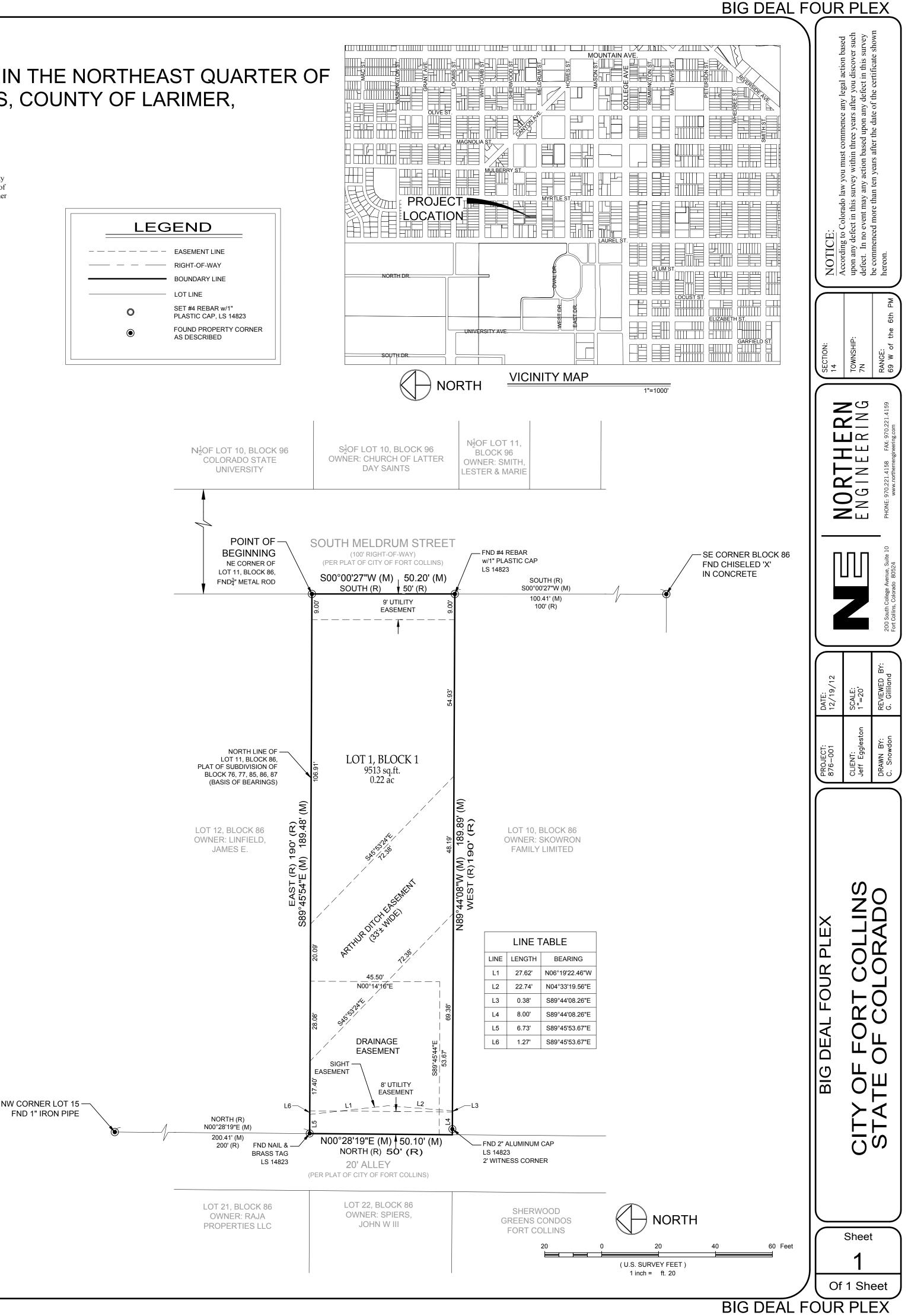
3) All linear units of measurement for this plat are U.S. Survey Feet.

