

Conceptual Review Agenda

Schedule for 06/10/13 to 06/10/13

281 Conference Room A

Monday, June 10, 2013

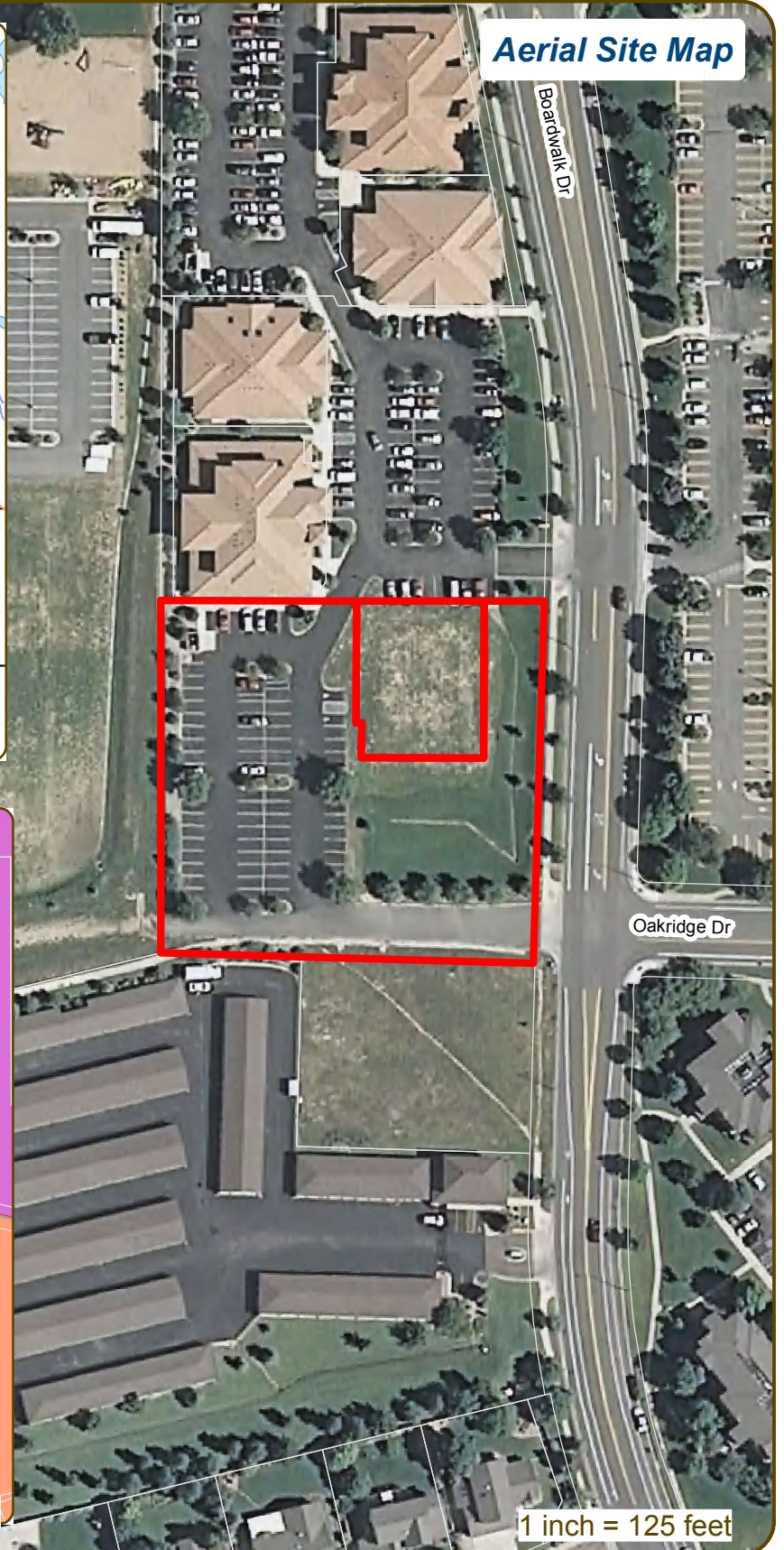
Time	Project Name	Applicant Info	Project Description	Planner
10:15	4775 Boardwalk Drive - Child Care Center	Mark Cevaal 720-283-6783 mcevaal@redland.com	This is a request to construct a new building located at 4775 Boardwalk Drive (Parcel # 96011-63-008). The building, approximately 10,000 square feet, would be used as a child care center and include and outdoor playground space and modifications to an existing detention pond within the Miramont Office Park. The site is located in the Harmony Corridor (H-C) Zone District. Child care centers are subject to Administrative (Type 1) review in the H-C Zone District.	Jason Holland
11:00	Rigden Farm 14th Filing - Brownstones & Commercial	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a request to construct brownstone-style residential units and commercial space located on the site of Rigden Farm Fourteenth Filing (bounded by Limon Drive, Custer Drive, Iowa Drive, and Illinois Drive). A total of 102 three-story brownstones would be constructed as well as 3,400 square feet of commercial space. The site is located in the Neighborhood Commercial (N-C) Zone District. Multifamily dwellings in the N-C Zone District are subject to Planning & Zoning Board (Type 2) review.	Jason Holland

4775 Boardwalk Drive Child Care Center

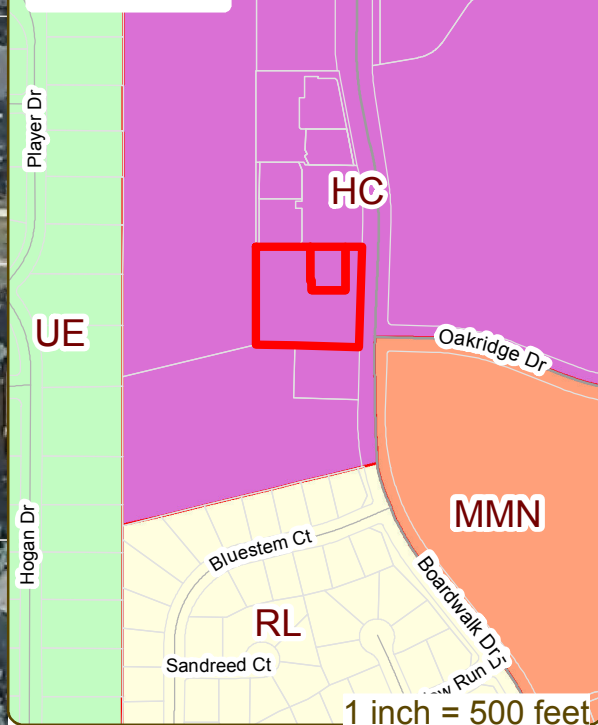
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

General Information

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

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

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Adam Rubenstein - Developer;
Mark Cevaal - Redland, Civil Engineering Consultant

Business Name (if applicable) _____

Your Mailing Address Redland, 8000 S. Lincoln St., Suite 206, Littleton CO 80122

Phone Number 720-283-6783 **Email Address** mcevaal@redland.com

Site Address or Description (parcel # if no address) 4775 Boardwalk Drive, Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) New 10,000 SF day care building with playground, sidewalk, and detention pond modification.

Proposed Use Daycare **Existing Use** Office

Total Building Square Footage 9,960 **S.F. Number of Stories** 1 **Lot Dimensions** 1.64 ac.

Age of any Existing Structures None

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

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

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

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

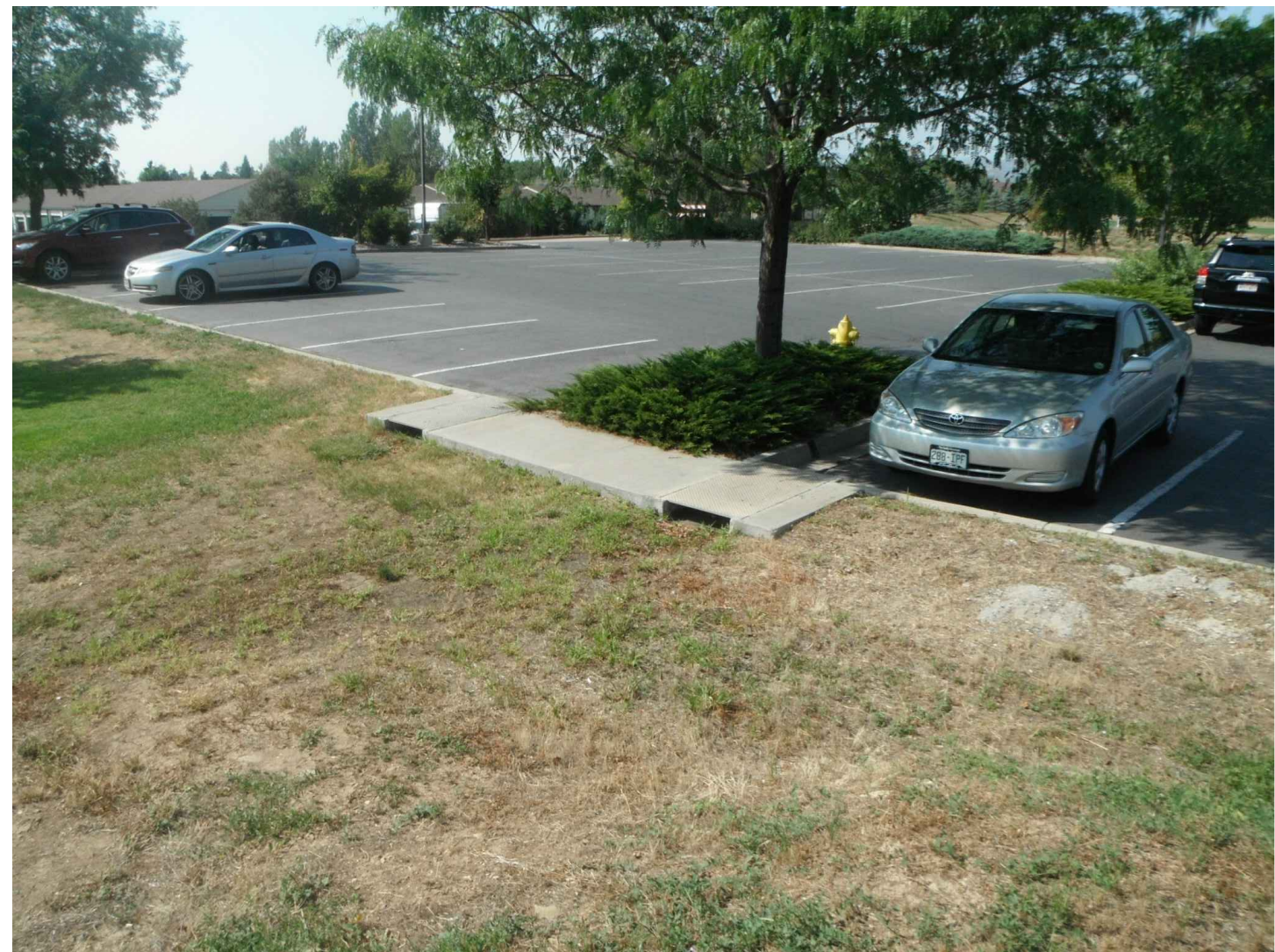
Increase in Impervious Area 13,483 **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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



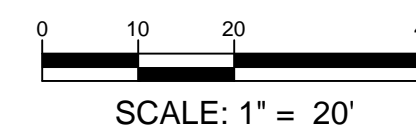
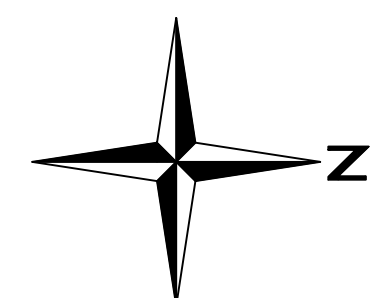
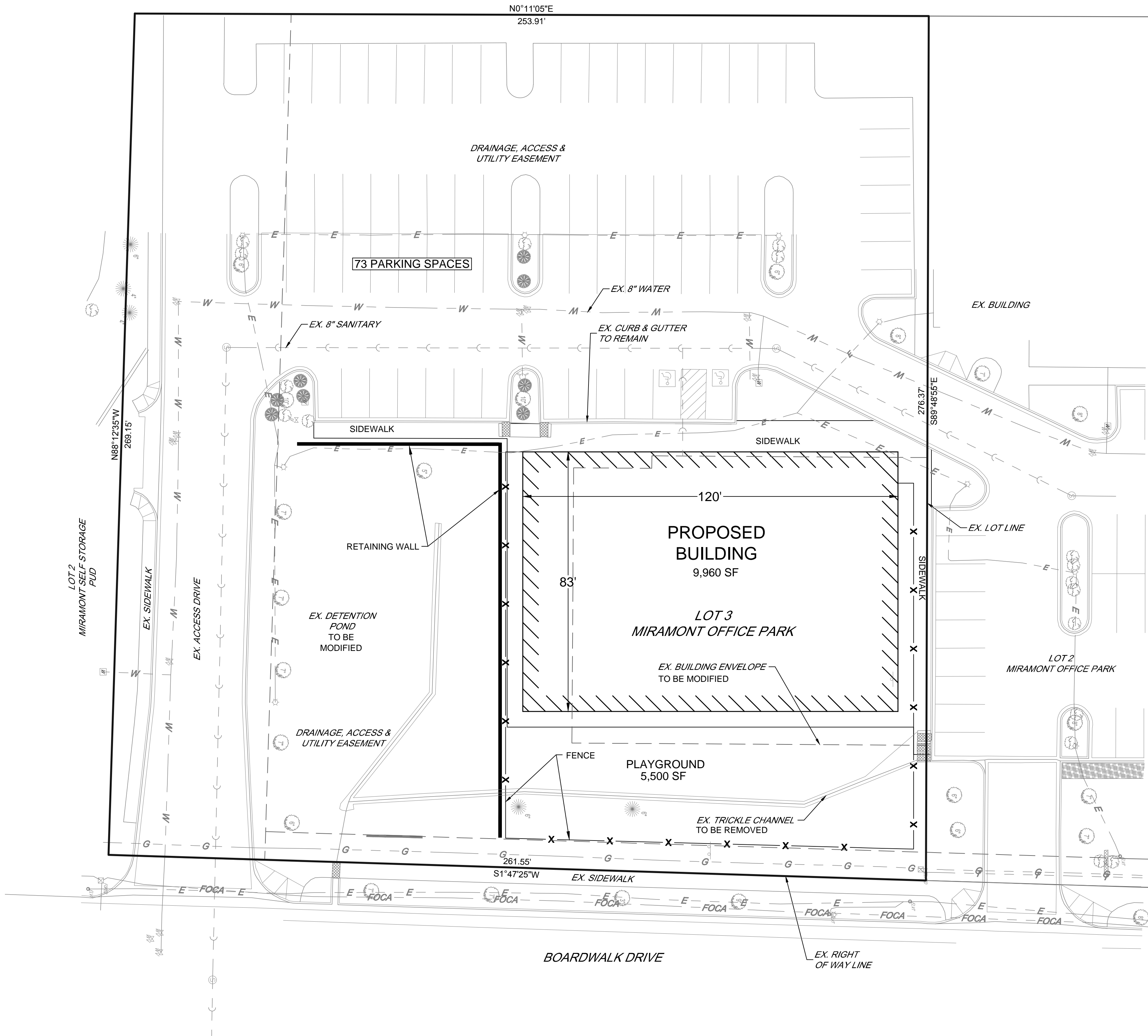
VIEW OF BUILDING PAD, LOOKING SOUTHWEST



