

Conceptual Review Agenda

Schedule for 07/18/16 to 07/18/16

281 Conference Room A

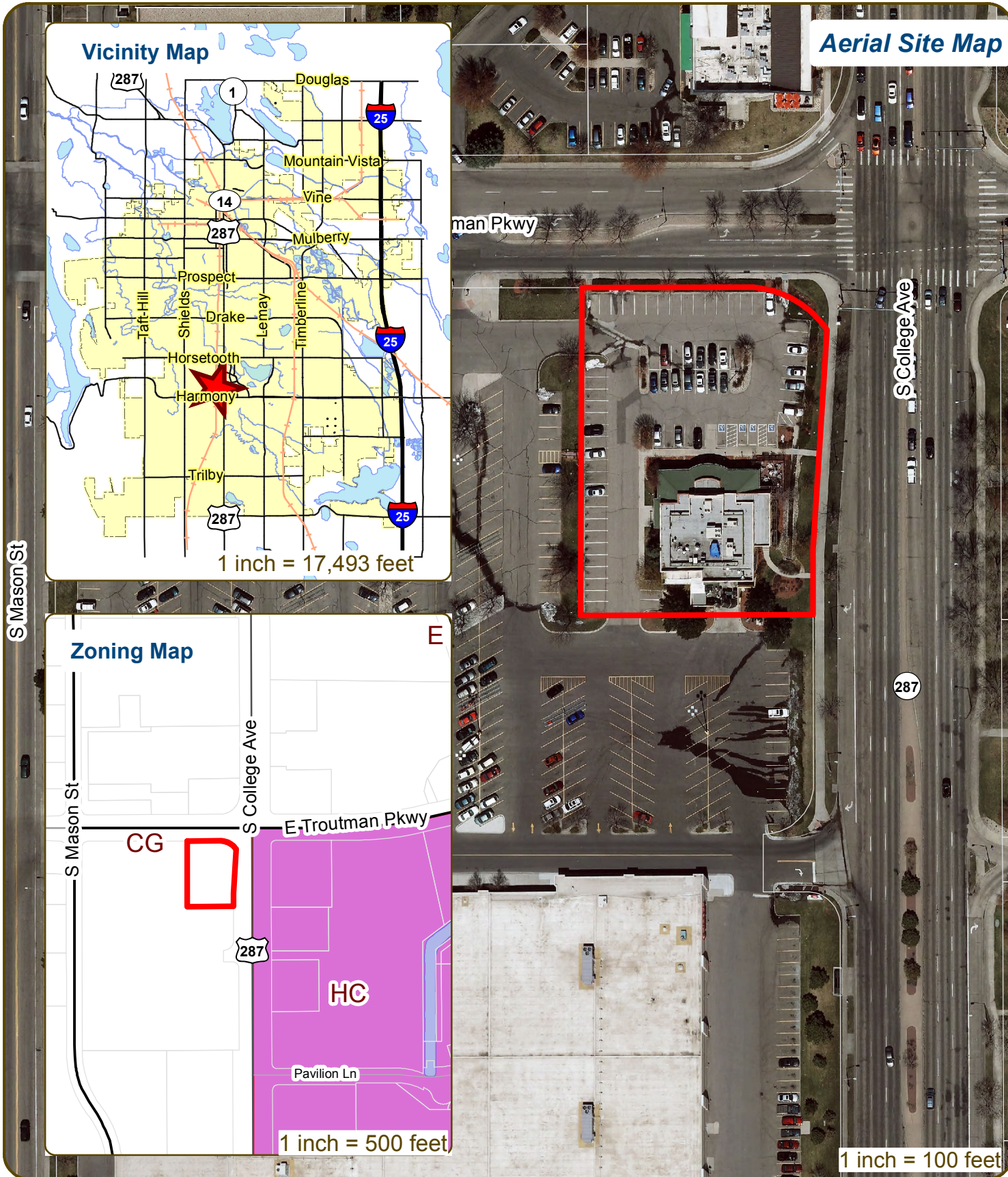
Monday, July 18, 2016

Time	Project Name	Applicant Info	Project Description	Planner
9:30	4235 S College Ave - Car Wash CDR160055	Deanne Frederickson 303-775-0780 dfrederickson@agpros.com	This is a request to demolish a vacant restaurant building and construct a new full-service car wash located at 4235 South College Avenue (parcel # 97354-50-001). The car wash would feature two new buildings, the tunnel-wash building and a detail building. The proposal also includes a reconfigured circulation system replacing the former restaurant parking area. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Administrative (Type I) review.	Ted Shepard
10:15	Nix Farm Master Plan - Community Facility CDR160056	Steve Steinbicker 970-207-0424 steve@architecturewestllc.com	This is a request to explore possible new offices and workshop additions at Nix Farm, located at 1745 Hoffman Mill Road (parcel # 87181-40-901). The updated master plan for the site shows areas for new office buildings, an expansion of vehicle storage and shop/maintenance space, and new parking areas. The site is located in the Public Open Lands (POL) zone district. The proposal will be subject to Planning & Zoning Board (Type II) review.	Ryan Mounce

Monday, July 18, 2016

Time	Project Name	Applicant Info	Project Description	Planner
11:00	2106 S Taft Hill - Single Family Dwellings CDR160057	Laura Olive 970-495-4755 laura@lauraolive.com	This is a request to plat a new subdivision for single-family dwellings located at 2106 South Taft Hill Road (parcel # 97223-00-011). The 2.49-acre site would be subdivided into 9 lots, including one lot containing an existing home and 8 lots for new construction. The site is located in the Low Density Residential (RL) zone district. The proposal will be subject to Administrative (Type I) review.	Meaghan Overton

4235 S College Ave Car Wash



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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. 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) _____

Deanne Frederickson, Consultant - For John Agnew, Developer.

Business Name (if applicable) AGPROfessionals

Your Mailing Address 3050 65th Ave. Suite 200, Greeley, Colorado 80634

Phone Number (303) 775-0780 Email Address dfrederickson@agpros.com

Site Address or Description (parcel # if no address) 4235 South College Ave. Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) Demolish existing restaurant building and parking to build a full service - tunnel wash facility

Proposed Use Car wash Existing Use Restaurant

Total Building Square Footage 8,354 S.F. Number of Stories 1 Lot Dimensions 250' x 175'

Age of any Existing Structures 21 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 [x] No If yes, then at what risk is it? _____

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

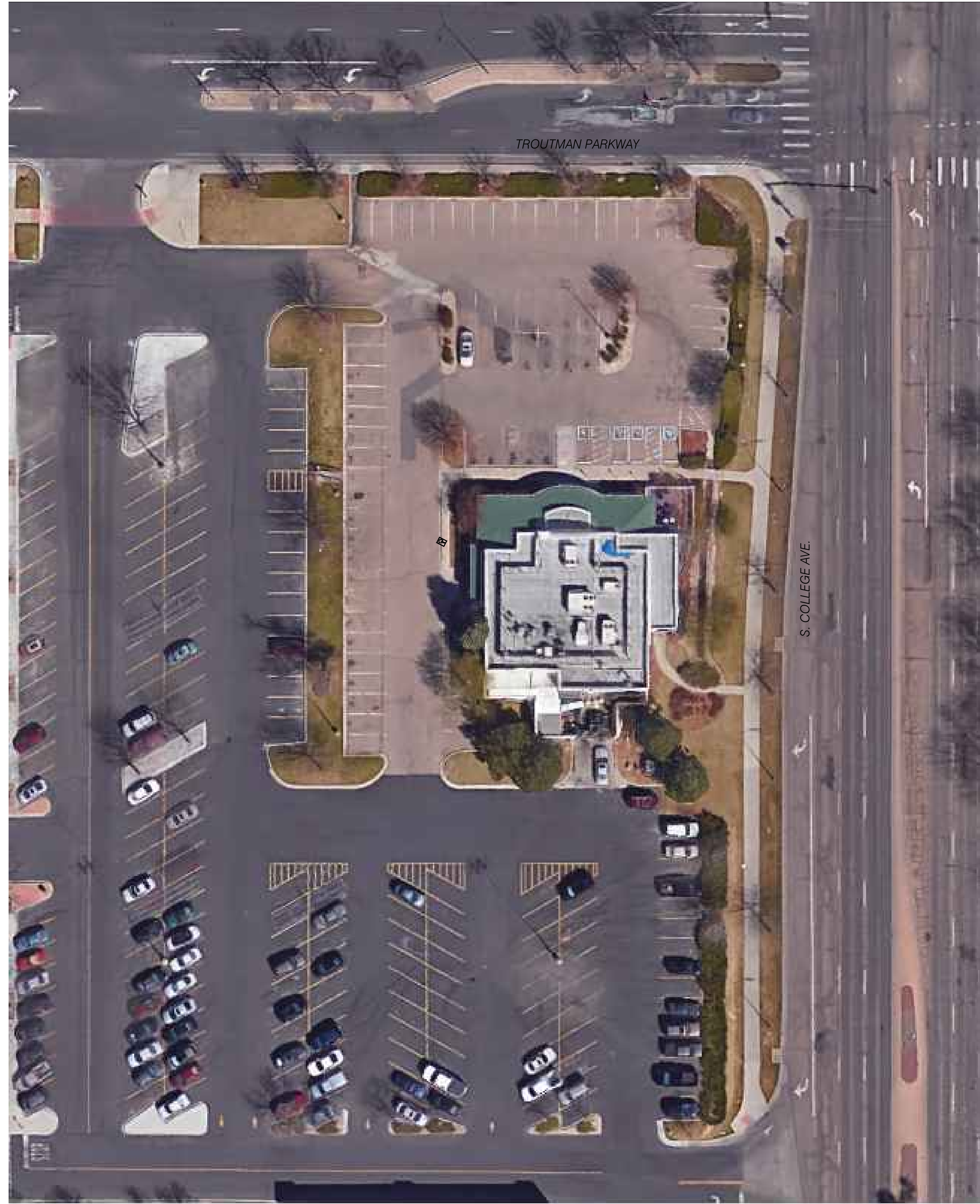
Increase in Impervious Area no increase S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

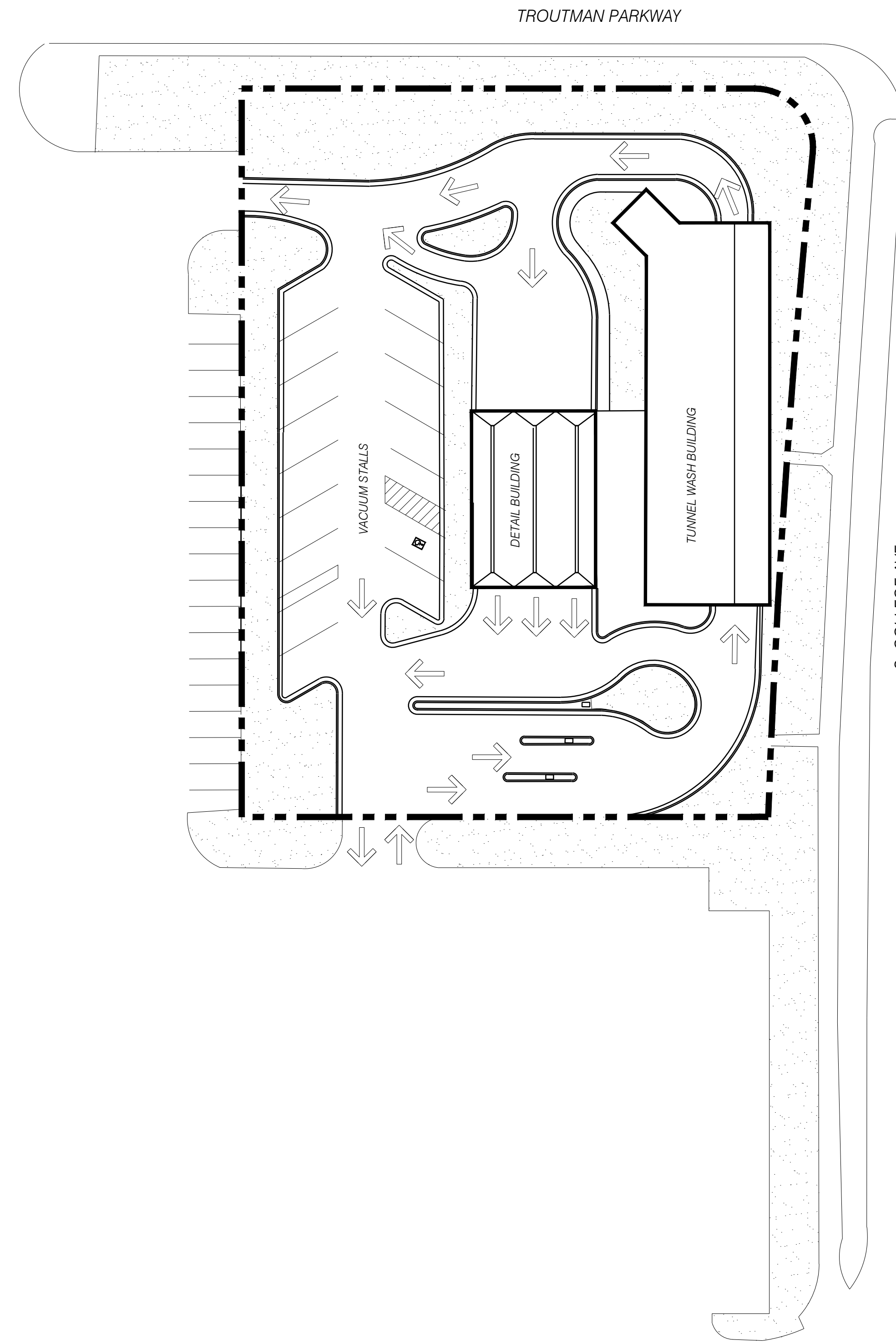
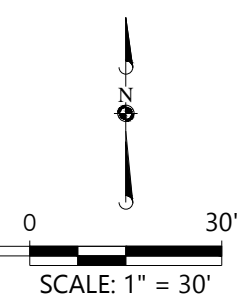
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

BREEZE THRU CAR WASH

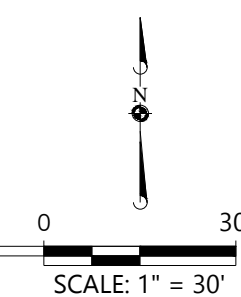
LOT 1 FOSSEL CREEK COMMERCIAL PLAZA REPLAT 1
SE 1/4 SECTION 35, T7N, R9W, 6TH PM, CITY OF FORT COLLINS
LARIMER COUNTY, COLORADO



AERIAL



CONCEPTUAL SITE PLAN



AGPRO professionals
DEVELOPERS OF AGRICULTURE
3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • Fax: (970) 535-9654



BREEZE THRU CAR WASH
4235 SOUTH COLLEGE AVE.
FORT COLLINS, COLORADO

SHEET:
01
1 OF 1

DATE:		DRAWN BY:	
NO.	DATE	BY	DESCRIPTION
1	JUNE 4, 2016	AGPRO	CONCEPTUAL SITE PLAN
2			
3			
4			
5			



September 01, 2016

Deanne Frederickson
AGPROfessionals
3050 65th Ave Suite 200
Greeley, CO 80634

Re: 4235 S College Ave - Car Wash

Description of project: This is a request to demolish a vacant restaurant building and construct a new full-service car wash located at 4235 South College Avenue (parcel # 97354-50-001). The car wash would feature a new automatic the tunnel-wash building and a numerous exterior vacuum stations. The proposal also includes a reconfigured circulation system replacing the former restaurant parking area. The site is bordered on the south and west sides by the Target parking lot. The parcel is located in the General Commercial (CG) zone district. This proposal will be subject to Administrative (Type I) 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, Ted Shepard, at 970-221-6343 or tshepard@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ryan Boehle, 970-416-2401, rboehle@fcgov.com

1. Site lighting needs to be provided as per 3.2.4 (C) lighting plan is required, including photometrics and fixture cut sheets
2. Trash and recycling enclosure will be needed as per 3.2.5 The development shall provide adequate sized, conveniently placed trash and recycling enclosure. Design needs to include separate walk in access separate to main access.
3. Section 3.2.1 - Landscaping and Tree Protection-(C) General Standard requires that all developments shall submit a landscape and tree protection plan, and, if receiving water service from the City, an irrigation plan. Be sure to provide street trees as per 3.2.1 (D)(2). Also, Section 3.2.2 (E)(4) requires parking lots to include landscaped islands. To the maximum extent feasible landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways.
4. Section 3.2.2 requires the site to provide minimum 4 bicycle parking spaces.
5. Parking Lots - Required Number of Off-Street Spaces for Type of Use. Nonresidential Parking Requirements. Vehicle Servicing & Maintenance 2/1000 sq. ft. 5/1000 sq. ft.

6. Section 3.5.1 (l)(6) requires that all rooftop mechanical equipment shall be screened from public view both above and below by integrating it into the building and roof design. Conduit, meters, vents and other equipment attached to the building or protruding from the roof shall be painted to match surrounding building surfaces.
7. Section 3.2.2(J) requires that the minimum landscape setback along Troutman is 10' and along South College is 15'.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water and sewer mains in the vicinity include 8-inch mains in the drive aisle to the south of the site.
2. The existing building is served by a 2-inch copper water service and an 8-inch sanitary service. These services will need to be reused with this development or abandoned at the main.
3. Coordinate with Mark Taylor regarding any existing grease traps and requirements for sand/oil separators. He can be reached at 970-416-2494 or mtaylor@fcgov.com.
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: Traffic Operations

Contact: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

1. Plans will need to comply with the Midtown in Motion recommendations along College Avenue. This includes a 12ft multi-use path, and driveway treatment for path crossing.
2. Will need to work with Engineering on needed adjacent roadway improvements on Troutman.
3. We will need more information about the proposed plan to better understand the traffic it will generate. Please contact me so we can work through the traffic generation number, and determine if further traffic analysis is necessary.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the Mail Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. 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. 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 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.
3. 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. If the new impervious area exceeds 1,000 square feet, onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate.

4. There is an existing public storm sewer bisecting the northeastern corner of the site that must be maintained with this development. Additionally, there is an existing on-site inlet and storm pipe that drains the parking lot and is the current outfall for the site into the public storm sewer system. Proposed grading for the site will need to account for routing of developed flow to get stormwater to this outfall location.
5. Fifty percent of the newly added or modified impervious area 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.
6. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
7. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
8. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
9. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre 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 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.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road. All private drives serving as fire lanes shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. If an EAE has not been previously dedicated for this site, one will be required at this time. In addition, aerial apparatus access requirements are triggered for buildings in excess of 30' in height. Code language and fire lane specifications provided

below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2. 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.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times. Sign locations or red curbing should be labeled and detailed on future plans.
- > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details. 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.

3. WATER SUPPLY

A hydrant is required within 300' of any commercial building. This requirement appears to be met with the existing utility infrastructure available in the area, however it's the applicant's responsibility to verify pressure and volume. Code language provided below.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300' to the building.

4. FIRE CONTAINMENT

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

5. HAZARDOUS MATERIALS - GENERAL STANDARD

Solvents or other combustible liquids used or stored on site in associated with vehicle cleaning shall be subject to review and approval where they exceed the maximum allowable quantities per IFC Chapter 50. Code language

> FCLU 3.4.5(B): If any use on the development site may entail the use or storage of hazardous materials (including hazardous wastes) on-site, the project shall be designed to comply with all safety, fire and building codes for the use and storage of the hazardous materials involved. Adequate precautions shall be taken to protect against negative off-site impacts of a hazardous materials release, using the best available technology.