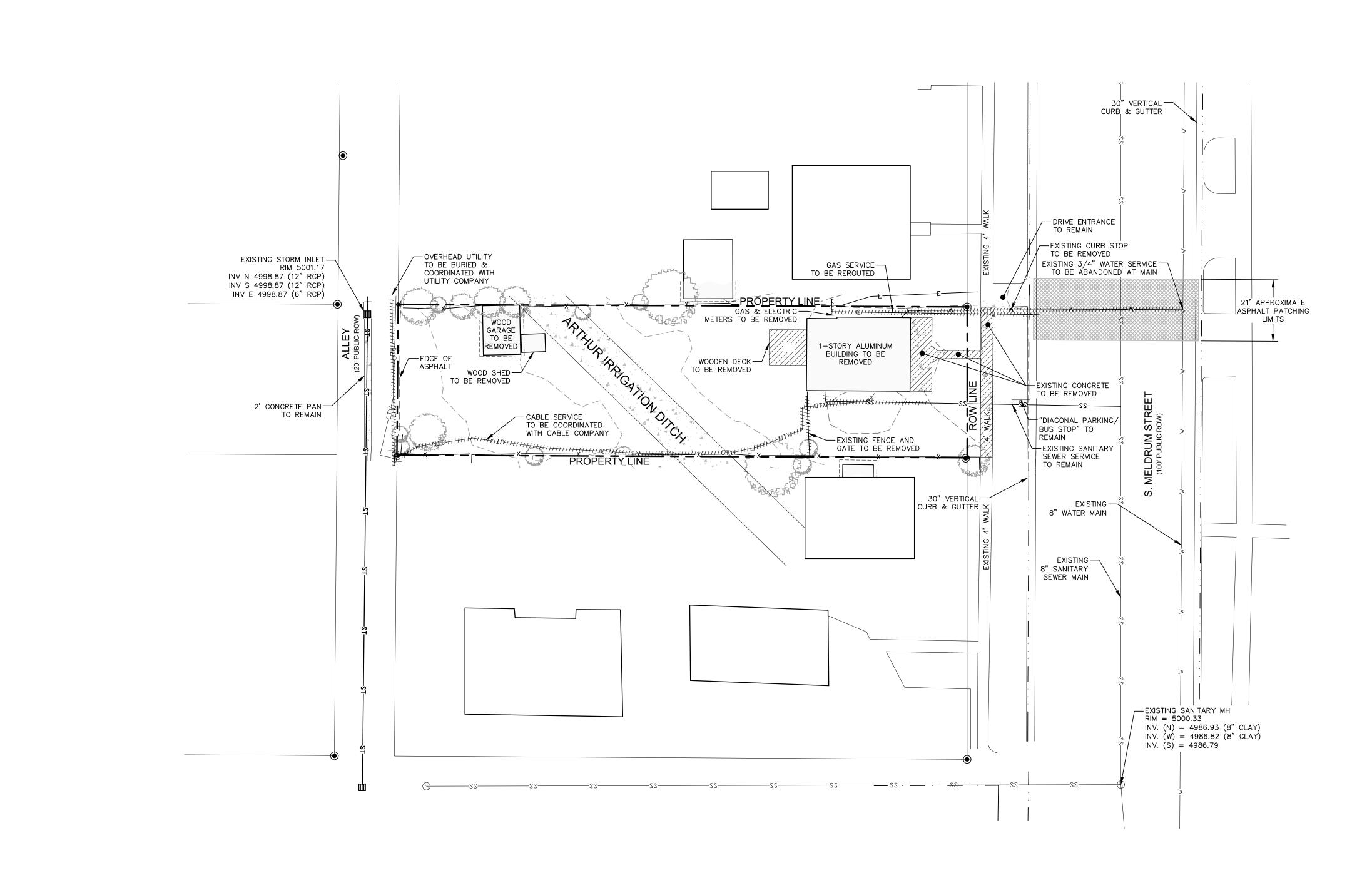
4) Sight Distance Easement - The sight distance easement is an easement required by the City at some street intersections where it is necessary to protect the line of sight for a motorist needing to see approaching traffic and to react safely for merging their vehicle into the traffic flow. The following are requirements for certain objects that may occupy a sight distance easement for level grade:

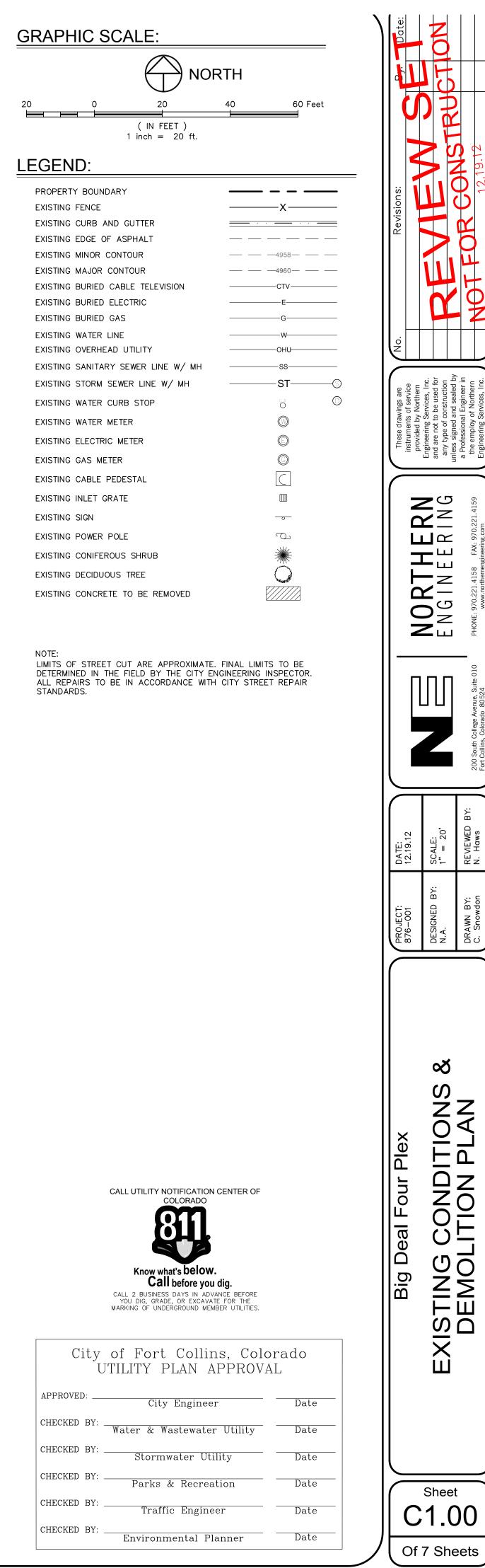
(1) Structures and landscaping within the easement shall not exceed 24 inches in height with the following exceptions: (a) Fences up to 42 inches in height may be allowed as long as they do not obstruct the line of sight for motorists. (b) Deciduous trees may be allowed as long as all branches of the trees are trimmed so that no portion thereof or leaves thereon hang lower than six (6) feet above the ground, and the trees are spaced such that they do not obstruct line of sight for motorists. Deciduous trees with trunks large enough to obstruct line of sight for motorists shall be removed