VIEW OF EX. PARKING LOT LOOKING WEST



VIEW OF EX. POND, LOOKING SOUTH



DRAWN	CHECKED	APPROVED	PROJECT NO.	HORIZ. SCALE	VERT. SCALE
			12026	1" = 20'	
DATE	NO.	CONCEPT REVIEW	NOTES		
06/20/2013					

THE LEARNING EXPERIENCE
AT MIRAMONT OFFICE PARK

SKETCH EXHIBIT



Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

June 17, 2013

Mark Cevaal
4775 Boardwalk Drive
Fort Collins, CO 80525

Re: 4775 Boardwalk Drive - Child Care Center

Description of project: This is a request to construct a new 10,000 square foot, one-story building located at 4775 Boardwalk Drive for a child care facility (Parcel # 96011-63-008). Site improvements include an outdoor playground and modifications to the existing detention pond within the Miramont Office Park. The site is 1.64 acres in size and located in the Harmony Corridor (H-C) Zone District. Child care centers are subject to Administrative (Type 1) review in the H-C Zone District.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ted Shepard, at 970-221-6343 or tshepard@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. As this is introducing a new (Child Care) use to the undeveloped (bldg E) pad site of Miramont Office Park P.U.D. an administrative or Type I review is required.
2. Refer to LUC 3.8.4 for Child Care Center Regulations. This includes min. indoor and outdoor square footages per child, fencing requirements, and loading/unloading driveway requirements.
3. The site is located in the Residential Neighborhood Sign District and the development is considered a Convenience Shopping Center. Wall signs are limited to individual letter of max. 18 inches in height. Wall sign cabinets are limited to a max. height of 24" with only the text/graphic being seen at night with background face opaqued. The ground or monument sign is located at 4745 Boardwalk Dr. No separate ground or monument sign allowed for parcels at 4475 Boardwalk (LUC 3.8.7[E]).
4. No add'l comments at this time.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include 8-inch water and 8-inch sewer in the drive to the west of the site.
2. A ¾-inch water service, a 4-inch sewer service and a 6-inch fire line were shown on the original utility plans as being extended to the site. These services must be used or abandoned at the mains.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. Water quantity detention is required for the runoff volume difference between the 100 year developed inflow rate and a 0.2 cfs/ac release rate for the 10 year storm and a 0.5 cfs/ac release rate for the 100 year storm. The detention pond adjacent to the site was sized for this area and it can drain to it as long as the impervious percentage is equal to or less than what was used in the previously approved drainage study. The sketch submitted shows the building envelope moving into the pond area and the pan is to be removed. In that case the pond will need to be reconfigured and the pond may have to be deepened. That will require a lower outfall storm drain to be built and a pipe extend south in Boardwalk Drive until it can be daylighted into the street. The existing drainage easement will need to be vacated and new offsite easements will be needed to construct a new storm drain line.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
5. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is

determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

6. The design of this site must conform to the drainage basin design of the McClellands Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 5/31/2013: No comments

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE CONTAINMENT

The building exceeds 5000 square feet and shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

Per the CDR meeting of 6-10-13: Applicant intends to sprinkler building.

2. OCCUPANCY CLASSIFICATION

Day care: The use of a building or structure, or portion thereof, for educational, supervision or personal care services for more than five children older than 2 1/2 years of age shall be classified as an E Occupancy.

Child Care: A facility that provides supervision and personal care on less than a 24-hour basis for more than five children 2 1/2 years of age or younger shall be classified as a Group I-4 Occupancy.

EXCEPTION: A child day care facility which provides care for more than five but no more than 100 children 2 1/2 years or less of age, when the rooms where such children are cared for are located on the level of exit discharge and each of these child care rooms has an exit door directly to the exterior, shall be classified as a Group E Occupancy.

3. FIRE SPRINKLER SYSTEM

Group E Occupancy: An automatic sprinkler system is not required in Group E fire areas less than 20,000 SF. 2006 IFC 903.2.2

Group I Occupancy: An automatic sprinkler system shall be provided throughout buildings with a Group I fire area. 2006 IFC 903.2.5

4. FIRE ALARM SYSTEMS

Group E Occupancy: A manual fire alarm system shall be installed in Group E Occupancies when the occupant load is 50 or more. IFC 2006 907.2.3

Group I Occupancy: A manual fire alarm system shall be installed in Group I Occupancies. An electrically supervised, automatic smoke detection system shall be provided in accordance with Sections 907.2.6 and 907.2.6.2.

5. PREMISE IDENTIFICATION

New and existing buildings shall be plainly identified. Address numbers shall be visible from the street

fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

2006 International Fire Code 505.1

6. COMMERCIAL KITCHEN HOODS

A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

2006 International Fire Code 609.2

Per the CDR meeting of 6-10-13: Applicant does not foresee the need to install a commercial kitchen or produce grease vapors.

7. FDC

Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

2006 International Fire Code 912.2

8. KEY BOXES REQUIRED

Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in approved location(s) on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.

2006 International Fire Code 506.1 and Poudre Fire Authority Bureau Policy 88-20

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. A construction agreement/easement may be needed from the property owner to the north for the proposed sidewalk installation along the property line.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. Due to the reconfiguration of the drainage on the property, removal of the existing chase drain will require sidewalk and curb and gutter repairs. The new chase drain located south of the property will need to be constructed to current LCUASS standard.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

1. The meter and transformer locations will need to be coordinated with Light and Power Engineering, 970-221-6700.
2. System modification and electric development charges will apply. An online electric development fee estimator is available at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>.
3. A C-1 form and an electric one-line diagram will need to be submitted to Light and Power Engineering. The C-1 form is available at: http://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf.
4. Shade trees will need to maintain 40 feet of clearance with street lights. Ornamental trees will need to maintain 15 feet of clearance with street lights.

Current Planning

Contact: Ted Shepard, 970-221-6343, tshepard@fcgov.com

1. Please add a sidewalk on the north side of the access drive in a manner that matches the existing walkway on the south side, per Section 3.2.2(C)(5).
2. Bicycle parking is required per Section 3.2.2(C)(4). For child care centers, the minimum is one space per 3,000 square feet with a minimum of four spaces and there is no requirement that any spaces be enclosed. Be sure that racks are permanently anchored to concrete and are placed so there is no interference with pedestrian walkways or landscaping.
3. Any trees that are to be removed must be replaced in accordance with the mitigation schedule per Section 3.2.1(F). For the trees that remain, be sure that they are not damaged during construction in accordance with the tree protection standards of Section 3.2.1(G). These standards should be noted on the Landscape Plan.

4. The stormwater detention pond must be landscaped. The location of the detention pond is highly visible. Approaching from the south, this area is the front yard for your project. Designing an attractive landscape may help create a favorable impression as well as provide shade for the outdoor play area. Here is the link to the explanatory document:
http://www.fcgov.com/utilities/img/site_specific/uploads/Detention_Pond_Landscaping_Standards.pdf
5. The outdoor play area fence along Boardwalk Drive (collector street) must be made visually interesting. Section 3.8.11 describes the various techniques that may be employed to accomplish this objective. For fences that exceed 100 feet in length, there must be a variation in the alignment or setback of at least one-third the length of the fence by a minimum of five feet.
6. Will there be a new trash/recycling enclosure or will the proposed facility share an existing enclosure with the adjoining office park? Please indicate. If there is to be new one, please locate in the plans. The requirements are noted in Section 3.2.5. Note that there must be exterior materials that match the predominant material on the building. The gate may be metal. There must be a person-door or access in addition to the gate. The enclosure must be on concrete and of sufficient size to accommodate recycle containers. For further information, please see www.fcgov.com/recycling/enclosures.php.
7. The new building-mounted lighting must be fully shielded so the light source is not visible.
8. As indicated, the building will be compatible with the existing buildings within the office park. Be sure that there is a distinct base, middle and top in accordance with Section 3.5(D).
9. Is parking intended to be shared with other users of the office park? If so, please indicate on the plans that there is a parking lot cross-access agreement among the lots, tenants, owners, employees and customers.
10. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
11. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
12. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
13. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
14. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
15. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.

16. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

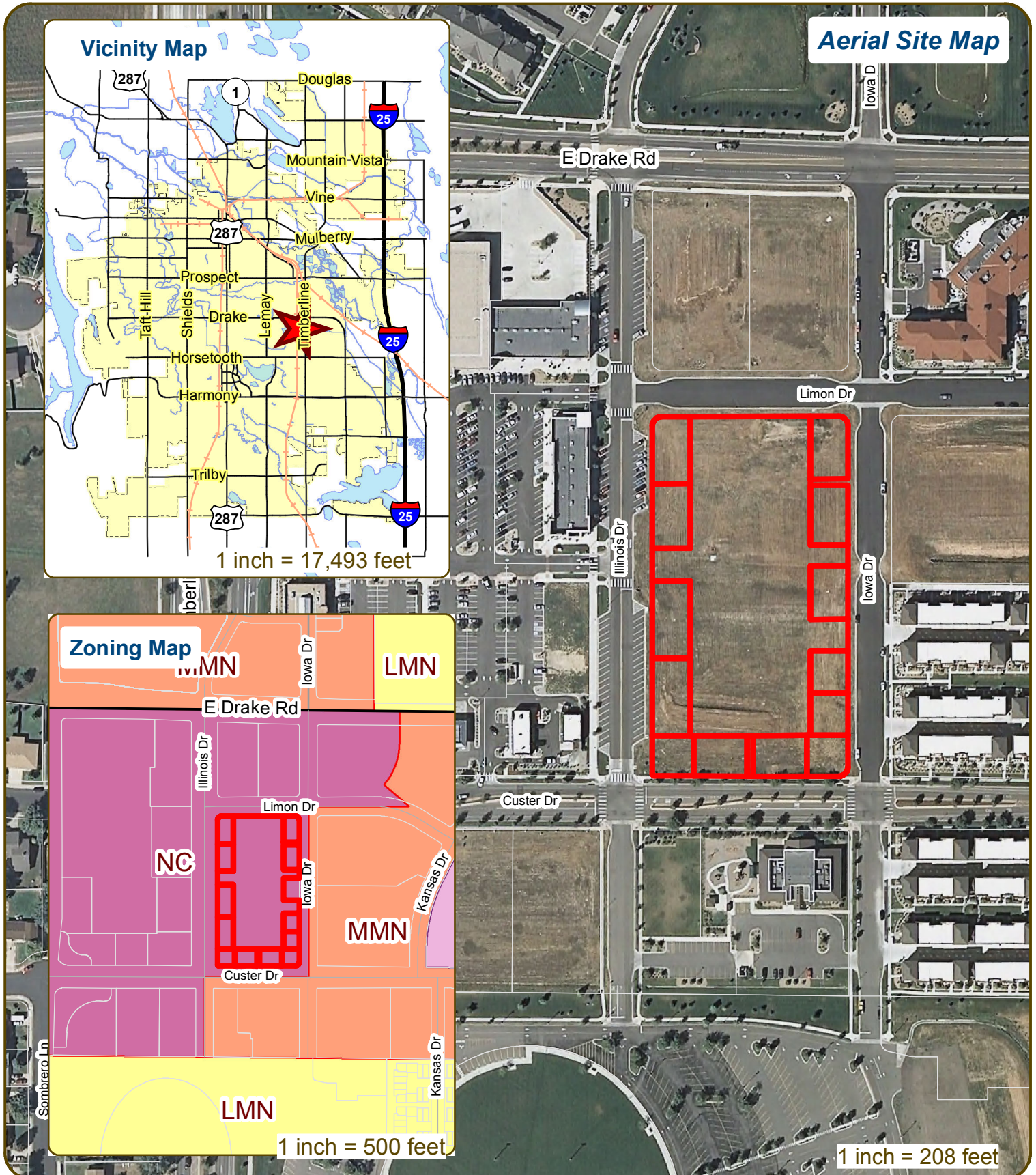
Energy Code Use

1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
416-2341

Rigden Farm 14th Filing Brownstones & Commercial



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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis, consultant

Business Name (if applicable) The Birdsall Group

Your Mailing Address 444 Mountain Ave., Berthoud CO 80513

Phone Number 970.532.5891 **Email Address** cathy@tbgroup.us

Site Address or Description (parcel # if no address) Brownstones at Rigden Farm (Rigden Farm Fourteenth Filing)

Description of Proposal (attach additional sheets if necessary) Construction of 102 three-story brownstone-style units on 4 acres with 3400 sq. ft. of commercial

Proposed Use Multi-family/Townhomes **Existing Use** Vacant

Total Building Square Footage _____ **S.F. Number of Stories** 3 **Lot Dimensions** 553' x 280' +/-