6. Fire Access

7-18-2016 AR. This is just to confirm our conversation today that the 150ft access requirement cannot be made from College Avenue since it is considered an Arterial Route

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. It appears current landscaping will be impacted by the site plan. See LUC Section 3.2.1 for detailed information regarding City standards for Landscaping and Tree Protection. In short: All developments shall submit a landscape, tree protection and (if receiving water from the City) an irrigation plan that:
 - 1) reinforces and extends any existing patterns of outdoor spaces and vegetation where practicable
 - 2) supports functional purposes such as spatial definition, visual screening, creation of privacy, management of microclimate or drainage
 - 3) enhances the appearance of the development and neighborhood,
 - 4) protects significant trees, natural systems and habitat,
 - 5) enhances the pedestrian environment,
 - 6) identifies all landscape areas,
 - 7) identifies all landscaping elements within each landscape area, and
 - 8) meets or exceeds the standards of the Section.
2. It appears that significant trees, those having a Diameter at Breast Height (DBH) of six inches or more, might be impacted by this development. Staff encourages the applicant to protect as many significant trees as possible. Note Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". A review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements resulting from the proposed development.
3. A landscape plan will be required and should including scientific names of all species proposed. Note the City of Fort Collins Land Use Code requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques [3.2.1E(3)]. This includes use of low- water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.
4. Regarding site lighting and light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Therefore, use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. For further information regarding health effects please see: <http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>
5. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:
 - a. ClimateWise program: fcgov.com/climatewise/
 - b. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 - c. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at

970-416-4238 or traeker@fcgov.com

d. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com

e. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gshroeder@fcgov.com

f. Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharon at 970-221-6213 or jscharon@fcgov.com

Please consider City sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

Department: Engineering Development Review

Contact: Katie Sexton, ,

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Credit will be given for fees paid for the existing building. The new building would pay for the net difference between the rate for a standard restaurant and the automatic carwash. 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. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
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. A 10-12' sidewalk is required by the Midtown in Motion plan for this property's College Ave. frontage. The sidewalk can be entirely reconstructed to meet the standard, or widened with a minimum of 4' feet of concrete added behind the walk in accordance with LCUASS 16.2.1 E
7. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. ROW will need to be dedicated to the back of the new sidewalk. Most easements to be dedicated need to be public easements dedicated to the City. This shall include the standard utility easements that are to be provided behind the right-of-way (15 foot along College and 9 foot along Troutman). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
10. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

12. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
13. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
14. Doors are not allowed to open out into the right-of-way.
15. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
16. In regards to construction of this site: the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. If additional electrical demand or reconfiguration of existing electrical infrastruuctre is needed then system modification charges will apply.
2. Currently there is a 150kVA 120/208V transformer providing power to this area.
3. With the demolition, developer is responsible for removal and reinstallation of secondary electrical service.
4. Records from 1995 show that the existing electrical is servicing a 1200amp main breaker panel. This will need to be verified out in the field
5. If more electrical demand is needed or changed a commercial service form (C-1) and one-line diagram will need to be submitted. A link to a copy of this C-1 form is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

6. Please review our Electric Service Standards to ensure electrical standards are met. A link to this document is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

7. If you have any questions please contract Project Engineering at 221-6700.

Planning Services

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

1. Staff is concerned that a use devoted solely to a single, auto-related activity would choose to

occupy such a prominent location at the corner of a major arterial street and collector street. Most of Planning comments, therefore, are focused on mitigating the overall design and aesthetics of the proposed project.

2. For example, the vacuum air distribution devices must be painted a neutral earth-tone, not a bright or reflective color as utilized at the existing facility. At the time of submittal, please provide a color chip of the selected color for these devices.
3. The building must feature a distinctive base, middle and top per Section 3.5.3(E).
4. Staff recommends that east elevation be designed to be articulated to include varying roof pitches, windows and a mix of concrete masonry units and other architectural features similar to the street-facing elevation along East Mulberry Street.
5. Ground-mounted mechanical equipment must be enclosed or screened by landscaping. This includes the electrical transformer, electrical panels, utility meters, outside condensing units, etc.
6. The site benefits from existing mature trees. All existing trees must be retained to the maximum extent feasible. This means that trees can be removed only if no feasible and prudent alternative exists, and all possible efforts to comply have been undertaken. The applicant must consider site plan adjustments, such as the location raised concrete islands, vertical curbs and equipment placement, in order to accommodate mature healthy trees. All existing trees must be graphically indicated on the Landscape Plan.
7. Tree protection will be required during construction. Standard tree protection notes must be included on the Landscape Plan.
8. Existing trees that are not able to be preserved (per the maximum extent feasible criterion) must be mitigated in accordance with Section 3.2.1(F). This will require the City Forester to evaluate the affected trees and establish a mitigation schedule.
9. Please note that the east elevation of the tunnel wash building must be feature foundation shrubs and be further softened with a variety of other trees and shrubs to mitigate the building façade, especially if this elevation is not articulated.
10. By nature of the auto-related use, most of the interior is devoted to building and drives. Therefore, it will not be feasible to comply with Section 3.2.1(E)(5) – Parking Lot Interior Landscaping. A Modification of Standard may be required. As a result, the site will need to be densely landscape around the entire perimeter as mitigation or to be found equal to or better than a landscape plan that would otherwise comply.
11. Section 3.2.1(E)(4) requires the perimeter of the vehicular use areas to be landscaped. As noted, the perimeter of the site must carry the burden of complying with minimum required landscape standards. For example, a dense screen of evergreen trees must be planted along College Avenue to screen the cars and headlights facing east that are queuing to enter the tunnel wash building.
12. Staff is concerned that there appears to be no landscaping along the south property line. The access drive to the tunnel wash building adjoins the property line. Per Section 3.2.2(J), a minimum five-foot wide landscape area is required along this property line.
13. Overall the selected landscaping must be an approximate equal mix of both coniferous and deciduous trees. The landscape designer should include a variety of evergreen trees that are suited for size of the landscaped areas.
14. Staff is concerned that there appears to be no landscaping along the south property line. The access drive to the tunnel wash building adjoins the property line. Per Section 3.2.2(J), a minimum five-foot wide landscape area is required along this property line.
15. The same comment applies to the west property line.
16. The southeast corner of the building appears to touch the east property line. Generally, along South College Avenue, there is a 15-foot wide utility easement located behind the property line. Please check to make sure there is no building encroachment over any existing

dedicated utility easement.

17. If there is no issue with the building encroaching over an existing or to-be-dedicated utility easement, then Section 3.5.3(C) requires that the building be placed a minimum of ten feet from the property line along South College Avenue.
18. There is an existing walkway connecting walkway to S. College Avenue. This should be routed to serve the entrance to the tunnel wash building, similar to the connecting walkway at the existing facility.
19. A lighting plan is required. The Lighting Plan must calibrate the point-by-point illuminance plan with a light loss factor of 1.00. Also the Lighting Plan must include the U.S. Department of Energy - Lighting Facts and provide ratings for Backlight, Uplight and Glare (B.U.G). Since all fixtures must be full cut-off and fully shielded, the lighting designer must achieve a B.U.G. rating not to exceed B-1, U-0, G-1. If LED lighting is selected, the Kelvin temperature must not exceed 3,000 in order to reduce the otherwise harsh color tone. The applicant is encouraged to equip all fixtures with dimming capability to reduce energy usage past closing time. The lighting designer should also note that by being at the corner of two public streets, the site benefits from existing roadway illumination which will benefit the site, especially after closing.
20. The directional arrows do not indicate how to gain access to the vacuums without going through the tunnel wash building.
21. It is not clear where employees will park. Will there be a shared parking arrangement with Target? Target completed a façade upgrade project in 2015. The contact person is Lisa Hulne, 612-761-0611, 1000 Nicollet Mall, Minneapolis, MN 55403.
22. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
23. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
24. 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>.
25. 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.
26. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
27. 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.
28. 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 970-416-2341 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:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

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.

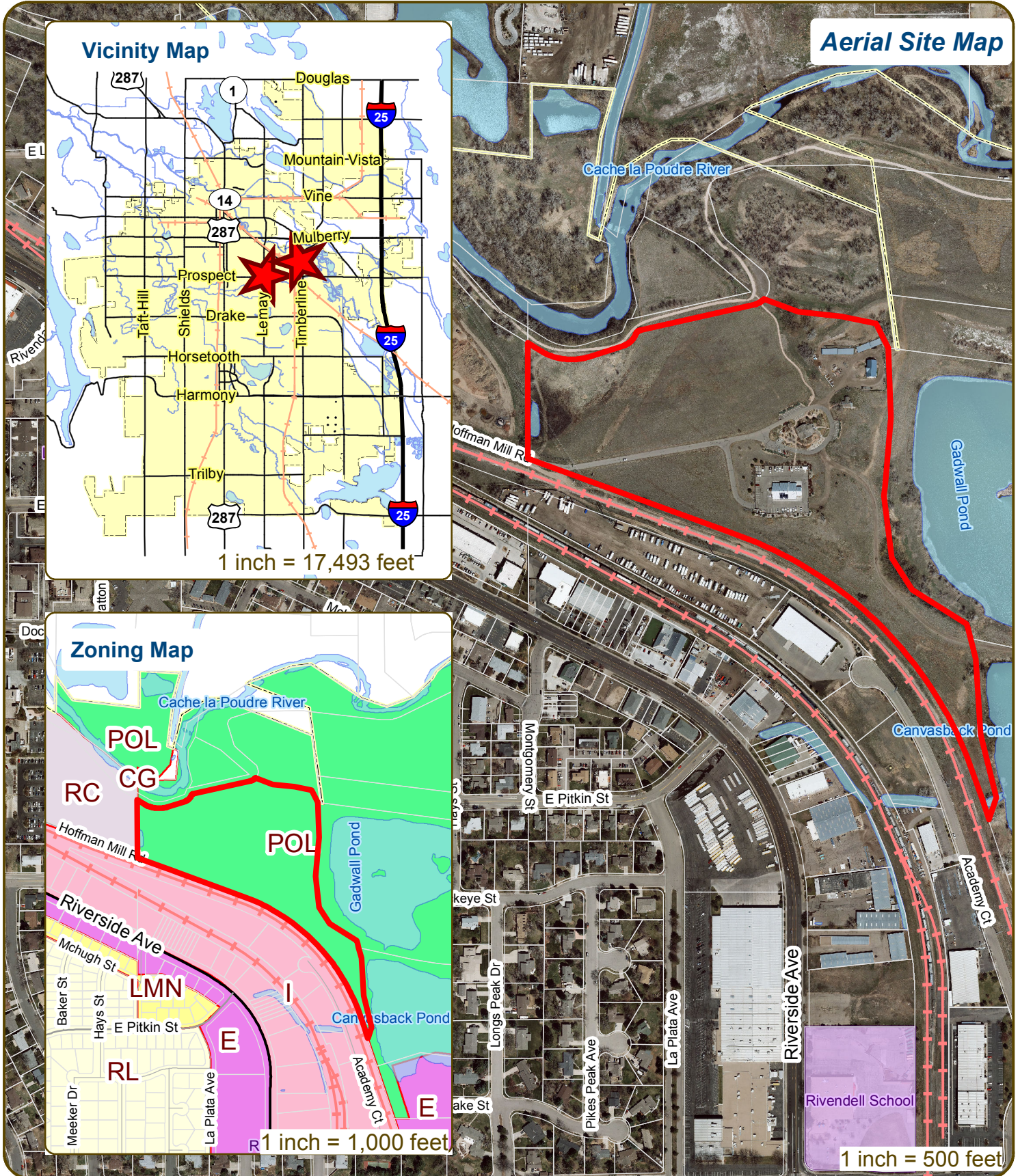
Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. 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
970-416-2341

1745 Hoffman Mill Rd Nix Farm Master Plan



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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. 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) _____

Mark Sears - NAD Manager, Ethan Cozzens - Project Manager, Steve Steinbicker - Architecture West

Business Name (if applicable) _____ City of Fort Collins, Natural Areas Department, Nix Farm

Your Mailing Address _____ 160 Palmer Drive, Fort Collins, CO 80525

Phone Number _____ 207-0424 Email Address _____ Steve@ArchitectureWestLLC.com

Site Address or Description (parcel # if no address) _____ 1745 Hoffman Mill Road

Description of Proposal (attach additional sheets if necessary) _____

Master Plan review, existing shop remodel expansion and new vehicle storage building,. New parking and drive areas.

Proposed Use _____ Existing, no change in Use. Existing Use _____ NAD - offices, shop & vehicle storage.

Total Building Square Footage _____ 25,000 +- S.F. Number of Stories _____ 1 & 2 Lot Dimensions _____ See Plats

Age of any Existing Structures _____ Multiple buildings; 4 - 50 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? _____ Limited areas.

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

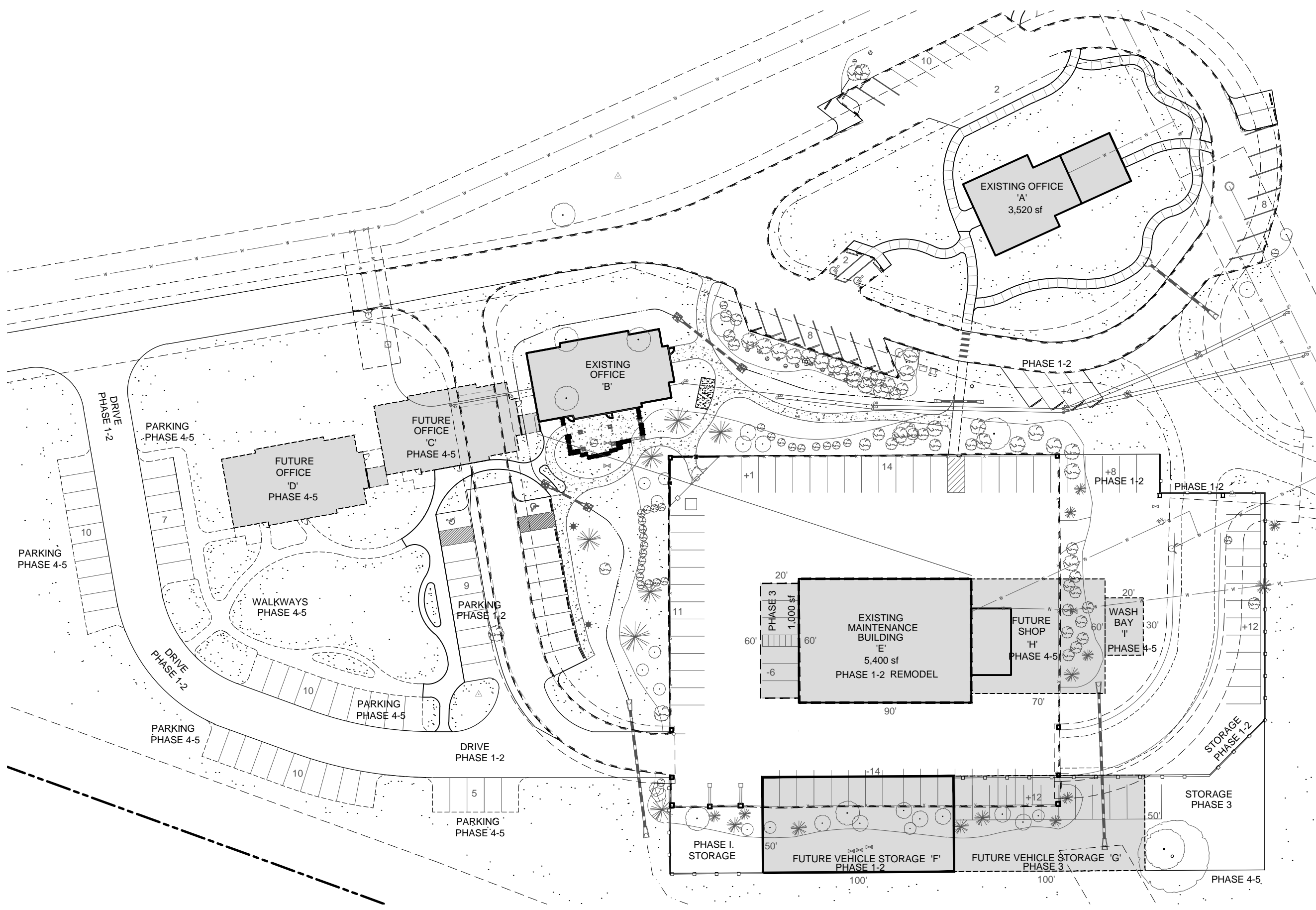
Increase in Impervious Area _____ Estimate; 50-60K sf. S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



TORREY DESIGN STUDIO, LLC
2156 Meander Road
Windsor, CO 80550
970.214.6314



Client:
CITY OF FT. COLLINS
NATURAL RESOURCES

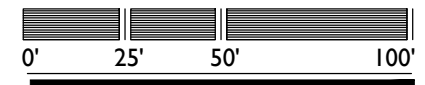
Drawn by: JT
Checked by:

**MASTER SITE PLAN
NIX FARM**

Sheet Date: 4-29-16

S.I

Scale: 1"=50'



UTILITY PLANS FOR LOT 1, NIX FARM NATURAL AREAS FACILITY - MAJOR AMENDMENT

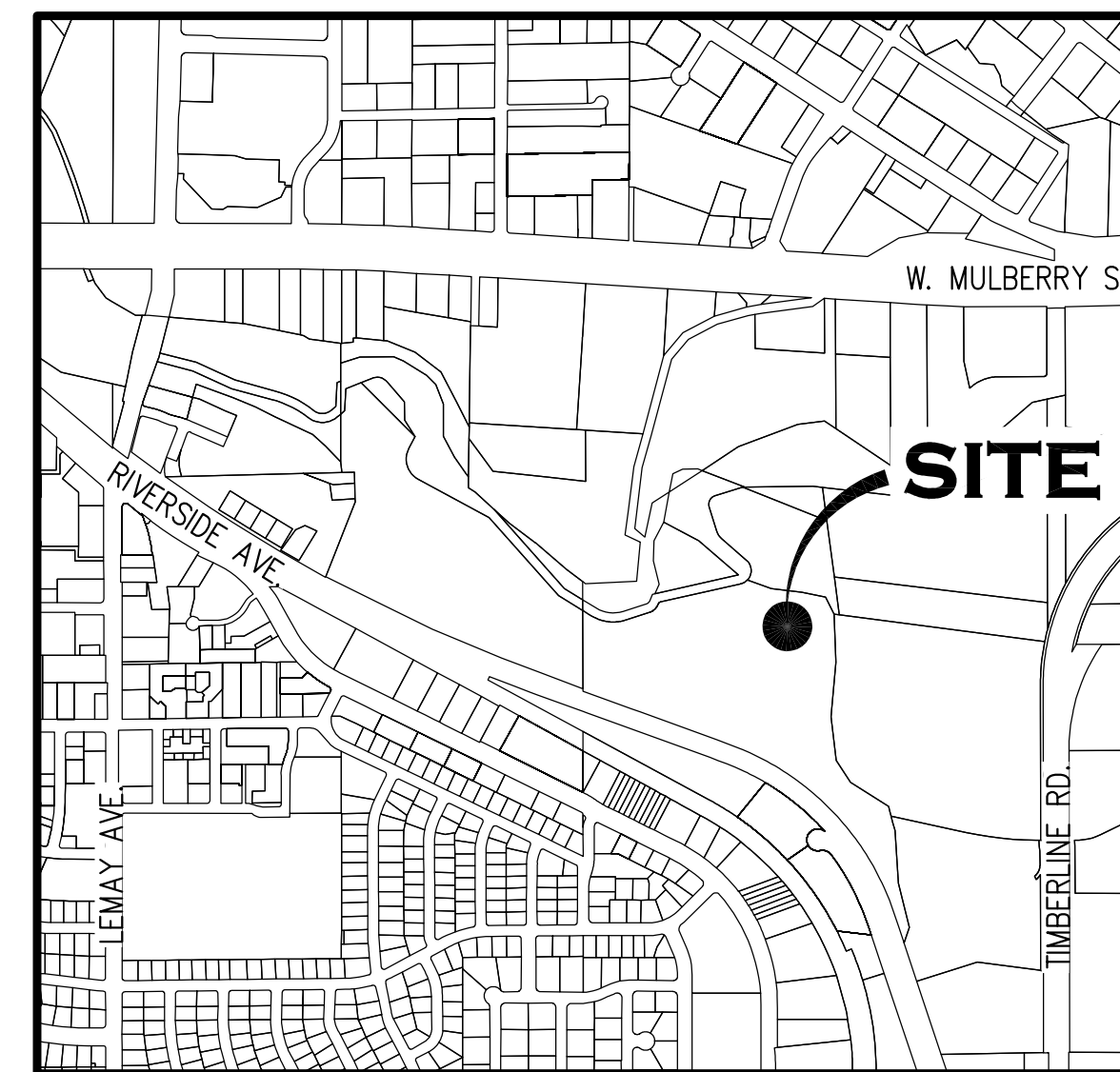
**LOCATED IN THE EAST HALF OF SECTION 18, T-7-N, R-68-W OF THE 6TH PM
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
JULY 2013**