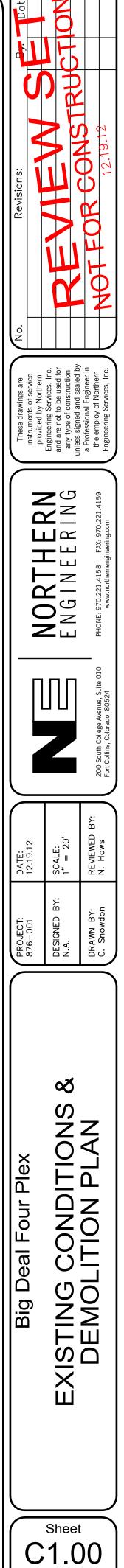
For non-level areas these requirements shall be modified to provide the same degree of visibility.

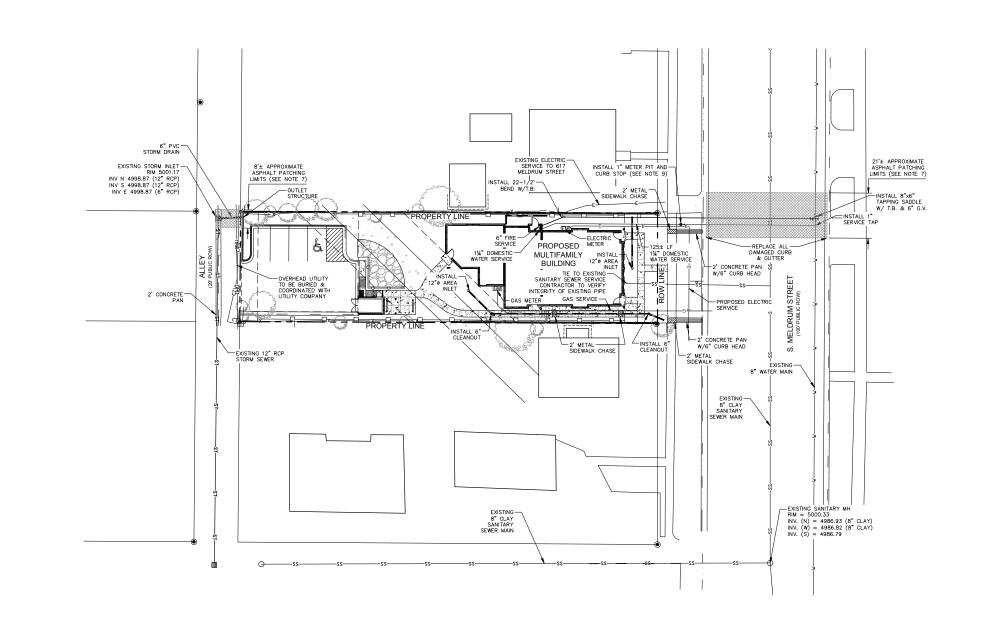




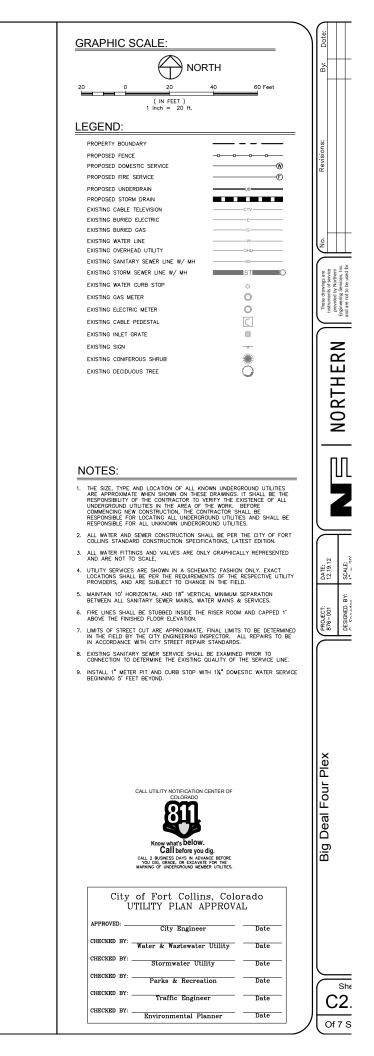


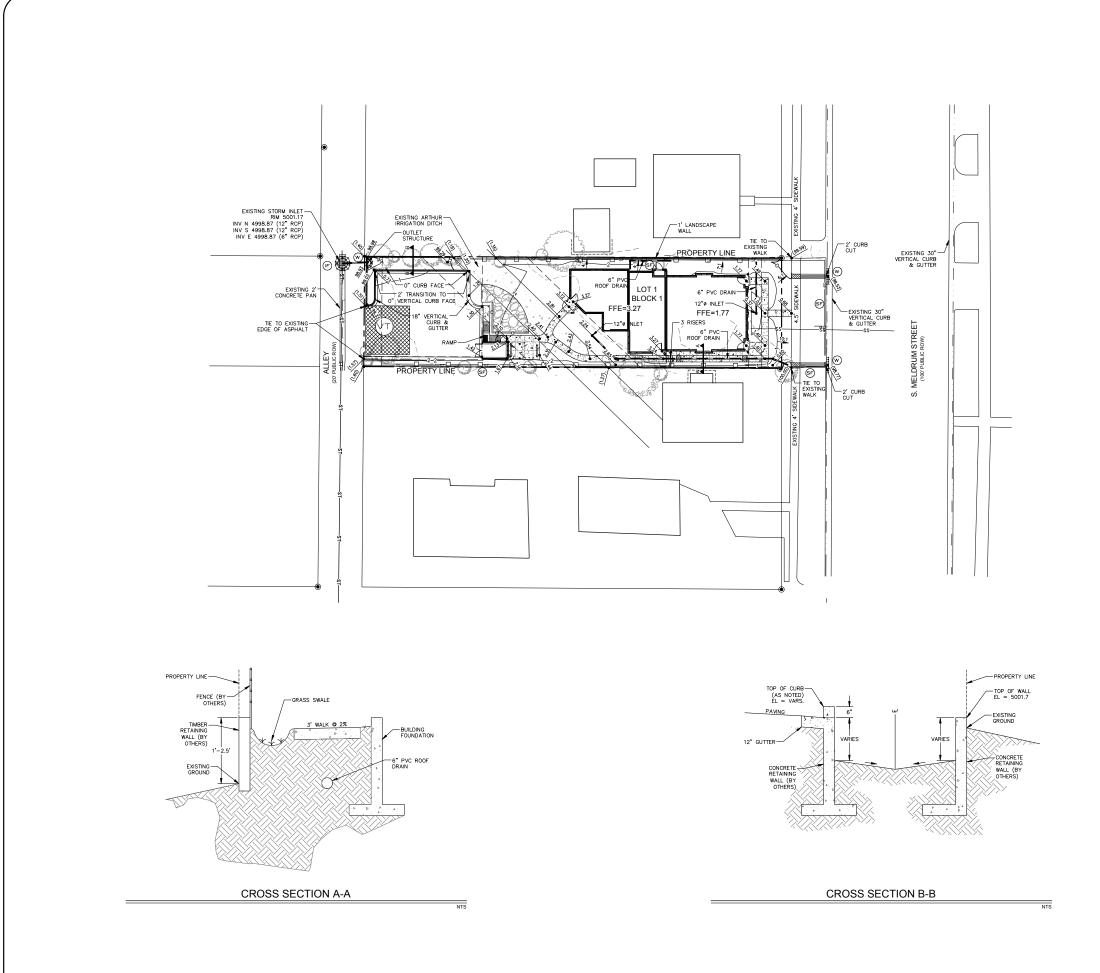