Age of any Existing Structures None

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

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

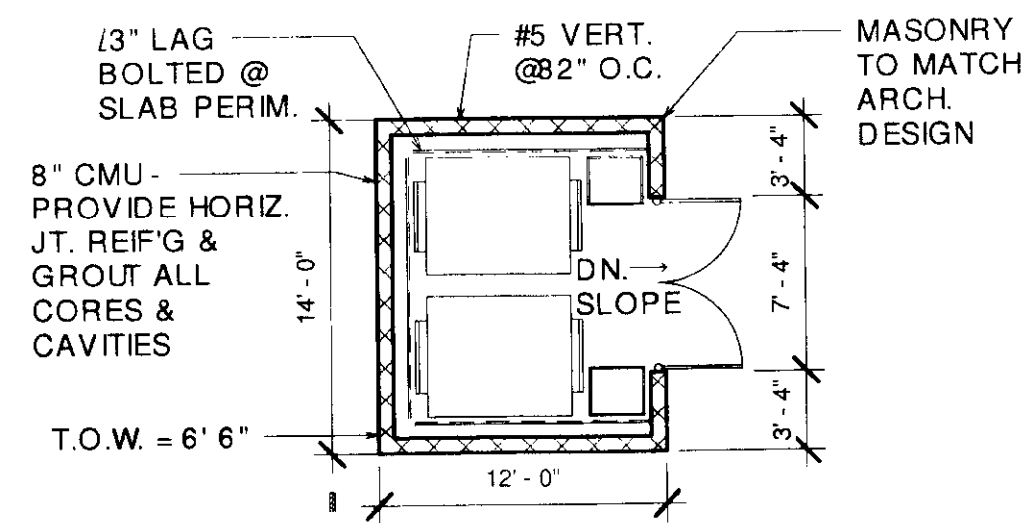
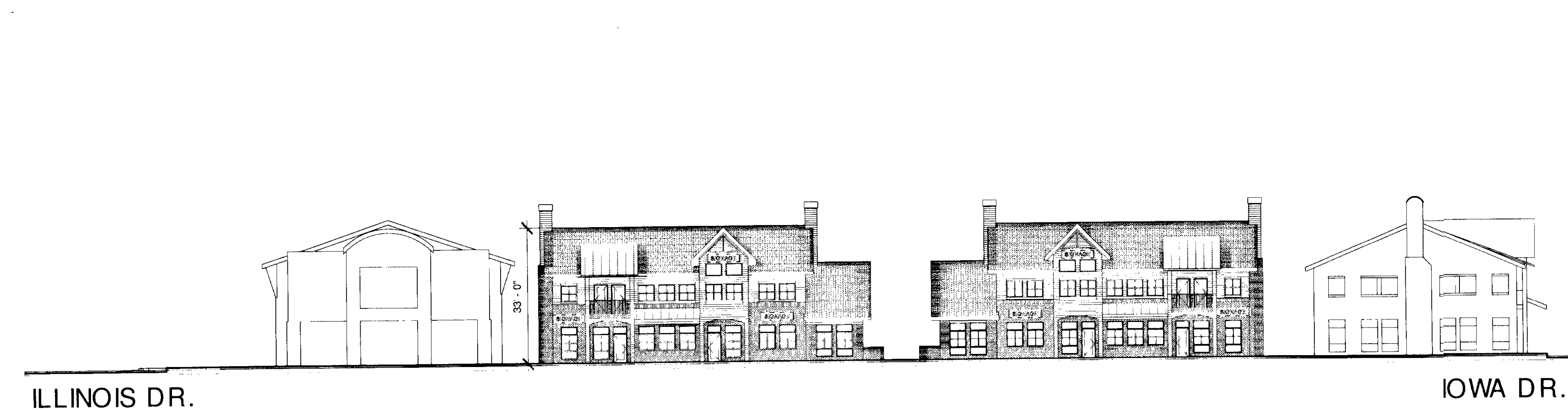
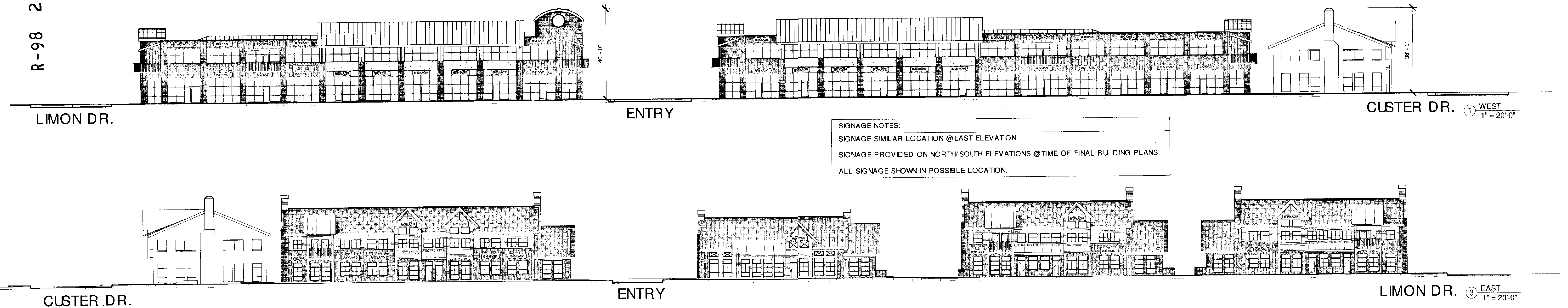
Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? _____

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

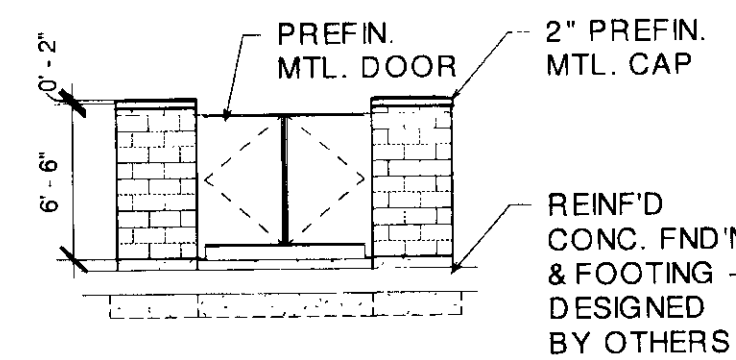
Increase in Impervious Area _____ **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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



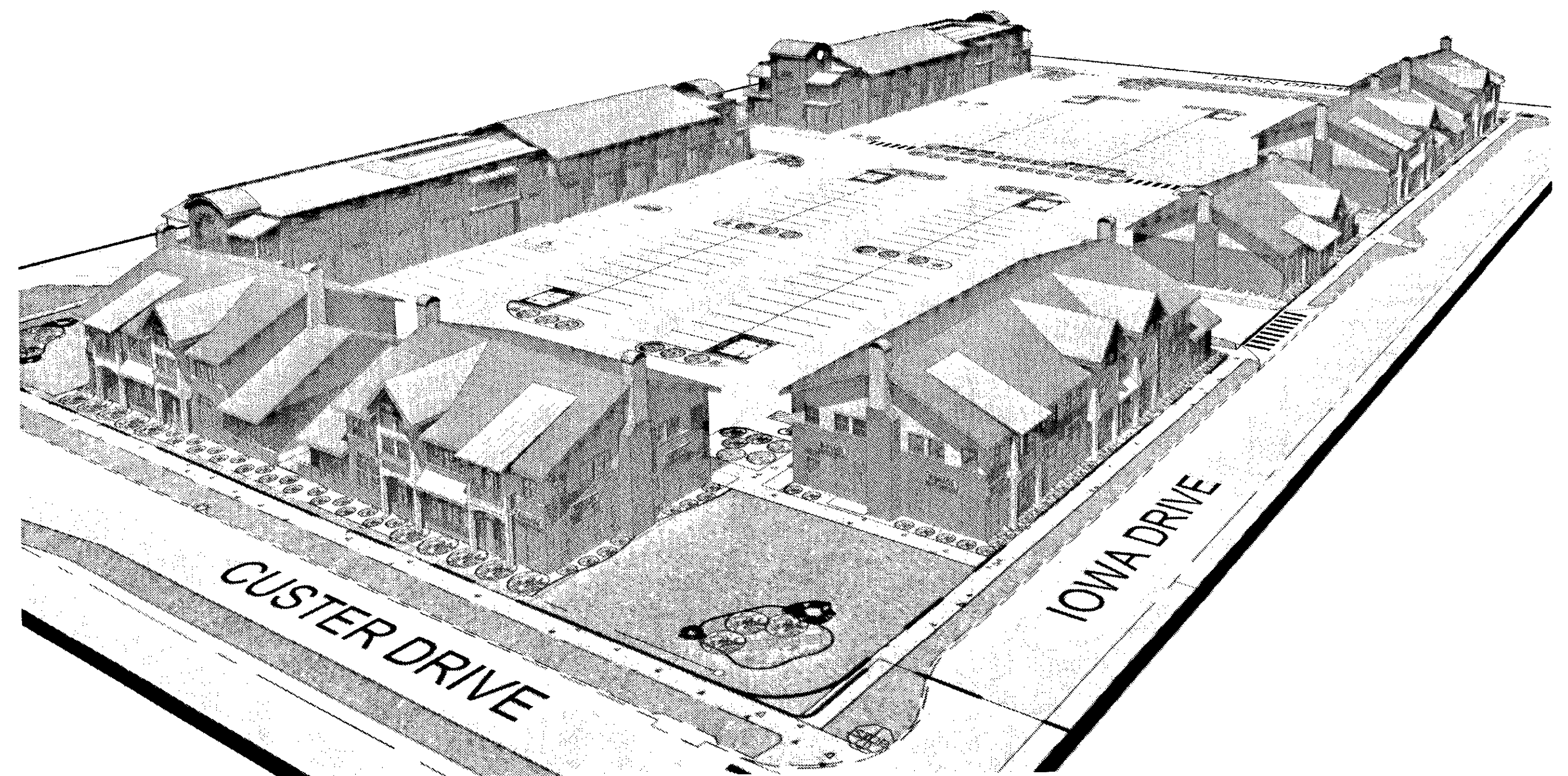
④ TRASH ENCLOSURE
1/8" = 1'-0"



⑤ TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"



⑥ SOUTH
1/8" = 1'-0"



FINISH MATERIALS LEGEND

	HORIZONTAL LAP SIDING - TAN, CREAM
	ASPHALT SHINGLES - BROWN, BLACK, GRAY
	MASONRY - TAN, BROWN, RED
	STANDING SEAM METAL ROOF - GRAY
	SYNTHETIC STUCCO - TAN, CREAM

FINAL DEVELOPMENT PLAN RIGDEN FARM, FOURTEENTH FILING ARCHITECTURAL ELEVATIONS

FORT COLLINS, COLORADO

LADCO
PROPERTIES, LLC

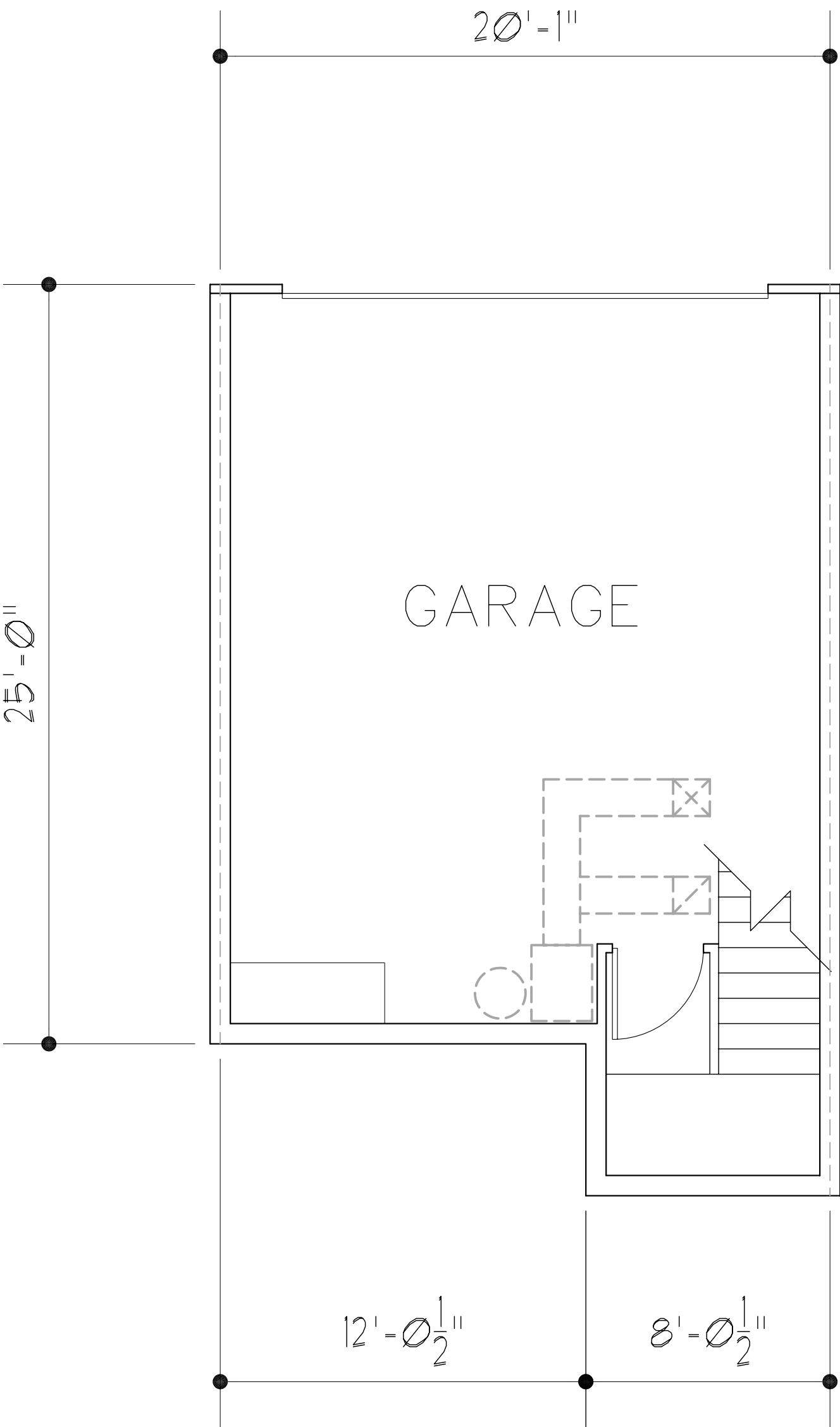
**ARCHITECTURE
WEST, L.L.C.**
ARCHITECTURE/PLANNING