NO.	DATE	REVISIONS DESCRIPTION	BY

1218 W. Ash, Suite C
Fort Collins, CO 80550
Phone: (970) 674-3300
Fax: (970) 674-3303

INTERWEST CONSULTING GROUP

LEGEND			
	EXISTING TELEPHONE LINE		PROPOSED TELEPHONE LINE
	EXISTING OVERHEAD TELEPHONE LINE		PROPOSED OVERHEAD TELEPHONE LINE
	EXISTING FIBER OPTIC LINE		PROPOSED FIBER OPTIC LINE
	EXISTING CABLE TV		PROPOSED CABLE TV
	EXISTING ELECTRIC LINE		PROPOSED ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE		PROPOSED OVERHEAD ELECTRIC LINE
	EXISTING GAS		PROPOSED GAS
	EXISTING OVERHEAD UTILITY		PROPOSED OVERHEAD UTILITY
	EXISTING SANITARY SEWER MAIN		PROPOSED SANITARY SEWER MANHOLE
	EXISTING MANHOLE		PROPOSED WATER VALVE
	EXISTING WATER MAIN		PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE		PROPOSED STORM SEWER MANHOLE
	EXISTING FIRE HYDRANT		PROPOSED STORM INLET
	EXISTING STORM SEWER		PROPOSED FLOWLINE, CURB & GUTTER
	EXISTING STORM SEWER INLET		PROPOSED CONCRETE
	EXISTING FLOWLINE, CURB & GUTTER		PROPOSED SPOT ELEVATION
	EXISTING CONCRETE		PROPOSED MINOR CONTOUR
	EXISTING SPOT ELEVATION		PROPOSED MAJOR CONTOUR
	EXISTING MINOR CONTOUR		PROPOSED UTILITY POLE
	EXISTING MAJOR CONTOUR		PROPOSED STREET LIGHT
	EXISTING UTILITY POLE		PROPOSED LIGHT POLES
	EXISTING STREET LIGHT		PROPOSED FENCE
	EXISTING GULLY WIRE		PROPOSED WATER SERVICE W/ CURB STOP AND METER PIT
	EXISTING FENCE		PROPOSED SANITARY SEWER SERVICE W/ CLEANOUT
	EXISTING WOOD POST		PROPOSED DIRECTION OF OVERLAND FLOW
	EXISTING METAL POST		PROPOSED SWALE
			PROPOSED EMERGENCY OVERFLOW ROUTE
			LIMITS OF DEVELOPMENT (LOD)
			PROPOSED HANDICAP RAMP
			PHASE LINE



VICINITY MAP
SCALE: 1" = 1000'

CITY OF FORT COLLINS BENCHMARK
VERTICAL DATUM=NGVD 1929 UNADJUSTED
BENCHMARK: CITY OF FORT COLLINS VERTICAL BENCHMARK 51-01
ELEVATION=4923.75 (NGVD 29 DATUM)
BENCHMARK: CITY OF FORT COLLINS VERTICAL BENCHMARK 8-02
ELEVATION=4936.08
HORIZONTAL DATUM: COLORADO STATE PLAN COORDINATES NAD 83(2007) DATUM.
HORIZONTAL CONTROL BASED VRS.

ABBREVIATION LIST			
AD	ALGEBRAIC DIFFERENCE	LF	LINEAR FEET
AE	ACCESS EASEMENT	LP	LOW POINT
ARV	AIR RELEASE VALVE	LT	LEFT
BOV	BLOW OFF VALVE	MH	MANHOLE
BW	BOTTOM OF WALL	OHE	OVERHEAD ELECTRIC
CL	CENTERLINE	OHT	OVERHEAD TELEPHONE
CMP	CORRUGATED METAL PIPE	OHU	OVERHEAD UTILITY
CO	CLEAN OUT	PE	PEDESTRIAN EASEMENT
DE	DRAINAGE EASEMENT	PC	POINT OF CURVATURE
E	ELECTRIC	PCR	POINT OF CURB RETURN
EAE	EMERGENCY ACCESS EASEMENT	PI	POINT OF INTERSECTION
EG	EXISTING GROUND	PT	POINT OF TANGENCY
EL	ELEVATION	PVC	POLYVINYL CHLORIDE
EOA	EDGE OF ASPHALT	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	RD	ROOF DRAIN
ESMT	EASEMENT	ROW	RIGHT-OF-WAY
F	FIRE LINE	RT	RIGHT
FES	FLARED END SECTION	S	SANITARY SEWER
FF	FINISHED FLOOR	STA	STATION
FG	FINISHED GRADE	SD	STORM DRAIN PIPE
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
FL	FLOWLINE	SMH	SANITARY SEWER MANHOLE
FO	FIBER OPTIC	T	TELEPHONE
G	GAS	TB	THRUST BLOCK
GB	GRADE BREAK	TBC	TOP BACK OF CURB
GD	GROUND	TCE	TEMPORARY CONSTRUCTION EASEMENT
GV	GATE VALVE	TC	TOP OF CONCRETE
HDPE	HIGH DENSITY POLYETHYLENE	TF	TOP OF FOUNDATION
HP	HIGH POINT	TW	TOP OF WALL
IE	IRRIGATION EASEMENT	TYP	TYPICAL
INV	INVERT	UE	UTILITY EASEMENT
IRR	IRRIGATION	VB	VALVE BOX
		VCP	VITRIFIED CLAY PIPE
		VPC	VERTICAL POINT OF CURVATURE
		VPI	VERTICAL POINT OF INTERSECTION
		VPT	VERTICAL POINT OF TANGENCY
		W	WATERLINE

UTILITY CONTACTS:	
CITY OF FORT COLLINS 700 WOOD STREET FORT COLLINS, COLORADO 80522	NATURAL GAS XCEL ENERGY CONTACT: STEPHANIE RICH PH. 970.225.7828
WATER/WASTEWATER ROGER BUFFINGTON PH. 970.221.6854	TELEPHONE SERVICE CENTURY LINK (QWEST) CONTACT: BOB RULLI PH. 970.377.6403
STORMWATER WES LAMARQUE PH. 970.416.2418	CABLE TV COMCAST CONTACT: DON KAPPERMAN PH. 970.567.0245
LIGHT & POWER ROB IRISH PH. 970.224.6167	

INDEMNIFICATION STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY THE CITY OF FORT COLLINS FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE CITY OF FORT COLLINS ENGINEER, OR THE CITY OF FORT COLLINS FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE CITY OF FORT COLLINS FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

ARCHITECT
ALLER-LINGLE-MASSEY ARCHITECTS
712 WHALERS WAY
FORT COLLINS, CO 80525
PH. 970.223.1820
CONTACT: IAN SHUFF

ENGINEER
INTERWEST CONSULTING GROUP
1218 W. ASH, SUITE C
WINDSOR, COLORADO 80550
PH. 970.674.3300
CONTACT: MIKE OBERLANDER

SURVEYOR
KING SURVEYORS, INC.
650 EAST GARDEN DRIVE
WINDSOR, COLORADO 80550
PH. 970.686.5011
CONTACT: LARRY PEPEK

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION OF SHEETS
1	COVER SHEET
2	GENERAL NOTES
3	UTILITY PLAN
4	GRADING PLAN
5	DRAINAGE AND EROSION CONTROL PLAN
6-7	CONSTRUCTION DETAILS

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CITY OF FORT COLLINS, COLORADO UTILITY PLAN APPROVAL		
APPROVED: _____	CITY ENGINEER	DATE _____
CHECKED BY: _____	WATER & WASTEWATER UTILITY	DATE _____
CHECKED BY: _____	STORMWATER UTILITY	DATE _____
CHECKED BY: _____	PARKS & RECREATION	DATE _____
CHECKED BY: _____	TRAFFIC ENGINEER	DATE _____
CHECKED BY: _____	NATURAL RESOURCES	DATE _____

PREPARED FOR
CITY OF FORT COLLINS
OPERATION SERVICES
ETHAN COZZENS, FACILITIES PROJ. MANAGER
970-221-6273

**NIX FARM NATURAL AREAS FACILITY
MAJOR AMENDMENT
COVER SHEET**

DATE: 7/25/13	SCALE (H): NA	SCALE (V): NA	DESIGNED BY: ES	CHECKED BY: MPO
PROJ. NO. 1165-01201				
1				

GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE LOCAL ENTITY ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
- THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE LOCAL ENTITY, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE LOCAL ENTITY ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE LOCAL ENTITY, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
- ALL SANITARY SEWER, STORM SEWER, AND WATER LINE CONSTRUCTION, AS WELL AS POWER AND OTHER "DRY" UTILITY INSTALLATIONS, SHALL CONFORM TO THE LOCAL ENTITY STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF APPROVAL OF THE PLANS BY THE LOCAL ENTITY ENGINEER.
- THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
- THE ENGINEER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
- IF A CONFLICT EXISTS BETWEEN EXISTING AND PROPOSED UTILITIES AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.
- THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
- NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
- THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
- THE MINIMUM COVER OVER WATER LINES IS 4.5 FEET AND THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE WATER UTILITY.
- A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
- THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, (303) 692-3590), THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
- THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
- PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE LOCAL ENTITY, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY DEPARTMENT. CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR SINGLE FAMILY UNITS. FOR COMMERCIAL PROPERTIES, CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF ANY BUILDING PERMITS IN EXCESS OF THOSE ALLOWED PRIOR TO CERTIFICATION PER THE DEVELOPMENT AGREEMENT.
- THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES SUSTAINED IN THIS DEVELOPMENT AS A RESULT OF GROUNDWATER SEEPAGE, WHETHER RESULTING FROM GROUNDWATER FLOODING, STRUCTURAL DAMAGE OR OTHER DAMAGE UNLESS SUCH DAMAGE OR INJURIES ARE SUSTAINED AS A RESULT OF THE LOCAL ENTITY FAILURE TO PROPERLY MAINTAIN ITS WATER, WASTEWATER, AND/OR STORM DRAINAGE FACILITIES IN THE DEVELOPMENT.
- ALL RECOMMENDATIONS OF THE DRAINAGE LETTER FOR "NIX FARM NATURAL AREAS FACILITY MAJOR AMENDMENT" BY INTERWEST CONSULTING GROUP SHALL BE FOLLOWED AND IMPLEMENTED.
- TEMPORARY EROSION CONTROL DURING CONSTRUCTION SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE DEVELOPER, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED WITHIN 24 HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.
- NO WORK MAY COMMENCE WITHIN ANY IMPROVED OR UNIMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DEVELOPER SHALL NOTIFY THE LOCAL ENTITY ENGINEERING INSPECTOR (FORT COLLINS - 221-6605) AND THE LOCAL ENTITY EROSION CONTROL INSPECTOR (FORT COLLINS - 221-6700) AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE LOCAL ENTITY ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE ENGINEER'S ABSENCE. HOWEVER, THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE AND PRIOR TO THE PLACEMENT OF CURB, GUTTER, SIDEWALK AND PAVEMENT. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE DEVELOPER MAY USE THE LOCAL ENTITY'S DEFAULT PAVEMENT THICKNESS SECTION(S). REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE LOCAL ENTITY ENGINEER APPROVES THE FINAL REPORT.
- THE CONTRACTOR SHALL HIRE A LICENSED ENGINEER OR LAND SURVEYOR TO SURVEY THE CONSTRUCTED ELEVATIONS OF THE STREET SUBGRADE AND THE GUTTER FLOWLINE AT ALL INTERSECTIONS, INLETS, AND OTHER LOCATIONS REQUESTED BY THE LOCAL ENTITY INSPECTOR. THE ENGINEER OR SURVEYOR MUST CERTIFY IN A LETTER TO THE LOCAL ENTITY THAT THESE ELEVATIONS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. ANY DEVIATIONS SHALL BE NOTED IN THE LETTER AND THEN RESOLVED WITH THE LOCAL ENTITY BEFORE INSTALLATION OF BASE COURSE OR ASPHALT WILL BE ALLOWED ON THE STREETS.
- ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/O ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
- PORTIONS OF LARIMER COUNTY ARE WITHIN OVERLAY DISTRICTS. THE LARIMER COUNTY FLOODPLAIN RESOLUTION SHOULD BE REFERRED TO FOR ADDITIONAL CRITERIA FOR ROADS WITHIN THESE DISTRICTS.
- ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WLD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WLD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE LOCAL ENTITY FORESTER TO SCHEDULE A SITE INSPECTION FOR ANY TREE REMOVAL REQUIRING A PERMIT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
- THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT LOCAL ENTITY TRAFFIC OPERATIONS DEPARTMENT, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN AT NO COST TO THE CONTRACTOR; HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.
- THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THE DEVELOPMENT RELATED TO THE INSTALLATION'S LOCAL STREET OPERATIONS. IN ADDITION, THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE DEVELOPMENT.
- THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, UNLESS SPECIFICALLY APPROVED BY THE LOCAL ENTITY ENGINEER, AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE LOCAL ENTITY.
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERMENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- THE DEVELOPER SHALL HAVE, ONSITE AT ALL TIMES, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES. UPON COMPLETION OF THE WORK, THE CONTRACTOR(S) SHALL SUBMIT RECORD DRAWINGS TO THE LOCAL ENTITY ENGINEER.
- BENCHMARK (NGVD 29 DATUM):
CITY OF FORT COLLINS VERTICAL BENCHMARK - 51-01 ELEVATION=4923.75
CITY OF FORT COLLINS VERTICAL BENCHMARK - 8-02 ELEVATION=4936.08
- ALL STATIONING IS BASED ON CENTERLINE/FLOWLINE (INSERT PROPER WORD) OF ROADWAYS UNLESS OTHERWISE NOTED.
- DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE LOCAL ENTITY CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ENTITY STREET REPAIR STANDARDS. THE FINISHED PATCH SHALL BLEND IN SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREA, MAY BE REQUIRED. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER AND/OR THE LOCAL ENTITY INSPECTOR AT THE TIME THE CUTS ARE MADE.
- UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
- STANDARD HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
- AFTER ACCEPTANCE BY THE LOCAL ENTITY, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A MINIMUM PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
- THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS: (LIST).
- APPROVED VARIANCES ARE LISTED AS FOLLOWS: N/A

STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

- THE CITY STORMWATER DEPARTMENT EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
 - THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
 - ALL REQUIRED BMPs SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.). ALL OF THEIR REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.
 - AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
 - PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
 - ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPER OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPs ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE STORMWATER DEPARTMENT.
 - THE PROPERTY MUST BE WATERED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION ACTIVITIES SO AS TO PREVENT WIND-CAUSED EROSION. ALL LAND DISTURBING ACTIVITIES SHALL BE IMMEDIATELY DISCONTINUED WHEN FUGITIVE DUST IMPACTS ADJACENT PROPERTIES, AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.
 - ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED OR RECONSTRUCTED AS NECESSARY AFTER EACH RUNOFF EVENT AND EVERY 14 DAYS IN ORDER TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY DRAINAGEWAY.
 - WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
 - THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.
 - NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
 - CITY ORDINANCE PROHIBITS THE TRACKING, DROPPING, OR DEPOSITING OF SOILS OR ANY OTHER MATERIAL ONTO CITY STREETS BY OR FROM ANY VEHICLE. ANY INADVERTENT DEPOSITED MATERIAL SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR.
 - CITY ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE, TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
 - A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
 - CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE CITY/COUNTY.
 - A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS, NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.
- STREET IMPROVEMENTS NOTES**
- ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE.
 - A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY. (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
 - WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. WHEEL CUTS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE LOCAL ENTITY ENGINEER IN LOVELAND.
 - STREET SUBGRADES SHALL BE SCARIFIED THE TOP 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE LOCAL ENTITY ENGINEER.
 - FT. COLLINS ONLY. VALVE BOXES AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
 - WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH CHAPTER 25, RECONSTRUCTION AND REPAIR. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.
 - ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND AS PER THE RIGHT-OF-WAY WORK PERMIT TRAFFIC CONTROL PLAN.
 - THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE LOCAL ENTITY INSPECTOR AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN ¼ INCH DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.

- PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAN 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE LOCAL ENTITY ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE LOCAL ENTITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PERFORMED IN THE PRESENCE OF AN INSPECTOR.
- ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THIS PROJECT SHALL BE FOLLOWED AND IMPLEMENTED.

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

- ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.
- ALL SYMBOLS, INCLUDING ARROWS, ONLY, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
- ALL SIGNAGE SHALL BE PER LOCAL ENTITY STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
- ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.
- ALL LANE LINES FOR CONCRETE PAVEMENT SHOULD BE EPOXY PAINT.
- PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE LOCAL ENTITY TRAFFIC ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.
- PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.
- EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
- ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE LOCAL ENTITY TRAFFIC ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.
- THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE LOCAL ENTITY TRAFFIC ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE LOCAL ENTITY TRAFFIC ENGINEER DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE. ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS, ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FUR WEAR ON TRAFFIC MARKINGS).
- SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.

