

# Conceptual Review Agenda

Schedule for 06/24/13 to 06/24/13

281 Conference Room A

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## Monday, June 24, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Terre Vida2 - Multifamily Rescheduled to July 1	Nick Haws 970-221-4158 <a href="mailto:nick@northernengineering.com">nick@northernengineering.com</a>	This is a request to construct new multifamily apartment units located between Cinquefoil Lane, Lady Moon Drive, Precision Drive and the planned extension of Le Fever Drive (Parcel #s 86040-00-023 & 86040-00-030). Approximately 276 multifamily units are planned on 10.2 acres with 464 parking spaces. The site is located in the Harmony Corridor (H-C) Zone District and is a part of the Harmony Technology Park Overall Development Plan. Multifamily dwellings are subject to Planning & Zoning Board (Type 2) review in the H-C Zone District.	Ted Shepard
10:15	802 E Myrtle - Duplex	Bill Fraser 970-692-3322 <a href="mailto:billfraser72@gmail.com">billfraser72@gmail.com</a>	This is a request to add a new residential unit to an existing single family home located at 802 East Myrtle Street (Parcel # 97131-07-010). A new 3-bedroom, 1700 SF unit would be constructed onto the existing single family home, creating a duplex. A new garage/utility building would also be constructed. The site is located in the Neighborhood Conservation, Medium Density (N-C-M) Zone District. Two-family dwellings are subject to Planning & Zoning Board (Type 2) review when structural alterations or additions are made to an existing building.	Seth Lorson

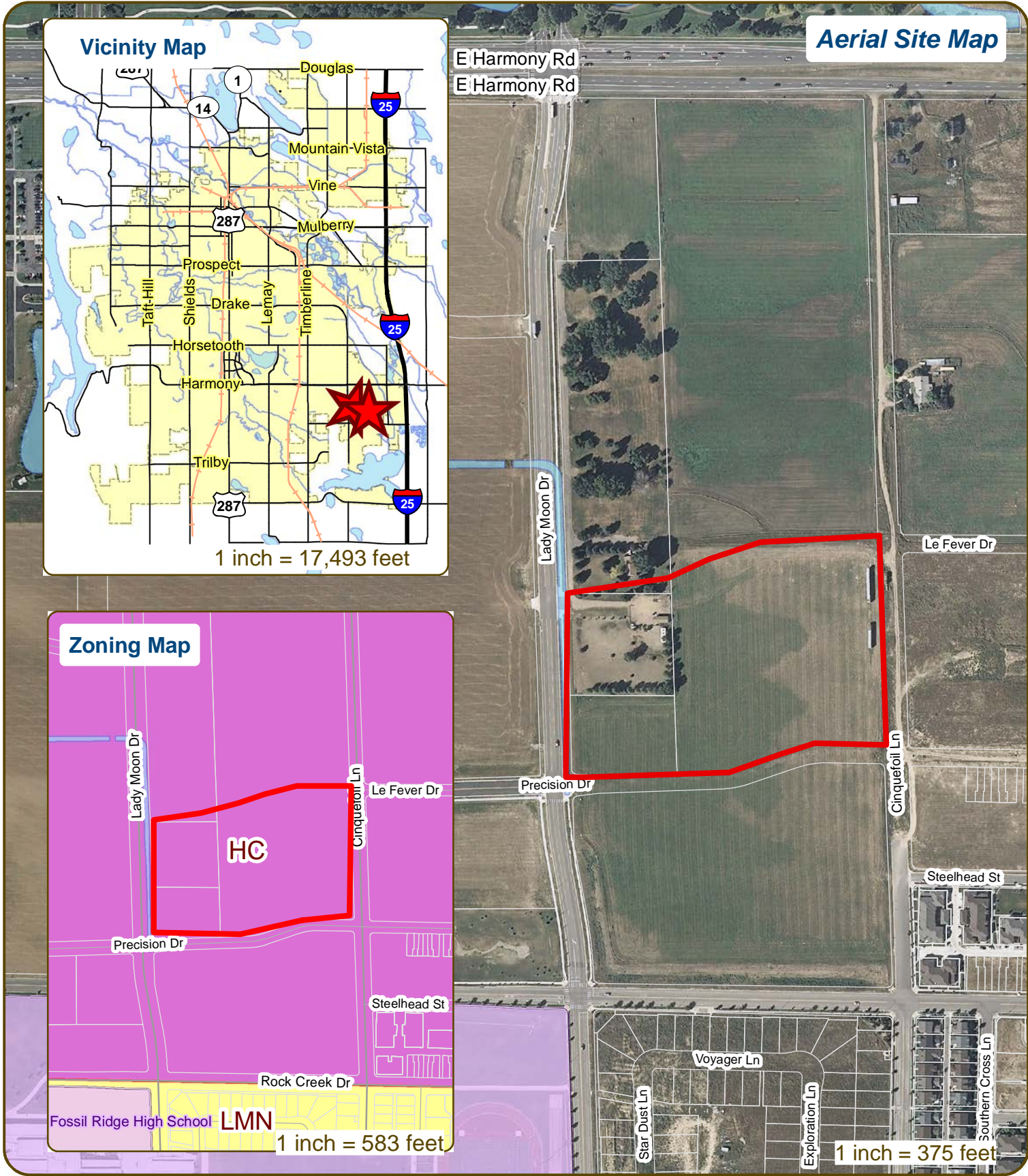
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**Monday, June 24, 2013**

Time	Project Name	Applicant Info	Project Description	Planner
11:00	Redtail Ponds Affordable Housing	Steve Steinbicker	This is a request to construct a new multifamily affordable housing development located between South College Avenue and the intersection of Fossil Boulevard and Conejos Road (primary parcel# 96024-17-008). 60 units of affordable housing (permanent supportive housing) are planned in a 4-story building. Recreation space in an interior courtyard and a community garden are also planned. The site is located in the General Commercial (C-G) Zone District and the Transit Oriented Development (TOD) Overlay Zone. Multifamily projects with more than 50 units are subject to Planning & Zoning Board (Type 2) review.	Jason Holland

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# Terre Vida 2 Multifamily



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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.**

Conceptual Reviews are scheduled on three Monday mornings per month on a “first come, first served” basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto:currentplanning@fcgov.com). If you do not have access to e-mail, other accommodations can be made upon request.

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

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

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Nick Haws, PE, LEED AP - consulting engineer

**Business Name** (if applicable) Northern Engineering (civil/survey consultant)

**Your Mailing Address** 200 S. College Ave., Suite 10

**Phone Number** 970.221.4158 **Email Address** nick@northernengineering.com

**Site Address or Description** (parcel # if no address) Terra Vida 2 Apartments  
Northeast of Lady Moon Drive and Precision Drive, Southwest of Cinquefoil Lane and LeFever Drive

**Description of Proposal** (attach additional sheets if necessary) Construct approximately 276 apartment units on Parcel I of the Harmony Technology Park ODP / Presidio Master Plan. The Owner and Developer would be the same as Terra Vida 1 (Presidio Apartments) immediately south of Precision.

**Proposed Use** multi-family residential **Existing Use** primarily vacant with out buildings

**Total Building Square Footage** 282,400 **S.F.** **Number of Stories** 1 to 3 **Lot Dimensions** ± 895' x 515'

**Age of any Existing Structures** tool shed and free-stall barn built in 2002

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** ± 325,000 **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?

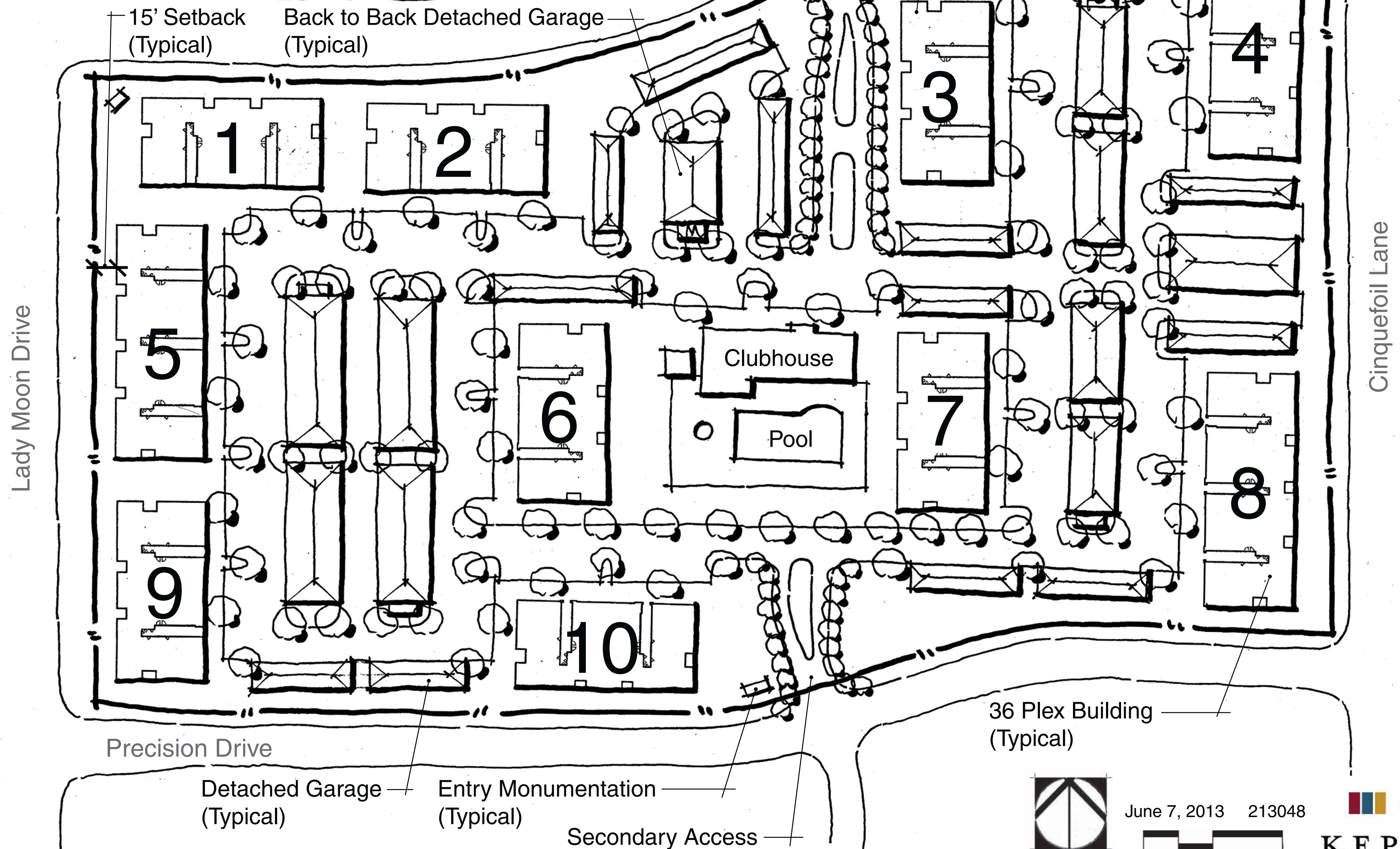
# TERRA VIDA 2 APARTMENTS FORT COLLINS CO

CONCEPTUAL SITE PLAN 3

## Site Summary

Total Acreage	10.2 Ac
Number of Units	276 Du
• Studio/1 Bdrm	156 Du 56.5%
• 2 Bdrms	120 Du 43.5%
Density	27.0 Du/Ac

Parking Provided	464 Spaces
• Detached Garages	284 Spaces
• Open Spaces	180 Spaces
Parking Ratio	1.68 Sp/Du



June 7, 2013 213048



**KEPHART**  
community ■ planning ■ architecture



July 08, 2013

Nick Haws  
Northern Engineering  
200 S. College Ave., Suite 10  
Fort Collins, CO 80524

**Re:** Terre Vida2 - Multifamily

**Description of project:** This is a request to construct new multifamily apartment units located between Cinquefoil Lane, Lady Moon Drive, Precision Drive and the planned extension of Le Fever Drive (Parcel #s 86040-00-023 & 86040-00-030). Approximately 276 multifamily units are planned on 10.2 acres with 464 parking spaces. The site is located in the Harmony Corridor (H-C) Zone District and is a part of the Harmony Technology Park Overall Development Plan. Multifamily dwellings are subject to Planning & Zoning Board (Type 2) 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](mailto:tshepard@fcgov.com).

**Comment Summary:**

**Department:** Zoning

**Contact:** Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)

1. Land Use Code (LUC) Section 4.26(B) In the Harmony Corridor Zone District Multi-Family dwellings are a permitted use subject to a Type 2 Review.

LUC 4.26(D)Also in this zone district Multi-Family dwellings are a Secondary Use and according the Harmony Technology Park ODP this area has already been approved for secondary uses.

2. LUC 4.26(D)(3) Residential buildings are restricted to a maximum height of 3 stories.

LUC 4.26(D)(4) All residential development in the HC zone district shall have a minimum average density of 7 dwelling units per net acre.

LUC 4.26(D)(5) For residential developments that are 10 to 30 acres in size are required at least two housing types (see section for list of allowed housing types other details).

3. LUC 4.26(D)(6) 90% of the dwellings shall be within one-quarter mile of a neighborhood park, privately

owned park or central gather place that is at least 10,000 sq ft and highly visible, accessible to the public and not conflicting with storm drainage grading (see section for greater detail).

4. LUC 4.26(E)(1) All development shall comply with Harmony Corridor Design standards.
5. LUC 3.8.30(D)(1) Block Structure. Each multi-family project shall be developed as a series of complete blocks bounded by streets (public or private). (See Figures 16A through 16F below). Natural areas, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features may form up to two (2) sides of a block.

LUC 3.8.30(D)(2) Block Size. All blocks shall be limited to a maximum size of seven (7) acres.

LUC 3.8.30(D)(3) Minimum Building Frontage. Forty (40) percent of each block side or fifty (50) percent of the block faces of the total block shall consist of either building frontage, plazas or other functional open space.

6. LUC 3.8.30(F)(2) For any development containing at least three (3) and not more than five (5) buildings (excluding clubhouses/ leasing offices), there shall be at least two (2) distinctly different building designs. For any such development containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs. For all developments, there shall be no more than two (2) similar buildings placed next to each other along a street, street-like private drive or major walkway spine. Buildings shall be considered similar unless they vary significantly in footprint size and shape, architectural elevations and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. To meet this standard, such variation shall not consist solely of different combinations of the same building features.

LUC 3.8.30(F)(3) Each multi-family building shall feature a palette of muted colors, earth tone colors, natural colors found in surrounding landscape or colors consistent with the adjacent neighborhood. For a multiple structure development containing at least forty (40) and not more than fifty-six (56) dwelling units, there shall be at least two (2) distinct color schemes used on structures throughout the development. For any such development containing more than fifty-six (56) dwelling units, there shall be at least three (3) distinct color schemes used on structures throughout the development. For all developments, there shall be no more than two (2) similarly colored structures placed next to each other along a street or major walkway spine.

7. LUC 3.8.30(F)(3) Entrances shall be made clearly visible from the streets and public areas through the use of architectural elements and landscaping.

LUC 3.8.30(F)(5) Roof lines may be either sloped, flat or curved, but must include at least two (2) of the following elements:

(a) The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing.

(b) Secondary roofs shall transition over entrances, porches, garages, dormers, towers or other architectural projections.

(c) Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane.

(d) Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color.

(e) Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.

8. LUC 3.8.30(F)(6) Each multi-family dwelling shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings, and shall not have repetitive, undifferentiated wall planes. Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer. Facade articulation may be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements.

LUC 3.8.30(7) Colors of nonmasonry materials shall be varied from structure to structure to differentiate between buildings and provide variety and individuality. Colors and materials shall be integrated to visually reduce the scale of the buildings by contrasting trim, by contrasting shades or by distinguishing one (1) section or architectural element from another. Bright colors, if used, shall be reserved for accent and trim.

9. LUC 3.2.1 A landscaping plan is required this shall include but not limited to foundation plantings, street trees and parking lot interior and perimeter landscaping.

3.2.4 A lighting plan is required should include a photometric site plan with catalog cut-sheets.

LUC 3.2.5 Enclosures are required for trash and recycling. Such enclosures shall be designed with walk-in access without having to open the main service gate and located on a concrete pad 20ft from a public sidewalk.

10. LUC 3.2.2(K)(1)(a) In the HC zone district Multi-Family developments are required to provide a minimum number of off-street parking spaces for vehicles. This is based on the number of units and bedrooms (see section for details). Spaces that are located in detached residential garages (but not including parking structures) or in attached residential garages, which attached garages do not provide direct entry into an individual dwelling unit, may be credited toward the minimum requirements contained herein only if such spaces are made available to dwelling unit occupants at no additional rental or purchase cost (beyond the dwelling unit rental rate or purchase price).

Standard stall dimensions start at 19'x9' and two-way drive aisles are required to be 24ft in width.

LUC 3.2.2(K)(5) Based on the total number of off-street parking a certain number of these spaces are required to be handicap spaces. At least one of the handicap spaces shall be van accessible (8ft wide stall adjoined to an 8ft wide loading area). Handicap spaces shall be located as close as possible to main pedestrian entrances and designated by the standard vertical sign.

LUC 3.2.2(J) Vehicle use areas are required a landscape setback along arterial street 15ft, along non arterial street 10ft and lot lines 5ft.

11. LUC 3.2.2(C)(4) Bicycle parking is required. For multi-family it is one space per bedroom and 60% of the required is to be enclosed and 40% fixed.
12. LUC 3.5.1(I) Mechanical/Utility equipment (vents, flues, meters, conduits, boxes, transformers, ac/rtu...) locations shall be identified on the plans with notes on how such equipment is screened and painted.
13. LUC 3.2.2(C)(5) Connecting walkways from pedestrian entrance to the public sidewalk are required (see section for details).

**Department: Water-Wastewater Engineering**

**Contact: Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)**

1. Existing water mains and sanitary sewers in this area include 8-inch water mains in Le Fever and Precision and a 12-inch water main in Lady Moon.
2. Wastewater service in this area is provided by the South Fort Collins Sanitation District.
3. This project will be responsible for the installation of a 12-inch water main in Cinquefoil between Le Fever and Precision as a part of this project.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit.

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto: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](mailto:jschlam@fcgov.com).
2. In the East Harmony Portion of the McClellands drainage basin onsite detention is required with a 0.5 cfs/ac release rate for the 100 year storm. The detention pond outfalls negotiated with the Fossil Creek Inlet Ditch (FCRID) owners are also defined in the City's drainage master plan.
3. It appears the site could drain into the storm drain in Lady Moon Dr. or there is one in Le Fever Dr. that could also be the outfall. The design engineer will need to verify pipe and detention capacity for either route since they drain through different ponds but both discharge into the FCRID at the same point.
4. 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.
5. 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](mailto: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](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).
6. 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.

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

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto: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 be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width\* & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Be visible by painting and signage, and maintained unobstructed at all times.

2006 International Fire Code 503.2.3, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 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. TURNING RADII

The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. International Fire Code 503.2.4 and Local Amendments

Please show demonstrated that turning radii requirements have been met for this project.

3. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

Commercial Hydrants are required 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

4. 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

#### BALCONIES AND DECKS

Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction. 2006 International Fire Code 903.3.1.2.1

#### 5. 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

#### 6. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings or building additions that cause the building to be greater than 50,000 square feet will require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

#### 7. 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

#### 8. HAZARDOUS MATERIALS

Provide an HMIA for the storage and use of pool chemistry at time of building permit.