4714 VALLEY RIDGE CT.
FORT COLLINS, CO. 80526
(970) 402-3888
(FAX) 225-2901

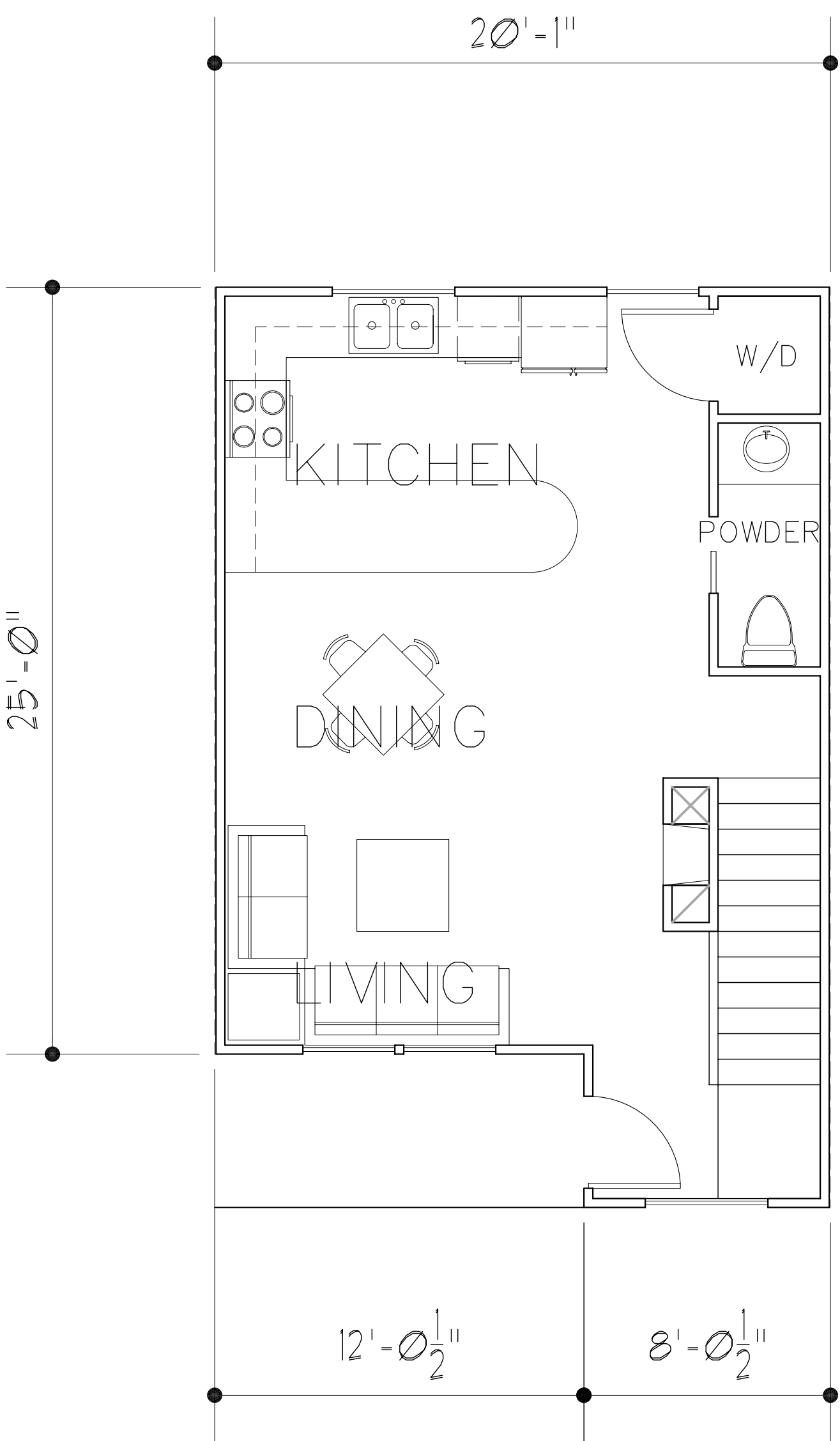
4710 SOUTH COLLEGE AVE.
FORT COLLINS, CO. 80525
(970) 207-0424
(FAX) 207-9191

SHEET 6 OF 8
MARCH 14, 2007
MYLAR - 7/23/07

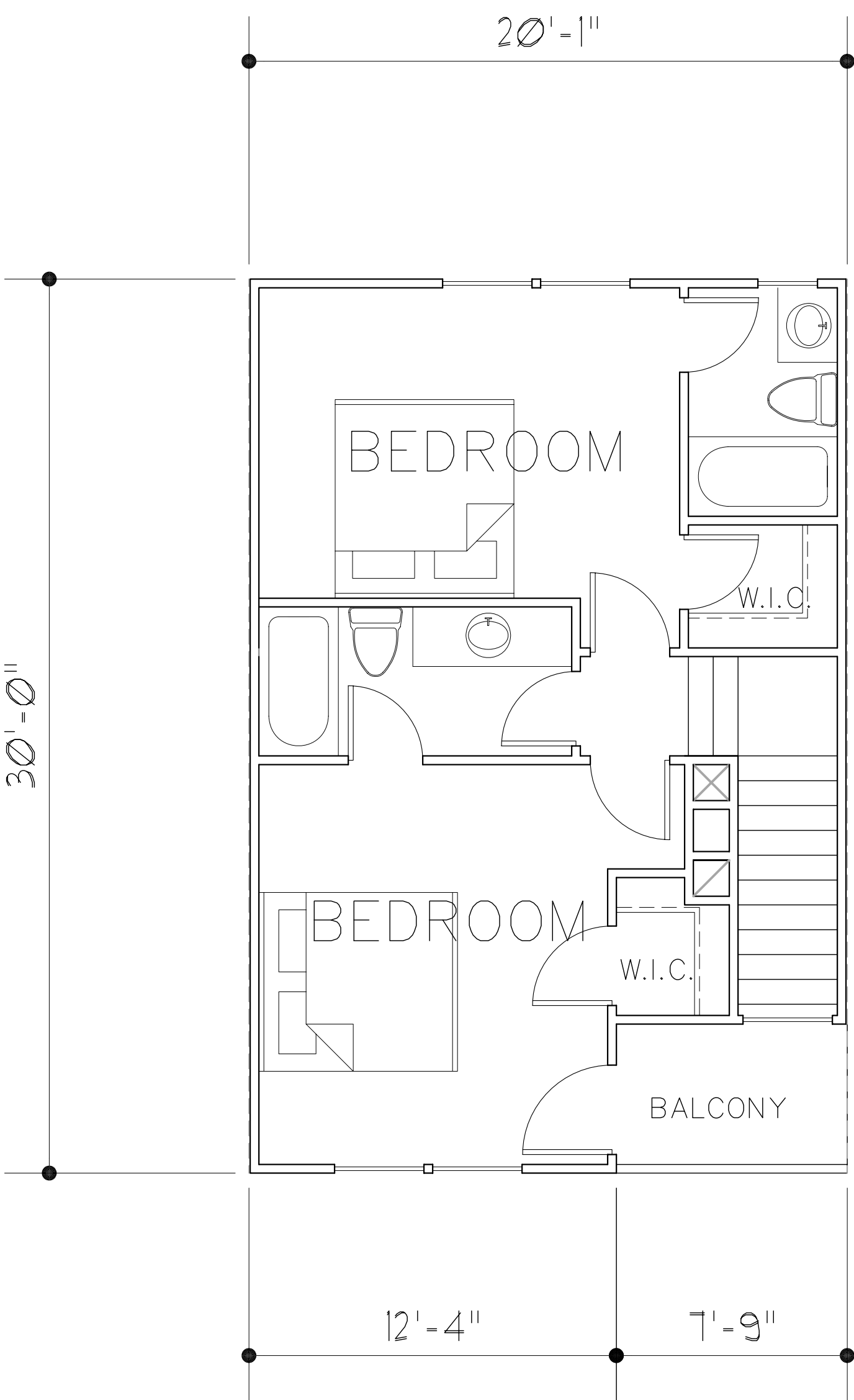
1,061 SQ. FT. (LIVING AREA)
542 SQ. FT. (GARAGE)



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
542 SQ. FT.



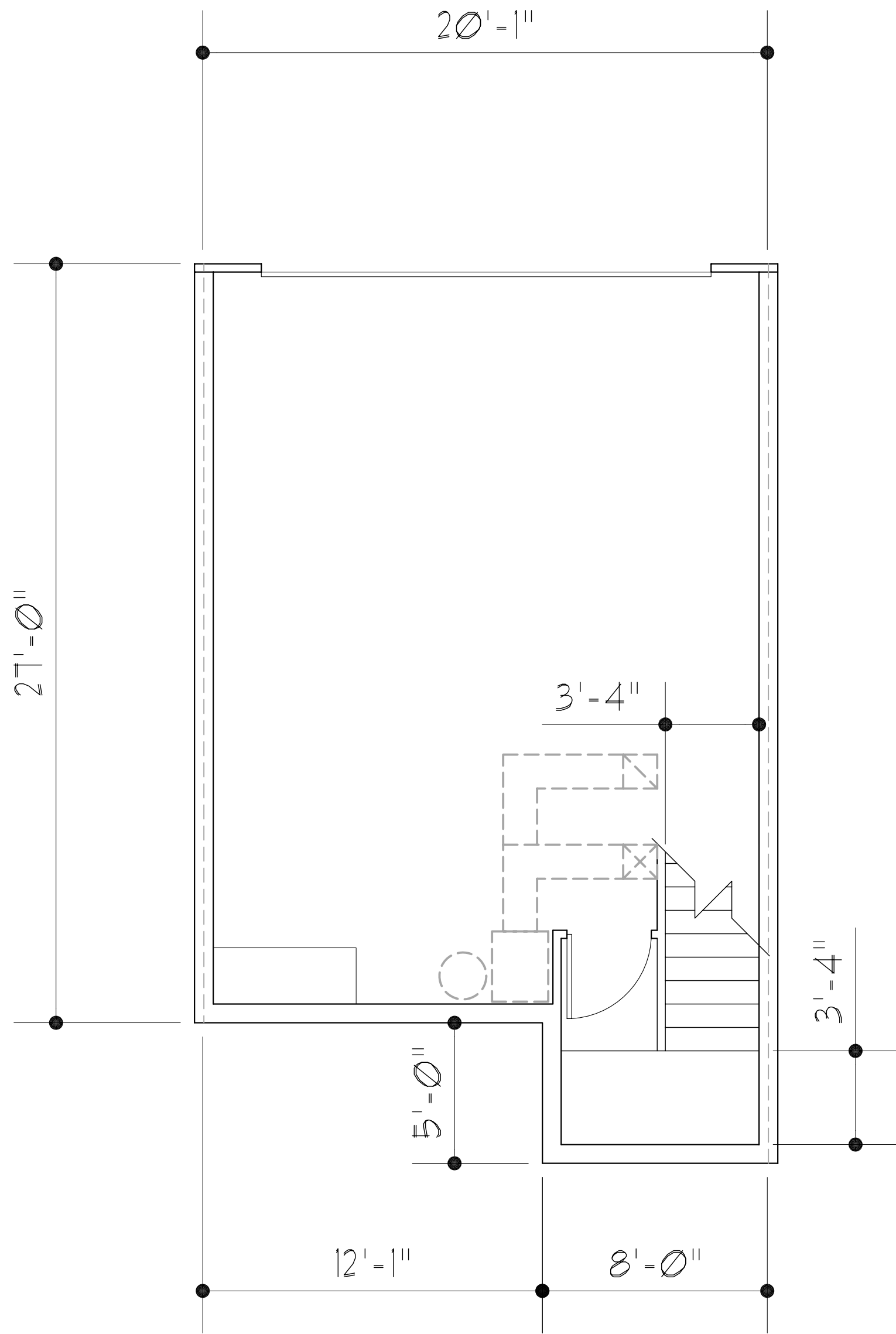
2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
542 SQ. FT.



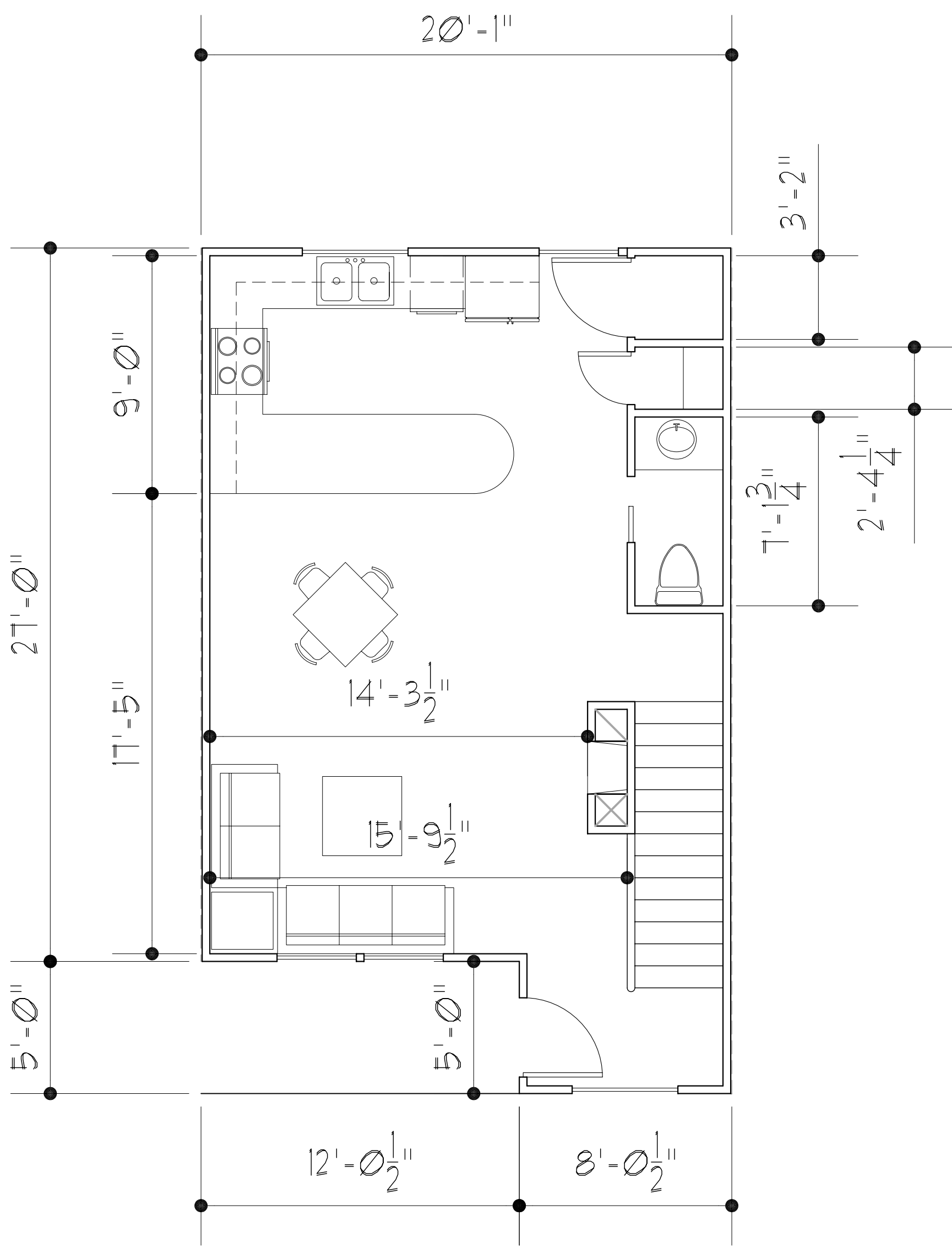
3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
519 SQ. FT.