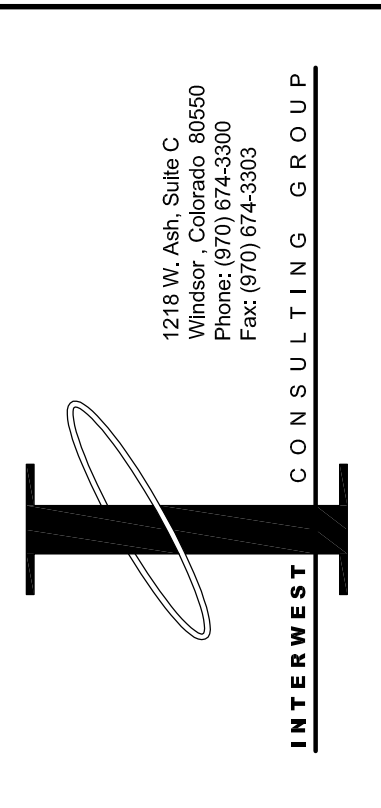
STORM DRAINAGE NOTES

- THE CITY OF FORT COLLINS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
- ALL RECOMMENDATIONS OF THE DRAINAGE LETTER FOR "NIX FARM NATURAL AREAS FACILITY MAJOR AMENDMENT" BY INTERWEST CONSULTING GROUP SHALL BE FOLLOWED AND IMPLEMENTED.
- PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY DEPARTMENT. CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR SINGLE FAMILY UNITS. FOR COMMERCIAL PROPERTIES, CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF ANY BUILDING PERMITS IN EXCESS OF THOSE ALLOWED PRIOR TO CERTIFICATION PER THE DEVELOPMENT AGREEMENT

WATERLINE NOTE

- THE MINIMUM COVER OVER WATER LINES IS 4.5 FEET AND THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE WATER UTILITY

NO.	DATE	REVISIONS	DESCRIPTION	BY



PREPARED FOR
CITY OF FORT COLLINS
 OPERATION SERVICES
 ETHAN COZZENS, FACILITIES PROJ. MANAGER
 970-221-6273

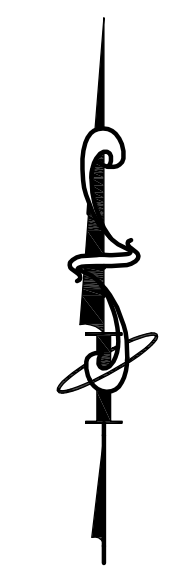
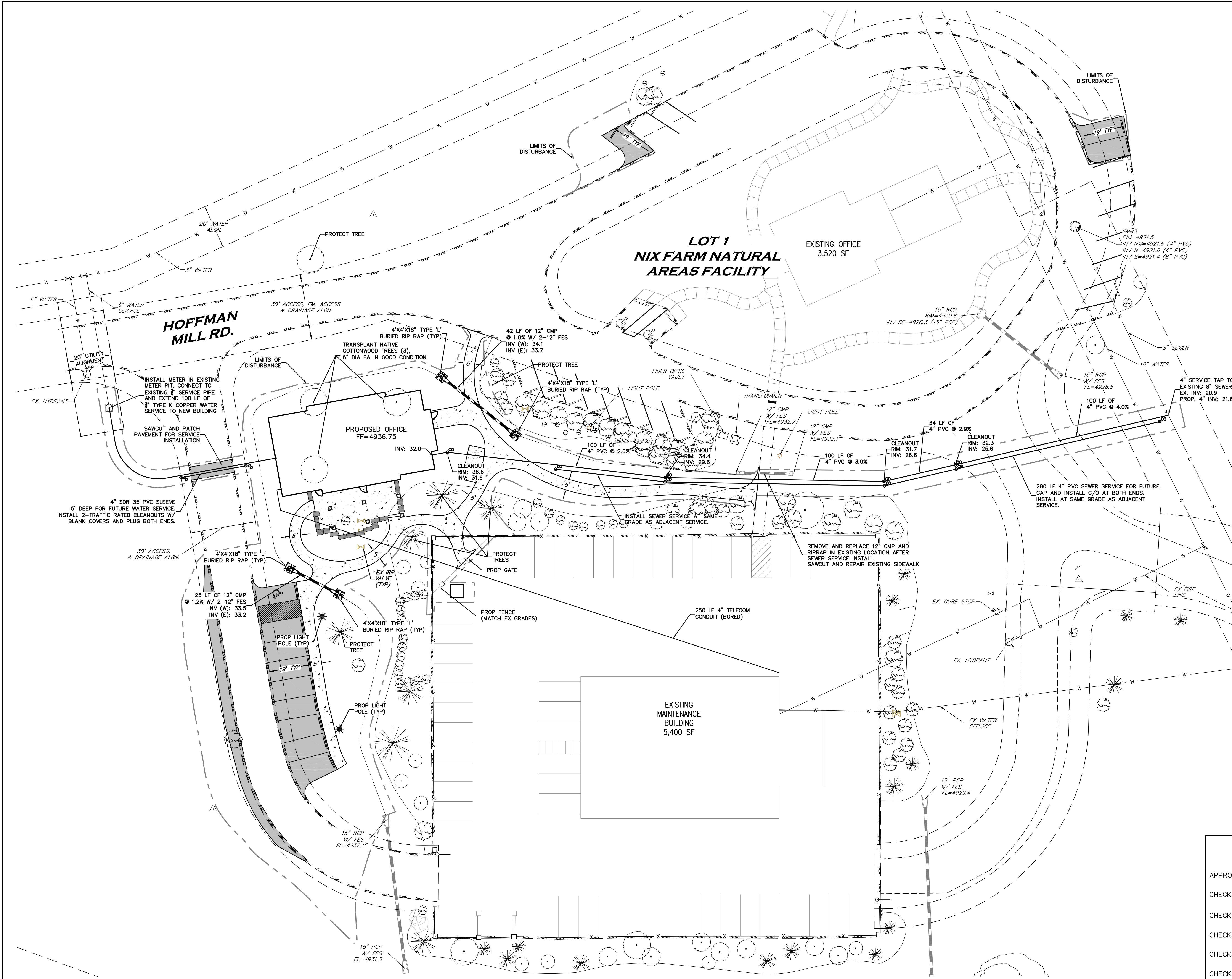
NIX FARM NATURAL AREAS FACILITY
MAJOR AMENDMENT
GENERAL NOTES

DATE:	7/25/13
SCALE (H):	NA
SCALE (V):	NA
DESIGNED BY:	ES
CHECKED BY:	MPO

CITY OF FORT COLLINS, COLORADO UTILITY PLAN APPROVAL		
APPROVED:	_____	DATE _____
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CHECKED BY:	_____	DATE _____
CHECKED BY:	_____	DATE _____

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PROJ. NO. 1165-01201



20 10 0 20 40
SCALE: 1" = 20'

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

- NOTES:**
- LIMITS OF STREET CUT SHOWN ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS SHALL BE IN ACCORDANCE WITH THE CITY STREET REPAIR STANDARDS.
 - CONTRACTOR SHALL COORDINATE UTILITY SERVICE CONNECTIONS AT THE BUILDING. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF BUILDING UTILITIES WITH ARCHITECTURAL DRAWINGS.
 - EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM DRAIN, SANITARY SEWER, PHONE, TV) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.
 - MAINTAIN 4.5' MINIMUM AND 5.5' MAXIMUM BURY DEPTH FROM FINISHED GRADE TO TOP OF WATERLINES AND SERVICES.
 - WATER SERVICE SHALL BE TYPE K SOFT COPPER PER CITY OF FORT COLLINS STANDARDS.
 - WATER SERVICES SHALL EXTEND INTO A MECHANICAL ROOM WITH A FLOOR DRAIN CAPABLE OF ACCEPTING DISCHARGE FROM THE BACKFLOW PREVENTER.
 - SANITARY SEWER SERVICE SHALL BE PVC (SDR 35) UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER CLEANOUTS SHALL BE TRAFFIC RATED CLEANOUTS.
 - STORM PIPE CULVERTS SHALL BE STEEL CMP WITH LENGTH MEASURED TO ENDS OF FLARED END SECTIONS.
 - ONSITE IMPROVEMENTS WILL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL UTILITY CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF FORT COLLINS STANDARDS AND SPECIFICATIONS.

1218 W. Ash, Suite C
Fort Collins, CO 80501
Phone: (970) 674-3300
Fax: (970) 674-3303
INTEREST CONSULTING GROUP

PREPARED FOR
CITY OF FORT COLLINS
OPERATION SERVICES
ETHAN COZZENS, FACILITIES PROJ. MANAGER
970-221-6273

**NIX FARM NATURAL AREAS FACILITY
MAJOR AMENDMENT
UTILITY PLAN**

DATE: 7/25/13
SCALE (H): 1"=20'
SCALE (V): NA
DESIGNED BY: ES
CHECKED BY: MPO

CITY OF FORT COLLINS, COLORADO
UTILITY PLAN APPROVAL

APPROVED: _____	CITY ENGINEER	DATE _____
CHECKED BY: _____	WATER & WASTEWATER UTILITY	DATE _____
CHECKED BY: _____	STORMWATER UTILITY	DATE _____
CHECKED BY: _____	PARKS & RECREATION	DATE _____
CHECKED BY: _____	TRAFFIC ENGINEER	DATE _____
CHECKED BY: _____	NATURAL RESOURCES	DATE _____

NOTES:

1. LIMITS OF STREET CUT SHOWN ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS SHALL BE IN ACCORDANCE WITH THE CITY STREET REPAIR STANDARDS.

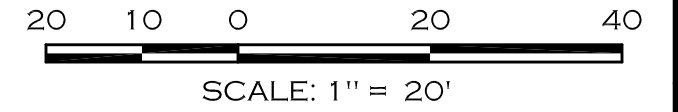
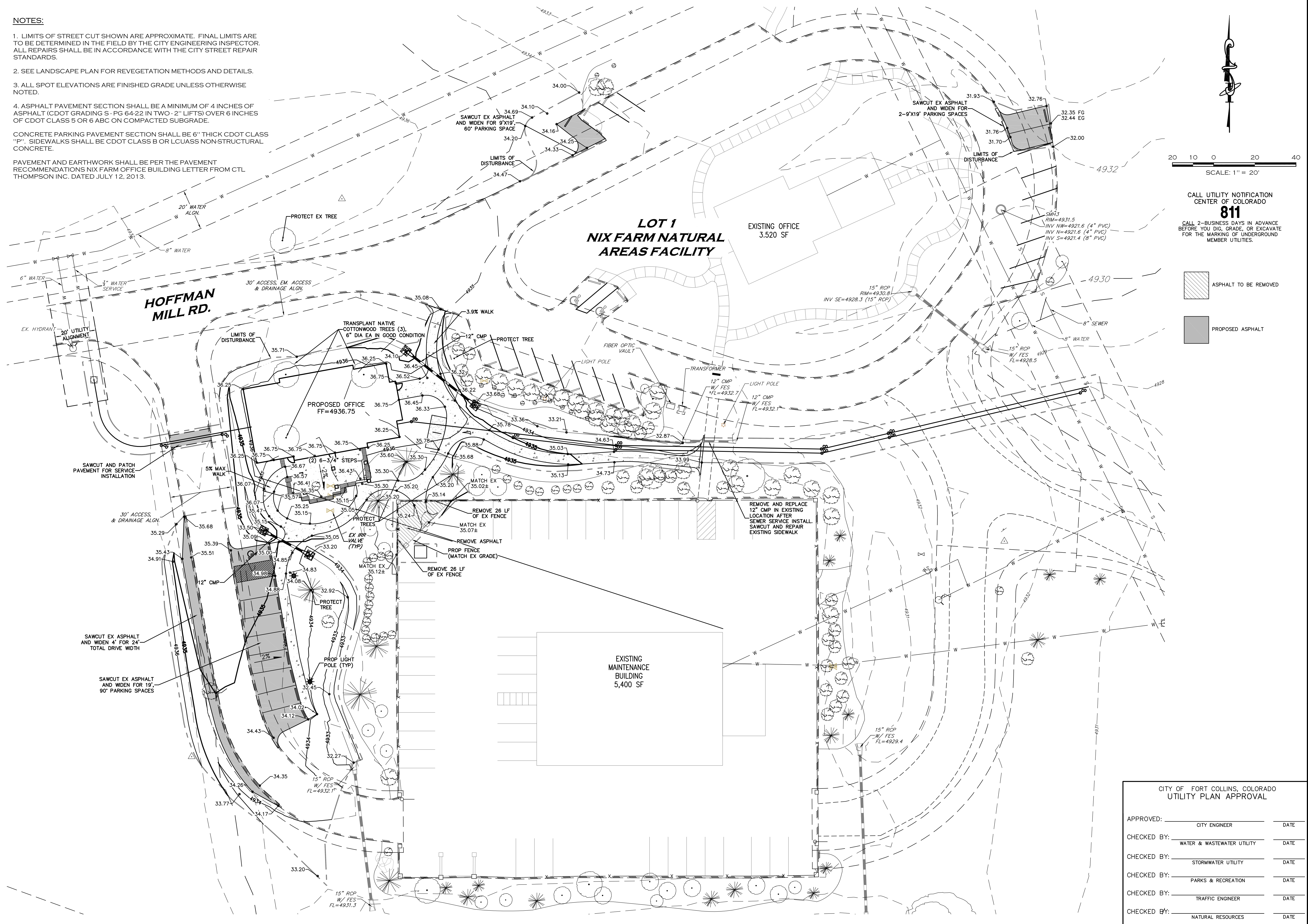
2. SEE LANDSCAPE PLAN FOR REVEGETATION METHODS AND DETAILS.

3. ALL SPOT ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.

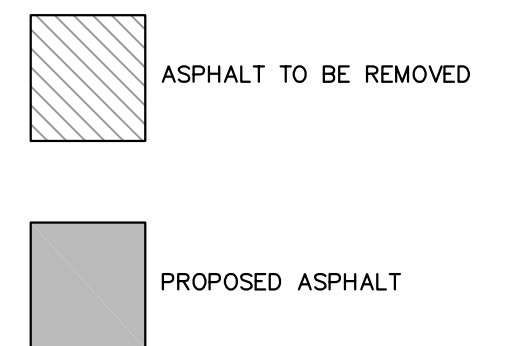
4. ASPHALT PAVEMENT SECTION SHALL BE A MINIMUM OF 4 INCHES OF ASPHALT (CDOT GRADING S - PG 64-22 IN TWO - 2" LIFTS) OVER 6 INCHES OF CDOT CLASS 5 OR 6 ABC ON COMPACTED SUBGRADE.

CONCRETE PARKING PAVEMENT SECTION SHALL BE 6" THICK CDOT CLASS "P". SIDEWALKS SHALL BE CDOT CLASS B OR LCUASS NON-STRUCTURAL CONCRETE.

PAVEMENT AND EARTHWORK SHALL BE PER THE PAVEMENT RECOMMENDATIONS NIX FARM OFFICE BUILDING LETTER FROM CTL THOMPSON INC. DATED JULY 12, 2013.



CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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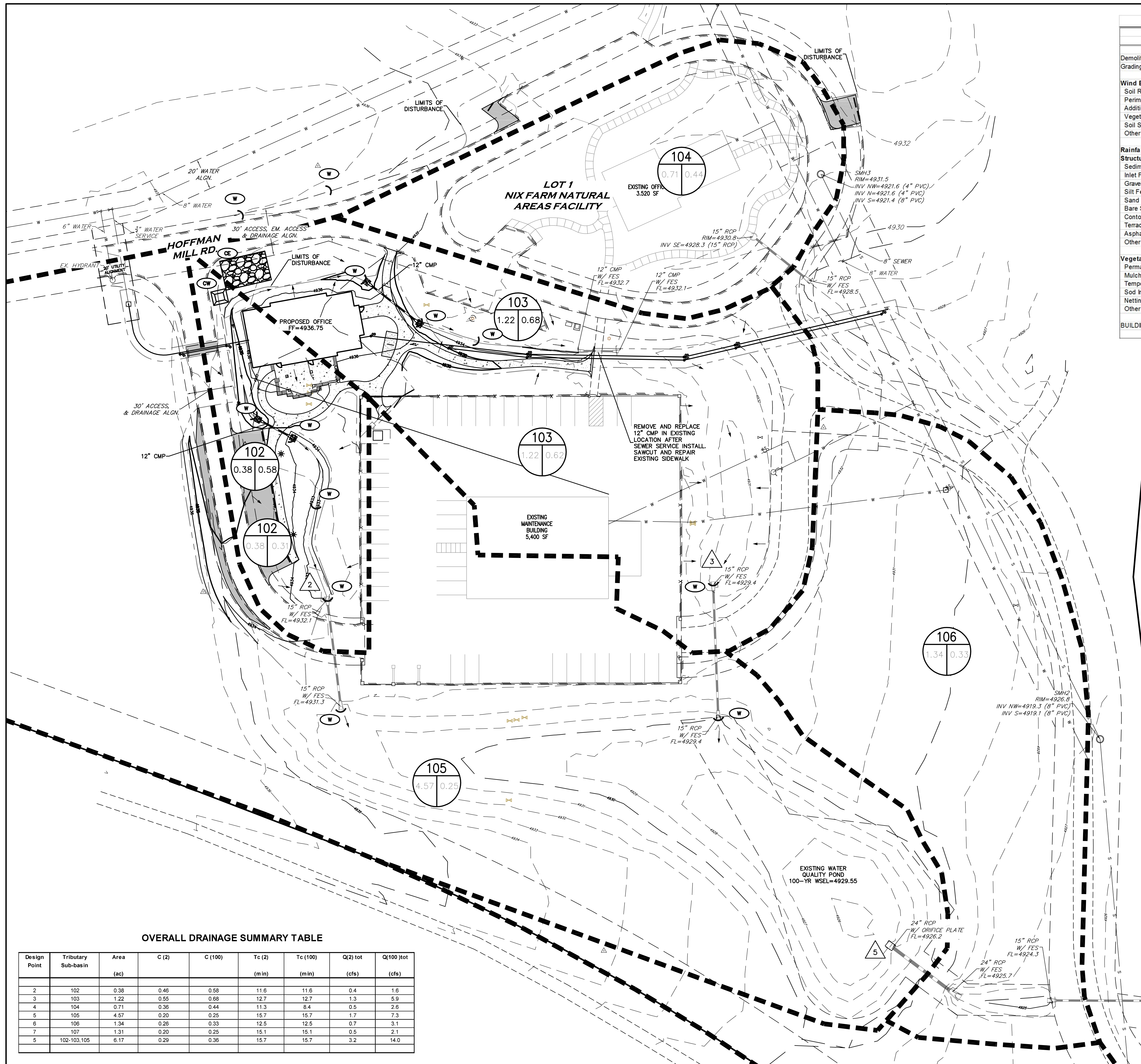
PREPARED FOR
CITY OF FORT COLLINS
OPERATION SERVICES
FACILITIES PROJ. MANAGER
ETHAN COZZENS, 970-221-6273

**NIX FARM NATURAL AREAS FACILITY
MAJOR AMENDMENT
GRADING PLAN**

DATE: 7/25/13
SCALE (H): 1"=20'
SCALE (V): N/A
DESIGNED BY: ES
CHECKED BY: MPO

CITY OF FORT COLLINS, COLORADO UTILITY PLAN APPROVAL		
APPROVED:	_____	DATE
CHECKED BY:	_____	DATE
CHECKED BY:	_____	DATE
CHECKED BY:	_____	DATE
CHECKED BY:	_____	DATE
CHECKED BY:	_____	DATE
CHECKED BY:	_____	DATE