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

1. This site, and overall area, contains a significant number of prairie dogs. Should the project gain approval, a clause in the development agreement will be added that any prairie dog removal will be subject to the Division of Wildlife standards for humane eradication.
2. 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 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.
3. 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: Andrew Gingerich, 970-221-6603, [agingrich@fcgov.com](mailto:agingrich@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. Le Fever Drive is being constructed as a Collector with the Banner Health Project. Incorporate this Right of Way into this project. Further Discussion should be had on the Cross section along Cinquefoil adjacent to this project and ensure that adequate right of way is currently being provided.
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. Verify that the Driveway at the Primary entrance is appropriately aligned with the Driveway proposed with Banner Health.
10. This project will be responsible for completing the Frontage along Le Fever (sidewalk and/or Street depending on Banner Timing), Cinquefoil (Street and Sidewalk) and Precision Drive (Sidewalk).

**Department: Electric Engineering**

**Contact: Justin Fields, 970-224-6150, [jfields@fcgov.com](mailto:jfields@fcgov.com)**

1. Coordinate transformer and meter locations with Light and Power Engineering, 970-221-6700. Each unit will need to be individually metered. Transformers need to be within 10 feet of an all-weather drive over surface and need to have 3 feet of clearance on the back and sides, and 10 feet of clearance in the front.
2. A C-1 form will need to be submitted for the club house. The form is available at [http://www.fcgov.com/utilities/img/site\\_specific/uploads/c-1\\_form.pdf](http://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf).
3. Electric development and system modifications charges will apply. An online estimator for these charges is available at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=2> (the charges for the clubhouse will need to be estimated under the commercial tab).

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](mailto:tshepard@fcgov.com)

1. All entry drives must have walkways on both sides that connect to the larger walkway network serving the entire site.
2. Section 3.5.2 calls for a strong relationship of buildings to streets to promote a town-like development pattern. Please note that this standard requires that buildings relate to streets by one of three methods:
  - Directly connecting to the street by a walkway.
  - Connecting to the street by a sidewalk no greater than 200 feet in length.
  - Connecting to a street by a major walkway spine, as specifically defined.

The four perimeter public streets offer an excellent opportunity to comply with this standard by providing entrances facing the street, with connecting walkways to the public sidewalk. These entrances must be prominent with entry features that project off the vertical wall plane. Please note that entry features, with secondary roofs and covered doorways, may also contribute to compliance with Section 3.8.30(F)(2) - Variation Among Repeated Buildings; 3.8.30(F)(4) - Entrances; 3.8.30(F)(5) - Roofs; 3.8.30(F)(6) - Facades and Walls.

3. There are several instances where the backs of the garages face a public street. Please note that Section 3.5.2(F) requires that these elevations be upgraded. Also, the Landscape Plan should emphasize a generous amount of plant material to screen these areas of low visual interest.
4. In accordance with Section 3.8.30(C)(3), the clubhouse and pool area must exceed 10,000 square feet. If so, then it satisfies the standard of providing a "community facility or neighborhood support / recreation facility" and, therefore, would not have to be open to the public.
5. On Terra Vida One, the large stormwater detention pond doubles as passive open space for the benefit of the residents and is also an ideal location for dog walking. Terra Vida Two, however, does not include a stormwater detention basin. You are encouraged, therefore, to provide ample areas of passive open space to allow for passive enjoyment of the residents.
6. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
7. Please see the Development Review Guide at [www.fcgov.com/drg](http://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.
8. 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>.

9. 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.
10. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
11. 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.
12. 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.

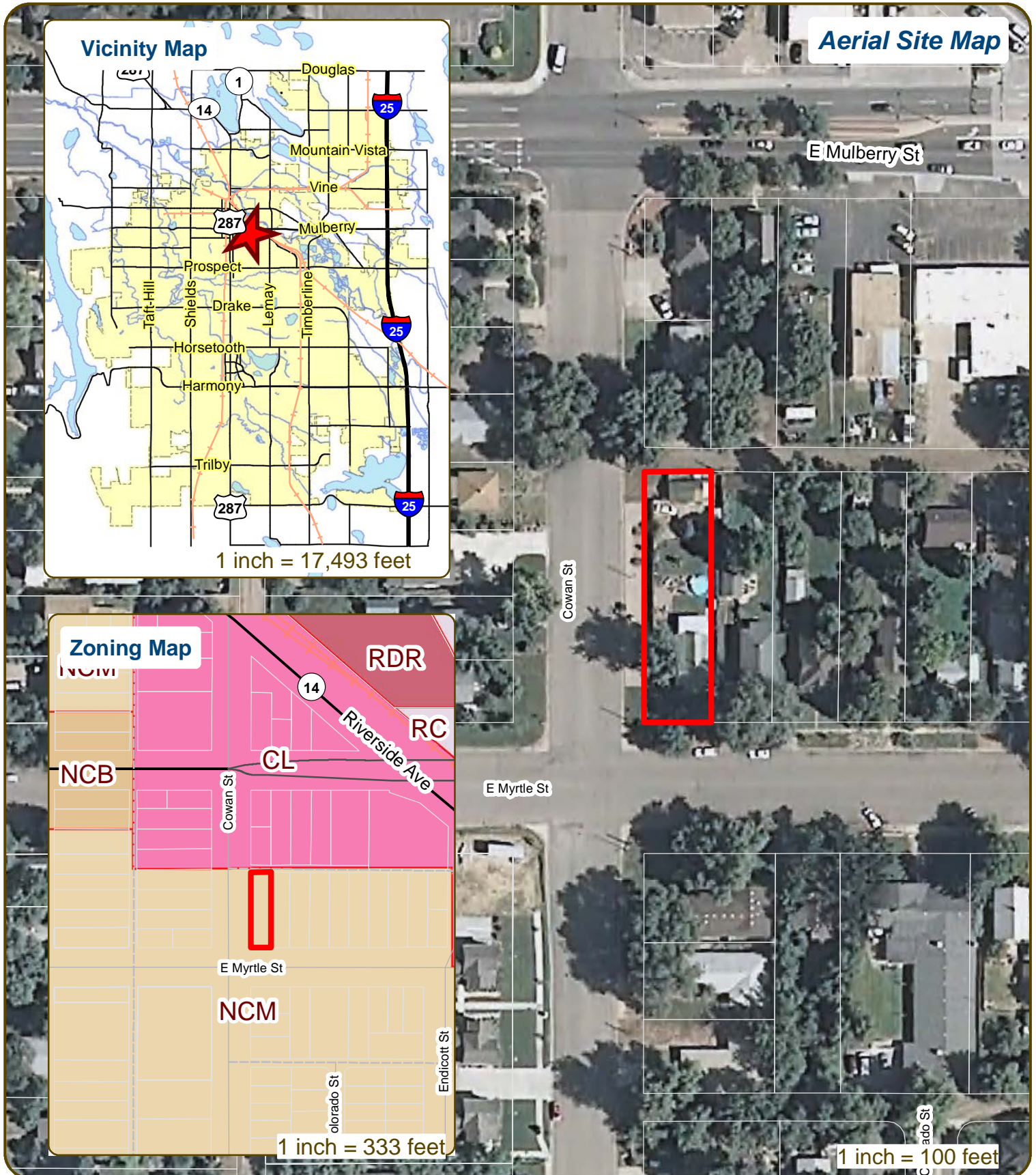
City of Fort Collins

Building Services

Plan Review

416-2341

# 800 E Myrtle Duplex



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## Development Review Guide – STEP 2 of 8

### CONCEPTUAL REVIEW: APPLICATION

#### General Information

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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) \_\_\_\_\_

Business Name (if applicable) True Line Builders  
Your Mailing Address 802 E Myrtle St  
Phone Number 970-692-3322 Email Address Bulfraser72@Gmail.com  
Site Address or Description (parcel # if no address) 802 E Myrtle St

Description of Proposal (attach additional sheets if necessary) Build Duplex with pre planning for the place

Proposed Use Residential/Multi family Existing Use Single Family  
Total Building Square Footage up to 3758 S.F. Number of Stories 2 Lot Dimensions 50 x 190

Age of any Existing Structures 100+ years

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? high (100 year)  
Info available on FC Maps: <http://gis.fcgov.com/fcmaps/fcmap.aspx> Click Floodplains tab and zoom to property.

Increase in Impervious Area 3000 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?

## Alley

Myrtle ST

Cowan ST

### Driveway

### Driveway

Existing house  
24x38

15'-0"

15'-0"

5'-0"

5'-0"

20x30 utility building possibly 3 car garage



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](http://fcgov.com)

July 01, 2013

Bill Fraser  
True Line Builders  
802 E Myrtle St  
Fort Collins, CO 80524

**Re:** 802 E Myrtle - Duplex

**Description of project:** This is a request to add a new residential unit to an existing single family home located at 802 East Myrtle Street (Parcel # 97131-07-010). A new 3-bedroom, 1700 SF unit would be constructed onto the existing single family home, creating a duplex. A new garage/utility building would also be constructed. The site is located in the Neighborhood Conservation, Medium Density (N-C-M) Zone District. Two-family dwellings are subject to Planning & Zoning Board (Type 2) review when structural alterations or additions are made to an existing building.

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, Seth Lorson, at 970-224-6189 or [slorson@fcgov.com](mailto:slorson@fcgov.com).

**Comment Summary:**

**Department:** Zoning

**Contact:** Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)

1. Land Use Code (LUC) Section 4.8(B)(3) Two-family dwellings with exterior alterations are permitted in the NCM zone district subject to a TYPE 2 review (Planning and Zoning board). Is the opposed addition attached to the existing house?
2. LUC 4.8(D)(2)(a)4. Allowable floor area (as defined in this section) for the total lot is 40% of the lot size. 9500 sq ft lot the allowable floor is 3800 sq ft.

LUC 4.8(D)(3) Allowable floor area in the rear half is 33% of the rear half. 4750 sq ft rear half allowable floor area is 1567.5 sq ft

Is this building one story or two story? If two story additional standards apply.

3. LUC 4.8(D)(6) An accessory building without water and/or sewer cannot exceed 600 sq ft of floor area.

An eave height for an accessory building without habitable space is 10ft

4. LUC 4.8(E)(1) Minimum lot width for two-family dwelling is 40ft

LUC 4.8(E)(2) Front yard setback is 15ft

LUC 4.8(E)(3) Rear yard setback is 5ft from existing alley

LUC 4.8(E)(4) Side interior setback is 5ft for building height of 18ft. Street side setback is 15ft.

5. LUC 3.2.2(K)(1)(a) For a 3-bedroom dwelling unit it requires 2 off-street parking space and for a 2-bedroom dwelling unit it requires 1.75 (2) off-street parking spaces.
6. LUC 4.8(B)(2)(a)1. A detached single family dwelling when there is more than one on the lot (carriage house) is a permitted use in the NCM zone district subject to a TYPE 1 review.
7. LUC 4.8(D)(1) Minimum lot size for detached single family dwelling is 5000 sq ft per dwelling. This requires a minimum of 10,000 sq ft to add a carriage house.

More information will be needed to determine the appropriateness of a Modification request to the lot size standard.

8. LUC 4.8(F)(3) Carriage house standards will apply to the carriage house (see section for details).
9. City Forester contact information Tim Buchanan 970 221-6361.

**Department: Water-Wastewater Engineering**

**Contact: Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)**

1. Existing water mains and sanitary sewers in this area include 4-inch water mains in both Myrtle and Cowan and an 8-inch sewer in the E/W alley north of the lot.
2. It appears that the existing sewer service crosses the area of the proposed construction.
3. If the additional unit is a carriage house, there are two possible options for water/sewer service. Services separate from the existing primary residence may be installed connecting to the City mains, or if both residential buildings will be on the same lot and under the same ownership and if the dwelling unit near the alley meets the definition of a carriage house, water and sewer service may be extended from the primary residence to the carriage house provided the conditions of City Code Sections 26-94 and 26-256 are met.
4. Development fees and water rights will be due at building permit. If the additional unit is a carriage house or a duplex unit served by extending water and sewer from the principal dwelling on the lot, water/wastewater development fees will be approximately \$5,250.

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)**

1. Stormwater Floodplain:  
This project is located in the City-regulatory 100-year Old Town Basin flood fringe and must comply with all requirements of Chapter 10 of City Municipal Code. A City Flood Risk Map is attached.
2. Construction of a new residential structure is allowed in a flood fringe, provided that all duct work, heating, ventilation and air conditioning systems, electrical, hot water heaters, and the lowest floor of the structure, are a minimum of 18-inches above the Base Flood Elevation (BFE). That minimum elevation is known as the Regulatory Flood Protection Elevation (RFPE).  $RFPE = BFE + 18"$  for new residential

construction. A FEMA Elevation Certificate will have to be completed before a Certificate of Occupancy (C.O.) can be issued for the new residential structure.

3. A new basement may not be constructed below the RFPE in any new residential structure.
4. A new basement may not be constructed below the RFPE in any new residential structure.

Critical Facilities are not allowed in the 100-year flood fringe.

5. The proposed out building is considered an accessory structure and is allowed in the flood fringe provided that all duct work, heating, ventilation and air conditioning systems, hot water heater, electrical and the lowest floor of the structure, are a minimum of 6-inches above the Base Flood Elevation (BFE).  $RFPE = BFE + 6"$  for an accessory structure. A FEMA Elevation Certificate will have to be completed before a Certificate of Occupancy (C.O.) can be issued for the new accessory structure.
6. In lieu of elevating the accessory structure, the owner may choose to either vent or floodproof the building. If the owner chooses to vent the building rather than elevating the lowest finished floor; any duct work, heating, ventilation and air conditioning systems, electrical, and hot water heaters associated with the building must still be elevated to or above the RFPE, and all requirements of Section 10-39 must be met. A FEMA Elevation Certificate will have to be completed before a Certificate of Occupancy (C.O.) can be issued for the accessory structure.
7. If the choice is made to floodproof the building, the floodproofing must extend up to the RFPE and all requirements of Section 10-38 of City Code must be met. A floodproofing certificate will have to be completed before a Certificate of Occupancy (C.O.) can be issued for the accessory structure.
8. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Please contact Shane Boyle of Stormwater Master Planning at [sboyle@fcgov.com](mailto:sboyle@fcgov.com) for floodplain CAD line work as required per the floodplain development review check list.
9. Any and all construction activities in the 100-year flood fringe must be preceded by an approved floodplain use permit, \$25 fee, and approved plans. The floodplain use permit forms can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
10. The Floodplain Administrator for the Old Town Basin is Brian Varrella; 970.416.2217, [bvarrella@fcgov.com](mailto:bvarrella@fcgov.com). Please contact Brian or Mark Taylor, 970.416.2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com) to schedule a meeting at your convenience.
11. Stormwater Development Review:  
It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
12. Since the existing building is to remain and this is an expansion of it; a drainage letter should be sufficient to document the existing drainage patterns and to discuss the water quality measures being provided. The drainage letter needs to address the four-step process for selecting structural BMPs. Also standard operating procedures (SOPs) must be prepared for each of the BMPs being used on the site. They must be prepared by a Professional Engineer registered in Colorado.
13. When improvements are being added to an existing developed site in the Old Town Drainage Basin; onsite detention is only required if there is an increase in impervious area greater than 5000 square feet. If it is greater, onsite detention is required with a 2 year historic release rate for water quantity.
14. Fifty percent of the increased 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.

15. 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](mailto: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](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).
16. The drainage outfalls for the site are the two adjacent streets or the alley. There is a 48 inch RCP along the south side of Myrtle St. if a lower outfall is desired.
17. 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.
18. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. FIRE SEPARATION**

Fire separation shall be provided for the common, shared wall of the duplex. Contact the FC Building Department for building code details.

**2. 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](mailto:lex@fcgov.com)**

1. If this lot is replatted, 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 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](mailto: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.
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. Currently, sidewalk does not exist around the property. To meet minimum street standards a 4.5 ft wide detached sidewalk and 6 ft landscaped parkway will be required along Cowan St and Myrtle St. Our standard directional handicap ramp will be required at the corner as part of the sidewalk system upgrade.
10. With the proposed duplex, the alley will need to be improved along the rear of the property. Per section 3.6.2(J)(2) of the Land Use Code, alley improvements will be required as part of this project. Refer to LCUASS figure 7-11F for alley design requirements. For a carriage house instead of a duplex, no alley improvements will be required.
11. All garages need to be set back a minimum of 20ft from the back of sidewalk
12. All overhead utility lines adjacent to the property will need to be undergrounded as part of this project. Contact the proper utility companies that are overhead for their requirements to underground.

**Department: Electric Engineering**

**Contact: Justin Fields, 970-224-6150, [jfields@fcgov.com](mailto:jfields@fcgov.com)**

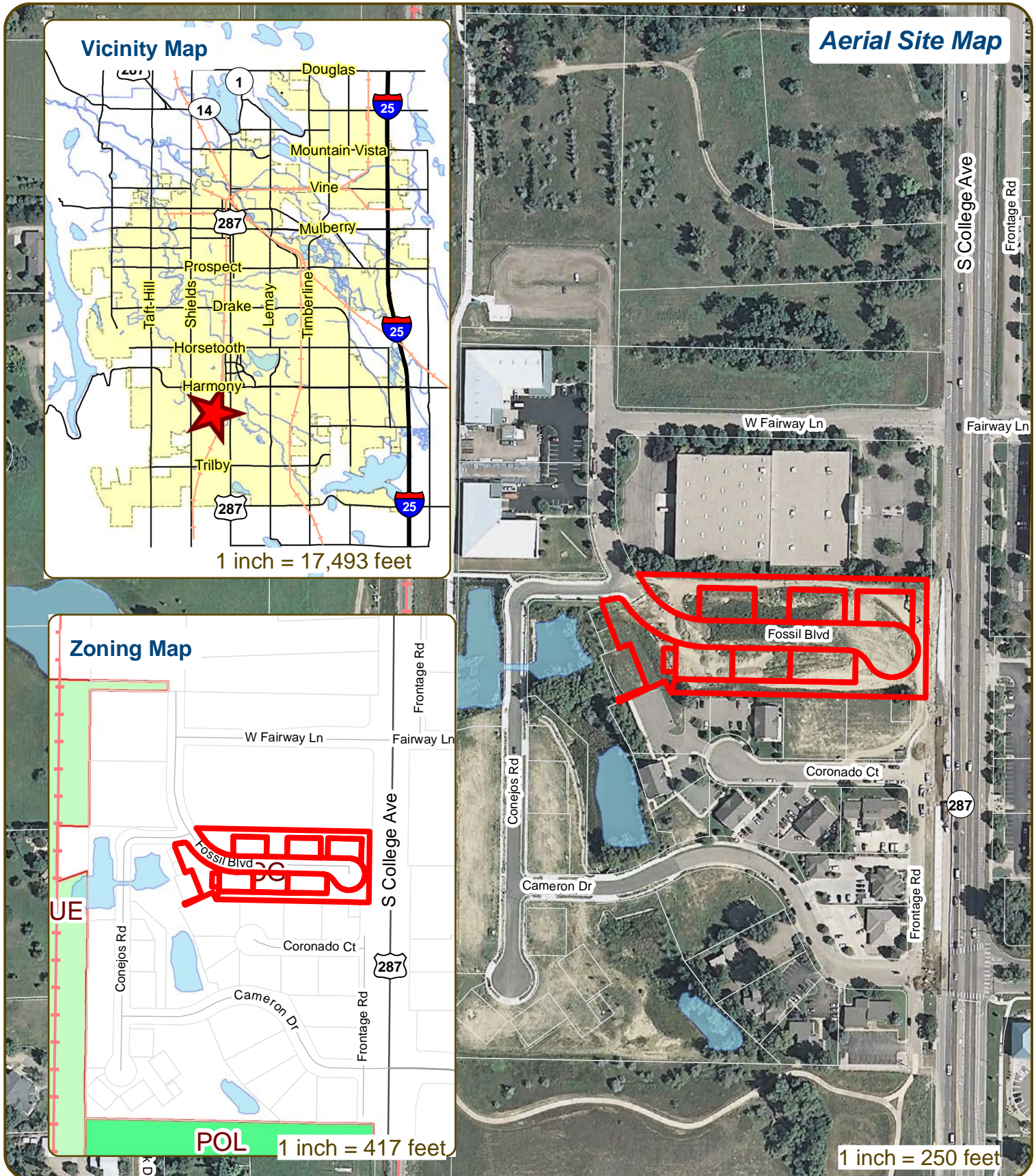
1. Electric development and system modification charges will apply, contact Light and Power Engineering for an estimate of these charges, 970-221-6700.
2. The additional unit will need to be individually metered. It is likely that the existing meter will need to be relocated; the new location for the meters will need to be coordinated with Light and Power Engineering.