SMALL UNIT (UNIT TYPE A)

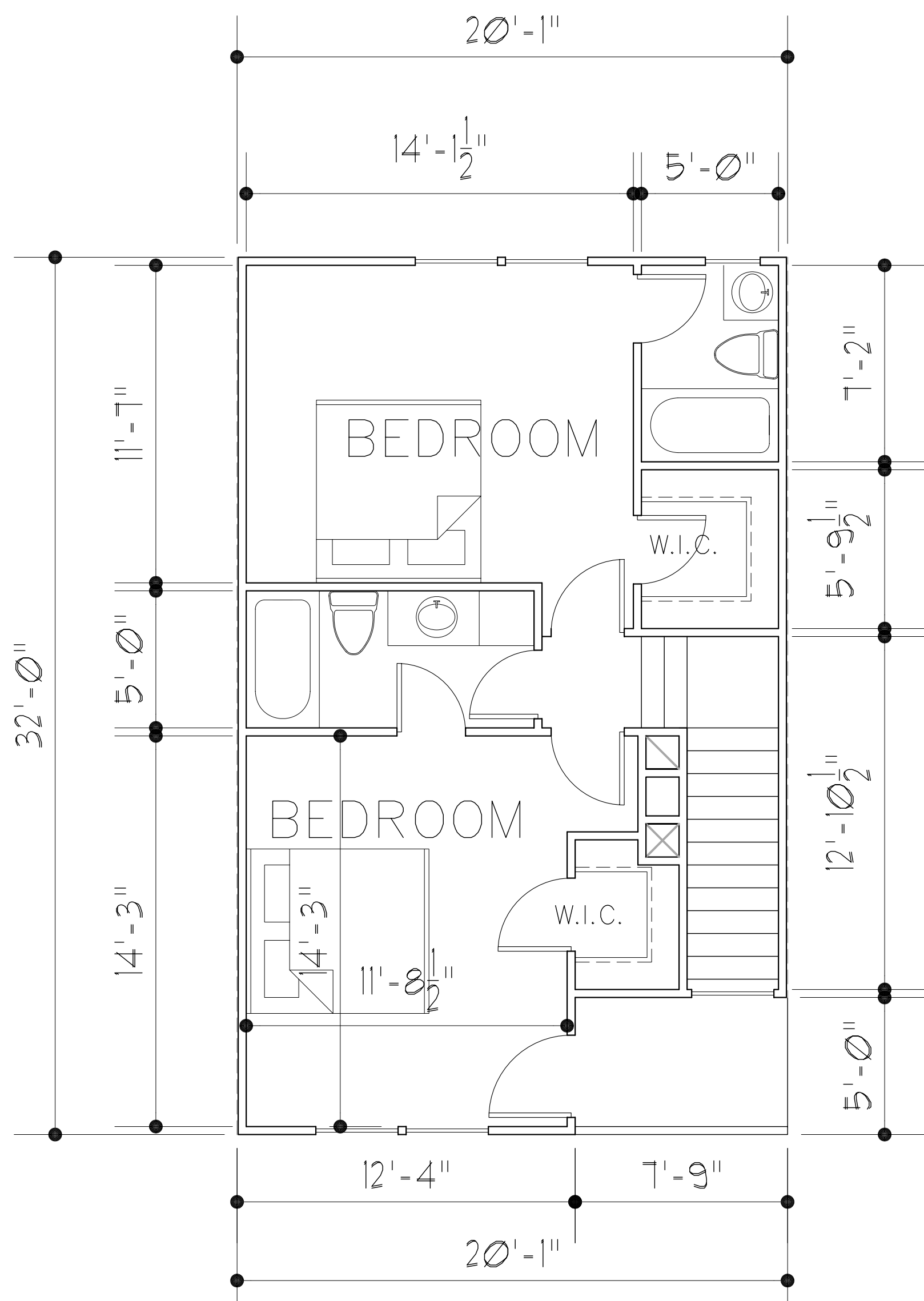
1,176 SQ. FT. (LIVING AREA)
582 SQ. FT. (GARAGE)



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
582 SQ. FT.



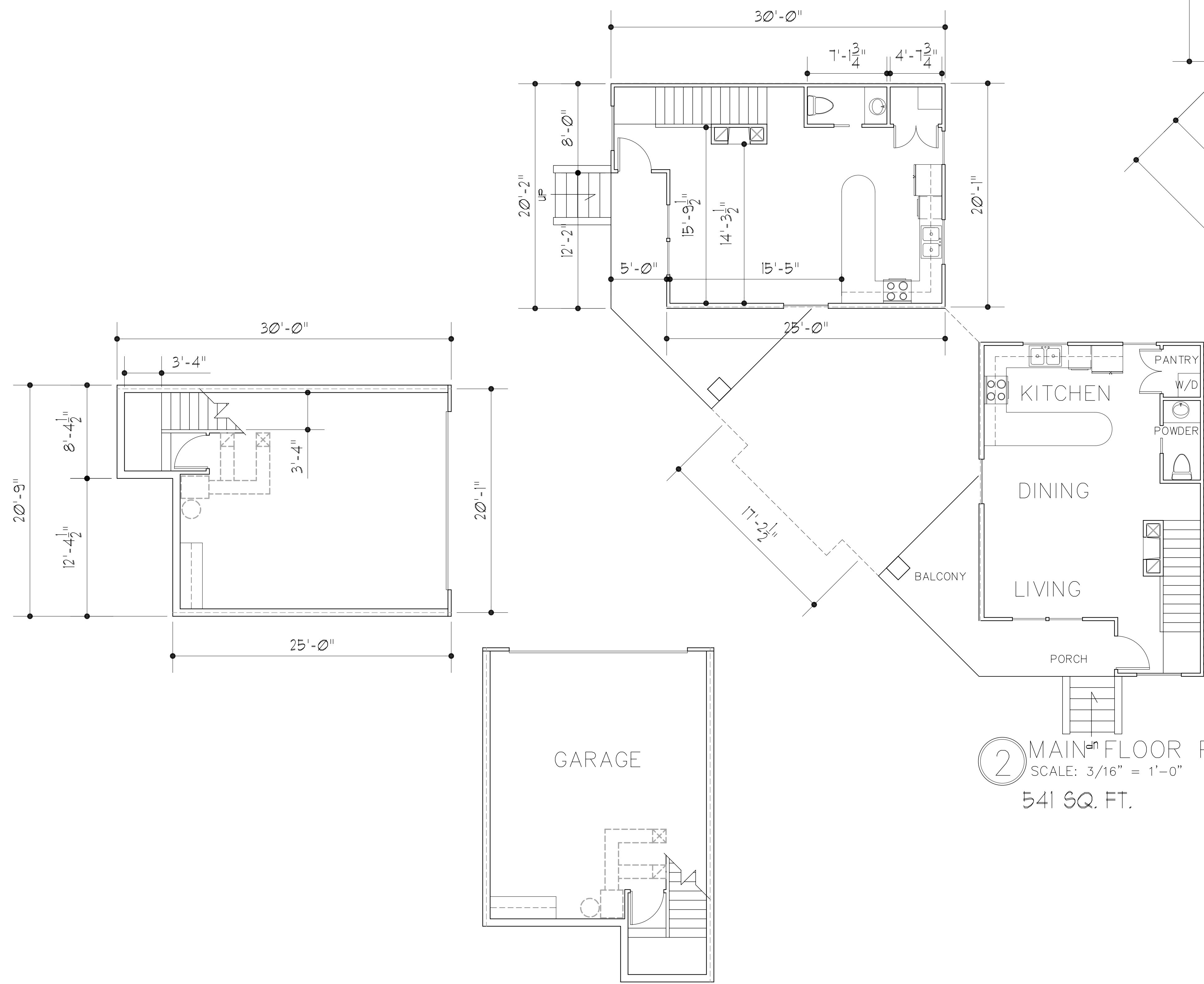
2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
582 SQ. FT.



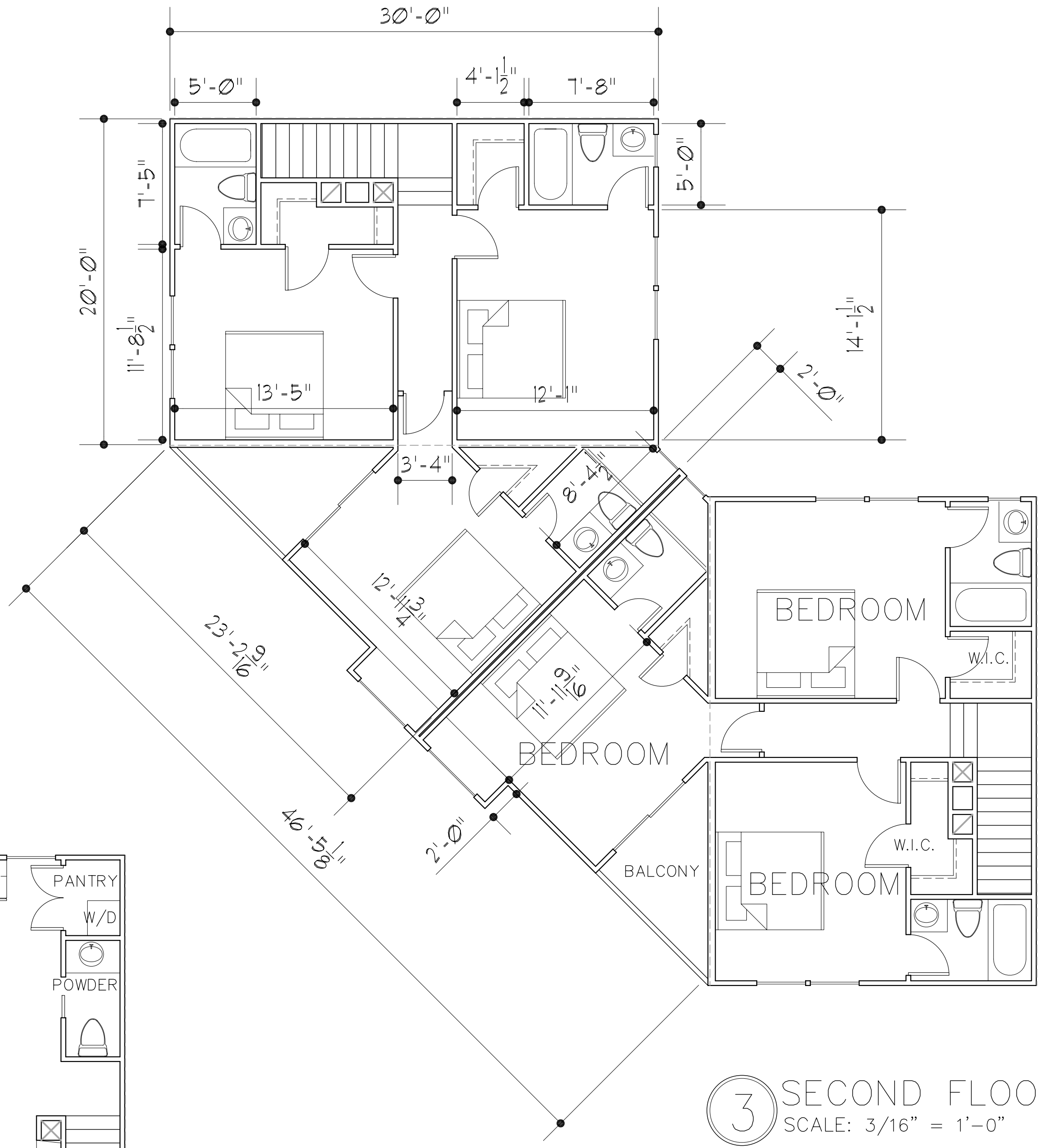
3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
594 SQ. FT.

MEDIUM UNIT (UNIT TYPE B)

1,321 SQ. FT. (LIVING AREA)
535 SQ. FT. (GARAGE)



1 BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"
535 SQ. FT.

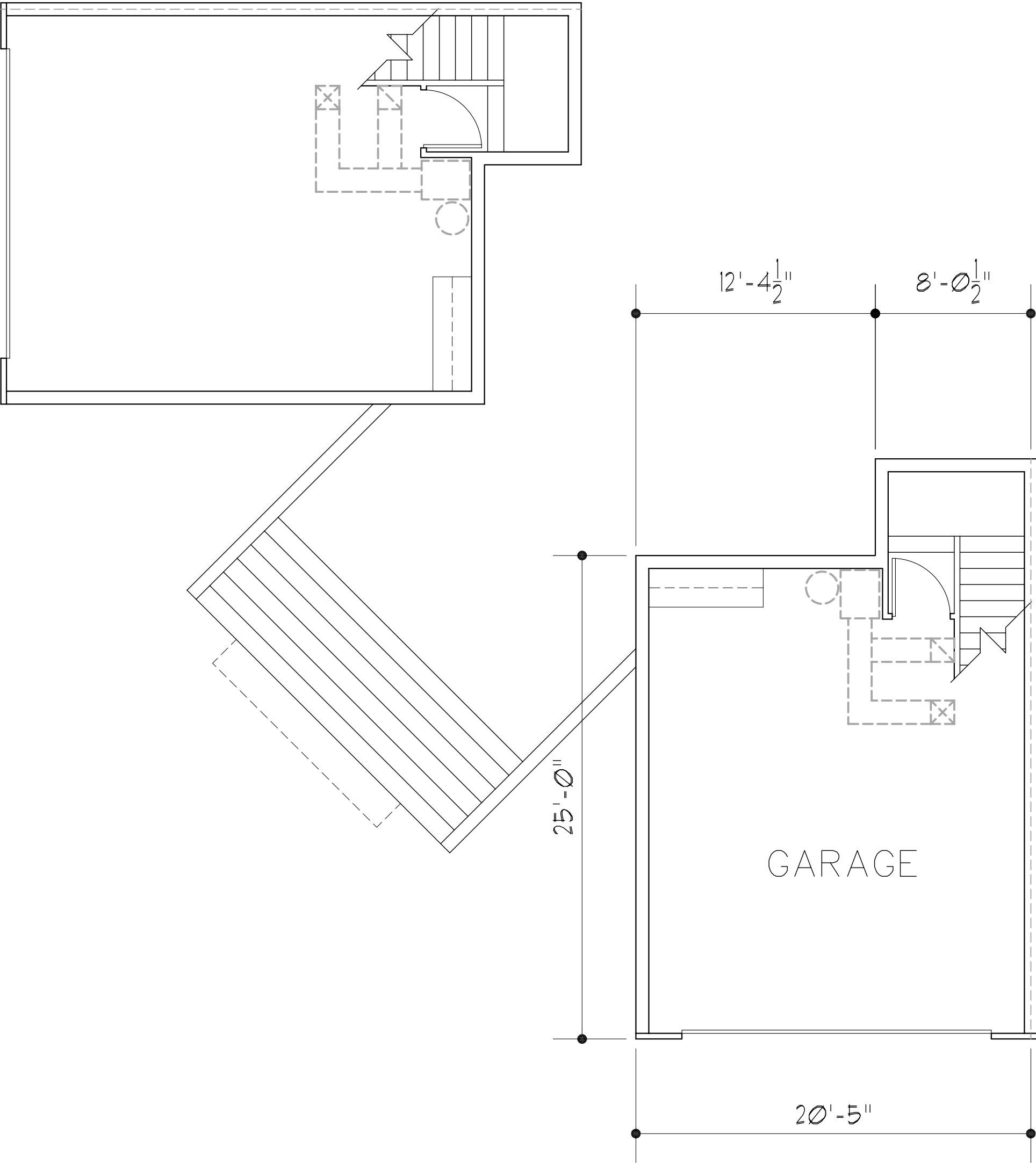


3 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
786 SQ. FT.