PROJ. NO. 1165-01201
4



OVERALL DRAINAGE SUMMARY TABLE

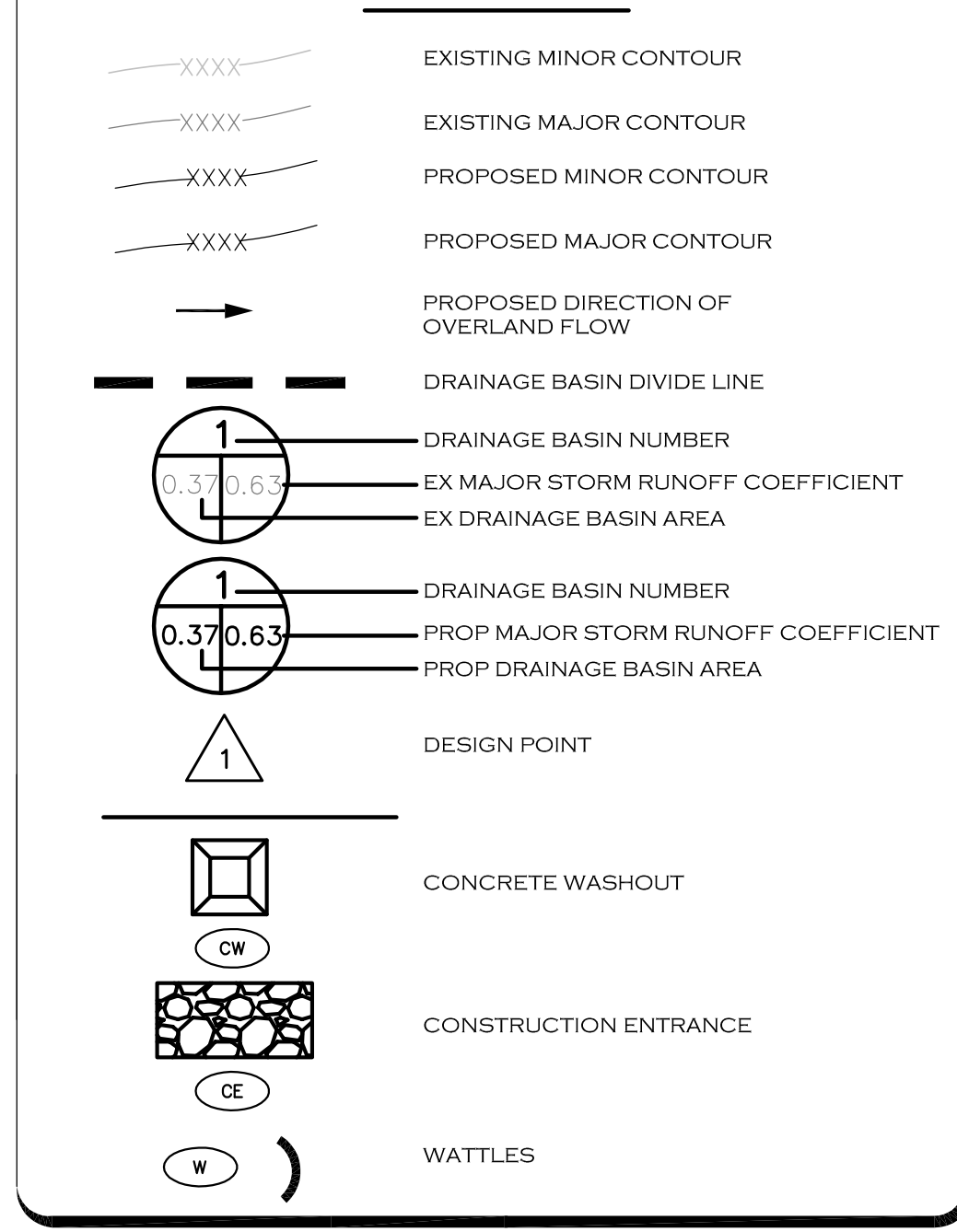
Design Point	Tributary Sub-basin	Area (ac)	C (2)	C (100)	Tc (2) (min)	Tc (100) (min)	Q(2) tot (cfs)	Q(100) tot (cfs)
2	102	0.38	0.46	0.58	11.6	11.6	0.4	1.6
3	103	1.22	0.55	0.68	12.7	12.7	1.3	5.9
4	104	0.71	0.36	0.44	11.3	8.4	0.5	2.6
5	105	4.57	0.20	0.25	15.7	15.7	1.7	7.3
6	106	1.34	0.26	0.33	12.5	12.5	0.7	3.1
7	107	1.31	0.20	0.25	15.1	15.1	0.5	2.1
5	102-103-105	6.17	0.29	0.36	15.7	15.7	3.2	14.0

CONSTRUCTION SEQUENCE

MONTH	9	10	11	12	1	2	3	4	5	6	7	8
Demolition												
Grading												
Wind Erosion Control:												
Soil Roughing												
Perimeter Barrier												
Additional Barriers												
Vegetative Methods												
Soil Sealant												
Other												
Rainfall Erosion Control												
Structural:												
Sediment Trap/Basin												
Inlet Filters												
Gravel Bags												
Silt Fence Barriers												
Sand Bags												
Bare Soil Preparation												
Contour Furrows												
Terracing												
Asphalt/Concrete Paving												
Other												
Vegetative:												
Permanent Seed Planting												
Mulching/Sealant												
Temporary Seed Planting												
Sod Installation												
Nettings/Mats/Blankets												
Other												
BUILDING CONSTRUCTION												

NOTES:
 THE DISTURBED AREA IS LESS THAN 1 ACRE AND DOES NOT REQUIRE A STATE OF COLORADO DISCHARGE PERMIT BUT THE CONTRACTOR SHALL APPROACH THE PROJECT WITH THE SAME STANDARD METHODS.

LEGEND



CITY OF FORT COLLINS, COLORADO
 UTILITY PLAN APPROVAL

APPROVED:	_____	CITY ENGINEER	_____	DATE
CHECKED BY:	_____	WATER & WASTEWATER UTILITY	_____	DATE
CHECKED BY:	_____	STORMWATER UTILITY	_____	DATE
CHECKED BY:	_____	PARKS & RECREATION	_____	DATE
CHECKED BY:	_____	TRAFFIC ENGINEER	_____	DATE
CHECKED BY:	_____	NATURAL RESOURCES	_____	DATE

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
811
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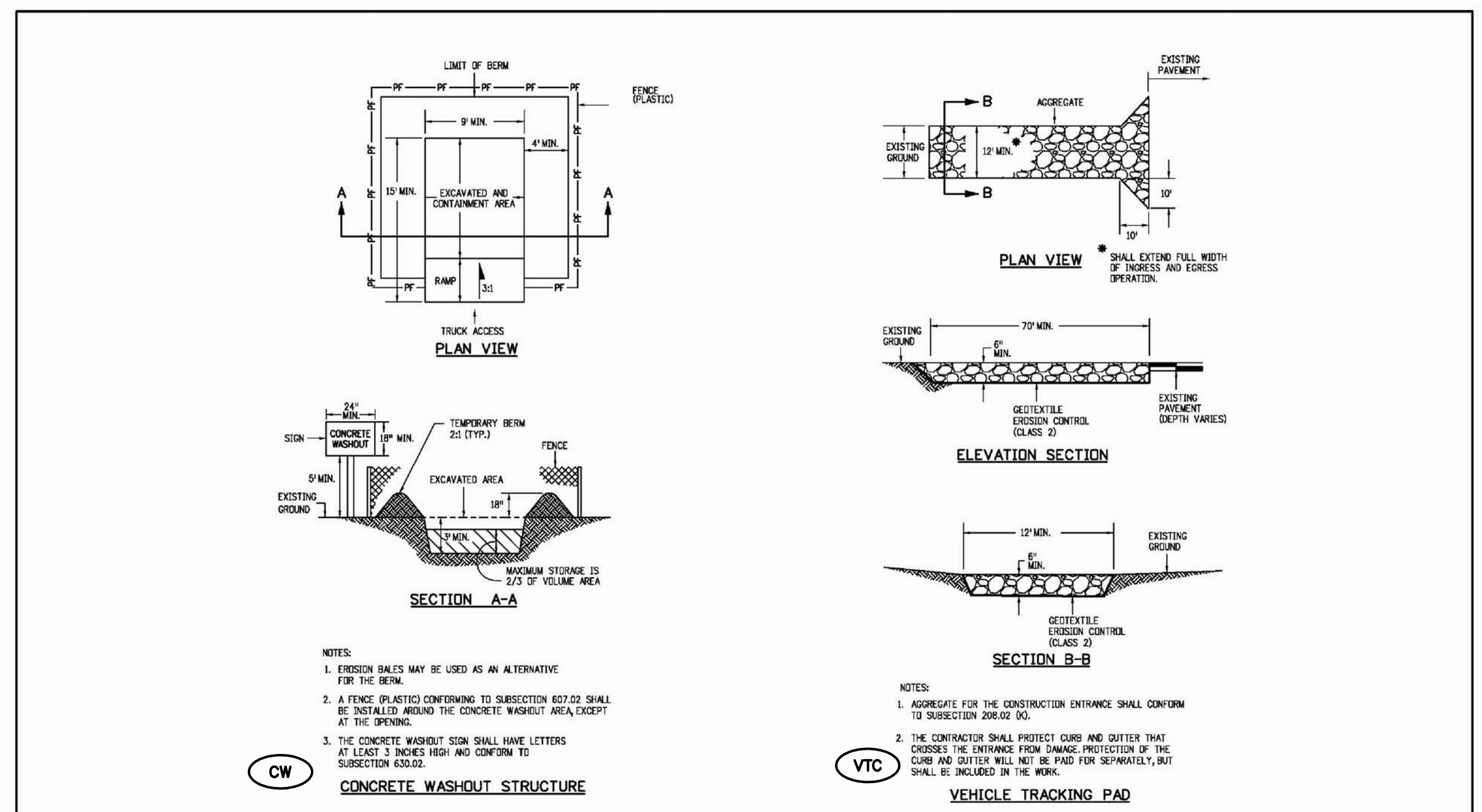
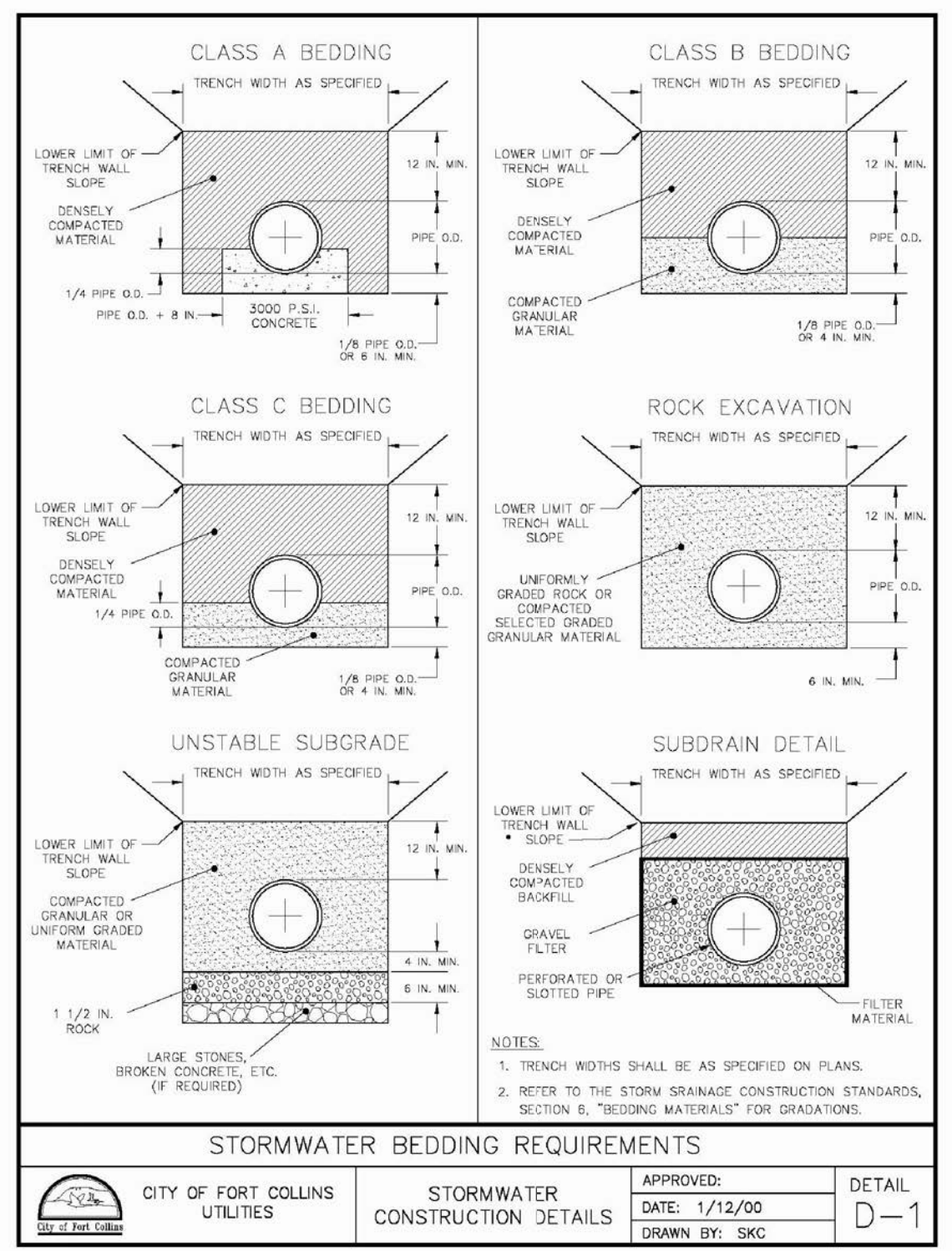
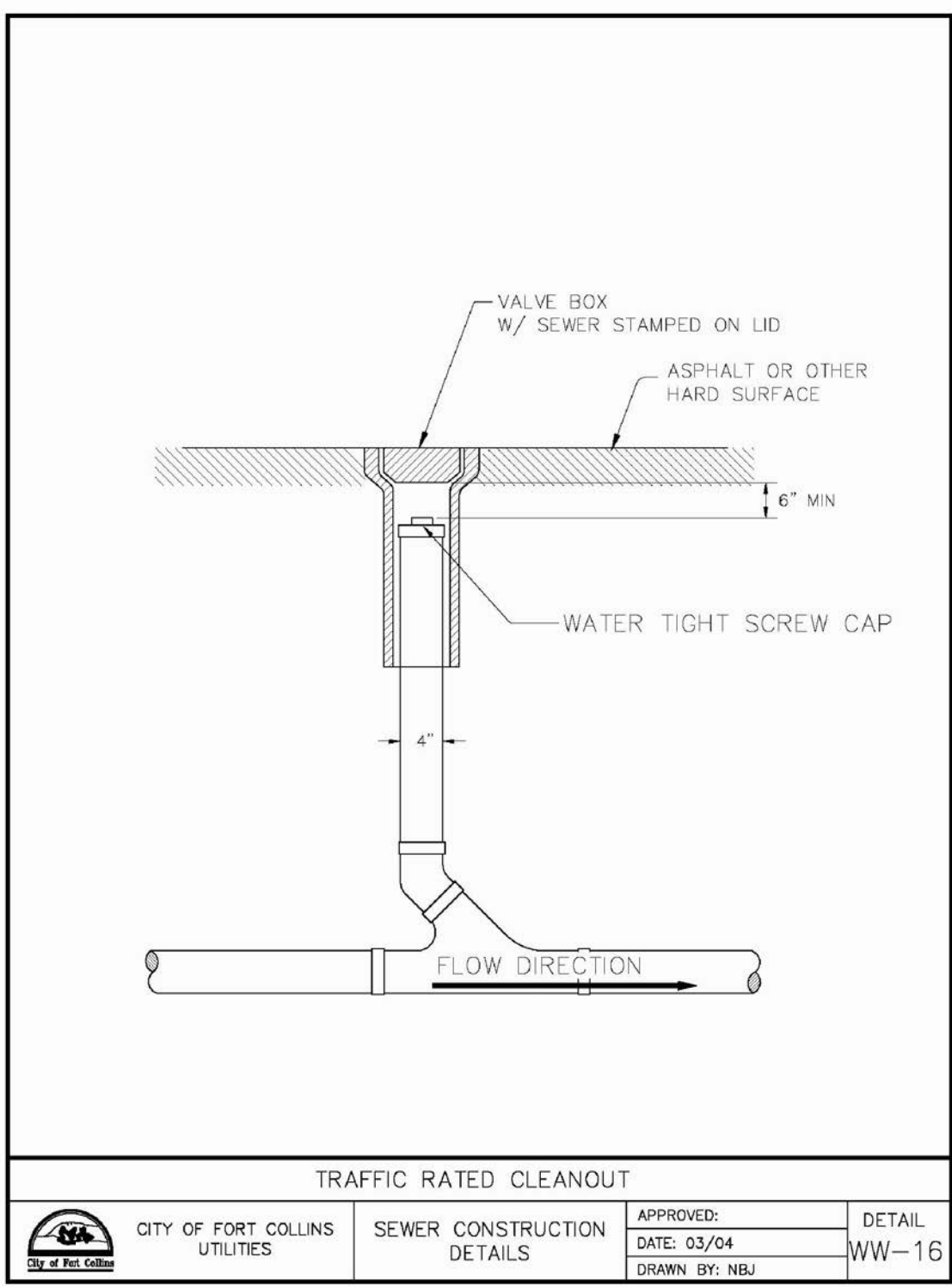
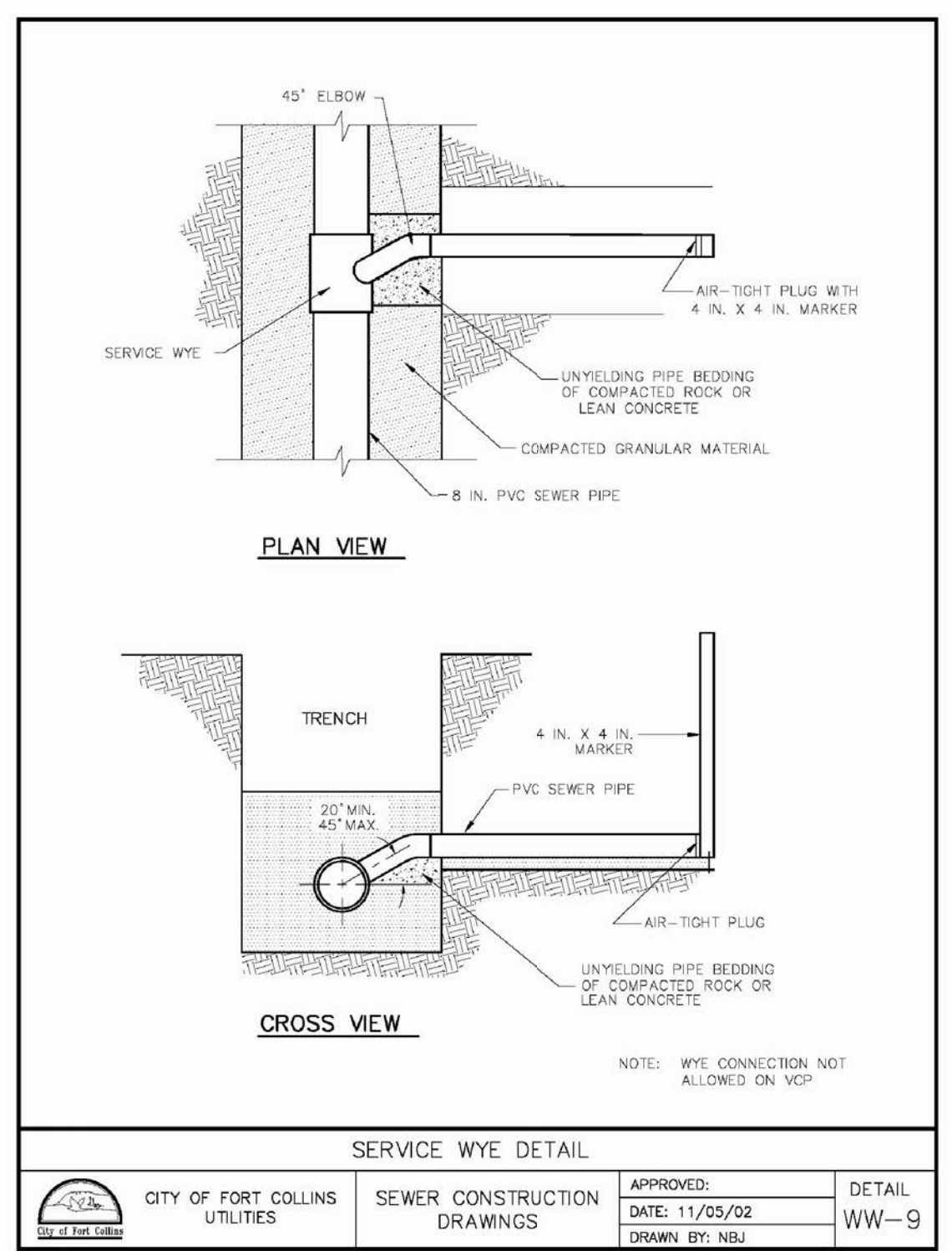
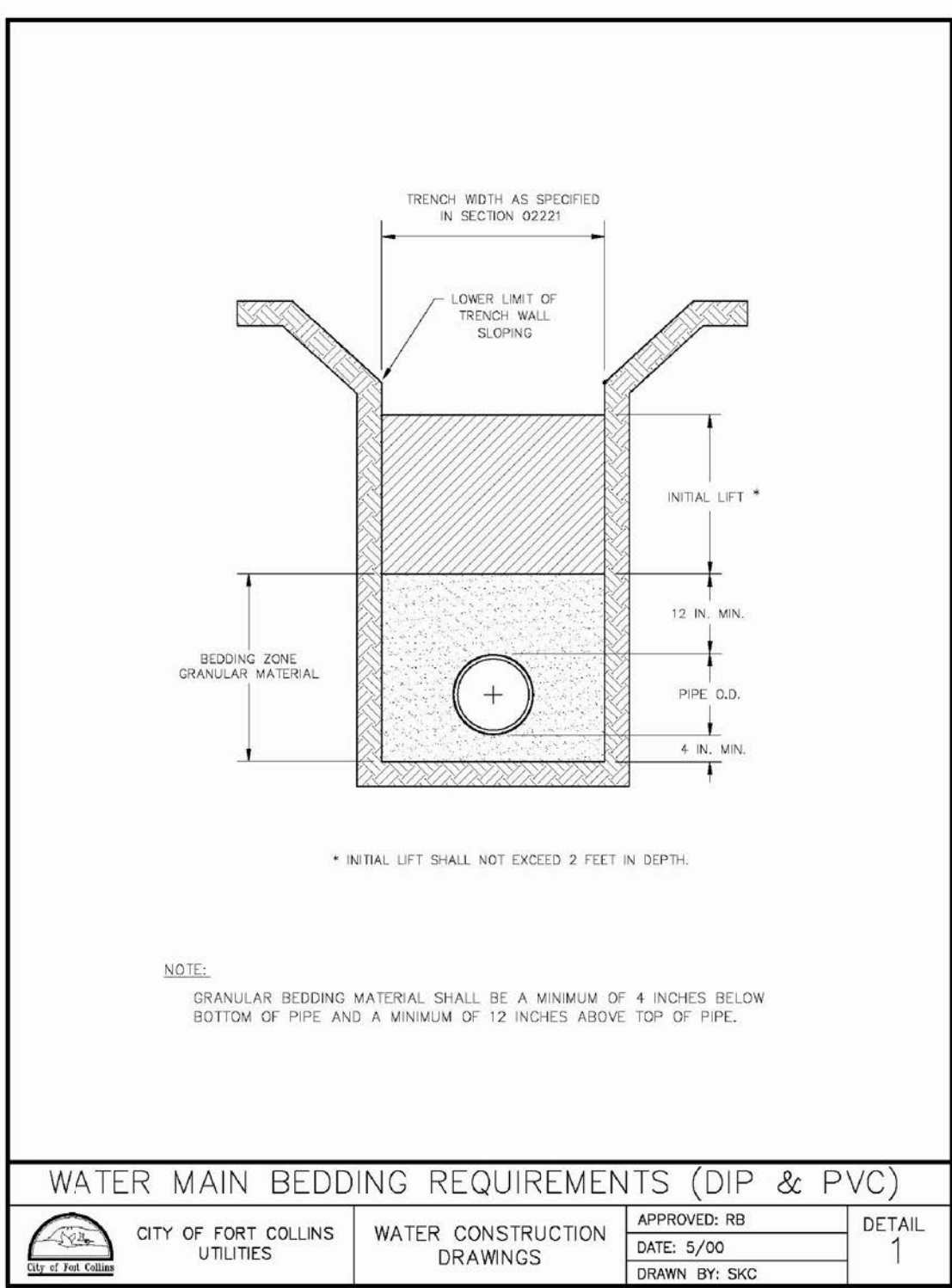
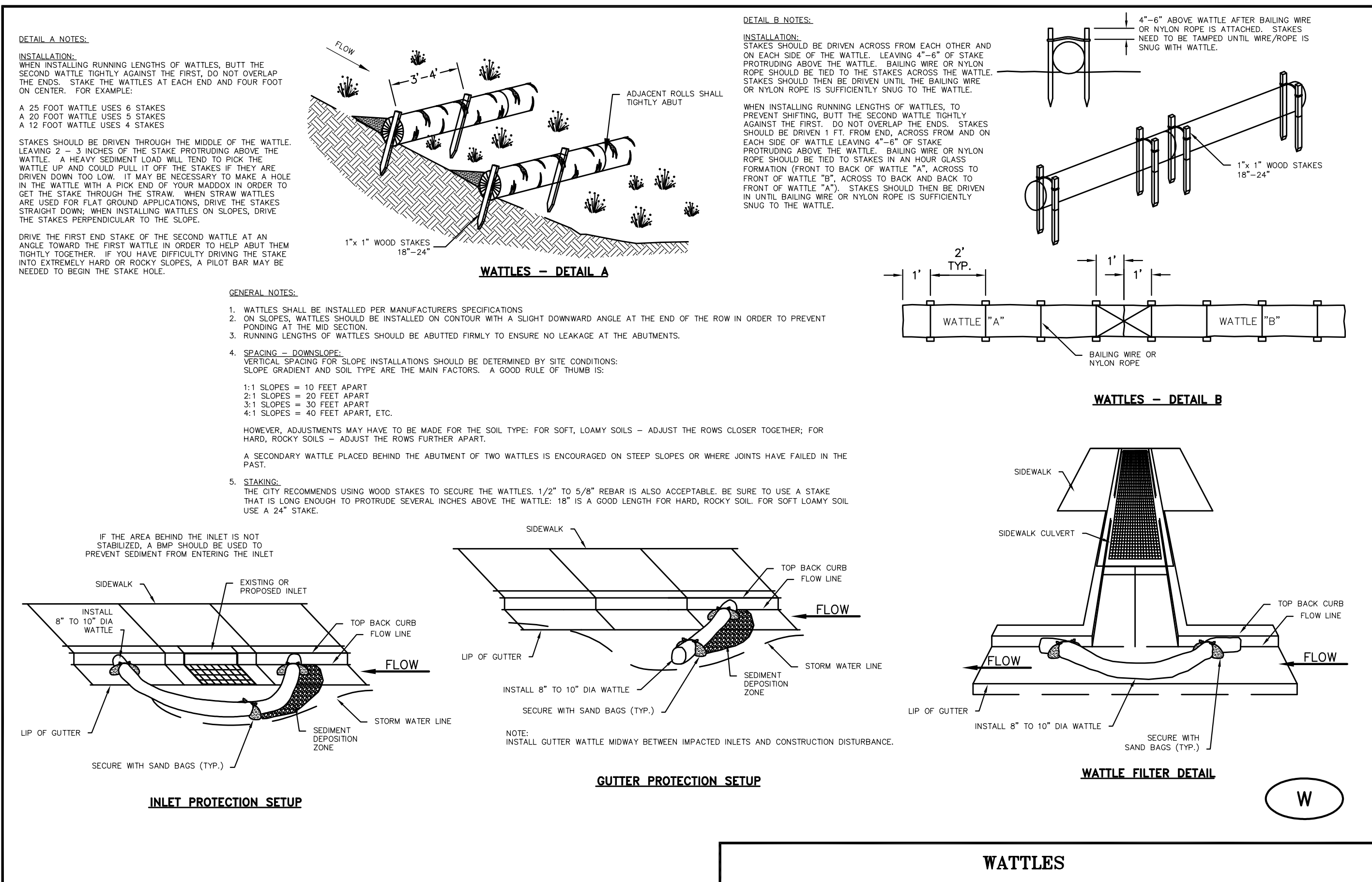
INTEREST CONSULTING GROUP
 1218 W. Ash, Suite C
 Fort Collins, CO 80501
 Phone: (970) 674-3300
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PREPARED FOR
 CITY OF FORT COLLINS
 OPERATION SERVICES
 ETHAN COZZENS, FACILITIES PROJ. MANAGER
 970-221-6273