3. The existing electric feed will need to be upgraded. The location of the new feed will need to be coordinated with Light and Power Engineering.

#### **Current Planning**

**Contact:** , ,

# Redtail Ponds Affordable Housing



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CONCEPTUAL REVIEW:  
APPLICATION**General Information**

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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) \_\_\_\_\_

**CHADRICK MARTINEZ / OWNER**

**STEVE STEINBICKER / CONSULTANT**

**Business Name** (if applicable) **F.C.H.A.**

**ARCHITECTURE WEST LLC**

**Your Mailing Address** **1715 W. MOUNTAIN AVE., F.C.**

**STEVE@ARCHITECTUREWESTLLC.COM**

**Phone Number** **(313)-2818 / (911)-8008** **Email Address** **cmartinez@fcgov.com**

**Site Address or Description** (parcel # if no address) **SEE ATTACHED - TAX ASSESSORS - MULTIPLE PARCELS**  
**CONEJOS @ FOSSIL BLVD.**

**Description of Proposal** (attach additional sheets if necessary) **600 UNIT SUPPORTIVE MULTI-FAMILY, 4 STORY, CG / TOD, EXISTING UTILITIES, 1.6 AC. SITE ±, VACANT LAND - REVIEW ANY DEVELOPMENT, UTILITY, ZONING / PLANNING ISSUES, STAFF CONCERNS?**

**Proposed Use** **MULTI-FAMILY RESIDENTIAL** **Existing Use** **VACANT LAND**

**Total Building Square Footage** **51,572** **S.F. Number of Stories** **4** **Lot Dimensions** **595' x 118' ±**

**Age of any Existing Structures** **N/A**

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** **44,000 SF ± TOTAL - 25% PERVIOUS PAVEMENT** **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?

# FCHA / PSH - REDTAIL PONDS

Fort Collins, CO.

Schematic Design Narrative /Outline Specifications  
February 1, 2013

Submitted by  
**Studio Completiva, Inc.**  
3000 Zuni Street  
Denver, CO 80211

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Civil Narrative	separately submitted by civil
Structural Narrative and Structural Specifications	separately submitted by structural
MEP Narrative	separately submitted by MEP
Landscape Narrative	separately submitted by landscape

## **Project Directory:**

### **Fort Collins Housing Authority**

Contact: Kristin Fritz  
[kfritz@fcgov.com](mailto:kfritz@fcgov.com)  
Chadrick Martinez  
[cmartinez@fcgov.com](mailto:cmartinez@fcgov.com)  
1715 West Mountain Avenue  
Ft. Collins, CO 80521  
Office: 970-416-2910

### **Owner's Rep: Architecture West**

Contact: Steve Steinbicker  
[Steve@architecturewestllc.com](mailto:Steve@architecturewestllc.com)  
(970) 207-0424

### **General Contractor: Fransen Pittman**

John Pittman, President  
[jpittman@fransenpittman.com](mailto:jpittman@fransenpittman.com)  
23 Inverness Way East, Suite 250  
Englewood, CO 80112  
Tel: 303.783-3900

Dave Eddy, Chief Estimator  
[deddy@fransenpittman.com](mailto:deddy@fransenpittman.com)

### **Architect: Studio Completiva, Inc.**

Contact: Yong Cho  
[yong@studiocompletiva.com](mailto:yong@studiocompletiva.com)  
3000 Zuni Street  
Denver, Co 80211  
Tel: 303 477 9156 x 11

### **Civil Engineer: JVA, Inc.**

Jason Claeys, PE  
[jclaeys@jvajva.com](mailto:jclaeys@jvajva.com)  
25 Old Town Square, Suite 200  
Fort Collins, CO 80524  
Direct: 970.530.0818  
Main: 970.225.9099  
Mobile: 970.817.1712

### **Landscape Architect: Azur Ground**

Brad Smith  
[bsmith@azurground.com](mailto:bsmith@azurground.com)  
402 N. College Ave. Suite C  
Fort Collins, CO 80524  
Office: 970.416.1018  
Mobile: 970.817.3812

### **Structural Engineer: KL&A (Loveland Office)**

Contact: Jake Hohmann  
[jhohmann@klaa.com](mailto:jhohmann@klaa.com)  
421 East 4<sup>th</sup> Street  
Loveland, CO 80537  
Tel: 970-667-2426

### **MEP: Beaudin Ganze**

Contact: Brian Robertson, PE  
[bgrobertson@bgce.com](mailto:bgrobertson@bgce.com)  
251 Linden Street  
Suite 200  
Fort Collins, CO 80524  
Tele: 970-221-5691 Fax: 970-221-5697

# **ARCHITECTURAL NARRATIVE:**

## **SITE**

The site is located off of Conejos Road in Fort Collins, CO., and will be developed for Permanent Supportive Housing with 60 for-rent residential units. As proposed, the building is primarily a L-shaped with the 2 major volumes connected by a transparent glazed circulation core. To the South of the property is a City of Fort Collins dedicated open space area and an existing wet lands area. To the West are the Mason and Fossil Creek Trail beyond which lies an elevated railroad track running to the North and South. For additional information see Survey and civil narrative.

Zoning:  
GC (General Commercial) with a TOD Overlay

## **PROGRAM**

Construction is four stories of wood framing above slab on grade. The building consists of four program components: residential dwelling units, communal amenity spaces, supportive programming spaces, and an urban agricultural/kitchen component. The building will be approximately 50,000 gross square feet. A community outdoor recreational space will be constructed within the interior courtyard facing the South and West. A community garden will run East and West along the property line with the neighbor to the South. Access to the bike trail, open space and existing wetland to the West and South is provided via Conejos Road.

## **BUILDING ARRANGEMENT**

### **Building Form**

Building configuration is primarily a 4-story 'L' shape with a 1 story protrusion to the South at the ground floor level which houses some of the supportive programming spaces. The central entry and circulation core is intended for a higher level of finish than the remainder of the building. It will consist of storefront glazing and Sandstone masonry elements with roof overhang weather protection elements. The Structure will be approximately 46' in height. Exterior finishes will likely be a combination of direct applied fiber cement panel with fry-reglet joint system (90%) and masonry (10%).

### **Parking:**

The intent is to provide as close as possible a .5 to 1 parking to unit ratio on a surface level parking lot West of the building on the site. Loading and handicap visitor parking is located immediately in front of the main building entrance.

### **Residential:**

- Four levels of for rental units with 2 primary unit types consisting of approximately 90% 1-bedroom and 10% 2-bedroom units of approximately 500 s.f. and 750 s.f respectively.
- The residential portion of the building can be accessed from only one central point at the main entry to the building.

## **BUILDING INFO (PER IBC 2009)**

**Construction Type:** Type V-A (four stories of wood frame construction)

**Floor Area**

Floor 1	13,862 s.f.
Floor 2	12,570 s.f.
Floor 3	12,570 s.f.
Floor 4	12,570 s.f.
<b>Total</b>	<b>51,572 s.f.</b>

**Occupancy:**

R-2 (Levels 1-4)

**Occupancy Separation:**

R-2: 1 hour with fully automatic sprinkler throughout per IBC Table 508.4

1-hour rated corridors

1-hour rating at demising walls between residential units

**Horizontal Separation:**

1- hour separation between levels throughout the building.

**Sprinkler:** Fully Sprinklered NFPA 13

**Building Height:** (100'-0" = finish floor level of grade level)

- |                        |                       |
|------------------------|-----------------------|
| 1) Top of roof:        | approximately 144'-0" |
| 2) Top of parapet:     | approximately 146'-0" |
| 3) Top of stair tower: | approximately 153'-0" |

# **ARCHITECTURAL OUTLINE SPECIFICATIONS:**

## **Division One: General Requirements**

Per Owner's contract with G.C. and specifications

## **Division Two: Site Construction**

As required to complete the building. All planting /hardscaping per landscaping plan. Refer to Site Plan for general site improvements and Landscape narrative. See civil narrative for utility/grading site work.

## **Division Three: Concrete**

For the structural system, please see structural narrative and specifications below.  
Stair and elevator cores from basement/foundation to 1<sup>st</sup>. floor.

At sidewalks and exterior stairs and ramps, minimum 4" normal weight concrete, with saw-cut control joints.

Provide 1 ½" gypcrete/acousitmat system above subfloor sheathing.

## **Division Four: Masonry**

- Sandstone/Masonry base, columns and lintels parapets intended for amenity wing of the building.
- 8" CMU elevator core from 1<sup>st</sup> level to top of elevator overrun. Elevator and stair core walls, serving levels 1-4, shall be nominal 8" x 8" x 16". Grout cells solid and reinforce per structural.
- Provide sand set 2x2 concrete pavers on courtyard concrete deck. (12,200 s.f.)
- Provide 2x2 rubber pavers to access roof top equipment and drains.

## **Division Five: Metals**

- Ornamental Steel Elements: Provide steel channels (approximately C-8 to C-12) attached to concrete slab through use of embed plates. See Elevation Drawings. For structural steel including embed plates, see structural narrative.
- Exterior guardrails/handrails are fabricated painted metal and shall be installed at both sides of all exterior steps and ramps. 42 inch high fabricated metal guards shall be installed above all grade changes over 30 inches that are steeper than 2:1. Assemblies shall be shop fabricated and primed for paint finish
- 8" perimeter steel channel @ balconies
- 42" high painted steel balcony railings
- Painted steel stair railings at stair cores
- Steel entry canopy/trellis
- Steel trellis at landscaped area

## **Division Six: Wood & Plastic**

- Wood framing for interior and exterior walls and partitions, floor & roof joist system
- Densglass sheathing at exterior walls as required by rated wall assembly.
- ¾" plywood sub-floor
- At balconies, wood infill (in steel channel perimeter), 2x6 composite decking
- Wood stairs
- Painted or stained corridor chair rail one side, painted wood handrail other side

- Maple wood veneer cabinetry in common areas: sill at mailbox
- Window Sills: PTD MDF window sill
- Miscellaneous blocking and backing boards
- Painted MDF shelving in storage units

#### **Division Seven: Thermal and Moisture Protection**

- Roofing: Provide 60 mil, mechanically fastened TPO roofing with rigid insulation (tapered as required) with R- 19. The roofing system will be fully adhered. R-19 batt insulation applied to underside of roof deck in roof joist space, giving a total R-Value of R-38.
- Exterior walls: Provide R-21 batt insulation at all exterior walls (can be rigid or blow-in) (R-19 + R-3 + R-21 blow-in)
- Commercial grade tyvek bldg wrap
- Interior walls & floors: Provide sound batt insulation
- Miscellaneous metal flashing as required, including cap flashing & scuppers at balconies
- 25 ga. Metal flashing @ all horizontal joints at exterior
- Dampproofing: type to be determined
- Perimeter drains as required
- Rigid insulation: 3'-0" below grade level at perimeter at the basement level.
- Caulking and sealant @ vertical exterior joints, steel balcony supports and elsewhere as required. Other water-proofing details per third party review

#### **Division Eight: Doors and Windows**

- All doors and frames within 1 hour rated walls and all stair core doors shall be hollow metal, fire rating as required. Automatic hold-opens for smoke control at elevator lobbies @ levels 2-4.
- All common area and corridor unit entry doors are solid core stain grade birch w/20-min rating. All interior unit doors are pre-hung hollow core paint grade. H.C. paint grade By-pass closet doors with no frames at closets per drawings.
- Balcony doors are steel clad full-light stile and rail
- Hardware: Provide commercial grade hardware at common areas and unit entry doors from the corridor. Provide residential grade hardware within the units. The hardware at entry lobbies and stairs will be tied into the security system. All hardware elements are to be brushed chrome unless matching aluminum storefront finish.
- 6" anodized aluminum storefront (thermally-broken w/low-E glazing, with compensation channel) at entry and publicly accessible communal area, as shown in plans. Single unit aluminum frame windows with low-E glazing in remaining first floor public and support areas
- Provide one (1) high quality sectional garage door with sectional insulated panels at bike workshop.
- All dwelling unit windows will be white vinyl single hung or slider with low E-272 glazing on all north and east elevations and low E-366 glazing on all South and West elevations manufacturer by Mercer or equal. Price argon filled units as an alternate.
- Window in publicly accessible communal area would be aluminum storefront type with low-E glazing

#### **Division Nine: Finishes**

- Exterior cladding is painted CFB fastened directly to exterior sheathing w/horizontal z-flashing at joints
- Interior Walls: Provide GPDW with high quality, smooth Level 4 finish ("slick-finish) without texturing. Provide STC 55 at demising and corridor walls.
- Shafts have 2-hour ratings w/2 layers type "X" gpdw on outside, 1" shaft liner on inside
- Ceilings: Units: Painted gpdw.
- Corridors: Ptd gpdw fire lid w/dropped 2 X 2 ACT. Public areas: 70% ACT; 30% ptd gpdw.
- Carpet: direct glue-down
- Sheet vinyl with quiet core pad over core assembly throughout units, including living areas, kitchens, bathrooms and closets
- Rubber base: 4" at bathrooms; 2 ½" elsewhere in units

- FRP: Provide FRP at trash chute room and other small service area/rooms.
- Tiles in public restrooms, lobby and communal kitchen at Main Level

#### **Division Ten: Specialties**

- Showers: 30x60 shower inserts.
- Lavatories: Kitchens: SS sink bowl; Bathroom vanities: Porcelain sink bowl. Single lever faucets
- Standard toilet Accessories, including medicine cabinets
- Mirrors at bathrooms
- Closets: Provide closet wire w/supports shelving
- Metal closet rods and supports
- Window coverings: Provide horizontal louver blinds with 1" metal slats at all vinyl windows, management/leasing offices, and exterior glass doors.
- Fire Extinguisher and cabinets per code
- Mop sinks @ all janitor closets
- (2) pedimats at main & south entries
- Exterior Signage \$10,000 allowance
- Interior bldg signage \$10,000 allowance
- Mailboxes: Furnish extruded aluminum, satin finish horizontal front-loading mail box units where indicated, along with collection boxes, delivery boxes, and a directory. Provide custom laminate millwork with trash receptacle beneath mail boxes.
- Bike racks: U-shaped for (60) bikes
- Exterior Louvers/vents
- Nylon grab bars in shower enclosure at toilets in 8 units per ANSI code
- Corner guards: clear plastic, typical at public areas

#### **Division Eleven: Equipment**

- Cabinetry: Provide 24" deep x 36" tall base cabinets with pull out drawer sets and 12" x 36" tall wall cabinets, with wire pulls with Lazy Susan's in corner areas as applicable. Shaker Line w/ wood laminate as manufactured by Grandview Products Company. Provide 24 or 36" wide vanity cabinet in bathroom.
- Countertops: Post-formed plastic laminate countertops with integral backsplash.
- Kitchen appliances: Consult owner and refer to appliance package from previous design.
- (2) Coin operated washers and electric dryers on each residential floor with (1) additional large capacity washer/dryer at Main Level laundry room.
- (2) Internal Trash Chutes and collection system with wash down. Furnish trash chute serving floors 1 - 4 (single access door). 24" diameter, 18 ga. aluminized steel with powered, hinged intake door bearing 45 minute label. Provide discharge accessories as necessary to conduct waste to dumpster. Rolling door closure with normally open fusible link

#### **Division Twelve: Furnishings**

- Interior - Owner Provided

##### Site Furnishings:

- Built-in outdoor gas fire pit.

#### **Division Thirteen: Special Construction**

- Security System: The security system needs to be further defined; at minimum provide an intercom system integrated with the residential unit phone system and remote controlled garage door.

#### **Division Fourteen: Conveying Systems**

- Elevators: KONE EcoSpace pre-engineered traction passenger elevator – 3,500# capacity with 9-ft ceiling w/ 4 stops, 150 feet per minute full load up, DC power, illuminated car and hall buttons, car position indicator at ground floor, car riding lantern, NEII handicapped provisions, two-way leveling, top-of-car inspection, automatic emergency light and alarm, telephone with armored cord in car cabinet, exhaust fan, dual eye beam photo eyes, protective pads and hooks, jack hole and casing. Stainless steel frames @ lobby; ptd frames other locations.

**Division Fifteen: Mechanical**

See mechanical narrative.

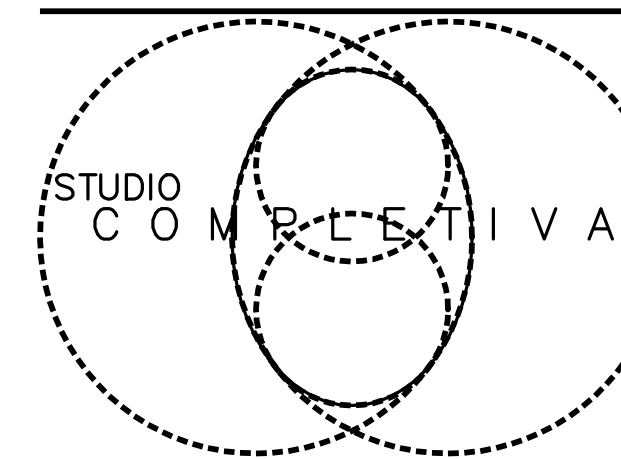
**Division Sixteen: Electrical**

See electrical narrative.