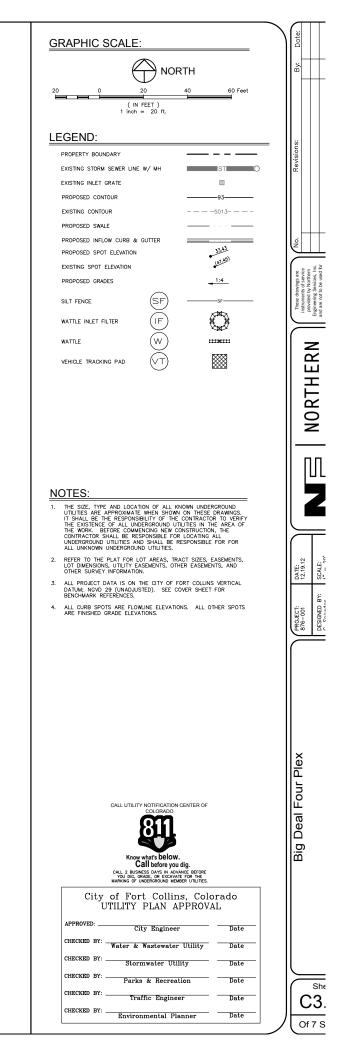


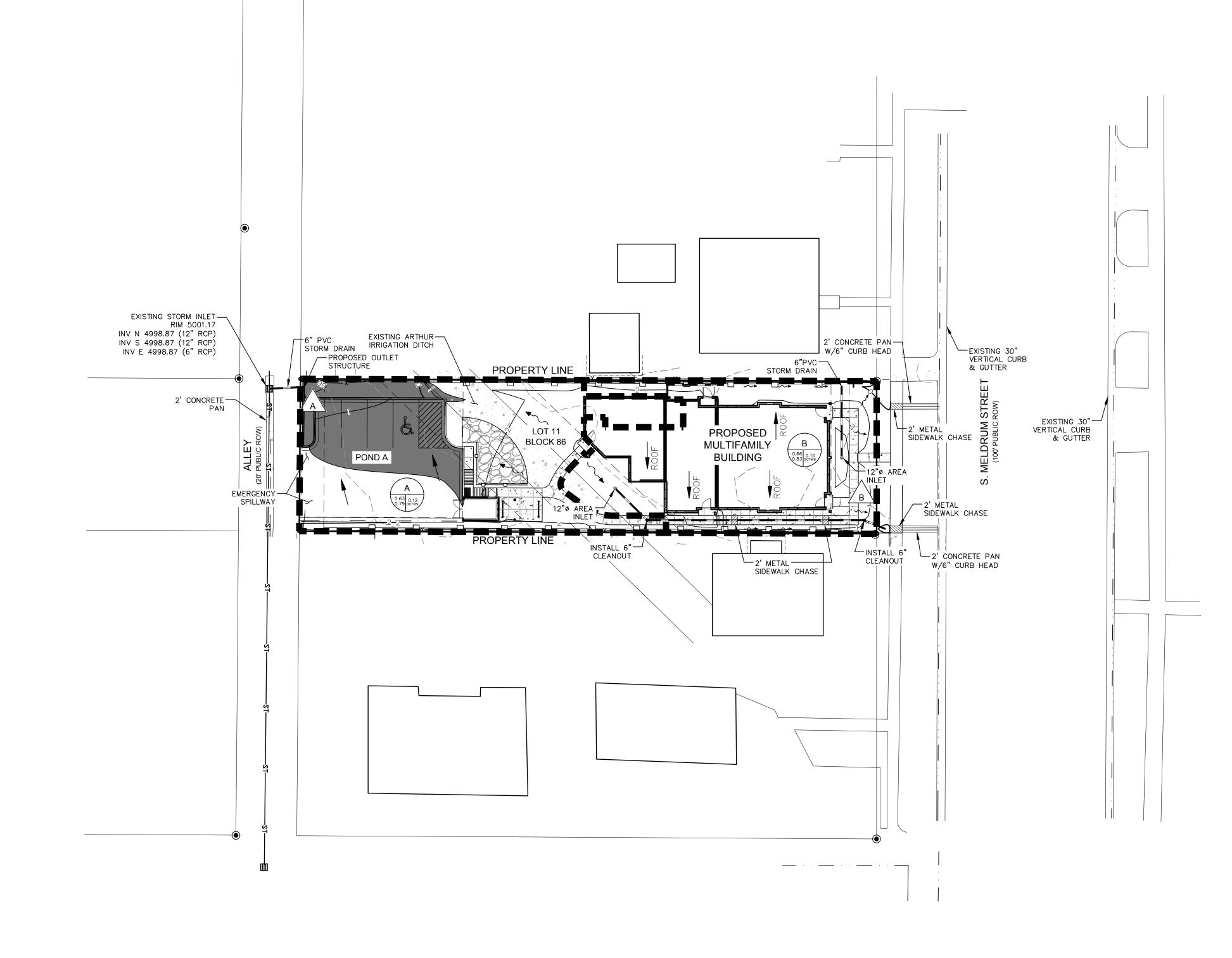
ยงพพระศ.ณพษะ เรา/รพระศ.(พ.ศ.-ดยา/พศ)(พศ)(พระ-ดยา_มกะะ.ศ. พระ (2.00 มหาะ ค.ศ. % 2013 - 18.05mm เปอ ดศมสาย เรา ตะพราร (พรระคมชพร) [ชพ--ดยา_อรพ] (ชพ-ดยา_งศ) รพร] (ชพ-ดยา_ดหม] (สพระดยา_ดหม)





ଜନଜାନେ ମଧ୍ୟାବାରେ ମିନ୍ଦାନିକାର (ମଳ-୦୦୦)-ଜନ)(ଚଳା(ମଳ-୦୦)-ଜନାପ-ଜନ୍ମ । ୧୮୪୦୦୦ ୮୦୦୦୦ ଓ ୧୦୦୦ ଅଟେ ଅଟି ମିନେଜ ଅପ ଫରିମାହେ ଜଳଗଳ ଏହି ଦେ ଅଟନ୍ଥି । (୧୫୮-୦୦୦-୧୦୦୦)-ଜଣ୍ଡ କରା (୨୫୮-୦୦୦-୫୫୦) (୧୫୫-୦୦୦-୫୫୦) (୧୫୮-୦୦୦-୫୦୦୦) (୨୫୮-୦୦୦-୫୫୦) (୧୫୫-୦୦୦ କରାହା