**NIX FARM NATURAL AREAS FACILITY
 MAJOR AMENDMENT
 DRAINAGE AND EROSION CONTROL PLAN**

DATE: 7/25/13	SCALE (H): 1"=30'	SCALE (V): N/A	DESIGNED BY: ES	CHECKED BY: MPO
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PROJ. NO. 1165-012-01



Computer File Information		Sheet Revisions		Colorado Department of Transportation		TEMPORARY EROSION CONTROL		STANDARD PLAN NO. M-208-1	
Creation Date: 08/08/00	Project: DD	Date:	Comments:	1201 East Arapahoe Avenue	Denver, Colorado 80222	Revised to meet new water quality standards.	Reviewed sheets 1-7.	Phone: (303) 757-9053	Sheet No. 1 of 12
Last Modification Date: 08/28/00	Initials: LTA	08/28/00		Project Development Branch	DD/LTA	Added sheets 8-12.		Fax: (303) 757-9820	
Full Paths: www.dot.state.co.us/DesignSupport/									
Drawings File Name: 208010102.dgn									
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English							

NO.	DATE	REVISIONS DESCRIPTION	BY

PREPARED FOR
CITY OF FORT COLLINS
 OPERATION SERVICES
 ETHAN COZZENS, FACILITIES PROJ. MANAGER
 970-221-6273

NIX FARM NATURAL AREAS FACILITY
MAJOR AMENDMENT
CONSTRUCTION DETAILS

DATE: 7/25/13	SCALE (H): 1"=20'	SCALE (V): N/A	DESIGNED BY: ES	CHECKED BY: MPO
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CITY OF FORT COLLINS, COLORADO UTILITY PLAN APPROVAL		
APPROVED: _____	CITY ENGINEER	DATE _____
CHECKED BY: _____	WATER & WASTEWATER UTILITY	DATE _____
CHECKED BY: _____	STORMWATER UTILITY	DATE _____
CHECKED BY: _____	PARKS & RECREATION	DATE _____
CHECKED BY: _____	TRAFFIC ENGINEER	DATE _____
CHECKED BY: _____	NATURAL RESOURCES	DATE _____

PROJ. NO. 1165-01201
7

TOPOGRAPHIC SURVEY

OF

NIX FARM, FORT COLLINS, CO

FOR

INTERWEST CONSULTING GROUP

DATE:
5/25/2016

FILE NAME:
2012625-ATOP

SCALE:
1" = 50'

DRAWN BY:
CDL

CHECKED BY:
JSP

KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | fax: (970) 686-5821



DATE:

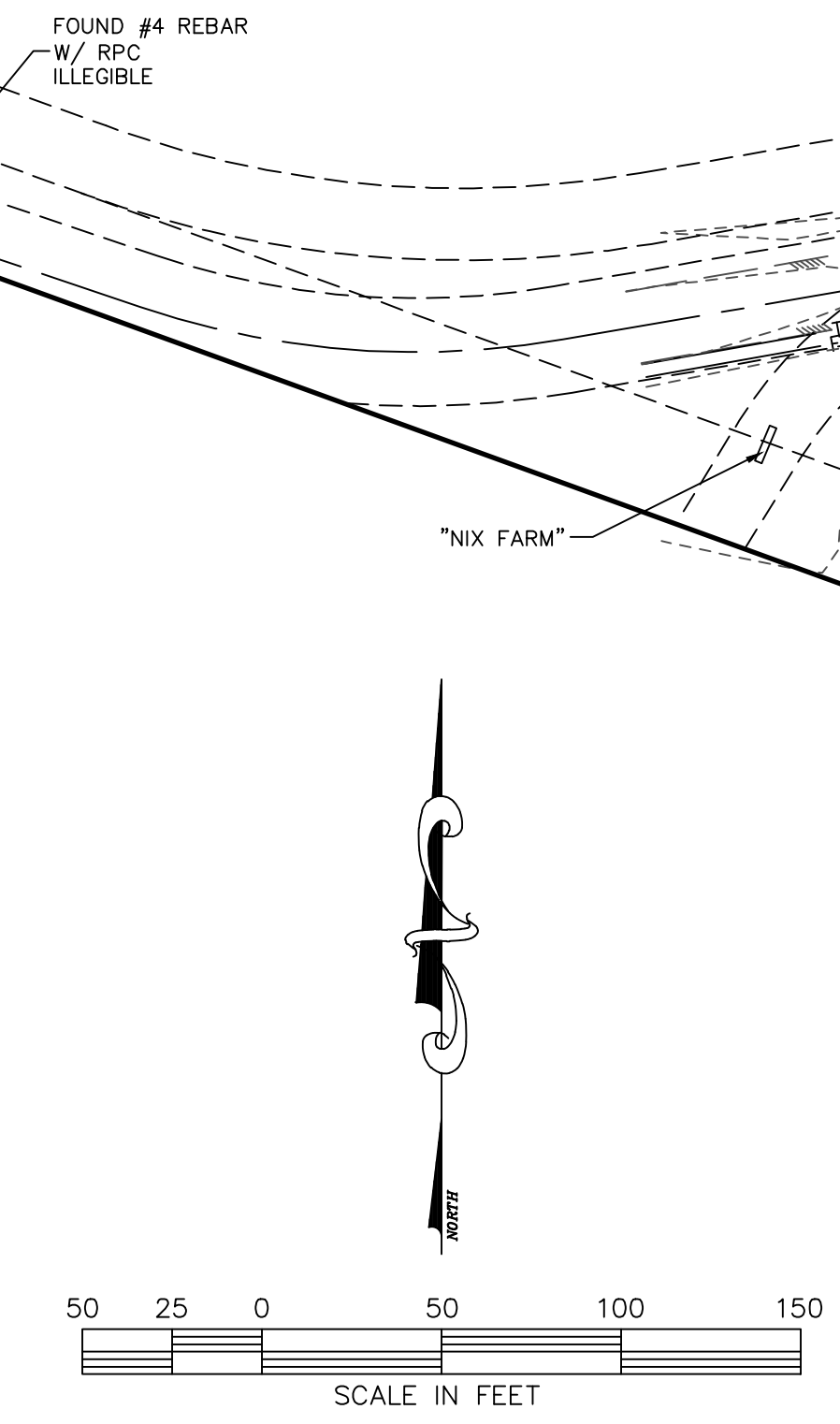
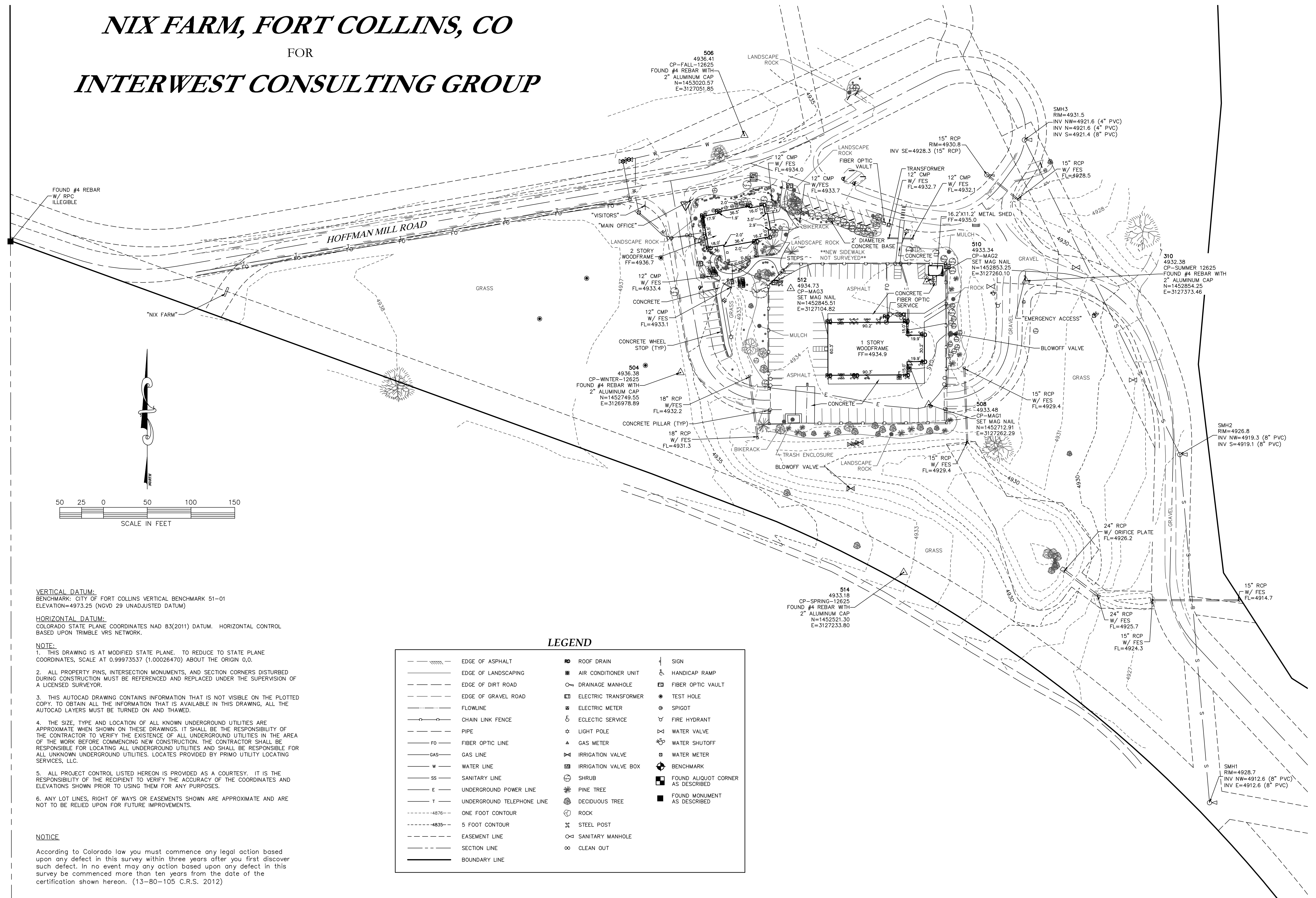
REVISIONS:

TOPOGRAPHIC SURVEY
 FOR
 INTERWEST CONSULTING GROUP
 PO BOX 18330
 BOULDER, CO 80308

PROJECT #:
2012625-A

1

SHEET 1 OF 1



VERTICAL DATUM:
BENCHMARK: CITY OF FORT COLLINS VERTICAL BENCHMARK 51-01
ELEVATION=4973.25 (NGVD 29 UNADJUSTED DATUM)

HORIZONTAL DATUM:
COLORADO STATE PLANE COORDINATES NAD 83(2011) DATUM. HORIZONTAL CONTROL BASED UPON TRIMBLE VRS NETWORK.

NOTE:

- THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.99973537 (1.00026470) ABOUT THE ORIGIN 0,0.
- ALL PROPERTY PINS, INTERSECTION MONUMENTS, AND SECTION CORNERS DISTURBED DURING CONSTRUCTION MUST BE REFERENCED AND REPLACED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.
- THIS AUTOCAD DRAWING CONTAINS INFORMATION THAT IS NOT VISIBLE ON THE PLOTTED COPY. TO OBTAIN ALL THE INFORMATION THAT IS AVAILABLE IN THIS DRAWING, ALL THE AUTOCAD LAYERS MUST BE TURNED ON AND THAWED.
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES. LOCATES PROVIDED BY PRIMO UTILITY LOCATING SERVICES, LLC.
- ALL PROJECT CONTROL LISTED HEREON IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.
- ANY LOT LINES, RIGHT OF WAYS OR EASEMENTS SHOWN ARE APPROXIMATE AND ARE NOT TO BE RELIED UPON FOR FUTURE IMPROVEMENTS.