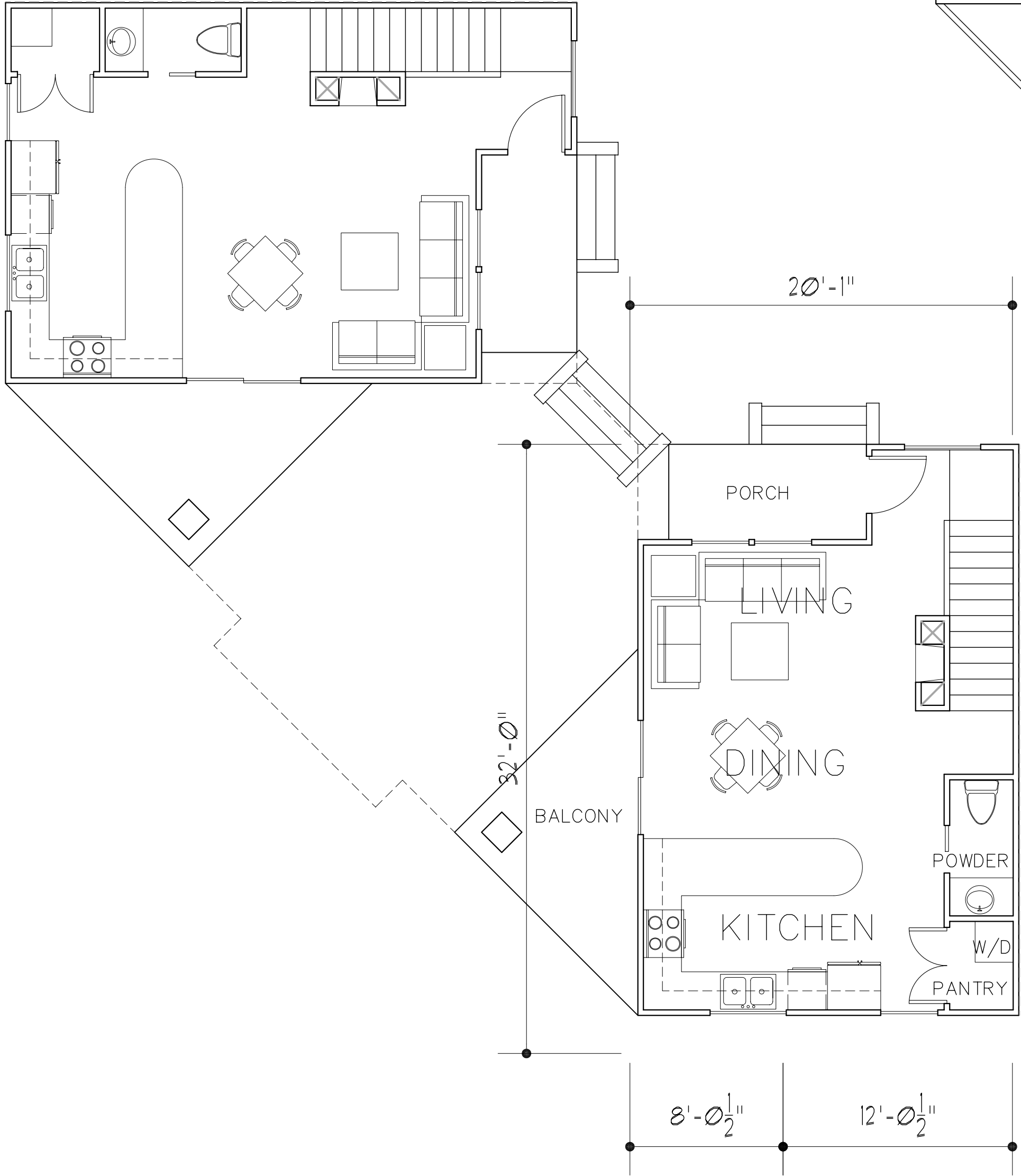
2 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
541 SQ. FT.

OUTSIDE CORNER UNITS (UNIT TYPE C)

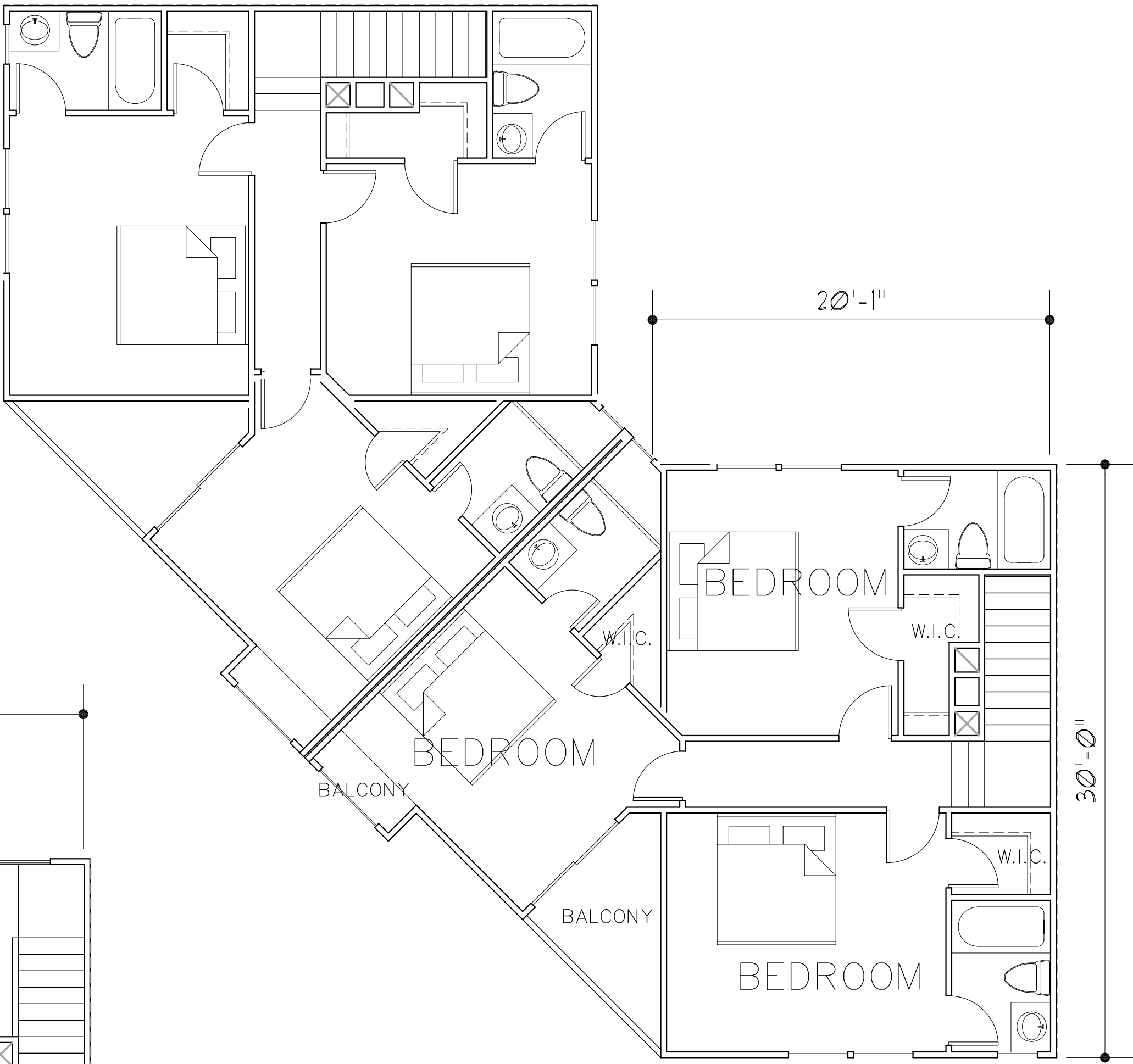
1,377 SQ. FT. (LIVING AREA)
551 SQ. FT. (GARAGE)



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
535 SQ. FT.



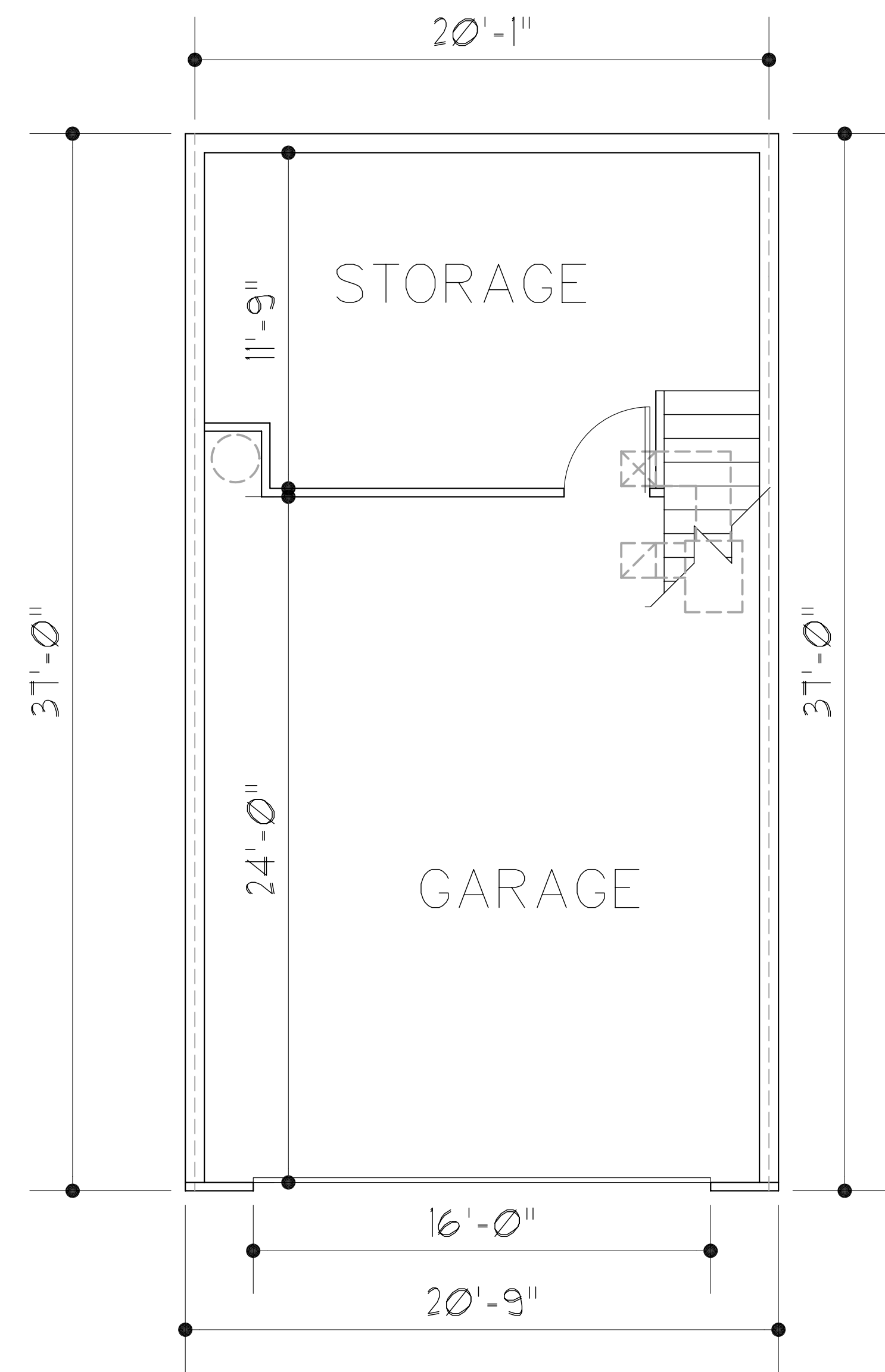
2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
541 SQ. FT.



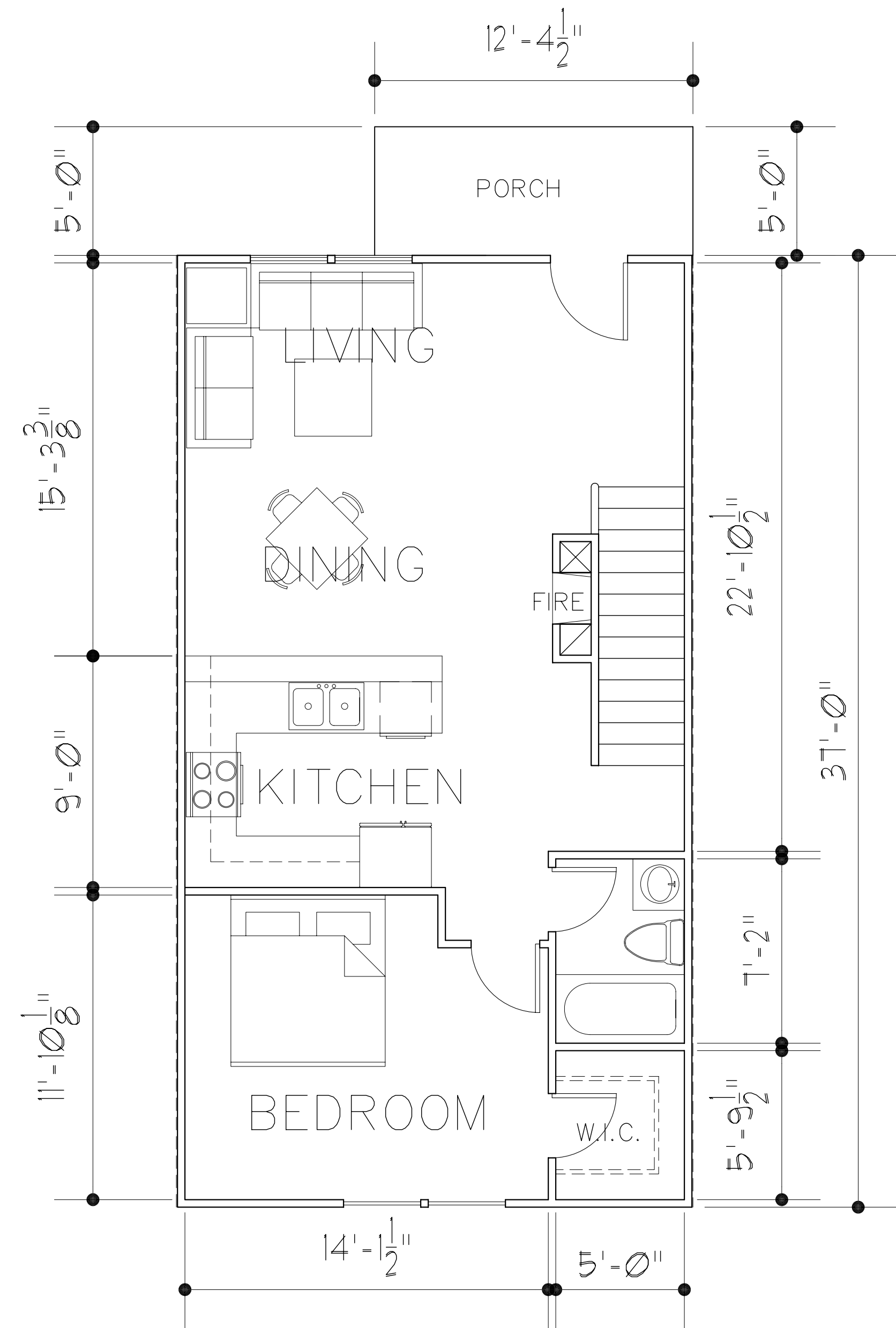
3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
790 SQ. FT.