20 0 20 40 60 Feet	
(IN FEET) 1 inch = 20 ft.	
PROPOSED STORM SEWER	evisions
PROPOSED CONTOUR93	
EXISTING CONTOUR — — — 4953— — — PROPOSED SWALE — — — — PROPOSED CURB & GUTTER — — — —	Ш Щ
PROPERTY BOUNDARY	
DESIGN POINT	No
FLOW ARROW	are vice s, Inc. s, Inc. sed for rection aled by
DRAINAGE BASIN LABEL	These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in
DRAINAGE BASIN BOUNDARY	Engline Engline and a any a nunlesse a Pro
PROPOSED SWALE SECTION	
PROPOSED 100-YEAR WATER SURFACE ELEVATION	E R N G
	NORT ENGINE
DESIGN BASIN TOTAL 2-yr 100-yr Q2 Q100	
POINT ID AREA (acres) C2 C100 Tc (min) Tc (min) Tc (cfs) Tc (cfs) Tc (cfs) A A 0.12 0.63 0.79 8.6 8.0 0.17 0.79	
A 0.12 0.03 0.75 0.0 0.0 0.75 B B 0.10 0.66 0.83 5.0 5.0 0.19 0.84	
NOTES:	
1. REFER TO THE "PRELIMINARY DRAINAGE AND EROSION CONTROL REPORT FOR Big Deal Four Plex" BY NORTHERN ENGINEERING, DATED DECEMBER	ж В
19, 2012 FOR ADDITIONAL INFORMATION.	
2. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES	DATE: 12.19.12 SCALE: 1" = 20'
2. 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	12. 12. 13. 17.
2. 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	Y: 12.
 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 FOR ALL UNKNOWN UNDERGROUND UTILITIES. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY 	Y: 12.
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; 	Y: 12.
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. 	Y: 12.
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK 	Y: 12.
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE 	Y: 12.
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE 	Y: 12.
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE 	PROJECT: DA 876-001 12. DESIGNED BY: SC/ H. Feissner 1" DRAWN BY: REV
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE 	BIT BRAW BY: REV
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE 	BIT BRAW BY: REV
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE 	DULT PLEX PROJECT: DA 876-001 12. 12. 12. 12. 12. 12. 12. 12
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE 	Four Plex Four Plex B76-001 12. DESIGNED BY: SC/ H. Feissner 1" DRAWN BY: REV
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. 	Four Plex Four Plex B76-001 12. DESIGNED BY: SC/ H. Feissner 1" DRAWN BY: REV
 THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITES. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION. ALL PROJECT DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. 	Deal Four Plex B76-001 DESIGNED BY: SCI H. Feissner DRAWN BY: REV
 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 ENSPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NOVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. CALL UTILITY NOTIFICATION CENTER OF COLORADO COL	Deal Four Plex B76-001 DESIGNED BY: SCI H. Feissner DRAWN BY: REV
 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 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL OURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. ALL OURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. ALL UTILITY NOTIFICATION CENTER OF COLORADO WING WARD SPOTS ARE FLOWLINE BLEVATIONS. ALL UTILITY NOTIFICATION CENTER OF COLORADO	Deal Four Plex B76-001 12. DESIGNED BY: SC H. Feissner DRAWN BY: REV
 THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE APPROXIMATE WHEN SHOWN ON THE AREA OF THE WORK. BEFORE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE OF ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES. TEMERSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION. ALL PROJECT DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NEVE 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL URB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. ALL UTILITY NOTIFICATION CENTER OF COLORADE GRADE ELEVATIONS. 	Deal Four Plex B76-001 12. DESIGNED BY: SC H. Feissner DRAWN BY: REV
 THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILIT 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 FOR ALL UNKNOWN UNDERGROUND UTILITIES. AND SHALL BE RESPONSIBLE FOR 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 DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. ALL CURB SPOTS ARE FLOWLINE ELEVATION CENTER OF MUSICE OF ADD ELEVATIONS. ALL CURB SPOTS ARE FLOWLINE BLEVATIONS. ALL DURBERGROUND BLEVE COLORADO ALL SUBJECE DATA BLEVATIONS. ALL DURBERGROUND BLEVE COLORADO ALL SUBJECE DATA BLEVATIONS. ALL DURBERGROUND COLORADO ALL SUBJECE DATA BLEVATIONS. ALL DURBERGROUND BLEVE COLORADO ALL SUBJECE DURBERGROUND BLEV	Deal Four Plex B76-001 12. DESIGNED BY: SC H. Feissner DRAWN BY: REV
 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 YERFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR TO ALL OT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. CALL UTILITY NOTIFICATION CENTER OF MENTY OF WARD OF MEDIA ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. CALL UTILITY NOTIFICATION CENTER OF MENTY OF WARD OF W	Deal Four Plex B76-001 12. DESIGNED BY: SC H. Feissner DRAWN BY: REV
 THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITES AND SHALL BE RESPONSIBLE FOR TOT ALL UNKNOWN UNDERGROUND UTILITES. AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITES AND SHALL BE RESPONSIBLE FOR TOT ALL UNKNOWN UNDERGROUND UTILITES. AND OTHER SURVEY INFORMATION. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION. ALL PROJECT DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 2 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. CALL UTILITY NOTIFICATION CENTER OF FORT SUPPONED COLORADO OF UNDERGROUND MEMBER UTILITES. CALL UTILITY NOTIFICATION CENTER OF MEMBER OF ONE COLORADO OF UNDERGROUND MEMBER UTILITES. CALL BESIDES DAYS IN ADVANCE BEFORE MEMBER OF UNDERGROUND MEMBER UTILITES. CALL BUSINESS DAYS IN ADVANCE BEFORE MEMBER OF UNDERGROUND MEMBER UTILITES. CITY OF FORT COLLINS, COLORADO UTILITES OF THE MARKING OF UNDERGROUND MEMBER UTILITES. CITY OF FORT COLLINS, COLORADO UTILITES OF THE MEMBER UTILITES. 	Deal Four Plex B76-001 12. DESIGNED BY: SC H. Feissner DRAWN BY: REV
2. THE SZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILTY OF THE CONTRACTOR TO VERYTY THE EXISTENCE OF ALL OUNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCINC NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES. 3. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION. 4. ALL PROJECT DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES. 5. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. 4. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS. 5. ALL SUBMERSIONE MARKBERGENUM EMBERSHED COLORADO	Big Deal Four Plex Brout Plex Breact: Data Four Plex Breact: 12: 12: 12: 12: 12: 12: 12: 12: 12: 12
<form></form>	Deal Four Plex B76-001 12.19 DESIGNED BY: SCALE H. Feissner DRAWN BY: REVIE



Planning, Development and Transportation Current Planning 281 North College Ave. P.O. Box 580 Fort Collins, CO 80522-0580 970.221.6750

970.224.6134 - fax fcgov.com/developmentreview

January 29, 2013

Dear Resident/Property Owner:

On Wednesday, February 13th, 2013, at 6:00 p.m., in Conference Room A, 281 North College Avenue, Fort Collins, Colorado, a City of Fort Collins Hearing Officer will conduct a public hearing to consider a development project in your area. The project is referred to as the BDR 4-Plex, Project Development Plan, #PDP120030.