**REDTAIL PONDS PSH**

FORT COLLINS  
HOUSING

1715 WEST MOUNTAIN AVENUE  
FORT COLLINS, CO. 80521  
PHONE: 970-416-2910  
FAX: 970-221-0821



**ARCHITECTURE:**

STUDIO COMPLETIVA  
3000 ZUNI STREET  
DENVER, CO 80211  
PHONE: 303-477-9156  
FAX: 303-477-9428

**LANDSCAPE ARCHITECTURE:**

Azur Ground, LLC  
PO BOX 210  
FORT COLLINS, CO. 80522  
PHONE: 970-817-3812

**CIVIL:**

JVA, Inc.  
25 OLD TOWN SQUARE SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-225-9099  
FAX: 970-225-6923

**STRUCTURAL:**

KL&A, Inc.  
421 EAST 4TH STREET  
LOVELAND, CO. 80537  
PHONE: 970-667-2426  
FAX: 970-667-2493

**MECHANICAL AND PLUMBING:**

BEAUDIN GANZE, INC.  
251 LINDEN STREET SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-221-5691  
FAX: 970-221-5697

**ELECTRICAL:**

BEAUDIN GANZE, INC.  
251 LINDEN STREET SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-221-5691  
FAX: 970-221-5697

REVISION:

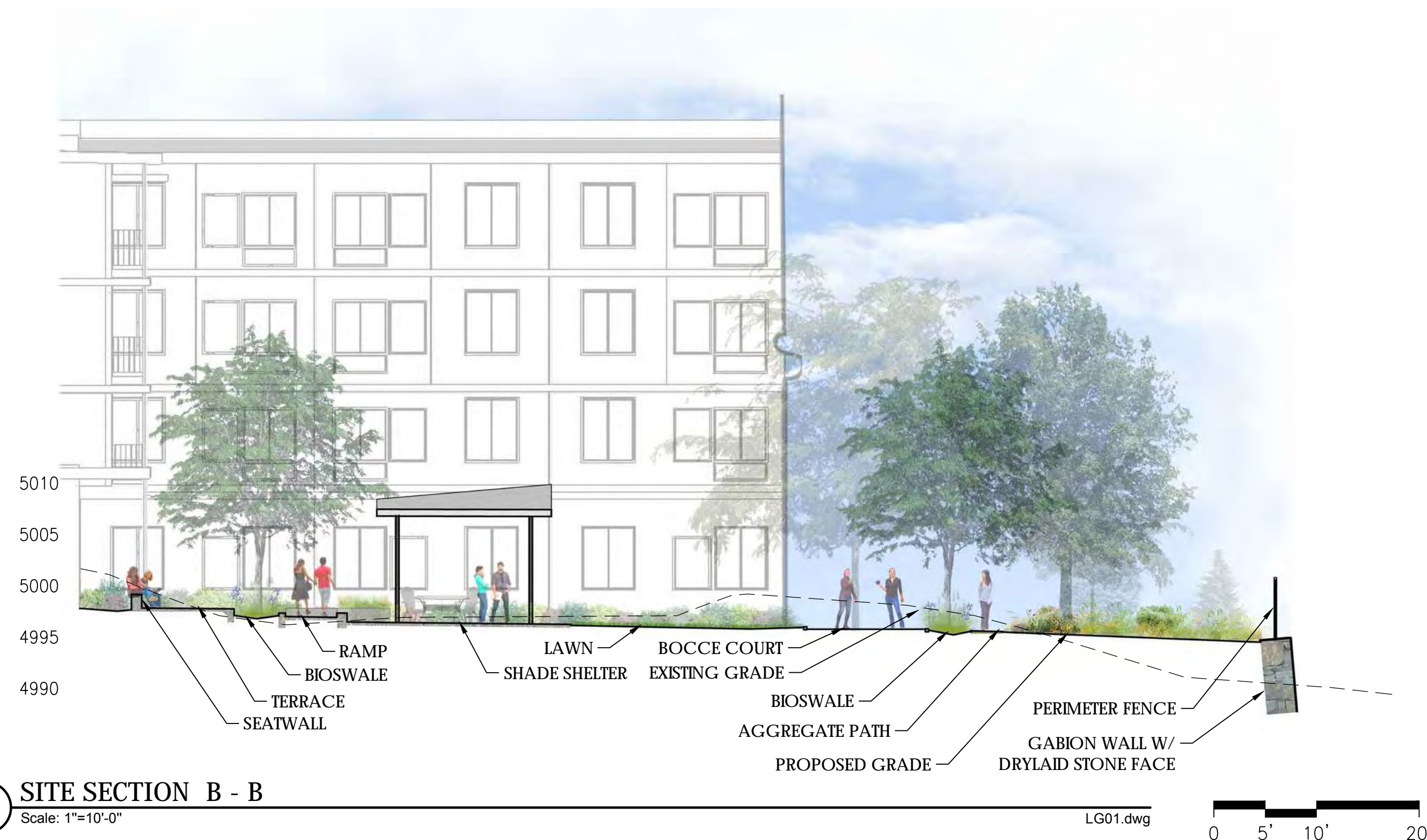

**CHFA SUBMITTAL**

PROJECT NUMBER: FC1205\_01  
DATE: 1 Mar. 2013  
DRAWN BY: AG  
CHECKED BY: BS  
APPROVED BY: .

SHEET TITLE: ILLUSTRATED SITE  
PLAN & SECTION

SHEET NUMBER:

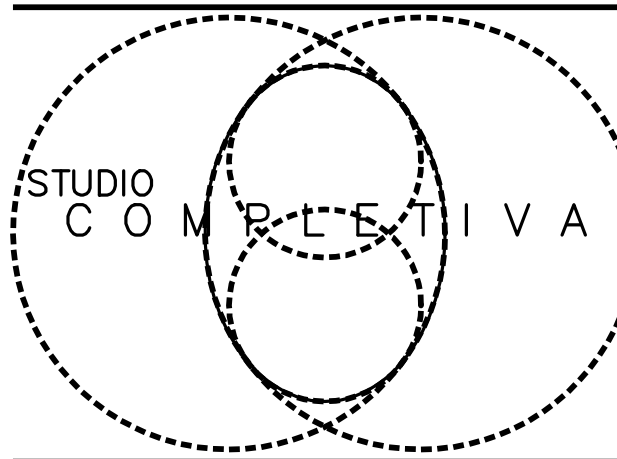
**LG01**



REDTAIL PONDS PSH

FORT COLLINS  
HOUSING

1715 WEST MOUNTAIN AVENUE  
FORT COLLINS, CO. 80521  
PHONE: 970-416-2910  
FAX: 970-221-0821



ARCHITECTURE:

STUDIO COMPLETIVA  
3000 ZUNI STREET  
DENVER, CO 80211  
PHONE: 303-477-9156  
FAX: 303-477-9428

LANDSCAPE ARCHITECTURE:

Azur Ground, LLC  
PO BOX 210  
FORT COLLINS, CO. 80522  
PHONE: 970-817-3812

CIVIL:

JVA, Inc.  
25 OLD TOWN SQUARE SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-225-9099  
FAX: 970-225-6923

STRUCTURAL:

KL&A, Inc.  
421 EAST 4TH STREET  
LOVELAND, CO. 80537  
PHONE: 970-667-2426  
FAX: 970-667-2493

MECHANICAL AND PLUMBING:

BEAUDIN GANZE, INC.  
251 LINDEN STREET SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-221-5691  
FAX: 970-221-5697

ELECTRICAL:

BEAUDIN GANZE, INC.  
251 LINDEN STREET SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-221-5691  
FAX: 970-221-5697

REVISION:


CHFA SUBMITTAL

PROJECT NUMBER: FC1205\_01  
DATE: 1 Mar. 2013  
DRAWN BY: AG  
CHECKED BY: BS  
APPROVED BY: .

SHEET TITLE: ILLUSTRATED SITE  
SECTION & AERIAL  
PERSPECTIVE

SHEET NUMBER:

LG02



1 SITE SECTION A - A  
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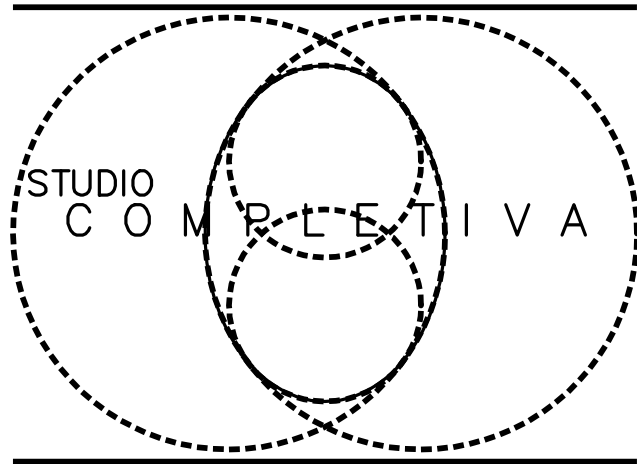
2 AERIAL PERSPECTIVE  
Scale: NA



**REDTAIL PONDS PSH**

**FORT COLLINS  
HOUSING**

1715 WEST MOUNTAIN AVENUE  
FORT COLLINS, CO. 80521  
PHONE: 970-416-2910  
FAX: 970-221-0821



**ARCHITECTURE:**

**STUDIO COMPLETIVA**  
3000 ZUNI STREET  
DENVER, CO 80211  
PHONE: 303-477-9156  
FAX: 303-477-9428

**LANDSCAPE ARCHITECTURE:**

**Azur Ground, LLC**  
PO BOX 210  
FORT COLLINS, CO. 80522  
PHONE: 970-817-3812

**CIVIL:**

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25 OLD TOWN SQUARE SUITE 200  
FORT COLLINS, CO. 80524  
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**STRUCTURAL:**

**KL&A, Inc.**  
421 EAST 4TH STREET  
LOVELAND, CO. 80537  
PHONE: 970-667-2426  
FAX: 970-667-2493

**MECHANICAL AND PLUMBING:**

**BEAUDIN GANZE, INC.**  
251 LINDEN STREET SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-221-5691  
FAX: 970-221-5697

**ELECTRICAL:**

**BEAUDIN GANZE, INC.**  
251 LINDEN STREET SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-221-5691  
FAX: 970-221-5697

REVISION:

**CHFA SUBMITTAL**

PROJECT NUMBER: FC1205\_01  
DATE: 1 Mar. 2013  
DRAWN BY: AG  
CHECKED BY: BS  
APPROVED BY:

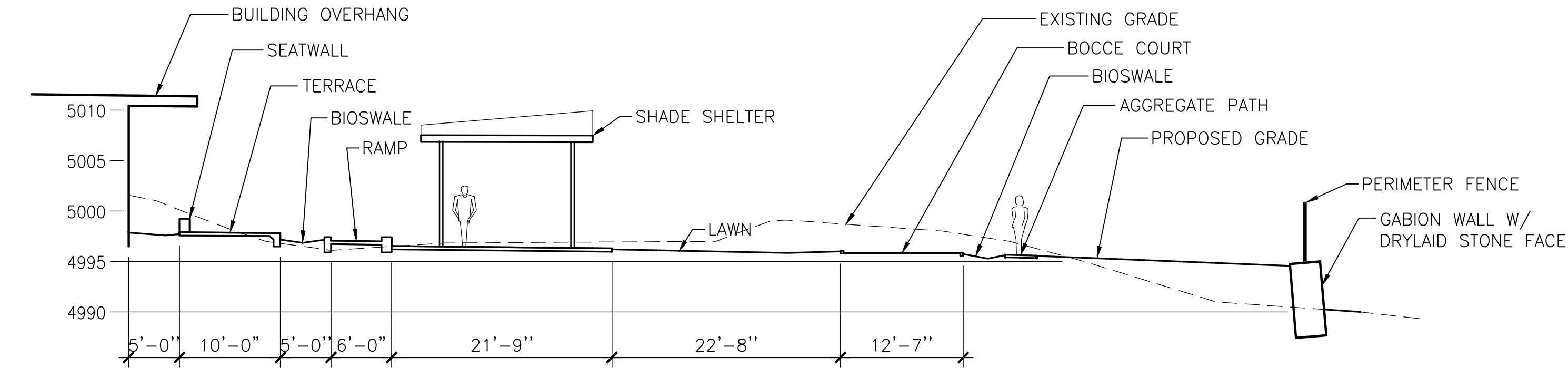
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PLAN - EAST

SHEET NUMBER:

**LS12**

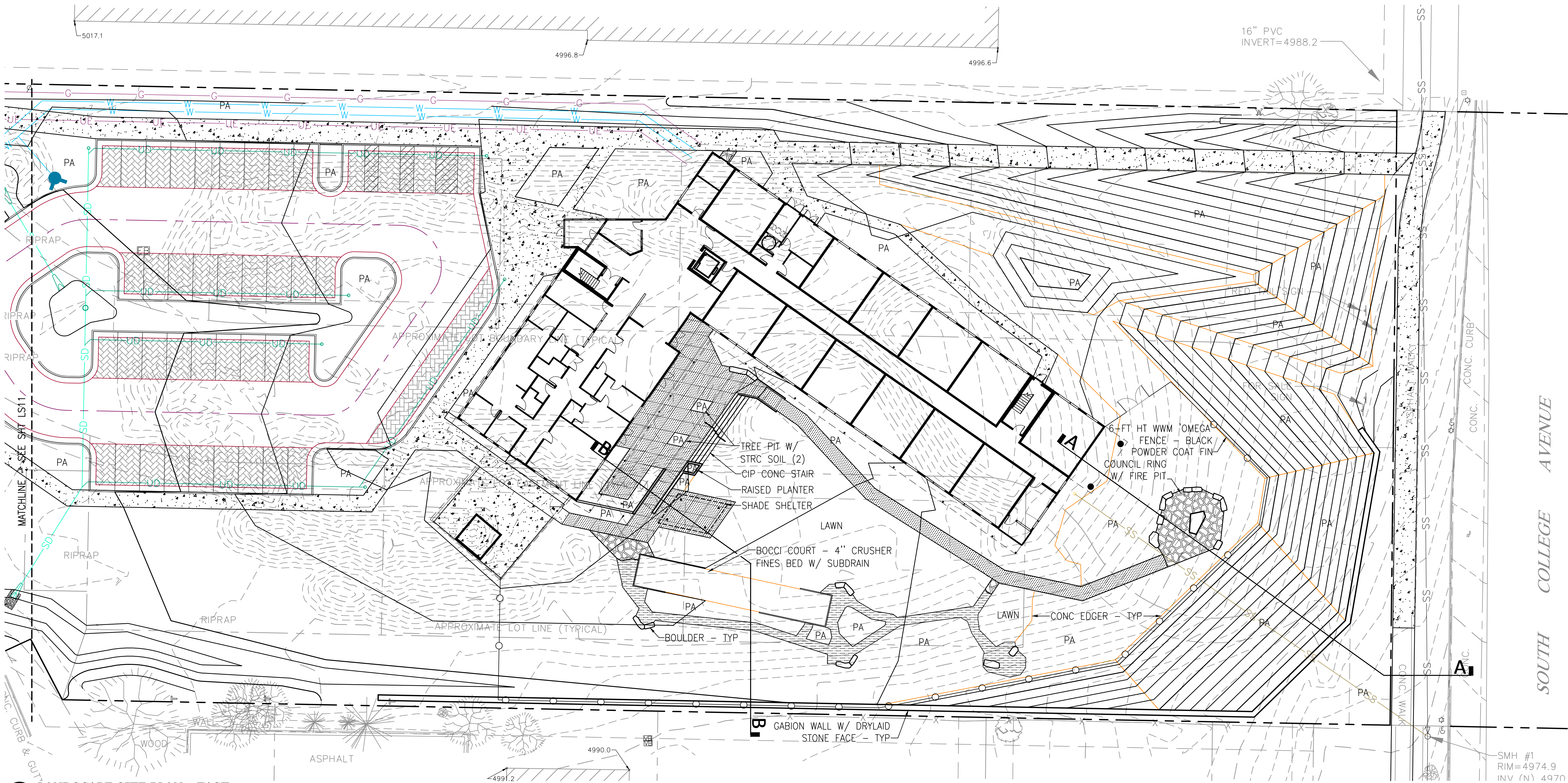
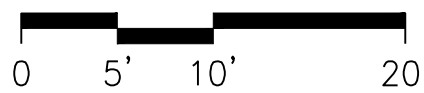
**PAVEMENT SCHEDULE**

- CONCRETE PAVEMENT** – Standard grey concrete with medium broom finish perpendicular to path of travel. Four inch depth with fibermesh unless subject to vehicular loads.
- DECORATIVE CONCRETE PAVEMENT** – Integral concrete with medium broom finish perpendicular to path of travel. Four inch depth with fibermesh unless subject to vehicular loads.
- FLAGSTONE PAVING** – Sand set 1½ inch thick sandstone pavers on 5/8-inch minus base. Joint sand shall include a polymeric binder. Edge restraint with 1x4 TREX boards staked at 24-inch O.C. All stakes and coupling shall be fastened with SSII wood screws.
- AGGREGATE PATH** – Compacted 5/8-inch minus angular rock, 3-inch depth. Edge restraint with 1x4 TREX boards staked at 24-inch O.C. All stakes and coupling shall be fastened with SSII wood screws.



**1 SITE SECTION B - B**  
Scale: 1"=10'-0"

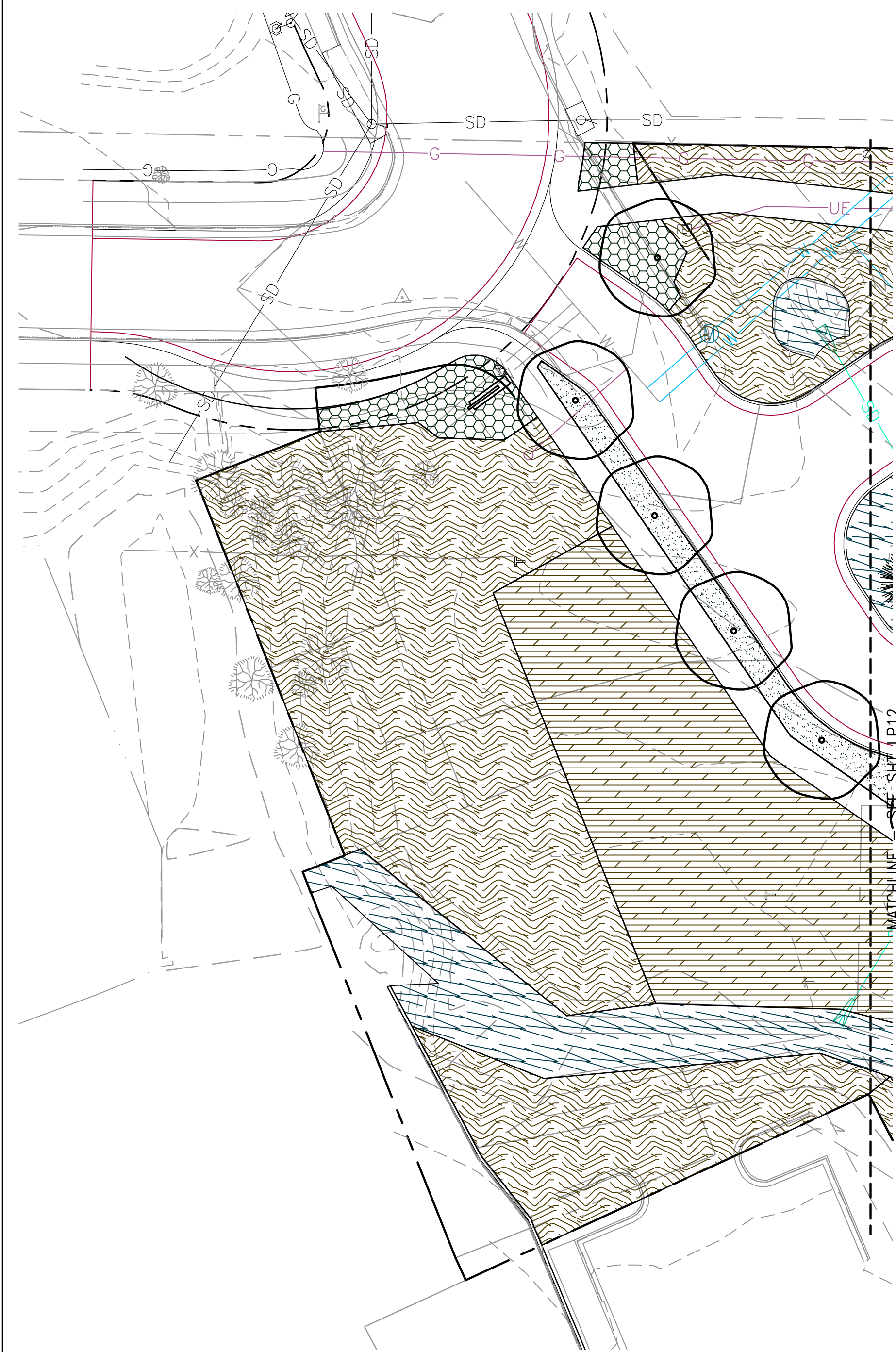
LS12.dwg



**2 LANDSCAPE SITE PLAN - EAST**  
Scale: 1"=20'-0"

LS12.dwg





1 LANDSCAPE SITE PLAN - WEST  
Scale: 1"=20'-0"  
LP11.dwg

PLANT SYMBOL	SCHEDULE BOTANIC NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES					
AC	Amelanchier canadensis	Serviceberry	6' CLUMP	As Indicated	
CO	Celtis occidentalis	Northern Hackberry	2" CAL	As Indicated	
CC	Cercis canadensis	Redbud	1½" CAL	As Indicated	
CD	Crataegus douglassii	Douglas Hawthorn	1" CAL	As Indicated	
CM	Crataegus mollis	Downy Hawthorn	1" CAL	As Indicated	
PA	Pinus aristata	Rocky Mountain Bristlecone Pine	6 FT	As Indicated	
PP	Picea pungens	Colorado Blue Spruce	8 FT	As Indicated	
QM	Quercus macrocarpa	Burr Oak	2" CAL	As Indicated	
QU	Quercus muhlenbergii	Chinkapin Oak	2" CAL	As Indicated	
SA	Sorbus aucuparia 'Cardinal Royal'	Mountain Ash	1½" CAL	As Indicated	