NOTICE

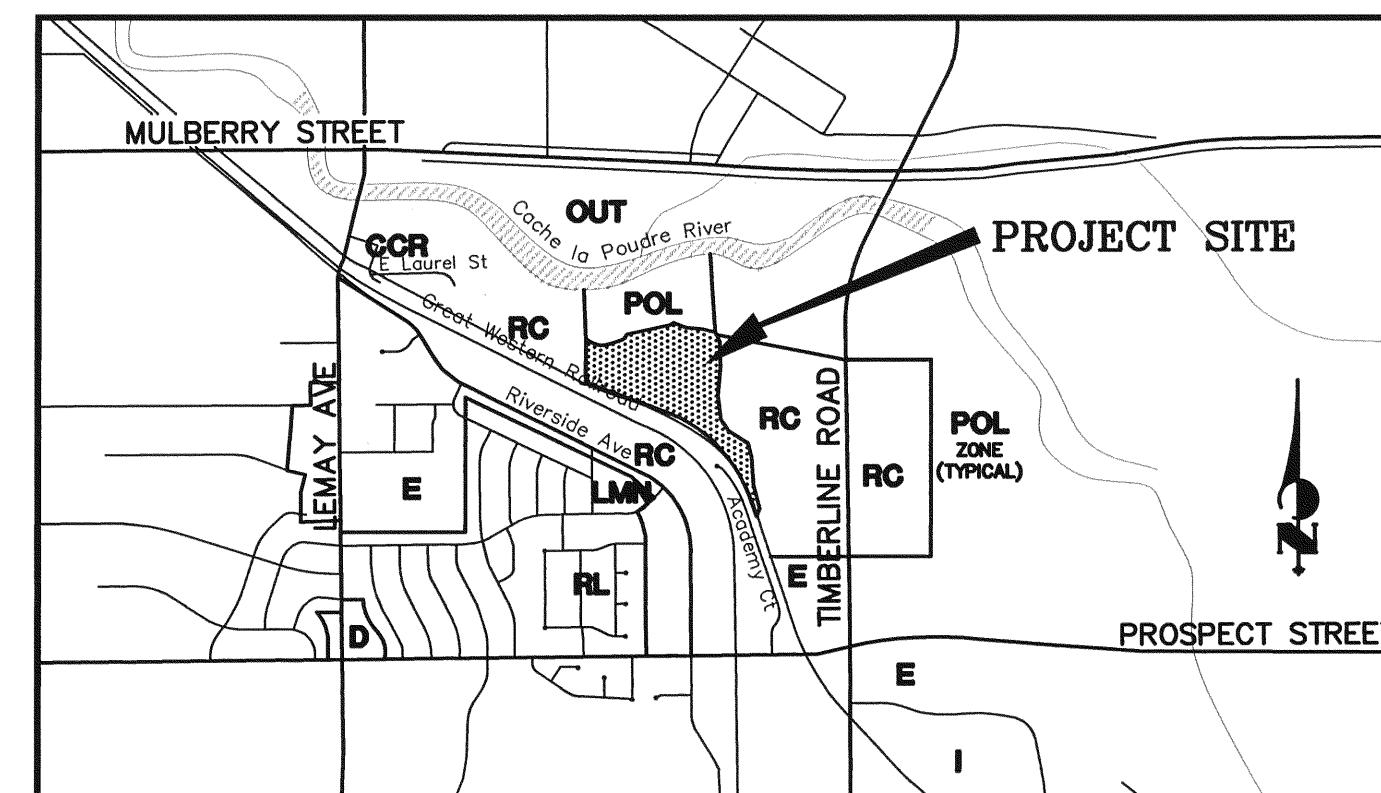
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

LEGEND					
	EDGE OF ASPHALT		ROOF DRAIN		SIGN
	EDGE OF LANDSCAPING		AIR CONDITIONER UNIT		HANDICAP RAMP
	EDGE OF DIRT ROAD		DRAINAGE MANHOLE		FIBER OPTIC VAULT
	EDGE OF GRAVEL ROAD		ELECTRIC TRANSFORMER		TEST HOLE
	FLOWLINE		ELECTRIC METER		SPIGOT
	CHAIN LINK FENCE		ELECTRIC SERVICE		FIRE HYDRANT
	PIPE		LIGHT POLE		WATER VALVE
	FIBER OPTIC LINE		GAS METER		WATER SHUTOFF
	GAS LINE		IRRIGATION VALVE		WATER METER
	WATER LINE		IRRIGATION VALVE BOX		BENCHMARK
	SANITARY LINE		SHRUB		FOUND ALIQUOT CORNER AS DESCRIBED
	UNDERGROUND POWER LINE		PINE TREE		FOUND MONUMENT AS DESCRIBED
	UNDERGROUND TELEPHONE LINE		DECIDUOUS TREE		
	ONE FOOT CONTOUR		ROCK		
	FIVE FOOT CONTOUR		STEEL POST		
	EASEMENT LINE		SANITARY MANHOLE		
	SECTION LINE		CLEAN OUT		
	BOUNDARY LINE				

FINAL PLAT NIX FARM NATURAL AREAS FACILITY

BEING A PART OF THE EAST ONE-HALF OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 68 WEST
OF THE 6TH P.M., CITY OF FORT COLLINS,
COUNTY OF LARIMER, STATE OF COLORADO

SEPTEMBER 2001



VICINITY MAP
1"=2000'

LEGAL DESCRIPTION: PER CLIENT

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

A TRACT OF LAND SITUATE IN THE EAST 1/2 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 68 WEST, OF THE SIXTH P.M., LARIMER COUNTY, COLORADO, WHICH, CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18 AS BEARING S00°00'00"E, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT WHICH BEARS N00°00'00"W 2989.85 FEET, AND AGAIN N82°25'00"W 1249.40 FEET, AND AGAIN N82°25'00"W 30.84 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18, AND RUN
THENCE S01°57'11"E 264.69 FEET;
THENCE S05°09'54"W 299.23 FEET;
THENCE S06°42'45"E 239.98 FEET;
THENCE S32°46'58"E 143.59 FEET;
THENCE S57°43'38"E 245.32 FEET;
THENCE S14°34'41"E 137.00 FEET;
THENCE S03°34'42"E 287.83 FEET;
THENCE S13°47'32"E 249.42 FEET;
THENCE S19°21'06"W 88.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE GREAT WESTERN RAILROAD (FORMERLY KNOWN AS BURLINGTON NORTHERN RAILROAD);
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N18°14'36"W 91.29 FEET, AND AGAIN ON THE CHORD OF A SPIRAL CURVE TO THE LEFT, N19°15'07"W 152.60 FEET, AND AGAIN ALONG THE ARC OF A 1482.29 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 1180.60 FEET, THE LONG CHORD OF WHICH BEARS N44°03'53"W 1149.63 FEET, AND AGAIN ON THE CHORD OF A SPIRAL CURVE TO THE LEFT, N68°52'40"W 152.60 FEET, AND AGAIN N69°53'11"W 779.71 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18; THENCE ALONG SAID NORTH-SOUTH CENTERLINE, N00°02'56"E 441.26 FEET TO THE SOUTHERLY LINE OF THE POUDDRE TRAIL;
THENCE ALONG SAID SOUTHERLY LINE, S58°06'26"E 56.86 FEET, AND AGAIN ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 195.06 FEET, THE LONG CHORD OF WHICH BEARS S82°56'37"E 189.01 FEET, AND AGAIN N72°13'13"E 135.73 FEET, AND AGAIN ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 65.97 FEET, THE LONG CHORD OF WHICH BEARS N47°01'23"E 63.86 FEET, AND AGAIN ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 24.29 FEET, THE LONG CHORD OF WHICH BEARS N49°39'38"E 23.35 FEET, AND AGAIN N77°29'43"E 44.42 FEET;
AND AGAIN ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 44.94 FEET, THE LONG CHORD OF WHICH BEARS N60°19'40"E 44.27 FEET;
THENCE LEAVING SAID SOUTHERLY LINE, S69°32'35"E 139.30 FEET;
THENCE S83°23'32"E 167.90 FEET;
THENCE S78°13'34"E 132.48 FEET;
THENCE S26°36'22"E 104.04 FEET TO THE POINT OF BEGINNING,

CONTAINING 27.4798 ACRES, MORE OR LESS,
AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY WHICH ARE EXISTING OR ARE OF RECORD.

THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, STREETS, EASEMENTS, AREAS AND ALIGNMENTS AS SHOWN ON THIS PLAT TO BE KNOWN AS NIX FARM NATURAL AREAS FACILITY, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT.

NOTICE

THE PURPOSE OF THIS NOTICE IS TO GIVE GENERAL NOTICE OF THE EXISTENCE OF ALL PUBLIC ACCESS, EMERGENCY ACCESS, STORM DRAINAGE, SANITARY SEWER, UTILITY AND BIKE/PEDESTRIAN ALIGNMENTS SHOWN ON THIS PLAT. THE CITY OF FORT COLLINS PRIOR TO CONVEYING ITS INTEREST IN THE CITY PROPERTY TO ANY PERSON, SHOULD RESERVE FROM SUCH CONVEYANCE, AN EASEMENT OR RIGHT-OF-WAY OR OTHER INTEREST IN LAND SUFFICIENT TO PRESERVE A RIGHT FOR THE CONTINUED EXISTENCE, OPERATION, MAINTENANCE AND IF NECESSARY ENLARGEMENT OF ALL AFORMENTIONED ALIGNMENTS SHOWN ON THIS PLAT.

OWNER: CITY OF FORT COLLINS

BY: John Fishbach
JOHN FISHBACH, CITY MANAGER

STATE OF COLORADO } s.s.
COUNTY OF LARIMER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF October, 2001.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 8/11/2003
Vicki A. Mesa
NOTARY PUBLIC

NOTICE OF OTHER DOCUMENTS:

ALL PERSONS TAKE NOTICE THAT THE DEVELOPER AND/OR OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS WHICH RUN WITH THE LAND. THE SAID DOCUMENTS MAY ALSO BE AMENDED FROM TIME TO TIME AND MAY INCLUDE, WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY OF FORT COLLINS AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

SURVEYOR'S STATEMENT:

I, DAVID P. ROBERTS, A COLORADO REGISTERED LAND SURVEYOR, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FOREGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

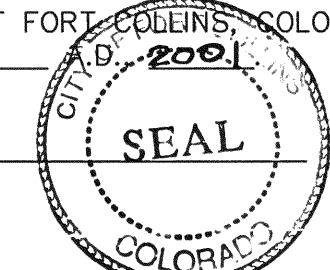
David P. Roberts
DAVID P. ROBERTS, PROFESSIONAL LAND SURVEYOR
COLORADO REGISTERED PROFESSIONAL SURVEYOR NO. 32825
FOR AND ON BEHALF OF J-R ENGINEERING, LLC

10 SEP 01
DATE

ENGINEERING CERTIFICATE:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO
THIS 26th DAY OF September, 2001.

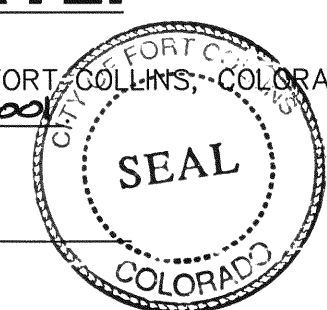
Cam Nair
CITY ENGINEER



PLANNING CERTIFICATE:

BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO
THIS 26th DAY OF September, A.D., 2001.

John Fisher
DIRECTOR OF PLANNING



ATTORNEY'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(a) THROUGH (e) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES UNDER THE LAWS OF THE STATE OF COLORADO. THIS CERTIFICATION IS BASED UPON THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF October 1, 2001 AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2.3(C)(3)(f) OF THE LAND USE CODE.

Ca. Hut D.A.
ATTORNEY
ADDRESS: 300 La Porte Avenue
Fort Collins, Co 80501
REGISTRATION NO.: 23316

NOTICE:

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

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SHEET 2 OF 19 UTILITY PLANS
FINAL PLAT
NIX FARM NATURAL AREAS FACILITY
JOB NO. 9023.27
09/10/01
SHEET 1 OF 3

EAST LARIMER COUNTY WATER DISTRICT
APPROVED FOR EAST LARIMER COUNTY WATER DISTRICT
BY: Heidi White DATE: 9/19/01
TITLE: GENERAL MANAGER



2620 East Prospect Road, Suite 130 • Fort Collins, CO 80525
970-491-9888 • Fax 970-491-9884 • www.jrengineering.com

3717

DRAWING NUMBER
1 OF 3

DRAWING NUMBER
3717

DRAWING NUMBER
1 OF 3

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REVISION BY NUMBER 07/04

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REVISION BY NUMBER 07/04

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REVISION BY NUMBER 07/04

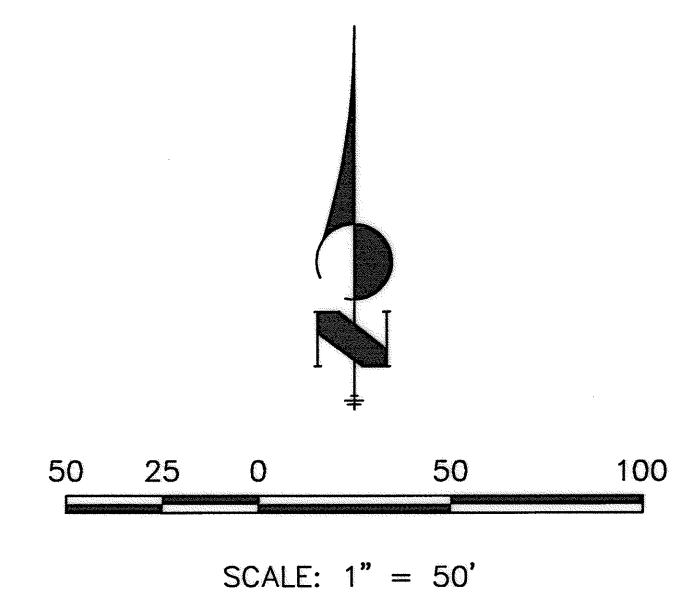
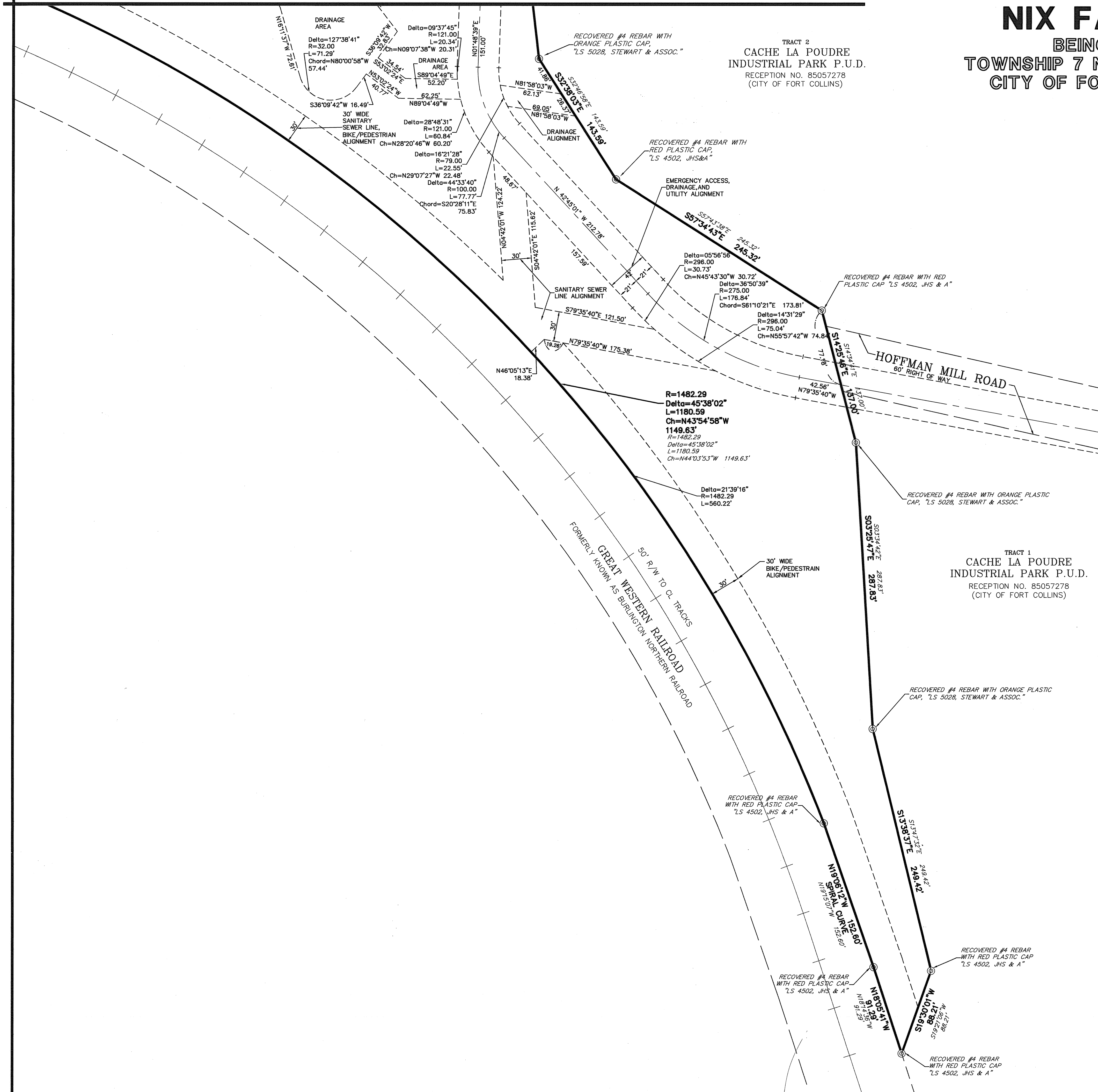
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MATCHLINE - SEE SHEET 2 OF 3

FINAL PLAT

NIX FARM NATURAL AREAS FACILITY

BEING A PART OF THE EAST ONE-HALF OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
SEPTEMBER 2001



- LEGEND**
- 2990.04' MEASURED
 - 2989.85' RECORD
 - RECOVERED MONUMENT AS NOTED
 - RECOVERED 1/4 CORNER AS NOTED
 - RECOVERED SECTION CORNER AS NOTED
 - SET A NO. 5 REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "JR ENG LS 32825"
 - R/W RIGHT OF WAY
 - CL CENTERLINE

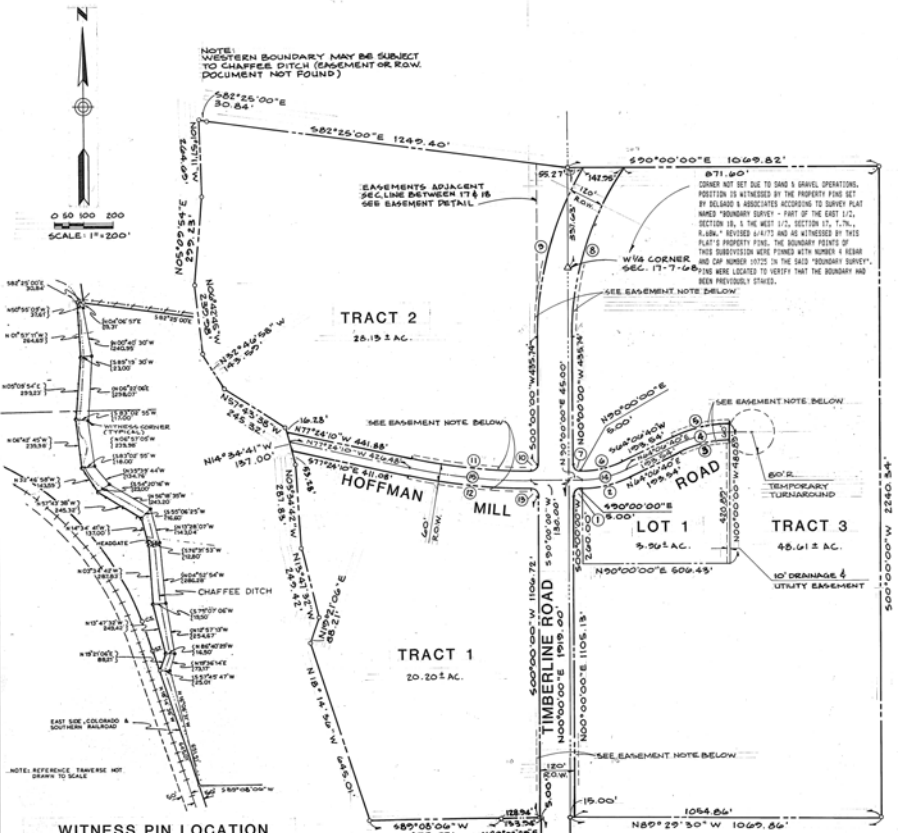
SHEET 4 OF 19 UTILITY PLANS
FINAL PLAT
NIX FARM NATURAL AREAS FACILITY
JOB NO. 9023.27
09/10/01
SHEET 3 OF 3



2620 East Prospect Road, Suite 190 • Fort Collins, CO 80525
970-491-9888 • Fax 970-491-9884 • www.jrengineering.com

CACHE LA Poudre INDUSTRIAL PARK P.U.D.