INSIDE CORNER UNITS (UNIT TYPE D)

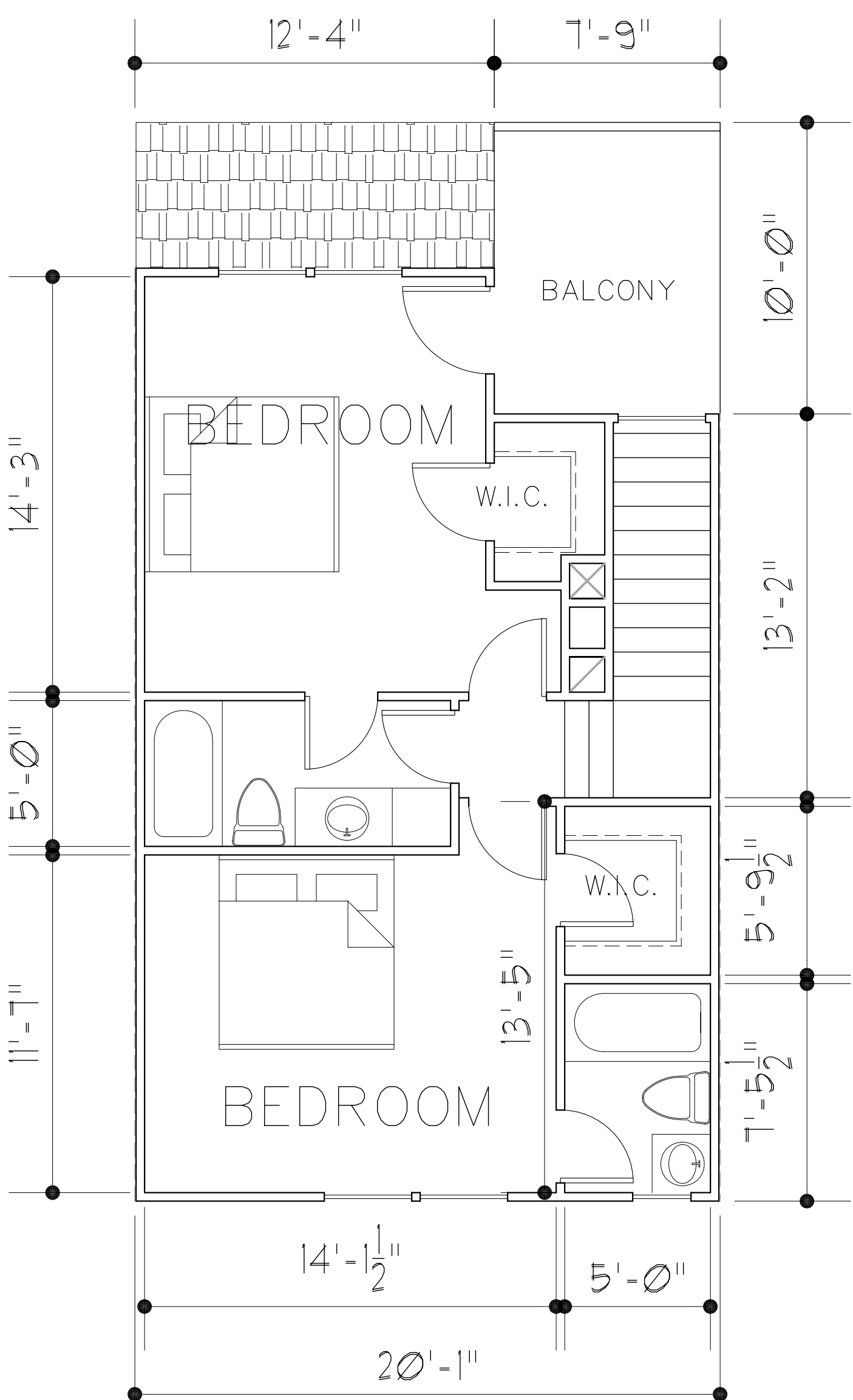
1,533 SQ. FT. (LIVING AREA)
481 SQ. FT. (GARAGE)



① BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
481 SQ. FT. (GARAGE)
240 SQ. FT. (LIVING AREA)



② MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
743 SQ. FT.



③ SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
550 SQ. FT.

LARGE (HANDI) UNIT (UNIT TYPE E)

R-98 2520

STATEMENT OF OWNERSHIP AND SUBDIVISION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNERS OF THE FOLLOWING DESCRIBED LAND;

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PM, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 29, BEING MONUMENTED AT THE WEST END BY A 2 1/2" ALUMINUM CAP STAMPED "LS 17497" AND AT THE EAST END BY A 3 1/4" ALUMINUM CAP STAMPED "JR ENG PLS 37963", IS ASSUMED TO BEAR N89°26'35"W, WITH A DISTANCE OF 2641.75 FEET BETWEEN SAID MONUMENTS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29;
THENCE S89°26'35"E, ON THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 756.15 FEET;
THENCE S00°33'25"W, A DISTANCE OF 406.49 FEET, TO THE POINT OF BEGINNING;
THENCE N89°55'37"E, A DISTANCE OF 280.94 FEET TO A POINT OF CURVATURE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA OF 90°04'24" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 23.58 FEET, THE CHORD OF SAID CURVE BEARING S45°02'11"E, WITH A LENGTH OF 21.23 FEET, TO A POINT OF TANGENCY;
THENCE S00°00'01"W, A DISTANCE OF 542.34 FEET TO A POINT OF CURVATURE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA OF 90°09'07" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 23.60 FEET, THE CHORD OF SAID CURVE BEARING S45°04'34"W, WITH A LENGTH OF 21.24 FEET, TO A POINT OF TANGENCY;
THENCE N89°50'52"W, A DISTANCE OF 292.91 FEET TO A POINT OF CURVATURE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA OF 89°55'53" AND A RADIUS OF 3.00 FEET, A DISTANCE OF 4.70 FEET, THE CHORD OF SAID CURVE BEARING N44°55'26"W, WITH A LENGTH OF 4.24 FEET, TO A POINT OF TANGENCY;
THENCE N00°00'01"E, A DISTANCE OF 553.20 FEET TO A POINT OF CURVATURE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA OF 89°55'36" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 23.54 FEET, THE CHORD OF SAID CURVE BEARING N44°57'49"E, WITH A LENGTH OF 21.20 FEET, TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

WHICH ABOVE DESCRIBED TRACT CONTAINS AN OVERALL CALCULATED AREA OF 4.08 ACRES, MORE OR LESS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT TO BE KNOWN AS "RIGDEN FARM FOURTEENTH FILING", SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT.

CERTIFICATE OF DEDICATION:

THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO, FOR PUBLIC USE, FOREVER, THE STREETS AND 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.

MAINTENANCE GUARANTEE:

THE UNDERSIGNED HEREBY WARRANTS AND GUARANTEES TO THE CITY OF FORT COLLINS, 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 CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY OF FORT COLLINS 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 UNDERSIGNED 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 UNDERSIGNED 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 UNDERSIGNED 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 UNDERSIGNED. 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 UNDERSIGNED.

REPAIR GUARANTEE:

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE UNDERSIGNED DOES HEREBY AGREE TO HOLD THE CITY OF FORT COLLINS, COLORADO, HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY 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 HEREON; AND THE OWNER FURTHERMORE, COMMIT 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 UNDERSIGNED WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FORT COLLINS SHALL NOT BE LIABLE TO THE UNDERSIGNED 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, DRAINS, 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.

THE OBLIGATIONS OF THE UNDERSIGNED PURSUANT TO THE "MAINTENANCE GUARANTEE" AND "REPAIR GUARANTEE" PROVISIONS SET FORTH ABOVE MAY NOT BE ASSIGNED OR TRANSFERRED TO ANY OTHER PERSON OR ENTITY UNLESS THE WARRANTED IMPROVEMENTS ARE COMPLETED BY, AND A LETTER OF ACCEPTANCE OF THE WARRANTED IMPROVEMENTS IS RECEIVED FROM THE CITY BY, SUCH OTHER PERSON OR ENTITY.

NOTICE:

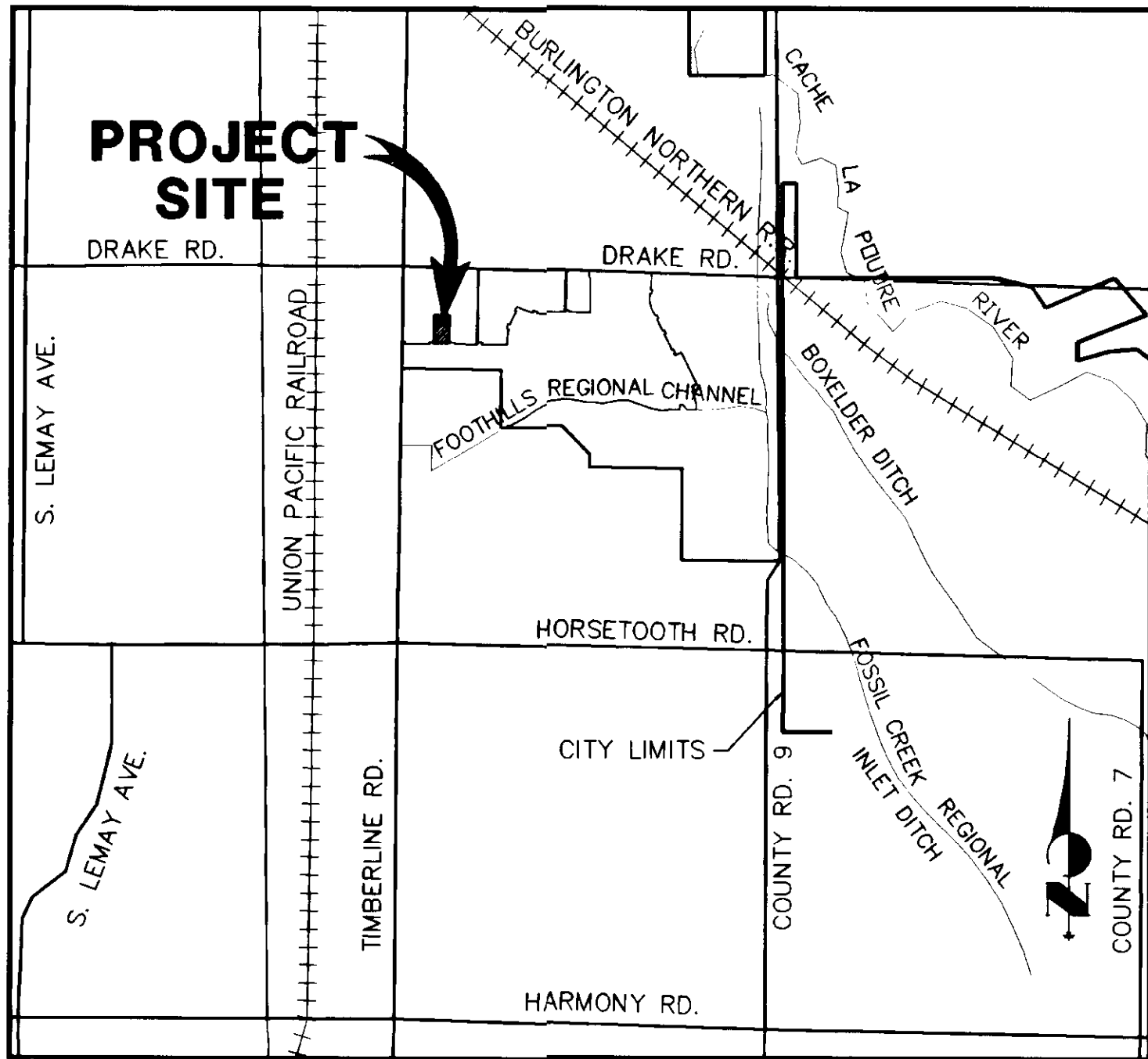
ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION,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

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

FINAL PLAT RIGDEN FARM FOURTEENTH FILING

A PORTION OF THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO



VICINITY MAP

NOTICE OF OTHER DOCUMENTS:

ALL PERSONS TAKE NOTICE THAT THE DEVELOPER AND/OR OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS WHICH 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 OF FORT COLLINS AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

SIGHT DISTANCE EASEMENT RESTRICTIONS:

THE SIGHT DISTANCE EASEMENT IS 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 BY THE OWNER. FOR NON-LEVEL AREAS THE REQUIREMENTS SHALL BE MODIFIED TO PROVIDE THE SAME DEGREE OF VISIBILITY.

TRACT STATEMENT:

ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY OWNER'S ASSOCIATION, SUBJECT TO THE FUTURE RIGHT TO TRANSFER OWNERSHIP AND ASSIGN ALL ASSOCIATED MAINTENANCE RESPONSIBILITY TO A THIRD PARTY, AT ANY TIME. SEE TABLE BELOW FOR SPECIFIC USE.