The proposed project is located at 621 South Meldrum Street. This site is zoned N-C-B, Neighborhood Conservation, Buffer District, and is .022 acres in size. Please refer to the site location map on the back of this letter. The project proposes to demolish an existing rental building located on the property and construct a new multi-family building that will contain a total of four dwelling units. The plans are available online for your review at:

http://www.fcgov.com/developmentreview/agendas.php

The City's Hearing Officer considers your input an important part of the City's review of the proposal. If you are unable to attend this meeting, but would like to provide input, written comments are welcome via U.S. mail to the address above or please e-mail me at <u>iholland@fcgov.com</u>.

The list of affected property owners for this neighborhood meeting is derived from official records of the Larimer County Assessor. Because of the lag time between home occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbors of this hearing so that all may have an opportunity to attend. Thank you for your time and participation in the City's planning process.

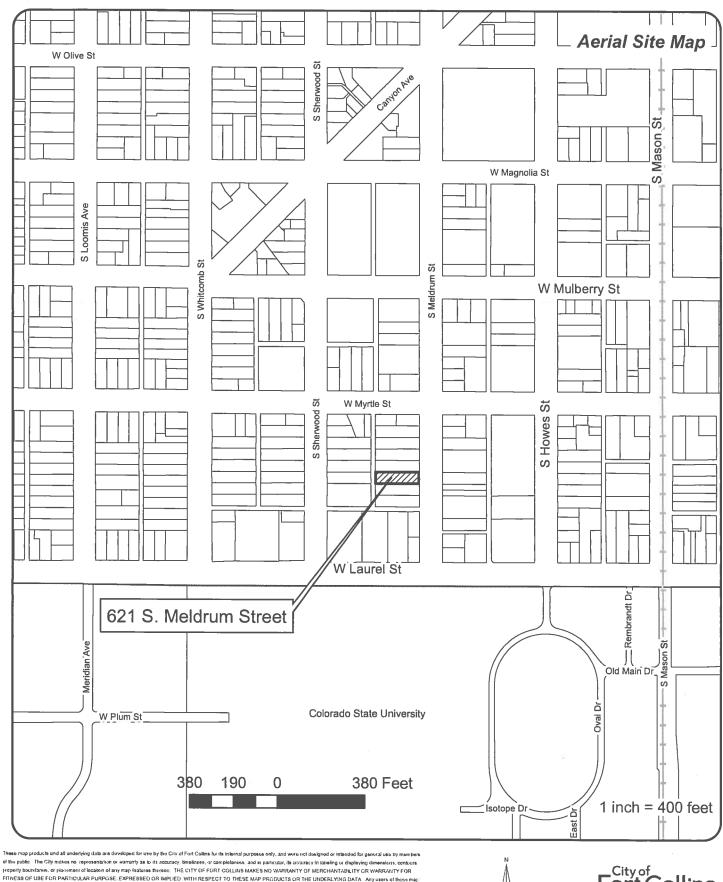
Sincerely,

Ill X

Jason Holland, RLA City Planner

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 970-221-6750 for assistance.

621 South Meldrum Street



the depend building of the second and second and the second and the second and second and the second and the second and second and



CITY OF FORT COLLINS ADMINISTRATIVE HEARING OFFICER TYPE 1 ADMINISTRATIVE HEARING FINDINGS, CONCLUSIONS AND DECISION

HEARING DATE:	February 13, 2013
PROJECT NAME:	BDR Four Unit Multi-Family 621 South Meldrum Street
CASE NUMBER:	Project Development Plan #120030
APPLICANT:	Cathy Mathis The Birdsall Group 444 Mountain Avenue Berthoud, CO 80513
OWNER:	Big Deal Real Estate, LLC Jeff Eggleston 2519 Ridge Creek Road Fort Collins, CO 80528
HEARING OFFICER:	Kendra L. Carberry

PROJECT DESCRIPTION:

This is a request to demolish an existing 626 square foot single-family home located at 621 South Meldrum Street and construct a multi-family building containing four units. The existing residence, which was built in 1910, has been functioning as a college student rental. The site is approximately 0.22 acres or 9,513 square feet, and is bisected by the Arthur Ditch. The ditch is an underground concrete water canal approximately 13 feet wide in a 33 feet wide easement. The property abuts a 20 foot alley to the west.

The proposed multi-family building is two stories in height with approximately 4,900 total square feet and will contain four three-bedroom/two bathroom dwelling units. Gross overall density of the project is 18.2 dwelling units per acre. The project will provide four off-street parking spaces to be accessed from the alley. The property will be re-platted to include new easements. The site is in the (N-C-B) Neighborhood Conservation, Buffer zone district, and falls within the TOD (Transportation Overlay Development) zone.

One Modification of Standard is requested. The modification request addresses Section 3.2.2(J) of the Fort Collins Land Use Code (the "Code"), which requires that any vehicular use area containing six or more parking spaces or 1,800 or more square feet shall be set back from the side lot line a minimum average of five feet.

SUMMARY OF DECISION:	Approved with conditions.
ZONE DISTRICT:	Neighborhood Conservation, Buffer (N-C-B) Transportation Overlay Development (TOD)

HEARING:

The Hearing Officer opened the hearing at approximately 6:00 p.m. on February 13, 2013, in Conference Room A, 281 North College Avenue, Fort Collins, Colorado.

The following persons attended the hearing and each of them testified:

From the City:	Jason Holland
From the Applicant:	Cathy Mathis, Ian Shuff, George Schock, Jeff Eggleston, Herman Feissner
From the Public:	Alan Skowron

The Hearing Officer accepted the following documentary evidence: (1) the Planning Department Staff Report; (2) the application, plans, maps and other supporting documents submitted by the applicant and the applicants' representatives to the City of Fort Collins (the "City"); and (3) a written statement from Alan Skowron. The Code, the City's Comprehensive Plan and the City's formally promulgated polices are all additional evidence considered by the Hearing Officer.