SHRUBS					
AGP	Agave parryi	Agave	#3	1'-6" OC	
AGN	Agave parryi neomexicana	New Mexico Agave	#3	1'-6" OC	
ARA	Aronia arbutifolia 'Brilliantissima'	Chokeberry	#3	4'-0" OC	
ARF	Artemisia filifolia	Sagebrush	#3	2'-0" OC	
ART	Artemisia tridentata	Sagebrush	#3	4'-0" OC	
BUB	Buddleja 'Blue Chip'	Dwarf Butterfly Bush	#3	3'-0" OC	
CEL	Ceratoides lanata	White Sage	#3	2'-6" OC	medium water
CEM	Cercocarpus montanus	Mountain Mahogany	#7	5'-0" OC	low water
CHA	Chaenomeles japonica var. alpina	Japanese Quince	#5		
CHJ	Chaenomeles japonica	Japanese Quince	#5		
CHS	Chaenomeles speciosa	Flowering Quince	#5		
COA	Cotoneaster opiculatus	Cranberry Cotoneaster	#5	4'-6" OC	low water
COH	Cotoneaster horizontalis	Rock Cotoneaster	#5	4'-0" OC	low water
CYP	Cytisus purgans 'Spanish Gold'	Spanish Gold Broom	#3	5'-0" OC	
DAB	Daphne x burkwoodi 'Carol Makie'	Caral Mackie Daphne	#5	3'-0" OC	
ERA	Ericameria nauseosa ssp. nauseosa	Dwarf Blue Rabbitbush	#3	2'-0" OC	very low water
ERS	Ericameria nauseosa ssp. speciosa	Tall Blue Rabbitbush	#3	4'-0" OC	very low water
FRA	Frangula alnus 'Columnaris'	Tall Hedge Buckthorn	#7	3'-0" OC	columnar, low water
ILG	Ilex globra 'Nordic'	Nordic Inkberry Holly	#5	3'-0" OC	
JAA	Jamesia americana	Waxflower	#3	4'-0" OC	
JUH	Juniperus procumbens 'Green Mound'	Juniper, Green Mound	#7	3'-0" OC	
JUS	Juniperus sabina 'Buffalo'	Buffalo Juniper	#7	4'-0" OC	
PHL	Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange	#7	5'-0" OC	low water
PRB	Prunus besseyi 'Pownee Buttes'	Creeping Western Sand Cherry	#5	4'-0" OC	low water
PYC	Pyracantha fascinea 'Lowboy'	Lowboy Firethorn	#5	6'-0" OC	low water, sun to shade
RHO	Rhus odoratum	Three-leaf Sumac	#3	4'-0" OC	
TAD	Taxus x media 'Densiformis'	Yew	#5	2'-6" OC	
VIL	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	#7	6'-0" OC	low water
YUG	Yucca glauca	Soapweed	#3	3'-0" OC	

GRASSES					
HE SE	Helictotrichon sempervirens	Blue Oat Grass	#3	2'-6" OC	
MI SI	Miscanthus sinensis 'Gracillimus'	Maiden Hair Grass	#3	4'-0" OC	
NA TE	Nassella tenuissima	Mexican Feather Grass	#3	1'-6" OC	
PE AL	Pennisetum alopecuroides	Fountain Grass	#3	2'-0" OC	
OR HY	Oryzopsis hymenoides	Indian Ricegrass	F15	2'-0" OC	
SP HE	Sporobolus wrightii	Giant Sacaton	#3	4'-0" OC	

PERENNIALS					
AG RU	Agastache rupestris	Sunset Hyssop	F15	1'-0" OC	
AR VE	Artemisia versicolor 'Sea Foam'	Sea Foam Artemisia	F15	1'-6" OC	
DE FL	Delosperma floribundum L. Bolus	Storburst Ice Plant	F32	1'-0" OC	
EP CA	Epilobium canum subsp. 'Garrettii'	Hummingbird Trumpet	F15	1'-6" OC	
RU SU	Rudbeckia subhirtella	Black-eyed Susan	F32	1'-6" OC	
SA AR	Salvia argentea	Silver Sage	#3	1'-6" OC	
SA CH	Santolina chamaecyparissus	Lavender Cotton	F32	1'-0" OC	
SE SP	Sedum spectabile	Showy Stonecrop	F32	1'-0" OC	

GROUND COVER MIX					
GA OD	Galum odoratum	Sweet Woodruff	F32	1'-0" OC	
PA CA	Paxistima canbyi A. Gray	Mountain Lover	F32	1'-0" OC	

LANDSCAPE NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT APPROVAL. ALTERNATE NATIVE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. QUANTITIES OF MATERIALS SHOWN ON THE SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL PLANTING PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
5. UTILITIES HAVE NOT BEEN SHOWN ON PLAN. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE THEY MAY CAUSE TO UTILITIES.
6. CONTRACTOR SHALL PROVIDE SOIL AMENDMENTS AT PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
7. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.
8. ALL AREAS DISTURBED BY CONSTRUCTION, SHALL BE REVEGETATED AS PART OF THE BASE BID.
9. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE ENGINEER.
10. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER SPECIFICATIONS DURING DURATION OF WORK ON-SITE.
11. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS PER SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO ESTABLISH THE SEEDED AREAS IN A HEALTHY CONDITION.
12. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
13. SUBCONTRACTOR IS RESPONSIBLE FOR COMPLETE REPAIR OF EXISTING ROADWAY IRRIGATION SYSTEM WITHIN ALL AREAS OF DISTURBANCE AND CONSTRUCTION TRAFFIC.

PLANTING KEY  
SYMBOL DESCRIPTION



- CONIFER TREE - Evergreen trees used for sheltering and screening selectively in areas around the site. These are not used within the natural area buffer nor immediately adjacent to walks and bike paths.
- DECIDUOUS TREE - Shade trees and ornamental trees used for aesthetic effect, and for shading people, pavements, vehicles and buildings.

PLANTING KEY - Continued  
SYMBOL DESCRIPTION



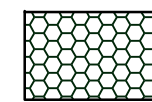
RESTORATION AREA - All areas within the Natural Areas buffer zone and blending into the project area to the west will consist of native plantings ideally suited to our ecology and supporting the native faunas' shelter and food needs. Representative trees include Cottonwoods, and Nettleaf Hackberry and shrubs will included Three-leaf Sumac, Boulder Current, Sand Plum, etc.

RESTORATION SEED MIX		
BOTANIC NAME	COMMON NAME	LBS/AC
Artemisia ludoviciana	Prairie Sagebrush	0.10
Asclepias speciosa	Showy Milkweed	3.00
Bouteloua curtipendula	Sideoats Grama	2.29
Bouteloua gracilis	Blue Grama	0.92
Buchloe dactyloides (burr)	Buffalo Grass	11.67
Elymus canadensis	Canada Wildrye	3.79
Liatris punctata	Dotted Gayfeather	1.04
Monarda fistulosa	Mintleaf Beebalm	0.12
Panicum virgatum	Switchgrass	0.87
Pascopyrum smithii	Western Wheatgrass	3.63
Solidago canadensis	Canada Goldenrod	0.23
TOTAL		15.96

Safety - Plants and boulders will be selected to avoid creation of hiding places near pedestrian paths while enhancing wildlife value elsewhere.

Maintenance - Once established this zone will require no maintenance.

Irrigation - Temporary drip irrigation to woody plants will be used in this zone for establishment only. Plant materials will not require supplemental water once established. Areas with differing sun exposure must be on separate valves.

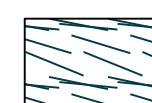


XERIC PLANTING AREA - This planting type serves as the transition between hardscape, select edges, some slopes, and the restoration area. The landscape of zone A serves two purposes: it celebrates our unique Colorado region, and it provides a sense of place and identity for the Redtail Ponds housing. Characteristics of this zone are a distinctive Colorado stone and native plants character with xeric water demands, low maintenance, improved wildlife value and iconic appearance. Surface treatment is stone mulch, river cobbles (3"-8" dia.) and wood chip mulch (at groundcover areas). Planting bed edges will be delineated with 1x6 TIREX™ headers staked with pressure treated 2x2x18" Douglas Fir stakes at 24" on center and within 8" of ends and attached with 3- #8x2 1/2" stainless steel screws. Splices between pieces will be with 5" x 18" x 3/8" marine grade plywood centered at joint and attached with 10- #8x1 1/4" stainless steel screws (5 each half). Install with top of stake and splices 1/2" below top of header. In parallel, this planting zone is used to clearly delineate the FCHA properties and communicate a commitment to community and sustainability. This zone uses native or adopted species for creation of a sustainable landscape. Sun exposure in this zone is expected to range from full sun to partial shade.

Safety - Plants and boulders will be selected to avoid creation of hiding places near pedestrian paths while keeping sightlines open for all vehicular traffic.

Maintenance - Once established this zone will require semi-annual pruning, and annual replenishment of wood mulch (groundcover areas only), and vacuuming leaves from stone mulch and river cobble areas.

Irrigation - Drip irrigation will be used in this zone. Plant materials should not require supplemental water once established. Areas with differing sun exposure must be on separate valves.

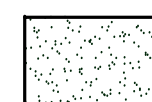


RAIN GARDEN - Area specifically designed to slow and absorb rainfall, slowing the time of concentration of runoff, improving water quality, and maximizing the growth potential of adjacent plantings. Grading will channel site and roof area stormwater through these areas.

Safety - These small areas will be designed to stay lower than 4-feet in height and tend to discourage hiding due to the wet soils. Edge safety will be a design consideration since the planting area is often more than a few inches lower than the adjacent pavement.

Maintenance - Once established this zone will require semi-annual pruning, and annual vacuuming of leaves from stone mulch and river cobble areas.

Irrigation - Automatic pop-up irrigation spray or stream rotor heads will be used exclusively in these areas.



LAWN - Used only in high traffic event areas, this is the highest water demand landscape treatment. This area is reserved for lawn areas used for outdoor informal play and medium volume foot traffic. These areas are kept to a minimum due to the high water and maintenance demands required. If turf is used in low traffic sunny areas, alternatives such as fescue or buffalo grass turf will be considered. Trees installed in this area must include 5-foot diameter by 4-inch depth organic mulch rings.

Safety - Turf areas are the best landscape areas at avoiding hiding places, keeping sightlines open and reducing trip hazard.

Maintenance - Turf areas require mowing regularly, whenever the grass blade is 50% of cutting height. Never remove more than 1/3 of total grass blade length at one time. Cut grass to as tall a length as practicable. Fertilize in spring and fall. Apply herbicides only as needed to minimize invasive weeds.

Irrigation - Automatic pop-up irrigation spray or stream rotor heads will be used exclusively in this zone.

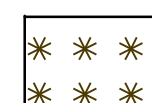


URBAN AGRICULTURE AREA - This privately funded community garden/ tenant use area is composed of community vegetable and flower gardens, picnic areas and related community use structures. Zone C demonstrates commitment to community, support for local food, and an appreciation of the healthful benefits of gardening. Raised planting areas are recommended to delineate areas of use and responsibility, reduce unwanted through traffic, and maintain a defined boundary. These areas should be fenced and provide storage lockers for garden tools and supplies. Potable water hose bibs should be installed in regularly distributed locations at 100-foot intervals for convenient use by gardeners. Consideration should be given to limiting hose bib use with automatic control valves connected to an irrigation controller, avoiding accidental water use overnight.

Safety - Plants are selected to avoid creation of hiding places near buildings and pedestrian paths while keeping sightlines open.

Maintenance - Once established this zone will require semi-annual pruning, and annual replenishment of wood mulch.

Irrigation - Drip irrigation will be used in this zone for permanent plantings. Plant materials will require ongoing supplemental water. All weather commercial grade hose bibs with irrigation control valve installed to restrict hours of operation should be installed within 50 feet of all community garden areas.



XERIC MASSING - Durable xeric mass plantings on steep slopes characterize these areas. Once established, these areas will provide a low maintenance bold planting statement highlighting the tessellated form of the earthwork along College Avenue.

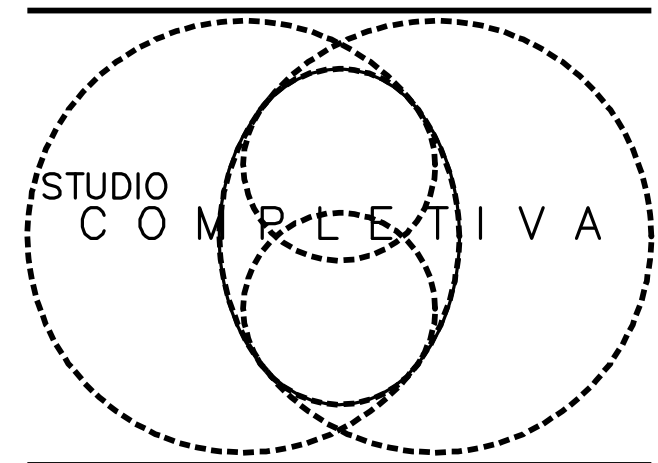
Maintenance - Once established this zone will require semi-annual pruning, and annual replenishment of wood mulch.

Irrigation - Drip irrigation will be used in this zone for permanent plantings. Plant materials will require ongoing supplemental water. All weather commercial grade hose bibs with irrigation control valve installed to restrict hours of operation should be installed within 50 feet of all community garden areas.

REDTAIL PONDS PSH

FORT COLLINS  
HOUSING

1715 WEST MOUNTAIN AVENUE  
FORT COLLINS, CO. 80521  
PHONE: 970-416-2910  
FAX: 970-221-0821



ARCHITECTURE:

STUDIO COMPLETIVA

3000 ZUNI STREET  
DENVER, CO 80211  
PHONE: 303-477-9156  
FAX: 303-477-9428

LANDSCAPE ARCHITECTURE:

Azur Ground, LLC

P.O. BOX 210  
FORT COLLINS, CO. 80522  
PHONE: 970-817-3812

CIVIL:

JVA, Inc.

25 OLD TOWN SQUARE SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-225-9099  
FAX: 970-225-6923

STRUCTURAL:

KL&A, Inc.

421 EAST 4TH STREET  
LOVELAND, CO. 80537  
PHONE: 970-667-2426  
FAX: 970-667-2493

MECHANICAL AND PLUMBING:

BEAUDIN GANZE, INC.

251 LINDEN STREET SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-221-5691  
FAX: 970-221-5697

ELECTRICAL:

BEAUDIN GANZE, INC.

251 LINDEN STREET SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-221-5691  
FAX: 970-221-5697

CHFA SUBMITTAL

PROJECT NUMBER: FC1205\_01  
DATE: 1 Mar. 2013  
DRAWN BY: AG  
CHECKED BY: BS  
APPROVED BY: .

SHEET TITLE: LANDSCAPE SITE  
PLAN - WEST

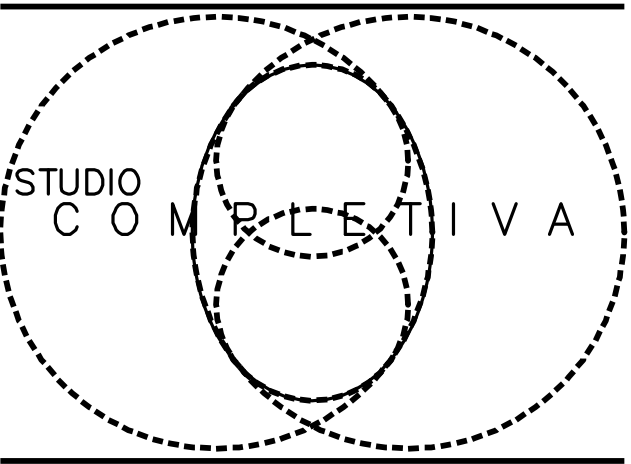
SHEET NUMBER:

LP11

**REDTAIL PONDS PSH**

FORT COLLINS  
HOUSING

1715 WEST MOUNTAIN AVENUE  
FORT COLLINS, CO. 80521  
PHONE: 970-416-2910  
FAX: 970-221-0821



**ARCHITECTURE:**

**STUDIO COMPLETIVA**  
3000 ZUNI STREET  
DENVER, CO 80211  
PHONE: 303-477-9156  
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**LANDSCAPE ARCHITECTURE:**

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**CIVIL:**

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**STRUCTURAL:**

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PHONE: 970-667-2426  
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**MECHANICAL AND PLUMBING:**

**BEAUDIN GANZE, INC.**  
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PHONE: 970-221-5691  
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**ELECTRICAL:**

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251 LINDEN STREET SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-221-5691  
FAX: 970-221-5697

REVISION:

**CHFA SUBMITTAL**








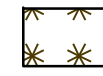
PROJECT NUMBER: FC1205\_01  
DATE: 1 Mar. 2013  
DRAWN BY: AG  
CHECKED BY: BS  
APPROVED BY: .