TRACT A	USE
TRACT A	UTILITY AND DRAINAGE EASEMENT
TRACT B THROUGH TRACT E	OPEN SPACE

TITLE COMMITMENT NOTE:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LTD. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LTD. RELIED UPON TITLE COMMITMENT NO. S0164508, AMEND. NO. 1, PREPARED BY SECURITY TITLE GUARANTY CO., WITH A COMMITMENT DATE OF AUGUST 22, 2006 AT 7:30 A.M.

BASIS OF BEARING

BASIS OF BEARING: THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, BEING MONUMENTED AT THE WEST BY A 2-1/2" ALUMINUM CAP MARKED LS 17497 AND AT THE EAST BY A 3 1/4" ALUMINUM CAP MARKED "JR ENG PLS 37963", IS ASSUMED TO BEAR N89°26'35"W, WITH A DISTANCE OF 2641.75 FEET BETWEEN SAID MONUMENTS.

APPROVED AS TO FORM, CITY ENGINEER:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS 31ST DAY OF August, A.D., 2007.

Ridgden
CITY ENGINEER



PLANNING APPROVAL:

BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO THIS 31st DAY OF August, A.D., 2007.

Shawn Glaser
DIRECTOR OF PLANNING

[Signature]
CITY CLERK

ATTORNEY'S CERTIFICATION:

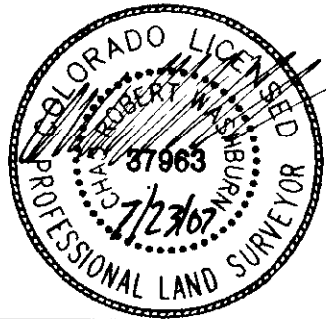
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(a) THROUGH (e) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES 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.

March Oliver + Assoc, LLC
BY *[Signature]*
ATTORNEY
ADDRESS: 10 E DALL
Fort Collins Co 80524

REGISTRATION NO.: 3355

SURVEYOR'S STATEMENT:

I, CHAD R. WASHBURN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, 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.



CHAD R. WASHBURN, PLS
COLORADO PLS NO. 37963
FOR AND ON BEHALF OF JR ENGINEERING, LLC.

PROPERTY OWNER:

LADCO PROPERTIES LLC
4714 VALLEY RIDGE COURT
FORT COLLINS, CO 80526

Donald R. Tiller
MEMBER MANAGER: DONALD R. TILLER

STATE OF COLORADO)
COUNTY OF LARIMER) s.s.

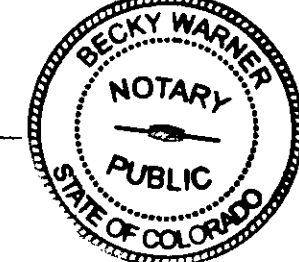
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF July, 2007.

BY *Donald R. Tiller as Manager of Ladco Properties, LLC* FOR THE PURPOSE HEREIN ABOVE SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 11/10/10

D. Warner
NOTARY PUBLIC



LIEN HOLDER:

LARIMER BANK OF COMMERCE
1432 EAST MULBERRY UNIT B
FORT COLLINS, CO 80524

Mark A. Kross
PRESIDENT: MARK A. KROSS

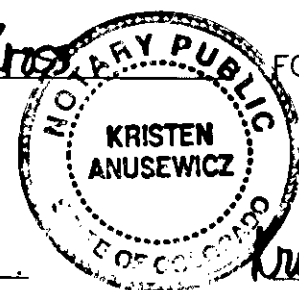
STATE OF COLORADO)
COUNTY OF LARIMER) s.s.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF July, 2007.

BY *Kristen Anusewicz* *Mark A. Kross* FOR THE PURPOSE
HEREIN ABOVE SET FORTH

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 1/20/10



Kristen Anusewicz
NOTARY PUBLIC

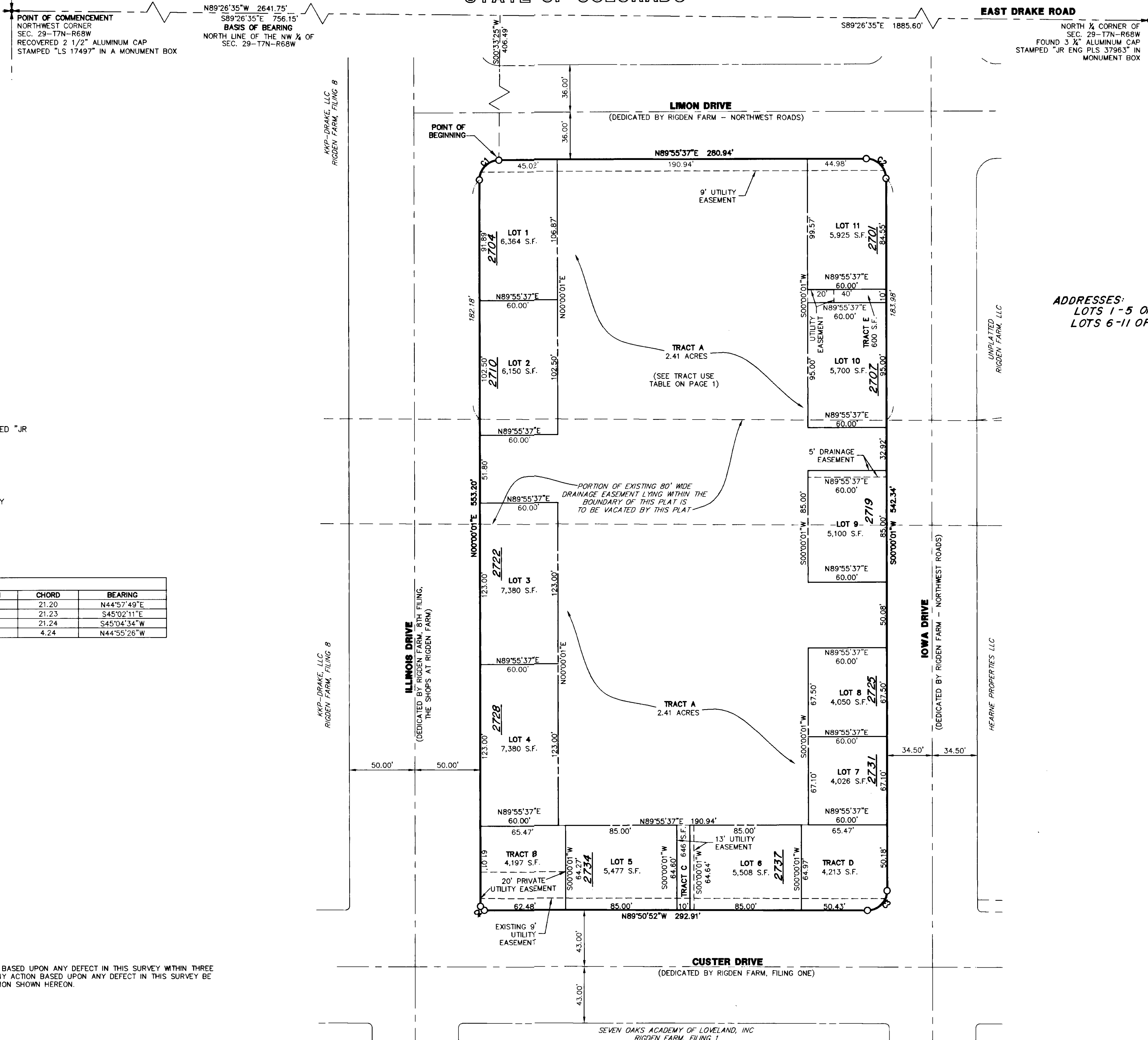
FINAL PLAT
RIGDEN FARM FOURTEENTH FILING
JOB NO. 39164.40
03/13/07
SHEET 1 OF 2

J-R ENGINEERING
A Westrian Company

2620 East Prospect Road, Suite 100 • Fort Collins, CO 80525
970-491-9888 • Fax 970-491-9904 • www.jrengineering.com

FINAL PLAT RIGDEN FARM FOURTEENTH FILING

A PORTION OF THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO



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Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

June 17, 2013

Cathy Mathis
The Birdsall Group
444 Mountain Ave.
Berthoud, CO 80513

Re: Rigden Farm 14th Filing - Brownstones & Commercial

Description of project: This is a request to construct brownstone-style residential units and commercial space located on the site of Rigden Farm Fourteenth Filing (bounded by Limon Drive, Custer Drive, Iowa Drive, and Illinois Drive). A total of 102 three-story brownstones would be constructed as well as 3,400 square feet of commercial space. The site is located in the Neighborhood Commercial (N-C) Zone District. Single Family Attached Dwellings in the N-C Zone District are subject to Administrative (Type 1) Review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. The City's sign code will determine approval for sign sizes & locations on buildings and on parcels.
2. Parking/driveways must meet LUC 3.2.2 requirements including bicycle storage. It is difficult to analyze parking at this juncture. The site plan and bird's eye view elevation are completely different. Elevations don't show garage entrances into the residential units yet floor plans bear out attached garages.
3. It appears that a replat is required.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include 8-inch water mains in Illinois, Limon and Iowa, a 12-inch water main in Custer and 8-inch sewers in Illinois, Custer and Iowa.
2. There is an 8-inch water main stubbed into the site from the main in Illinois. This main must be used or abandoned at the main in Illinois.

3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Transfort

Contact: Emma McArdle, 970-224-6197, emcardle@fcgov.com

1. Section 3.6.5 of the Land Use Code requires developments to commodate current and future transit plans. Transfort plans to have service on Custer Drive as early as mid 2014. To accomodate this we request that bus stop be located on the southern end of your property adjacent to the sidewalk on Custer Dr. We require a minimum concrete pad of 12' deep by 20' wide connected to the sidewalk. Please contact me with questions on locating this bus stop.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. The drainage study for this site will need to verify compliance with the Final Drainage and Erosion Control Report, Rigden Farm Filing Six which includes the entire Rigden Farm drainage system. Runoff detention and water quality treatment are provided for in the overall drainage system for Rigden Farm. The assumed percentage of imperviousness and the basin delineations are the primary items to verify. If there are changes to these the report needs to provide justification for the changes and any mitigation measures that are needed. Most of this site is in basin 581 which was assumed to be 90 % impervious and a small portion of the site is in basin 582 which was assumed to be 80% imperviousness. The drainage report/letter must be prepared by a professional engineer register in Colorado.
3. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
4. There is a storm sewer crossing the site east to west approximately in the middle of the proposed development. The minimum drainage easement width is 20 ft. However the easement may need to be wider depending on the depth of the storm sewer. The width is determined by adding a foot to both sides of the pipe and projecting a 1 to 1 slope to the surface of the proposed grading.
5. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

6. The design of this site must conform to the drainage basin design of the Foothills Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES

Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2006 International Fire Code 503.1.1

FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall extend to within 150' of all portions of a building.
- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width (see exception for 3 or more stories below*) & 14 foot minimum overhead clearance.
- > Turning radii shall be a minimum of 25 feet inside and 50 feet outside.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Be visible by signage and maintained unobstructed at all times.

2006 International Fire Code 503.1.1, 503.2.4, 503.2.3, 503.3, 503.4 and Local Amendments

*STRUCTURES EXCEEDING 30' (OR THREE OR MORE STORIES) IN HEIGHT

In order to accommodate aerial fire apparatus access, required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. 2006 International Fire Code Appendix D; Poudre Fire Authority Administrative Policy 85-5

2. WATER SUPPLY

Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department. Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter. 2006 International Fire Code 508.1 and Appendix B

RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter. 2006 International Fire Code 508.1 and Appendix B

3. RESIDENTIAL AUTOMATIC FIRE SPRINKLERS

An automatic sprinkler system installed in occupancies in accordance with Section 903.3 shall be provided throughout all buildings with a Group R (Residential) fire area. Exceptions: Detached one and two-family dwellings and multiple single-family dwellings (townhomes) not more than three stories above grade plane in height with a separate means of egress. 2006 International Fire Code 903.2.7

4. PREMISE IDENTIFICATION

New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

2006 International Fire Code 505.1

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Standard 9ft utility easements are needed along Illinois Dr and Iowa Dr.
7. A new set of utility plans will be required and a new Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. Frontage improvements (sidewalk, landscaped parkway, etc.) will need to be installed as part of this project along Illinois Dr, Limon Dr, and Iowa Dr. Current standard for a residential road is a detached 4.5 ft sidewalk and 6ft landscaped parkway with street trees. Further evaluation of the frontage improvements along Illinois Dr at the parking bays will be needed. Refer to the approved street section for Illinois Dr on

the utility plans for Rigden Farm, 8th Filing, The Shops at Rigden Farm- dated 01-15-04.

10. The access point off of Illinois Dr will need to align with the existing access on the west side of Illinois Dr.
11. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

1. The meter and transformer locations will need to be coordinated with Light and Power Engineering, 970-221-6700. Each unit will need to be individually metered.
2. System modification and electric development charges will apply. An online electric development fee estimator is available at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=2>.
3. A C-1 form and an electric one-line diagram will need to be submitted to Light and Power Engineering for the commercial units. The C-1 form is available at:
http://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf.
4. Shade trees will need to maintain 40 feet of clearance with street lights. Ornamental trees will need to maintain 15 feet of clearance with street lights.

Current Planning

Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

1. Assuming that the project use is single family attached and mixed use buildings, the project would be a type 1 review with sections 3.5.2 and 3.5.3 applicable to the residential and mixed use buildings. Residential building setbacks would apply-- 15' front, 8' rear, 5' side. Zero lot line requires a single 6' side setback.
2. Accessable parking spaces are required for the mixed use buildings. 3.2.5 trash and recycling enclosure standards apply to the mixed use buildings. Bicycle parking standards apply.
3. 3.2.2(L) -need to make sure that driveway width is at least 28 feet.
4. Parking required for the residential portion of the project is based on the per-bedroom table in 3.2.2(K)(1) (a).
5. For the the concept plan work as a single family attached land use, the lots will need to have access to a private drive which by definition cannot overlap with the lots. See 3.8.8(A) and also the lot definition in Article 5. This will mean that with the current site plan configuration, a Modification of Standard will be required for consideration due to the fact that the 8 foot rear yard setback will need to be a zero rear setback.
6. Staff is concerned that some of the buildings with the concept plan are very long combinations of attached dwellings and this will translate into elevations that do not have sufficient visual relief and landscaping that would be provided with breaks between buildings. It would be beneficial to provide more breaks between

buildings and additionally, more space between buildings at each corner where pedestrian connections are shown.

7. Limon, Illinois, Iowa and Custer are streets that are shared with other projects and would not be considered interior streets -- parking on these streets does not count towards minimums required.
8. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
9. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
10. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
11. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
12. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
13. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
14. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
416-2341