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that the hearing was properly posted, legal notices mailed and notice published.

2. The PDP and Modification were processed in accordance with Division 2.2 of the Code, and no neighborhood input meeting was required or held.

3. Mr. Skowron testified on behalf of the property at 625 South Meldrum and presented concerns about construction methods, particularly relating to the fence and wall between the properties. The Applicant and Mr. Skowron resolved some of those concerns at the hearing and agreed to continue discussions to resolve the remainder of those concerns prior to construction.

4. The PDP complies with the applicable General Development Standards contained in Article 3 of the Code.

a. The PDP complies with Section 3.2.1, Landscape and Tree Protection, because the plan calls for new trees, with certain caliper sizes that exceed the minimum requirements, to provide adequate replacement for existing trees that are proposed to be removed. The City Forester reviewed the plan for tree replacement and mitigation and recommended approval. The PDP provides the required quantity and diversity of trees and landscape plantings. Building foundation and parking lot landscaping is enhanced; shrub and ground cover planting beds are provided in excess of the minimum coverage requirements with

predominately low-water-use plant selections. Overall water use of 9.7 gallons per square foot is significantly less than the required maximum of 15 gallons per square foot. The parking lot perimeter and interior will be screened with trees, shrubs and a privacy fence that provide significant screening and appropriate transition between the property and adjacent residences.

b. The PDP complies with Section 3.2.2, Access, Circulation and Parking, because the property is in the TOD Overlay Zone, so there is no minimum parking requirement for multi-family dwellings. Five off-street parking spaces are provided, and the parking access and location at the rear of the property is designed in conformance with the TOD standards. Bicycle facilities comply with the minimum requirements, with seven covered and five uncovered spaces. The Modification of Standard addresses the parking lot setback established by Section 3.2.2(J).

5. The PDP complies with the applicable standards contained in Article 4 of the Code for the Neighborhood Conservation Buffer (N-C-B) zone district.

a. The PDP complies with Section 4.9(B)(2)(a)(3), Permitted Uses, because multifamily dwellings of up to four units, located in a street-fronting principal building, are a permitted use in the N-C-B zone.

b. The PDP complies with Section 4.9(D)(1), Density, because the proposed density will be 4,948 gross square feet on a lot of 9,513 square feet.

c. The PDP complies with Section 4.9(D)(5), Floor Area Ratio (FAR), because the building footprint is located almost entirely within the front 50% of the lot, so an exact FAR percentage was not required.

d. The PDP complies with Section 4.9(D)(6)(a-e), Dimensional Standards, because the lot width is 50 feet, the building setbacks are at least 15 feet from the front lot line, five feet from the side and five feet from the rear alley, and the building height is only two stories, which is less than the allowed three stories.

e. The PDP complies with Section 4.9(E)(1), Building Design, because the exterior walls are constructed at right angles to the lot, the second floor does not overhang the lower front or side of the building, the front porch is limited to one story, the roof pitch be between 2:12 and 12:12, and the front building façade features building entrances with a one-story architectural porch that is compatible in quality and scaled appropriately in comparison with nearby residences.

f. The PDP complies with Section 4.9(E)(2)(a)(1), Building Height, because the structure does not exceed the maximum building height.

g. The PDP complies with Section 4.9(E)(2)(b)(1), Eave Height, because the structure is in the front of the lot, where eave heights in excess of 13 feet are permitted.

h. The PDP complies with Section 4.9(E)(4), Landscape/Hardscape Material, because not more than 40% of the front yard is covered with inorganic material.

i. The PDP complies with Section 4.9(E)(6), Access, because parking is accessed from the alley and is not located between the building and the street.

6. With a condition as to scope, the Modification of Standard meets the applicable requirements of Section 2.8.2(H) of the Code.

a. The Modification would not be contrary to the public good.

b. The Modification will promote the general purpose of the standard for which the Modification is requested equally well or better than the standard without modification, because the Modification is minor and the overall project provides high quality, high performing architecture that is sensitive to the character of the surrounding neighborhood.

c. The Modification would result in a substantial benefit to the City, because it accommodates off-street parking that would otherwise be infeasible, and the off-street spaces will reduce on-street parking demand and thereby benefit neighbors without any significant adverse impacts.

d. The Modification will not diverge from the standards of the Code except in a nominal, inconsequential way when considered from the perspective of the entire PDP. The Modification provides appropriate massing, scale, detail and articulation. The landscape area, in combination with the privacy fence, provides a softened landscape edge interior to the parking area while mitigating the visual impact to the property to the south. Additionally, the Modification is along the parking drive isle, and not directly adjacent to the parking spaces, where the impact of a reduced setback would be greater.

DECISION

Based on the foregoing findings, the Hearing Officer hereby enters the following rulings:

1. The PDP and the Modification of Standard are approved as submitted, subject to the following conditions:

a. The Modification of Standard (reduction in setback from five feet to three feet) shall apply to the rear 78 feet of the lot only. The setbacks on the remaining portion of the lot shall remain as provided in the Code.

b. If access to neighboring properties is required for construction, the Applicant and/or Owner shall obtain appropriate easements.

DATED this 25th day of February, 2013.

fina a farberry

Kendra L. Carberry Hearing Officer