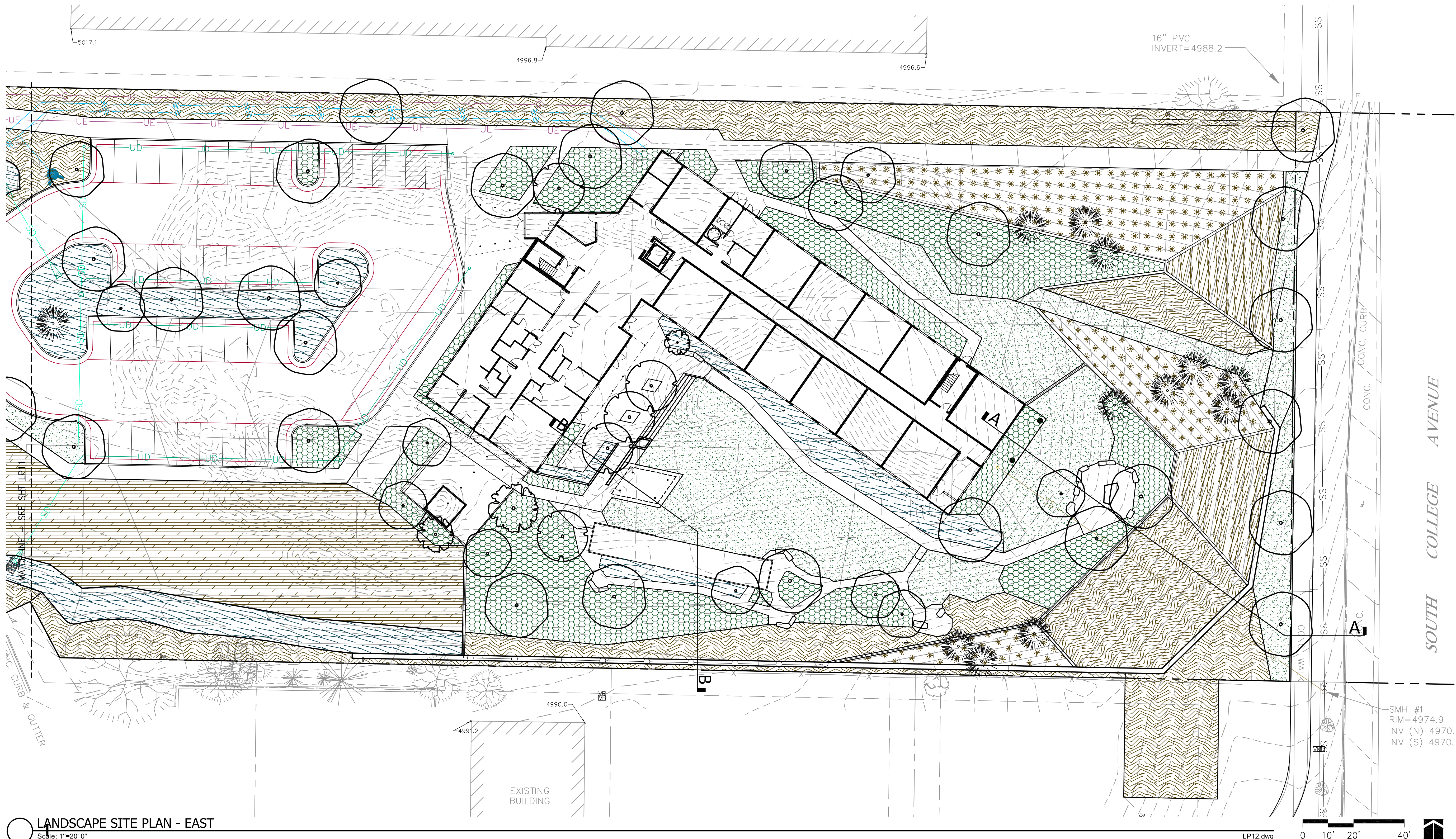
SHEET TITLE: LANDSCAPE SITE  
PLAN - EAST

SHEET NUMBER:

**LP12**

**PLANTING KEY**  
SYMBOL DESCRIPTION

-  CONIFER TREE
-  DECIDUOUS TREE
-  RESTORATION AREA
-  XERIC PLANTING AREA
-  RAIN GARDEN
-  LAWN
-  URBAN AGRICULTURE AREA
-  XERIC MASSING



**LANDSCAPE SITE PLAN - EAST**  
Scale: 1"=20'-0"

# REDTAIL PONDS

## PERMANENT SUPPORTIVE HOUSING

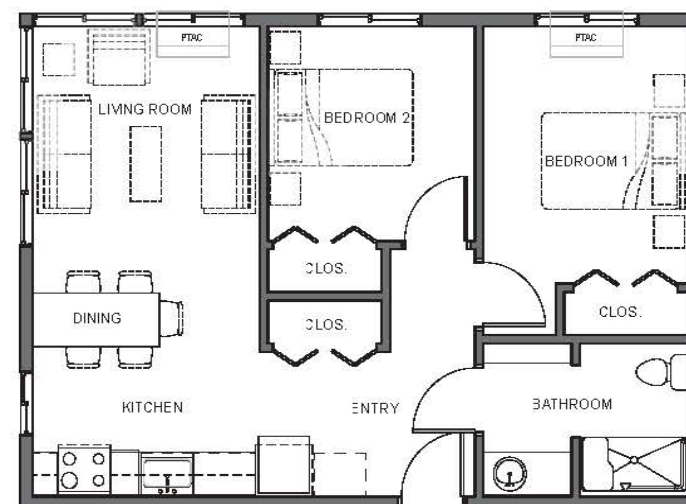


- RESIDENTIAL UNITS
- PROGRAMMING SUPPORT SPACE
- CIRCULATION SPACE
- FUTURE COMMERCIAL KITCHEN

MAIN LEVEL FLOOR PLAN



TYP. UPPER LEVEL FLOOR PLATE



2 BEDROOM UNIT



1 BEDROOM UNIT

# ALTA/ACSM LAND TITLE SURVEY

Lots, 10 through 19, Tract G and Tract H, Redtail,  
Situate In The East Half Of Section 2, Township 6 North, Range 69 West Of The 6th P.M.,  
City Of Fort Collins, County Of Larimer, State Of Colorado

## PROPERTY DESCRIPTION

Lots 10 through 19, Tract G and Tract H, Redtail as recorded August 9, 2009 as Reception No. 20080060078 of the Records of Larimer County, located in the East Half of Section Two (2), Township Six North (T.6N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado.

Said described parcel of land contains 2.358 Acres, more or less (±).

## BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Southeast Quarter said Section 2, T.6N., R.69W. as bearing North 00°38'23" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2575.11 feet with all other bearings herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

## SURVEYOR'S NOTES

- Entire property is in flood zone "X", "areas determined to be outside the 0.2% annual chance of floodplain" per City of Fort Collins website [fortcollins.gov](http://fortcollins.gov) and per FEMA flood map 08069C1000F revised May 2, 2012 (Parcel Not Printed). For further information, call City of Fort Collins Utilities, phone (970) 221-6700.
- No observable evidence of building construction or building additions within recent months. There are multiple piles of dirt stock piles located throughout the subject property.
- No buildings existing on the surveyed property.
- No observable evidence of wetlands markings as delineated by appropriately trained personnel.
- Vertical Datum Benchmark: City of Fort Collins Vertical Benchmark No. Y401 Elevation=4968.75 (NGVD 29 unadjusted datum)
- According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

## SURVEYOR'S CERTIFICATE

To: Prestito, LLC, a Colorado limited liability company  
Fort Collins Housing Authority  
Fidelity National Title Insurance Company

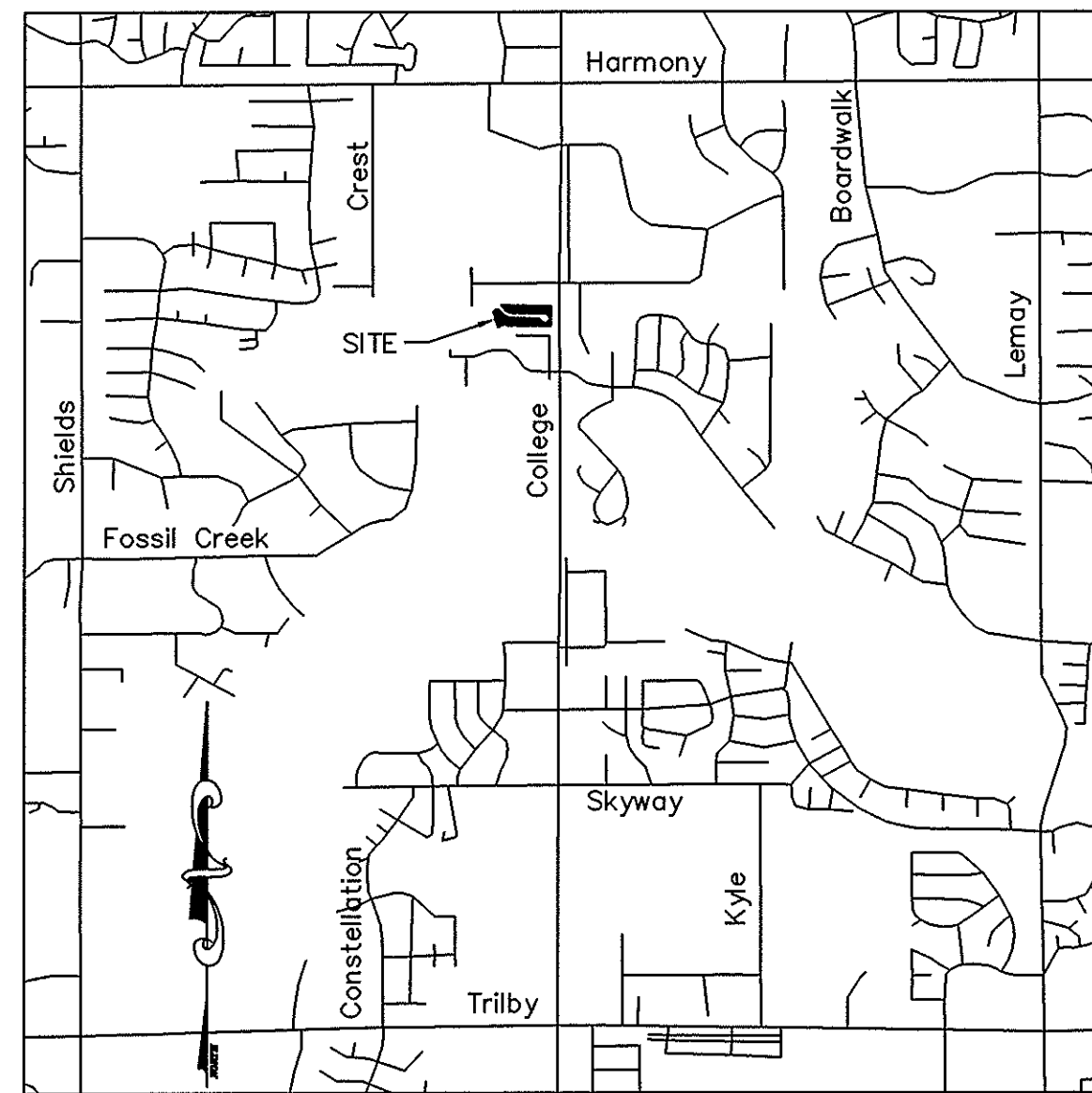
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b), 8, 11(a), 13, 16 and 19 of Table A thereof. The field work was completed on January 11, 2013.

STEVEN A. KING  
34995  
JAN 14 2013  
STEVEN A. KING  
Professional Land Surveyor #34995

This survey does not constitute a title search by King Surveyors, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors, Inc. relied upon Title Commitment Number 580-F0409812-580-BW, Amendment No. 3, dated November 27, 2012 at 7:00 A.M., as prepared by Fidelity National Title Insurance Company to delineate the aforesaid information.

That this certificate does not extend to any unnamed parties or the successors and/or assigns of Prestito, LLC, a Colorado limited liability company, Fort Collins Housing Authority and Fidelity National Title Insurance Company.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	26.31'	172.50'	8°44'15"	26.28'	N79°57'57"E
C2	19.16'	15.50'	70°49'49"	17.96'	S88°59'16"E
C3	183.93'	190.50'	55°19'16"	176.87'	S61°13'59"E
C4	50.30'	47.50'	60°40'22"	47.98'	S58°33'26"E
C5	212.13'	50.50'	240°40'22"	87.17'	N31°26'34"E
C6	136.12'	139.50'	55°54'26"	130.78'	N60°56'24"W
C7	58.41'	190.50'	17°33'59"	58.18'	S80°06'38"E
C8	17.11'	47.50'	20°38'23"	17.02'	N78°34'26"W
C9	43.75'	50.50'	49°38'22"	42.40'	N64°04'26"W
C10	14.93'	139.50'	6°08'00"	14.93'	S85°49'37"E



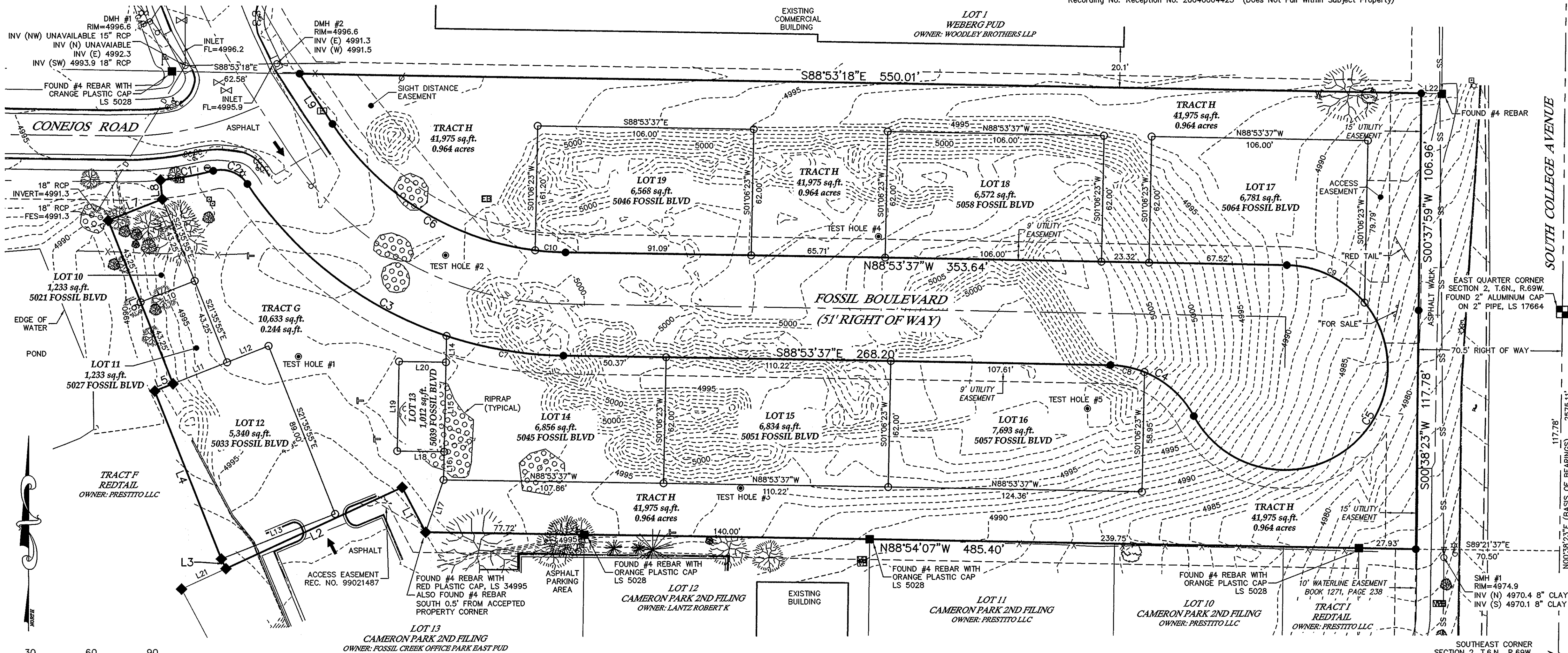
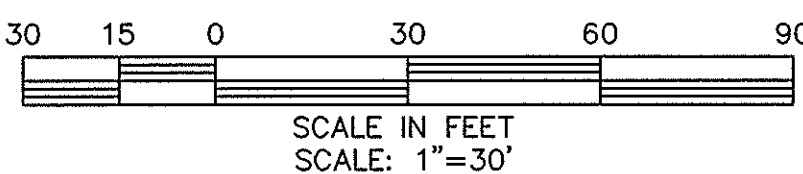
VICINITY MAP  
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°34'07"W	25.00'
L2	S65°12'52"W	95.17'
L3	N24°47'08"W	5.29'
L4	N21°35'55"W	89.00'
L5	N68°24'05"E	9.64'
L6	N21°35'55"W	86.50'
L7	N68°24'05"E	28.50'
L8	N05°39'56"W	9.38'
L9	N32°59'11"W	29.74'
L10	S68°24'05"W	28.50'
L11	N68°24'05"E	28.50'

LINE TABLE		
LINE	BEARING	LENGTH
L12	N68°24'05"E	21.86'
L13	N68°24'05"E	60.00'
L14	S01°06'23"W	13.00'
L15	S01°06'23"W	44.00'
L16	S01°06'23"W	13.88'
L17	S18°45'54"W	27.20'
L18	N88°53'37"W	23.00'
L19	N01°06'23"E	44.00'
L20	N88°53'37"W	23.00'
L21	N65°12'52"E	23.94'
L22	S88°53'18"E	9.99'

## LEGEND

- EDGE OF ASPHALT
- EDGE OF LANDSCAPING
- FLOWLINE
- FENCE LINE
- CABLE TV LINE
- GAS LINE
- SANITARY LINE
- DRAINAGE LINE
- ONE FOOT CONTOUR
- 5 FOOT CONTOUR
- EASEMENT
- SECTION LINE
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH A RED PLASTIC CAP STAMPED LS 34995
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 34995
- CALCULATED POSITION
- ELECTRIC VAULT
- WATER VALVE
- SHRUB
- PINE TREE
- DECIDUOUS TREE
- TEST HOLE
- SANITARY SERVICE
- ELECTRIC SERVICE
- POWER POLE
- SIGN
- IRRIGATION VALVE BOX
- WOOD POST
- TEE POST
- CABLE TV PEDESTAL
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- LIGHT POLE
- CLEAN OUT
- HANDICAP RAMP
- CURB CUT
- EXISTING ACCESS POINT



## SCHEDULE B EXCEPTIONS

9. Reservations contained in the Patent From: The United States of America Recording Date: February 9, 1883 Recording No: Book 32 at Page 23 (NOT PLOTTABLE)

Which among other things recites as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States. (NOT PLOTTABLE)

10. Intentionally deleted

11. An easement for water transmission or distribution line or system and incidental purposes granted to Fort Collins-Loveland Water District by the instrument recorded November 18, 1964 in Book 1271 at Page 238. (PLOTTED)

12. Easement(s) as shown on South Fort Collins Sanitation District plat recorded September 26, 1972 in Book 1522 at Page 853. (Does Not Fall Within Subject Property)

13. Easements Twenty (20) feet in width with construction easements Fifty (50) feet in width to place, operate, repair, maintain, relocate and place thereon a sewer transmission or distribution line or system, as granted in instrument recorded December 5, 1972 in Book 1532 at Page 215. (Does Not Fall Within Subject Property)

14. Intentionally Deleted.

15. Intentionally Deleted.

16. Intentionally Deleted.

17. Intentionally Deleted.

18. Intentionally Deleted.

19. Intentionally Deleted.

20. Intentionally Deleted.

21. Intentionally Deleted.

22. Intentionally Deleted.

23. Intentionally Deleted.

24. All items as shown on the ALTA/ACSM Land Title Survey recorded June 16, 2005 at Reception No. 20050049082. (PLOTTED)

25. Intentionally Deleted.

26. Intentionally Deleted.

27. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of Redtail subdivision set forth below: Recording Date: August 9, 2006 Recording No: Reception No. 20060060078 (PLOTTED)

a. Resolution No. AD 07-48, Vacating portions of a utility easement located on Tract B, recorded December 6, 2007 at Reception No. 20070091766. (Does Not Fall Within Subject Property)

28. Intentionally Deleted.

29. Intentionally Deleted.

30. Right of way for irrigation ditch as disclosed in Deed as set forth below: Recording Date: October 1, 1965 Recording No: Book 1307 at Page 202 (NOT PLOTTABLE)

31. Temporary Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Fort Collins Purpose: construction activities Recording Date: July 2, 2004 Recording No: Reception No. 20040064425 (Does Not Fall Within Subject Property)

DATE: 1/31/2013  
FILE NAME: 2013045ALTA  
SCALE: 1"=30'  
DRAWN BY: CSK  
CHECKED BY: SAL

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



DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

ALTA/ACSM LAND TITLE SURVEY  
FOR  
JVA, INC  
25 OLD TOWN SQUARE, SUITE 200  
FORT COLLINS, CO 80524

PROJECT #:  
20013045

1  
SHEET 1 OF 1



☐ JVA, Incorporated  
1319 Spruce Street  
Boulder, CO 80302  
Ph: 303.444.1951  
Fax: 303.444.1957

☒ JVA, Incorporated  
25 Old Town Square  
Fort Collins, CO 80524  
Suite 200  
Ph: 970.225.9099  
Fax: 970.225.6923

☐ JVA, Incorporated  
PO Box 1860  
79050 US Highway 40  
Winter Park, CO 80482  
Ph: 970.722.7677  
Fax: 970.722.7679

Web site: [www.jvajva.com](http://www.jvajva.com) E-mail: [info@jvajva.com](mailto:info@jvajva.com)

## M E M O

TO: Project Team  
FIRM:  
ADDRESS:

DATE 2/1/203  
JOB NO. 1980c  
PROJECT: FCHA – Permanent Supportive Housing - North Site

### CONCEPT SITE & UTILITY SUMMARY

#### WATER

The existing site has an 8" water main with a hydrant and two water service taps that extend into the site near the northwest corner of the property. The existing hydrant will be relocated and the two water service taps will be disconnected and capped at the main.

The existing 8" main will be extended into the site to the relocated fire hydrant. A new 6" fire service and 1-1/2" domestic service is proposed off of the 8" main that extends into the site to service the proposed building. An external meter pit and the relocated fire hydrant are proposed within the grass area at the northwest corner of the site. Since the 8" water main currently extends into the site a utility easement will be required around the hydrant and 8" main.

An irrigation tap will be needed for the community garden located along the southern portion of the property. It is assumed that this will be a 3/4" tap and meter and will require a below ground back flow preventer.

Based on our review with the Fort Collins-Loveland Water District, there is adequate fire and domestic water supply within this main. Initial discussions with the Fort Collins-Loveland the 3/4" irrigation tap fee (for the community garden) and the 1-1/2" domestic tap fee will be \$17,277 and \$108,905. The sewer fee is included in the domestic tap fee and there is no sewer fee associated with the irrigation tap.

#### SEWER

There is an existing 8" sanitary sewer main which appears to be located within the street right-of-way along the west side of S. College Ave. with a manhole near the southeast corner of the property. A new 6" PVC sanitary sewer service line is proposed to extend approximately 160 lf southeast of the building to the existing manhole.

Based on the original intended use of the site, there should be adequate capacity for the proposed building, but further review will be required with South Fort Collins Sanitation District. Sewer fees are included in the 1-1/2" domestic tap fee.

## **STORM**

There are no existing stormwater conveyance systems currently on the site. It appears that the site is higher than the adjacent properties, allowing stormwater to sheet flow off the site to the east, south and west. The proposed grading will convey stormwater from roughly three quarters of the site to the west to an existing pond. The remaining east quarter of the site will sheet flow east, as it currently does, and be conveyed along the east side of SE Frontage Rd. to Fossil Creek.

To help improve water quality and to meet the City of Fort Collins Stormwater Low Impact Development regulations, five different pervious paving parking areas, porous pavers, have been designed to capture runoff from the parking lot and allow stormwater to infiltrate into the ground. Any excess stormwater will be conveyed through an underdrain system and piped south to a proposed swale along the south property line. The swale will then convey stormwater to the existing pond to the west. The majority of the roof runoff will also be conveyed to the south swale draining to the existing pond.

One 5' Type R inlet and one 20' Type R inlet within Fossil Blvd will have to be relocated to accommodate proposed roadway modifications.

Based on initial discussion with the City of Fort Collins, it was discussed that there is likely adequate capacity in the existing pond to the west to handle the addition stormwater runoff from the developed site. The proposed site has less impervious area than what has been proposed in the original Redtail Phase 2 design. With the impervious area reduction, the proposed improvements should not require adjustments to the existing detention and water quality features previously approved. Additional storm water analysis will have to be performed to verify the full impact of the project.

## **ELECTRIC**

Currently there is an underground electric line feeding an above ground transformer on the west side of the site, east of the proposed entrance. The existing size of the transformer is unknown at this time and will have to be verified by the utility provider if it can be reused. A below grade electrical vault is also located east of the drive will remain in place.

All site electrical layout and design is to be provided by the project's electrical engineer and the City of Fort Collins Light & Power.

## **GAS**

There is an existing gas line running along Fossil Blvd and Conejos Rd. It is anticipated that a new service line can be extended approximately 370 lf to supply gas service to the proposed building.

It is assumed that the existing gas main is adequately sized to handle the proposed building loads, but will have to be verified based with Xcel Energy and on the actual building demand.

## **DRY UTILITIES**

There is existing CATV and communication lines near the intersection of Conejos Rd. and Fossil Blvd. Communication lines will have to be verified and extended to the building based on the required building needs.

## **STREET IMPROVEMENTS**

To accommodate the proposed site entrance, the existing intersection of Conejos Rd and Fossil Blvd. will have to be modified to allow Fossil Blvd to transition into Conejos Rd. The City of Fort Collins requires the incorporation of a “bulb” at local street intersections. This will require relocation of the existing storm inlets and modifying the street alignment and right-of-way. Continued coordination with the City of Fort Collins will determine the extent of the street repairs and properly meet the City requirements.

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE \_\_\_\_\_ <EX: CITY OF \_\_\_\_\_ UTILITY DISTRICT, COLORADO DEPARTMENT OF TRANSPORTATION>, JURISDICTIONAL FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE JURISDICTIONAL FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
2. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORM WATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM \_\_\_\_\_ <MUNICIPALITY/UTILITY OWNER AND ENGINEER> BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG).
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.
7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS <SUCH AS \_\_\_\_\_> AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED BY OWNER, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN ACCEPTABLE DRIVE SLOPE STANDARDS PER ENGINEER. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
11. OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE 2.0% MAX. PERPENDICULAR TO DIRECTION OF TRAVEL. MAXIMUM GRADE OF HANDICAPPED ACCESSIBLE WALKS MUST BE 5.0% MAX. IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ALL HANDICAP RAMPS IS 8.3% OVER A MAXIMUM 6" RISE. MAXIMUM GRADE AT HANDICAP PARKING IS TYPICALLY 2.0% IN ALL DIRECTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS AND RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. <USE THIS FOR SPECIAL TRUNCATED RAMPS IN ROW ONLY. VERIFY WITH MUNICIPALITY.> HANDICAP RAMPS SHALL CONFORM TO MUTCD M-608-1, ETC.)
16. BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY \_\_\_\_\_. <EX: FLATRIONS SURVEYING, INC. OR OTHERS> SEE \_\_\_\_\_ <TYPE NAME OF SURVEY AS SHOWN ON SURVEY, EX: "IMPROVEMENT SURVEY PLAT" or "TOPOGRAPHIC SURVEY FOR..."> DATED \_\_\_\_\_. <TYPE SURVEY'S BM TEXT HERE OR USE THIS EXAMPLE> PROJECT BENCHMARK ELEVATION: 5 \_\_\_\_\_ AT \_\_\_\_\_ <PROVIDE DESCRIPTION PER SURVEY, EX: AT CP-10 or TOP OF BOLT AT FIRE HYDRANT NEAR 1ST AND MAIN, OR CITY OF BOULDER BM#XYZ, OR OF CONTROL POINTS SHOWN ON PLANS...> \_\_\_\_\_ <LOCAL, MUNICIPAL, ETC.> DATUM PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA WITH REFERENCED SURVEY AND SURVEYOR, AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
17. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES <ARE BASED ON THE REFERENCED SURVEY AND> ARE PROVIDED BY THE <FOLLOWING> POINTS AS SHOWN ON THE PLANS:  
<EX: CP-\_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_  
CP-\_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_  
CP-\_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_  
<USE DESCRIPTION IF NO CP OR CP NUMBER IS GIVEN>  
BASIS OF BEARINGS: SEE PLANS. <OR DESCRIBE HERE>
18. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIFLINE OF TREES.
19. <DELETE IF AS-BUILTS NOT REQUIRED>THE CONTRACTOR SHALL FURNISH THE <MUNICIPALITY/ AND UTILITY OWNER> ENGINEER AND OWNER WITH A SET OF CONSTRUCTION RECORD DRAWINGS MARKED "AS-BUILT", IN ACCORDANCE WITH <MUNICIPALITY> STANDARDS. THE PLANS SHALL SHOW FINAL PAVEMENT AND, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRADE ELEVATIONS, AND SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN.
20. <DELETE IF NOT NEEDED>LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.
21. <FOR CITY OF BOULDER ONLY OR IF TAP SIZES ARE NOT KNOWN AND SUBJECT TO CHANGE, OR IF NEEDED FOR BIDDING ONLY. NOT FOR CONSTRUCTION PLANS> BASED ON THE CURRENT PROPOSED BUILDING PLAN, IT IS ANTICIPATED THAT THE PROJECT WILL BE SERVED BY A \_\_\_\_\_. <EX: 1"> DOMESTIC WATER SERVICE, A \_\_\_\_\_. <EX: 3"> IRRIGATION SERVICE LINE, A \_\_\_\_\_. <EX: 6"> FIRE SERVICE LINE, AND A \_\_\_\_\_. <EX: 4"> SANITARY SERVICE. NOTE: IF TAP SIZES NOT KNOWN, DELETE FIRST SENTENCE. OWNER AND CONTRACTOR TO VERIFY FINAL TAP SIZES, BASED ON FINAL FIXTURE COUNTS, AT THE TIME OF BUILDING PERMIT APPLICATION AND ADJUST TAP SIZES, SERVICE LINES AND FITTINGS, AND TAP FEES ACCORDINGLY.

ABBREVIATIONS

ASHTO	ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	IN	INLET
ABAN	ABANDON	INSUL	INSULATION
AC	ASPHALTIC CONCRETE PAVING	INV	INVERT
ADDL	ADDITIONAL	IRR	IRRIGATION
ADDN	ADDENDUM	JTS	JOINTS
ADJ	ADJUSTABLE	KB	KICKBLOCK
AL	ALUMINUM	KO	KNOCKOUT
ALT	ALTERNATE	KPL	KICK PLATE
AMT	AMOUNT	KWY	KEYWAY
APPROX	APPROXIMATE	L	LEFT OR LITER
ARCH	ARCHITECT(URAL)	LSCAPE	LANDSCAPE(ING)
ARV	AIR RELIEF VALVE	LF	LINEAR FOOT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LP	LOW PRESSURE OR LIGHT POLE
ASPH	ASPHALT	LT	LIGHT
ASSY	ASSEMBLY	LWL	LOW WATER LEVEL
ASYM	ASYMMETRICAL	MAINT	MAINTENANCE
AUTO	AUTOMATIC	MAN	MANUAL
AVG	AVERAGE	MATL	MATERIAL
AWWA	AMERICAN WATER WORKS ASSOC.	MAX	MAXIMUM
BC	BACK OF CURB	MECH	MECHANICAL
BFV	BUTTERFLY VALVE	MFP	MECHANICAL, ELECTRICAL, PLUMBING ENGINEER
BFP	BACK FLOW PREVENTER	MFR	MANUFACTURER
BLDG	BUILDING	MH	MANHOLE
BLK	BLOCK	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BMP	BEST MANAGEMENT PRACTICE	MJ	MECHANICAL JOINT
BOT	BOTTOM	N	NORTH(ING)
BS	BACKSIGHT	NA	NOT APPLICABLE
BSMT	BASEMENT	NIC	NOT IN CONTRACT
BVCE	BEGIN VERTICAL CURVE ELEVATION	NPT	NATIONAL PIPE THREAD
BVCS	BEGIN VERTICAL CURVE STATION	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CCW	COUNTER CLOCKWISE	OPP	OPPOSITE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	OPT	OPTIONAL
CIP	CAST IRON PIPE	PC	POINT OF CURVATURE
CJ	CONSTRUCTION JOINT	PCO	PRESSURE CLEAN OUT
CL	CENTER LINE OR CHAIN LINK	PCR	POINT OF CURVE RETURN
CLR	CLEAR	PI	POINT OF INTERSECTION
CMP	CORRUGATED METAL PIPE	PV	POINT OF VERTICAL INTERSECTION
CNU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
CO	CLEANOUT	PL	POLYETHYLENE
CONC	CONCRETE	PREFAB	PREFABRICATED
CONST	CONSTRUCTION	PRELIM	PRELIMINARY
CONT	CONTINUOUS(ATION)	PREP	PREPARATION
COORD	COORDINATION	PROP	PROPOSED
COR	CORNER	PRV	PRESSURE REDUCING VALVE OR PRESSURE
CR	CONCENTRIC REDUCER	PSF	POUNDS PER SQUARE FOOT
CTR	CENTER	PSI	POUNDS PER SQUARE INCH
CY	CUBIC YARDS	PT	POINT OF TANGENCY
DEMO	DEMOLITION	PV	PLUG VALVE
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL
DIAG	DIAGONAL	PVMT	PAVEMENT
DIP	DUCTILE IRON PIPE	QTY	QUANTITY
DOM	DOMESTIC	R	RIGHT
DOW	DOWN	RAD	RADIUS
DR	DRAIN	RCP	REINFORCED CONCRETE PIPE
DWG	DRAWING	RD	ROOF DRAIN
DWL	DOWEL	RE	REFERENCE
E	EAST(ING)	RECT	RECTANGULAR
EA	EACH	REINF	REINFORCE (D) (ING) (MENT)
ECC	ECCENTRIC	REOD	REQUIRED
EJ	EXPANSION JOINT	ROW	RIGHT OF WAY
EL	ELEVATION	SAN	SANITARY
ELB	ELEW	SD	STORM DRAIN
ELEC	ELECTRICAL	SECT	SECTION
ENGR	ENGINEER	SPD	STANDARD PROCTOR DENSITY
EOP	EDGE OF PAVEMENT	EST	ESTIMATE
EQ	EQUAL	EVC	END VERTICAL CURVE ELEVATION
EQUIP	EQUIPMENT	EVCS	END VERTICAL CURVE STATION
ESUM	EQUIVALENT	EW	EACH WAY
EST	EASEMENT	EXP JT	EXPANSION JOINT
EVCE	EVEICE	EXIST	EXISTING
EVCS	END VERTICAL CURVE ELEVATION	FND	FOUNDATION
EW	EACH WAY	FES	FLARED END SECTION
EXP JT	EXPANSION JOINT	FF	FINISH FLOOR
EXIST	EXISTING	FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION	FG	FINISH GRADE
FLARED	FLARED END SECTION	FH	FIRE HYDRANT
FF	FINISH FLOOR	FL	FLOW LINE
FFE	FINISHED FLOOR ELEVATION	FN	FENCE
FG	FINISH GRADE	FO	FIBER OPTIC
FH	FIRE HYDRANT	FOC	FACE OF CONCRETE
FL	FLOW LINE	FPM	FEET PER MINUTE
FN	FENCE	FPS	FEET PER SECOND
FO	FIBER OPTIC	FT	FEET
FOC	FACE OF CONCRETE	FTG	FOOTING OR FITTING
FPM	FEET PER MINUTE	G	GAS
FPS	FEET PER SECOND	GA	GALLON
FT	FEET	GAL	GALLONIZED
FTG	FOOTING OR FITTING	GALV	GALVANIZED
G	GAS	GCO	GRADE CLEANOUT
GA	GALLON	GIP	GALVANIZED IRON PIPE
GAL	GALLONIZED	GND	GROUND
GALV	GALVANIZED	GPD	GALLONS PER DAY
GCO	GRADE CLEANOUT	GPM	GALLONS PER MINUTE
GIP	GALVANIZED IRON PIPE	GRTG	GRATING
GND	GROUND	GSP	GALVANIZED STEEL PIPE
GPD	GALLONS PER DAY	GV	GATE VALVE
GPM	GALLONS PER MINUTE	H	HIGH
GRTG	GRATING	HB	HOSE BIB
GSP	GALVANIZED STEEL PIPE	HC	HANDICAP
GV	GATE VALVE	HE	HORIZONTAL ELLIPTICAL
H	HIGH	HDWL	HEADWALL
HB	HOSE BIB	HNDRL	HAND RAIL
HC	HANDICAP	HORIZ	HORIZONTAL
HE	HORIZONTAL ELLIPTICAL	HP	HIGH POINT
HDWL	HEADWALL	HR	HOSE
HNDRL	HAND RAIL	HVAC	HEATING, VENTILATION, AIR CONDITIONING
HORIZ	HORIZONTAL	HWY	HIGHWAY
HP	HIGH POINT	HWL	HIGH WATER LINE
HR	HOSE	HYD	HYDRANT
HVAC	HEATING, VENTILATION, AIR CONDITIONING	INCL	INCLUDED
HWY	HIGHWAY	ID	INSIDE DIAMETER
HWL	HIGH WATER LINE		

LEGEND

	SURVEY CONTROL POINT
	BENCHMARK
	PROPOSED MANHOLE
	EXISTING MANHOLE
	15" AREA DRAIN
	12" AREA DRAIN
	COMBINATION INLET
	TYPE R INLET
	TYPE 13 FIELD INLET
	FLARED END SECTION
	RIPRAP
	THRUST BLOCK
	TEE W/ THRUST BLOCK
	BEND W/ THRUST BLOCK
	END CAP W/ THRUST BLOCK
	GATE VALVE
	REDUCER/INCREASER
	WATER METER
	FIRE HYDRANT
	LIGHT POLE
	SIGN
	STORM DRAIN
	ROOF DRAIN
	SANITARY SEWER
	WATER
	IRRIGATION
	UNDERDRAIN
	TRENCH DRAIN
	FLOOR DRAIN / FOUNDATION DRAIN
	TELEPHONE
	ELECTRIC
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	GAS
	CABLE TV
	FIBER OPTIC
	JOINT UTILITY TRENCH
	FLOW LINE
	FENCE
	DEMO/RELOCATE UTILITY
	DEMO SITE FEATURES
	DEMO TREE
	LIMITS OF SAWCUT
	PROPERTY LINE / ROW
	EASEMENT LINE
	LIMITS OF WORK
	MATCHLINE
	PROPOSED BUILDING
	EXIST BUILDING
	BLDG ACCESS
	CONCRETE PAVING
	ASPHALT PAVING
	ASPHALT OVERLAY
	EARTH
	CURB & GUTTER
	GUTTER PAN
	SPILL/CATCH CURB TRANSITION
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXIST INDEX CONTOUR
	EXIST INTERMEDIATE CONTOUR
	PROPOSED SPOT ELEVATION
	EXIST SPOT ELEVATION
	INLET PROTECTION
	VEHICLE TRACKING CONTROL
	SILT FENCE
	CONCRETE WASHOUT AREA
	PROPOSED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
	PROPOSED DRAINAGE BASIN BOUNDARY (SUB BASIN)
	DIRECTION OF FLOW (HISTORIC)
	DIRECTION OF FLOW (DEVELOPED)
	BASIN DESIGN POINT
	DRAINAGE BASIN IDENTIFICATION BUBBLE

SYMBOLS

	DETAIL TITLE		DETAIL NUMBER IDENTIFICATION
	SCALE		SHEETS WHERE THE SECTION OR ELEVATION IS CUT OR CALLED OUT
	DETAIL TITLE		SHEET WHERE THE DETAIL IS DRAWN
	DETAIL MARKER		REVISION CLOUD
	REVISION CLOUD		REVISION NUMBER
	PROPERTY LINE		EASEMENT
	FENCE LINE		GUARD RAIL
	PIPE		CENTERLINE OF RAIL ROAD TRACK
	EDGE OF LANDSCAPING		GAS LINE
	DRAINAGE LINE		OVERHEAD POWER LINE
	UNDERGROUND POWER LINE		FLOWLINE
	ONE FOOT CONTOUR		5 FOOT CONTOUR
	SANITARY MANHOLE		DRAINAGE MANHOLE
	ELECTRIC VAULT		WATER VALVE
	FIRE HYDRANT		GATE VALVE
	SHRUB		PINE TREE
	DECIDUOUS TREE		WATER SHUTOFF
	CLEAN OUT		POWER POLE
	GUY WIRE		TELEPHONE PEDESTAL
	ELECTRIC PEDESTAL		CABLE TV PEDESTAL
	ELECTRIC BOX		IRRIGATION VALVE BOX
	WATER METER		SIGN
	WOOD POST		TEE POST
	GAS METER		ELECTRIC METER
	GAS MARKER		WATER MANHOLE
	LIGHT POLE		SPRINKLER
	HANDICAP RAMP		AIR CONDITIONER UNIT
	CURB CUT		CONTROL POINT
	FOUND PIN		NGS CONTROL

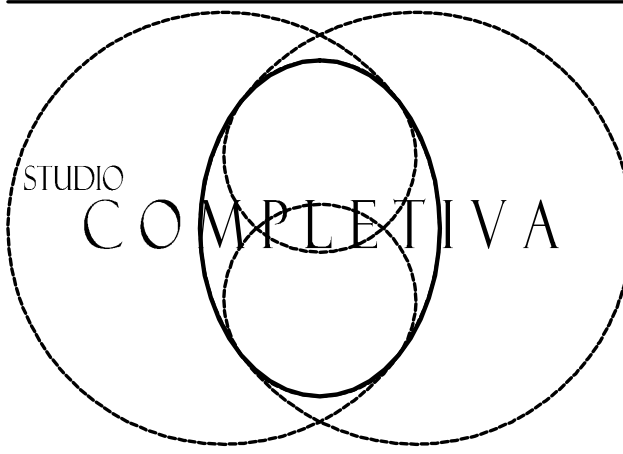
A = DEVELOPED BASIN DESIGNATION  
.5 = RUNOFF COEFFICIENT  
1.0 = AREA ACRES



FCHA - PSH

FORT COLLINS HOUSING AUTHORITY

1715 WEST MOUNTAIN AVENUE  
FORT COLLINS, CO. 80521  
PHONE: 970-416-2910  
FAX: 970-221-0821



ARCHITECTURE:

STUDIO COMPLETIVA  
3000 ZUNI STREET  
DENVER, CO 80211  
PHONE: 303-477-9156  
FAX: 303-477-9428

LANDSCAPE ARCHITECTURE:

AZUR GROUND  
402 N. COLLEGE AVE. SUITE C  
FORT COLLINS, CO. 80524  
PHONE: 970-416-1018  
MOBILE: 970-817-3812

CVIL:

JVA, INC.  
25 OLD TOWN SQUARE SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-225-9099  
FAX: 970-225-6923

STRUCTURAL:

KLSA, INC.  
421 EAST 4TH STREET  
LOVELAND, CO. 80537  
PHONE: 970-667-2426  
FAX: 970-667-2493

MECHANICAL AND PLUMBING:

BEAUDIN GANZE, INC.  
251 LINDEN STREET SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-221-5691  
FAX: 970-221-5697

ELECTRICAL:

BEAUDIN GANZE, INC.  
251 LINDEN STREET SUITE 200  
FORT COLLINS, CO. 80524  
PHONE: 970-221-5691  
FAX: 970-221-5697



JVA, Incorporated 25 Old Town Square  
Suite 200 Fort Collins, CO 80524  
E-mail: info@jvape.com  
Phone: 970.225.9099 Fax: 970.225.6923  
Project # 1580c

REVISION:

PROJECT NUMBER: Project Number  
DATE: 1 February, 2013  
DRAWN BY: DH  
CHECKED BY: CRH  
APPROVED BY: JTC

SHEET TITLE: NOTES, ABBREVIATIONS AND LEGEND PLAN

SHEET NUMBER:



1715 WEST MOUNTAIN AVENUE  
FORT COLLINS, CO. 80521  
PHONE: 970-416-2910  
FAX: 970-221-0821



LANDSCAPE ARCHITECTURE

CIVIL

**STRUCTURAL:**

**MECHANICAL AND PLUMBING:**

**ELECTRICAL:**



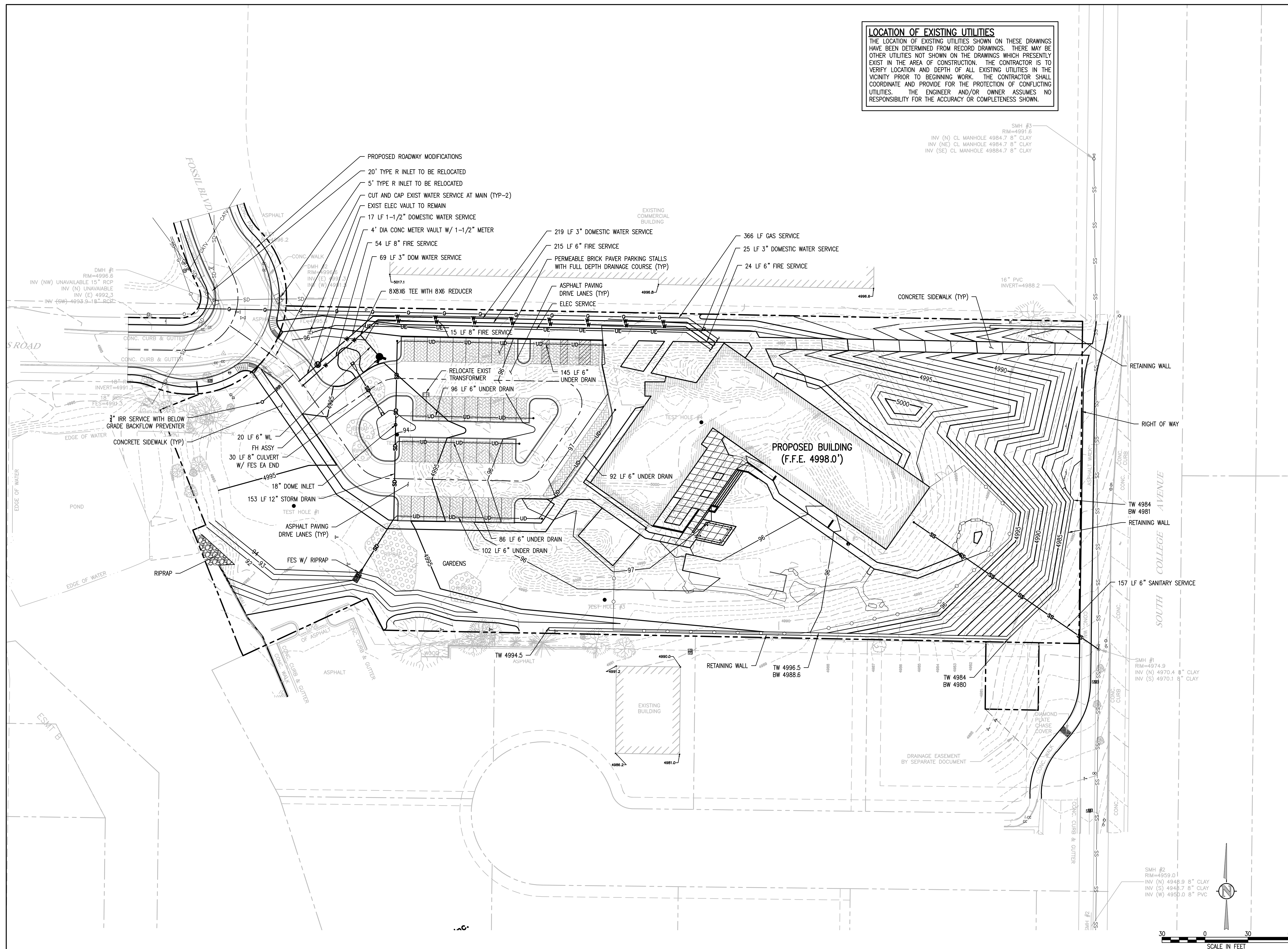
**JGC**  
CONSULTING ENGINEERS

REVISION:

SHEET TITLE: UTILITY PLAN

SHEET NUMBER:

## C2.0



STUDIO COMPLETIVA, INC. COPYRIGHT ©2012



## FIRE HYDRANT FLOW-CALCS

1.30.13  
FCHA  
NE SITE

Hydrant No: 1802 Fire Authority: Poudre

Subdivision: Camaron Park

Hydrant Location: Fairway Lane, 200' W of College Ave.

Make:	Mueller	Main Size:	8"pvc
Model:	Centurion	Static Pressure:	83psi
Year:	1989	Residual PSI:	49psi
MVO:	5 1/4"	GPM:	2149gpm
Bury:	5' 6"	Nozzle Size:	4.5"
Op. Nut:	1" OR	Water Clarity:	clear
Nozzles	2.5": 4.5": 1	Minutes Open:	5 mins

Company flowing Hydrant: Poudre Fire  
Garnett England

Comments: The residual FH is #855  
FH is 400' SW of flow FH

Date: 1-22-13@1:20pm

Inspected By: Terry T





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](http://fcgov.com)

July 01, 2013

Steve Steinbicker  
Architecture West, LLC  
4710 South College Avenue  
Fort Collins, CO 80525

**Re: Redtail Ponds Affordable Housing**

**Description of project:** This is a request to construct a new multifamily affordable housing development located between South College Avenue and the intersection of Fossil Boulevard and Conejos Road (primary parcel# 96024-17-008). 60 units of affordable housing (permanent supportive housing) are planned in a 4-story building. Recreation space in an interior courtyard and a community garden are also planned. The site is located in the General Commercial (C-G) Zone District and the Transit Oriented Development (TOD) Overlay Zone. Multifamily projects with more than 50 units are subject to Planning & Zoning Board (Type 2) 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](mailto:jholland@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

1. Land Use Code (LUC) Section 4.21(B)(2)A. Residential use containing more than 50 dwelling units is subject to a TYPE 2 Review

If the supportive programming spaces are for the residents only than this a Multi-Family project. If the supportive programming spaces are open to non-residents than this a Mixed-Use dwelling.

2. LUC 4.21(C) Maximum building height shall be 4 stories.
3. LUC 3.10.3(A) Primary commercial and residential building entrances shall face streets, connecting walkways, plazas, parks or similar outdoor spaces, but not parking lots. Buildings shall face all street frontages to the maximum extent feasible, with highest priority given to east-west streets that lead from transit stations to destinations.  
It's not clear how this is being met.

LUC 3.10..3(B) At least one (1) prominent or central location within each transit station area shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art. This feature and its amenities shall be placed adjacent to a transit station, to the extent reasonably feasible.

LUC 3.10.3(C) To the extent reasonably feasible, buildings and extensions of buildings shall be designed to form outdoor spaces such as courtyards, plazas, arcades, terraces, balconies and decks for residents' and workers' use and interaction, and to integrate the development with the adjacent physical context. To the extent reasonably feasible, a continuous walkway system linking such outdoor spaces shall be developed, and shall include coordinated linkages between separate developments.

4. LUC 3.10.4(A) Developments shall provide formal streetscape improvements which shall include sidewalks having street trees in sidewalk cutouts with tree grates, planters or other appropriate treatment for the protection of pedestrians, and shall provide seating and pedestrian light fixtures. Specific design details shall be subject to approval by the City Engineer in accordance with the design criteria for streets.

LUC 3.10.4(C) Off-street parking shall be located only behind, above or below street-facing buildings. No parking will be allowed between the street and the front or side of a building.

5. LUC 3.10.5(B) Flat-roofed buildings shall feature three-dimensional cornice treatment on all walls facing streets or connecting walkways, or a rail at the top of the wall of a usable rooftop deck, unless the top floor is stepped back to form a usable roof terrace area. A single continuous horizontal roofline shall not be used on one-story buildings. Accent roof elements or towers may be used to provide articulation of the building mass. To the maximum extent feasible, a minimum pitch of 6:12 shall be used for gable and hipped roofs. Where hipped roofs are used alone, the minimum pitch shall be 4:12.

LUC 3.10.5(C)(5) Exterior building materials shall not include smooth-faced concrete block, untreated or unpainted tilt-up concrete panels or prefabricated steel panels

6. LUC 3.10.5(D) Walls, fences and planters shall be designed to match or be consistent with the quality of materials, style and colors of the development.
7. LUC 3.8.30(C) At least 90% of the dwellings shall be located within one-quarter mile of either a neighborhood park, privately owned park or central feature or gather place that is at least 10,000 sq ft in size, highly visible formed by street layout, accessible to pedestrians and open to the public, and no conflicts with storm drainage grading.

LUC 3.8.30(F)(6) Each multi-family dwelling shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings, and shall not have repetitive, undifferentiated wall planes. Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer. Facade articulation may be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements.

8. LUC 3.2.1 A landscape plan is required this should include but not limited to foundation plantings, street trees, parking lot perimeter and interior landscaping (see section for further details).

LUC 3.2.4 A lighting plan is required this should include photometric siteplan with catalog cut-sheets.

LUC 3.2.5 An enclosure for both trash and recycling is required. Such enclosure shall be design with

walk-in access without having to open the main service gate and located on a concrete pad at least 20ft from a public sidewalk.

9. LUC 3.5.1(l) Mechanical/utility equipment (vents, flues, meters, boxes, conduit, transformer, ac/rtu...) locations shall be identified on the plans with notes on how such equipment is screened and painted.
10. LUC 3.2.2(K)(1)(a)1. Multi-family residential has no maximum or minimum parking requirement in the TOD overlay district.

LUC 3.2.2(L) When off street parking is provide standard stall dimensions are 19'x9' and two-way drive aisles are 24ft.

LUC 3.2.2(K)(5) Accessibility spaces are required and at least one should be van accessible (8ft wide stall adjoined to 8ft wide loading area)

LUC 3.2.2(C)(4) Multi-family is required to provide one bicycle space per bedroom. At least 60% of those spaces shall be enclosed and 40% fixed.

11. LUC 3.2.2(C)(5) Direct walkway access is required from pedestrian entrance to the public sidewalk.
12. LUC 3.5.3 This section also applies if this is considered a Mix-Use dwelling.

**Department: Water-Wastewater Engineering**

**Contact:** Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)

1. Water and wastewater services for this site are provided by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts can be contacted at (970) 226-3104.

**Department: Stormwater Engineering**

**Contact:** Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto: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](mailto:jschlam@fcgov.com).
2. The same drainage concepts can be followed as in the approved Redtail Ponds drainage study as far as detention and water quality treatment with the exception of the LID requirements in the next two comments.
3. It doesn't appear the water quality pond is still part of the plan. Fifty percent of the site runoff is still 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](mailto: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](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996). The bio-swale may meet some of the LID requirements but please contact Basil Hamdan before submitting a PDP to confirm if all the water quality requirements are being met.
5. The drainage outfall for the site is still the curb and gutter of the frontage road. Since this is a new proposal the street capacity will need to be verified in the drainage report.
6. 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.
7. The design of this site must conform to the drainage basin design of the Fossil Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. GENERAL COMMENTS**

The geographical limitations of the site combined with the current site plan, provides for fire access only on the west side of the proposed building. This "out of access" condition will require further discussion with the design team in order to resolve these concerns. The intent of the fire code shall prevail. Any deviation from the code or offsetting measures proposed for the site shall be reviewed and approved by the Fire Marshal.

**2. 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 be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width\* & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside.
- > Be visible by painting or signage, and maintained unobstructed at all times.

2006 International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006

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

**3. TURNING RADII**

The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. International Fire Code 503.2.4 and Local Amendments

**4. ROOF ACCESS**

New buildings four or more stories in height shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with IFC 1009.12. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. 2006 International Fire Code 504.3

**5. WATER SUPPLY**

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

Commercial 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

**6. 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

**BALCONIES AND DECKS**

Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

2006 International Fire Code 903.3.1.2.1

**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

**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

**7. FIRE STANDPIPE SYSTEM**

Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2006 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire

department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor. An approve fire pump may be required to achieve this minimum pressure.

2006 International Fire Code Sections 905 and 913

**8. 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

**9. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM**

New buildings or building additions that cause the building to be greater than 50,000 square feet will require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be

designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

**10. FIRE PITS**

Fire pits to be supplied by natural gas only. No burning of wood or wood products allowed. The production of smoke is prohibited.

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (wetlands). Please note the buffer zone standards range from 50 -100' for these features, depending on the size of the wetlands, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.
2. Within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.
3. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
4. 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.
5. 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.

**Department: Engineering Development Review**

**Contact: Tyler Siegmund, 970-221-6501, [tsiegmund@fcgov.com](mailto: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.
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. A 7ft wide detached sidewalk and 10ft landscaped parkway along College Ave is consistent with a 6 lane arterial road. Refer to LCUASS drawing 7-1F.
10. Vacation of Fossil Blvd, which is public right-of-way, will need to be vacated by city council as part of this project. Refer to section 23-155 of the City of Fort Collins Municipal Code for the right of way vacation process and requirements.
11. Conejos Rd will have to be modified to meet current road standards as part of this project. The preliminary layout provided appears to be consistent with LCUASS standards for widening at the intersection of existing Fossil Blvd. Further detail is needed with the submittal of the project. Depending on design, off site easements may be needed. Refer to LCUASS figure 7-24 for design requirements.

**Department: Electric Engineering**

**Contact: Justin Fields, 970-224-6150, [jfields@fcgov.com](mailto:jfields@fcgov.com)**

1. Coordinate transformer and meter locations with Light and Power Engineering, 970-221-6700. Each unit will need to be individually metered. Transformers need to be within 10 feet of an all-weather drive over surface and need to have 3 feet of clearance on the back and sides, and 10 feet of clearance in the front. The existing single phase transformer will need to be upgraded in order to serve the proposed development.
2. Electric development and system modifications charges will apply. An online estimator for these charges is available at

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=2> (the charges for the clubhouse will need to be estimated under the commercial tab).

3. If a fire pump is required, contact Light and Power Engineering for the wiring requirements for the pump.

## **Current Planning**

**Contact:** Jason Holland, 970-224-6126, [jholland@fcgov.com](mailto:jholland@fcgov.com)

1. Height review will be required if the building is over 40 feet in height, please refer to submittal criteria in section 3.5.1(G).
2. Please note the landscape standards that require tree spacing adjacent to walks and drives- 3.2.1(E).
3. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
4. Please see the Development Review Guide at [www.fcgov.com/drg](http://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.
5. 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>.
6. 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.
7. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
8. 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.
9. 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