A TRACT OF LAND LOCATED IN SECTION 17 & 18, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th P.M., IN LARIMER COUNTY, COLORADO.

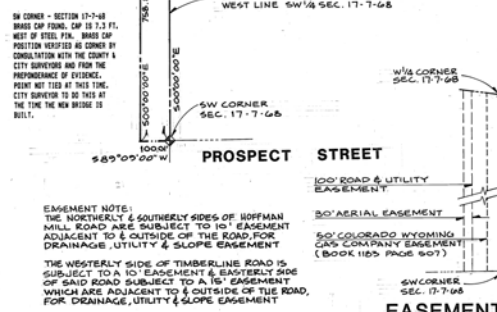


WITNESS PIN LOCATION
NO SCALE

○ = REBAR W/ CAP 10725

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHD BEARING	DIST.
1	90°00'00"	26.00'	39.27'	25.00'	N45°00'00"E	36.36'
2	25°55'20"	378.00'	170.85'	86.90'	N77°03'20"E	169.57'
3	26°55'20"	583.09'	175.07'	88.04'	N77°03'20"E	171.60'
4	26°55'20"	419.09'	186.69'	94.93'	N77°03'20"E	185.04'
5	25°55'20"	449.09'	200.18'	101.85'	N77°03'20"E	198.48'
6	25°55'20"	318.06'	143.71'	78.10'	S77°03'20"W	142.49'
7	90°00'00"	29.00'	39.27'	25.00'	N45°00'00"E	36.36'
8	85°03'19"	1010.00'	617.98'	318.99'	N17°51'40"E	608.88'
9	80°58'20"	1150.00'	609.19'	312.19'	S15°26'40"W	601.84'
10	90°00'00"	25.00'	39.27'	25.00'	S45°00'00"W	36.36'
11	12°55'50"	1872.58'	411.71'	206.69'	N85°42'05"E	410.88'
12	12°55'50"	1982.58'	424.90'	215.31'	S85°42'05"E	424.09'
13	90°00'00"	25.00'	39.27'	25.00'	S45°00'00"W	36.36'
14	25°55'20"	348.06'	157.17'	80.00'	N77°03'20"E	156.99'
15	12°55'50"	1902.58'	418.51'	210.00'	N85°42'05"E	417.40'



STATEMENT OF OWNERSHIP, SUBDIVISION, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Cowan Concrete Products, Inc. a Colorado Corporation, being the owners of all the following described land to-wit:

A tract of land located in the East 1/2 of Section 18 and West 1/2 of Section 17, T7N., R68W. of the Sixth P.M., Larimer County, Colorado being further described as follows:

Considering the westline of the Southwest 1/4 of the said Section 17 as bearing N 00° 00' 00" E and with all bearings contained herein relative thereto.

Beginning at the southwest corner of the said Section 17, the said corner being the point of beginning for this description. Thence, along the south line of the southeast quarter of the said Section 18, S 89° 09' 00" W, 100.01 feet to a point 100 feet west of the east line of the of the Southeast 1/4 of the said Section 18 when measured at right angles; thence, parallel to the said east section line, N 00° 00' 00" W, 756.05 feet; thence, S 89° 03' 49" W, 133.94 feet; thence, S 89° 08' 06" W, 455.27 feet; thence, N 10° 14' 35" W, 445.01 feet; thence, N 19° 21' 06" E, 88.21 feet; thence, N 13° 47' 32" W, 249.42 feet; thence, N 03° 34' 42" W, 287.83 feet; thence, N 14° 34' 41" W, 137.00 feet; thence, N 57° 43' 38" W, 245.32 feet; thence, N 32° 46' 58" W, 142.59 feet; thence, N 04° 42' 45" W, 239.98 feet; thence, N 00° 09' 54" E, 299.23 feet; thence, N 01° 57' 11" W, 264.69 feet; thence, S 82° 23' 00" E, 30.84 feet; thence, S 82° 25' 00" E, 1249.40 feet to a point on the east line of the said Section 18; thence, S 90° 00' 00" E, 1049.82 feet; thence, S 00° 00' 00" W, 2240.34 feet; thence, N 89° 29' 30" W, 1049.86 feet to the west line of the said Section 17; thence, S 00° 00' 00" E, 799.00 feet to the point of beginning. The above described tract of land contains 110.87 acres more or less and is subject to all easements and rights-of-way now of record or existing.

Have caused the same to be subdivided into lots, tracts and streets as shown on this plat to be known as CACHE LA Poudre INDUSTRIAL PARK P.U.D., City of Fort Collins, County of Larimer, State of Colorado.

And do hereby dedicate and convey to and for the public use, forever hereafter, the streets as laid out and designated on this plat.

WITNESS our hands and seals this 23rd day of AUGUST, A.D., 1985

Cowan Concrete Products, Inc.
a Colorado Corporation

By: *Richard W. Roper*
Richard W. Roper
President

Attest: *Donald E. Yale*
Donald E. Yale
Secretary

STATE OF COLORADO)
) Larimer ss
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 23 day of August, A.D., 1985 by *Richard W. Roper* and *Donald E. Yale*

My Notarial Commission expires July 20, 1987

Donald E. Yale
Notary Public

United Bank of Denver

By: *Gene J. Walker*
Gene J. Walker
Assistant Vice President

Attest: *J. G. Pullerton*
J. G. Pullerton
Corporate Banking Officer

STATE OF COLORADO)
) Larimer ss
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 23 day of August, A.D., 1985 by *Gene J. Walker* and *J. G. Pullerton*

My Notarial Commission expires July 26, 1989

J. G. Pullerton
Notary Public

BEFOREME ADJACENT TO SEE LINE BETWEEN 20-10-13

ATTORNEY'S CERTIFICATE

This is to certify that on the 9 day of May, A.D., 1985, I examined the title to the property as described hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

Wayne D. Anderson
Wayne D. Anderson
Address: 323 So. College
Fort Collins, CO 80524

Registration No. 1703

SURVEYOR'S STATEMENT

I, Gary L. Boyack, being a professional land surveyor, registered in the State of Colorado, do hereby state that this plat and description were prepared under my direct supervision from field surveys and the information according to the previous survey plat by Dalgado & Associates called "Boundary survey - Part of the East 1/2, Section 18, & the West 1/2, Section 17, T.7N., R.68W.", revised 6/4/73, and is an accurate delineation of the said information to the best of my knowledge, belief and opinion.

Gary L. Boyack
Gary L. Boyack, PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NUMBER 10858

RECEIVED

Approved by the City Engineer of Fort Collins, Colorado on this 24 day of August, A.D., 1985.

Michael R. Young
Michael R. Young
City Engineer

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 23 day of August, A.D., 1985.

John F. ...
Secretary of Planning and Zoning Board



Shiloh Inc.
111 W. MYRTLE
FORT COLLINS, COLORADO 80521
1-303-482-1881

Sheet MOBILE PREMIX date FEB. 1985
Project CACHE LA Poudre INDUSTRIAL PARK
File no. C-68-002-888-17 1/4 1/4 1/4
488-018 dwn.MRC ed. 18.1.85



September 01, 2016

Steve Steinbicker
Architecture West
160 Palmer Drive
Fort Collins, CO 80525

Re: Nix Farm Master Plan - Community Facility

Description of project: This is a request to explore possible new offices and workshop additions at Nix Farm, located at 1745 Hoffman Mill Road (parcel # 87181-40-901). The updated master plan for the site shows areas for new office buildings, an expansion of vehicle storage and shop/maintenance space, and new parking areas. The site is located in the Public Open Lands (POL) zone district. The proposal will be subject to Planning & Zoning Board (Type II) 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, Ryan Mounce, at 970-224-6186 or rmounce@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Marcus Glasgow, 970-416-2338, mglasgow@fcgov.com

1. LUC 3.2.1 A landscape plan is required.
2. LUC 3.2.2(E)(4) Landscaped Islands. To the maximum extent feasible, landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways.
3. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development
4. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures. These shall be designed with walk-in access separate from the main-service gates.
5. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design
6. Bicycle parking required as part of LUC 3.2.2(C)(4)

7. LUC 3.2.2(K)(2) Nonresidential parking requirements		
	Minimum Spaces	Max Spaces
General Office	1/1,000 sq ft	3/1000 sq ft
Vehicle Service/ Maintenance	2/1,000 sq ft	5/1000 sq ft

8. Please refer to parking lot requirements under LUC 3.2.2 (K) and LUC 3.2.2(L) to include handicap parking with van-accessible space.
9. Parking Stall dimensions required as part of LUC 3.2.2(L)
10. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water and sewer mains in the vicinity include an 8-inch water main that runs along the eastern edge of the site and through the site to the north of Hoffman Mill Rd where it dead ends and an 8-inch sewer main that runs along the eastern edge of the site.
2. As the site continues to develop, new water and sewer services will need to be provided for each new building. Based on the intensity of development, there may be a need in the future to loop the water line in order to provide adequate water and fire service. The existing water services are at the end of a dead end main that is approximately 0.5 miles long. Looping would most likely entail connecting to the existing 6-inch water main that comes from Lemay and terminates near the western edge of the City materials storage area. Also, extension of the existing sewer main will likely be needed to avoid multiple long service lines.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. Traffic Operations has been working with Natural Areas staff on traffic evaluation for the master plan. Counts are complete, and a compilation of evaluation and recommendations will be needed.
2. It's not entirely clear what type of approval this process will allow. Is it an ODP? PDP? Does it go to P and Z hearing, or get adopted as a planning document? Whether it's an official land use approval or just a plan makes a difference in the level of traffic review that will be completed. More discussion on this would be helpful.

Department: Stormwater Engineering

Contact: Heidi Hansen, 970-221-6854, hhansen@fcgov.com

1. 1. A portion of this property is located in the FEMA-regulated, 100-year Poudre River floodplain and the 500-year floodplain and must comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
2. 2. The materials submitted for Conceptual Review do not show any improvements in the floodplain. Any construction activities in the future, within the floodplain boundary (e.g. sidewalk or curb & gutter installation/replacement, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans. The permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
3. 3. Please contact Heidi Hansen with any questions about development in the floodplain. hhansen@fcgov.com 970-221-6854.
4. The design of this site must conform to the drainage basin design of the Poudre River Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

5. 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. 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.
6. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. The outfall for this site is into Gadwall Pond.
7. Fifty percent of the newly added or modified impervious area 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.
8. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
9. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
10. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
11. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre 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 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.

Department: Historic Preservation

Contact: Karen McWilliams, 970-224-6078, kmcwilliams@fcgov.com

1. The Nix Farm is a designated Fort Collins Landmark. Alterations or additions to the buildings and site will need Landmark Preservation Commission approval. Work would be reviewed

for compliance with Article 3 of the Municipal Code and with LUC Section 3.4.7.

2. The property has received a substantial amount of State Historic Fund grants, which, depending upon the total amount, means that a covenant or easement is in place on the property. This covenant or easement requires that all work to the buildings or site, including additions and alterations, be approved by History Colorado. This is different from the GOCO conservation easement.

Department: Fire Authority

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

1. FIRE CONTAINMENT

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

2. AUTOMATIC FIRE SPRINKLER SYSTEM IN S-1 OCCUPANCY

> IFC 903.2.9: A sprinkler system is required in S-1 occupancies storing commercial trucks (or buses) where the fire area exceeds 5,000 s.f.

3. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. The master plan will require adjustments to the existing Emergency Access Alignments already indicated for this site. Code language and fire lane specifications provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

4. SECONDARY POINT OF ACCESS

7-18-2016 (AR). This is to confirm our conversation at the meeting today that the secondary access point was built to Fire Lane standards which comply with current Standards and will be gated with an approved means of Emergency access. There will also be an approved plan for its maintenance and snow removal. This should take place as part of the next development phase.

As this site continues to grow and develop into more of a city facility, some attention should be given toward improving the second point of access into this facility. If not already provided for, the secondary point of access should be included as an Emergency Access Alignment. The road should be upgraded to a minimum of 16' in width, with compacted road base, and engineered to support 40 tons. Emergency access signage should be added to the east connection at S Timberline and at the west connection at the Hoffman Mill offices and the secondary access road should be maintained unobstructed and available year-round - to include snow removal as needed.

As an alternative to the secondary access road upgrade, the fire marshal will require every new building to be equipped with an automatic fire sprinkler system.

5. FIRE LANE GATING

If the gate connection at S Timberline is presently secured, it should be configured in such a way as to allow fire department access. Code language provided below.

Where security gates are installed, they shall have an approved means of emergency

operation. The security gates and the emergency operation shall be maintained operational at all times. Manual opening gates shall not be locked with an unapproved padlock, or chain and padlock, unless they are capable of being opened by means of forcible entry tools or when a Knox Padlock is installed at the gate location.

6. PREMISE IDENTIFICATION

Each proposed building should be individually identified to enable efficient wayfinding. Code language provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

7. WATER SUPPLY

7-18-2016 (AR). The 300ft requirement has to be along an appropriate access as discussed in the meeting. It is also understood that this access may change with future proposed phase developments and placement of new buildings.

A hydrant is required within 300' of any building. This requirement appears to be met with the existing utility infrastructure available in the area. Code language provided below.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building.

8. FIRE LANE SPECIFICATIONS

ADDED 7-18-2016 (AR)

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, all-weather driving surface capable of supporting 40 tons.

> Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

> 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 and/or signage, and maintained unobstructed at all times. Sign locations or red curbing should be labeled and detailed on future plans.

> Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.

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.

Department: Environmental Planning

Contact: Rebecca Everette, 970-416-2625, reverette@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 (wet meadow, wetland, riparian forest, Gadwell Pond). Please note the buffer zone standards for these features range from 50-100 feet, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process.

However, as each of the features within the vicinity of the project would not have buffers that extend to this project site, a short memo describing how the project is addressing the following can be substituted for a full ECS:

1. Ecological functions provided by the site and its features;
2. Any issues regarding the timing of development related activities stemming from the ecological character of the area; and
3. Any measures needed to mitigate the projected adverse impacts of the development project on natural habitats and features.

An update to the previous memo that was completed for this site, with specific comments related to the current proposal(s), will suffice for this project.

2. The City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.

Any existing landscaping that is impacted by future phases of this project should be replaced on-site.

3. In regard to LED light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Therefore, use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities.
4. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any 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 (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

Please prioritize protection of significant trees on this site. If any smaller trees will be impacted, please consider transplanting them to more suitable locations on the site.

5. This project must also comply with Section 3.4.1(L) - Compatibility with Public Natural Areas or Conserved Land. If the project contains or abuts a publicly owned natural area or conserved land, the development plan shall be designed so that it will be compatible with the management of such natural area or conserved land. In order to achieve this, the development plan shall include measures such as barriers or landscaping measures to minimize wildlife conflicts, setbacks or open space tracts to provide a transition between the development and the publicly owned natural area or conserved land, and educational signage or printed information regarding the natural values, management needs and potential conflicts associated with living in close proximity to such natural area or conserved land.
6. It appears that the existing conservation easement for the Nix Farm will need to be amended for some of the site changes and additions proposed. This will need to be documented as part of your submittal - either as a note on the site plan, or with documentation that the conservation easement has already been updated.
7. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:

- 1) ClimateWise program: fcgov.com/climatewise/
- 2) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
- 3) Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
- 4) Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
- 5) Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com
- 6) Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharton at 970-221-6213 or jscharton@fcgov.com

Please consider City's sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

Department: Engineering Development Review

Contact: Katie Sexton, ,

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. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards.
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 alignments that are necessary or required by the City for this project. This shall including the standard utility easements (alignments) that are to be provided behind the right-of-way (9 feet along Hoffman Mill Road). Alignments won't be necessary along undevelopable property frontage.
7. Utility plans will be required and an inter-departmental agreement of some sort may need to be recorded once any project is finalized - this will cover LID operating procedures as well as the properties future responsibility for public improvements along Hoffman Mill Road should they become feasible/necessary.
8. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
10. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
11. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need

to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.

12. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
13. Doors are not allowed to open out into the right-of-way.
14. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
15. In regards to construction of this site: the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. Currently there are two single phase transformers servicing this site. One is a 50kVA and the other is a 100kVA. Both are 120/240V. Records show that these are feeding a 400 amp panel. This will need to be field verified to ensure nothing has changed. If additional electrical demand is needed then system modification charges will apply.
2. If another transformer is needed in order to meet the electrical plans then clearance requirements will need to be met. An 8' frontal and 3' side/rear clearance will need to be met and cannot be located under the drip zone of any trees. Also transformers need to be within 10' of a driveable surface for maintenance purposes. Please review our Electrical Service Standards to ensure transformer and metering requirements are met. A link to this document is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

3. If additional electrical demand is needed than a Commercial Service Form (C-1) and one-line diagram will need to be filled out and submitted. A link to this C-1 form is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

4. If you have any questions please contact Project Engineering @ 221-6700 or ElectricProjectEngineering@fcgov.com
5. Please contact Norm Weaver with Energy Services Department regarding any additional PV systems. 970-416-2312

Planning Services

Contact: Ryan Mounce, 970-224-6186, rmounce@fcgov.com

1. There are multiple process paths to the future improvements shown, depending on the timing and scope.

Over a long-term, a multi-phased master plan could be processed and reviewed as an

Overall Development Plan (ODP) by the Planning and Zoning Board. The ODP could help delineate any planned changes to access, locations of conservation easements, future building locations, etc.

In specific improvements are anticipated within a shorter time-frame, those changes could be processed as either a minor amendment administratively by staff, or as a major amendment with Planning and Zoning Board review, depending on the final scope. Larger new buildings or building additions that represent a change in character to the previously-approved plans are the determination of whether changes may be processed as either a minor or major amendment.

The sum total of changes discussed or contemplated (multiple buildings) will ultimately require a major amendment, being a change in character to currently-approved plans.

2. For Planning and Zoning Board reviews (ODP or major amendment), a neighborhood meeting is required.
3. Nix Farm is a designated Fort Collins landmark and the project will be reviewed for compliance with Section 3.4.7, Historic and Cultural Resources.

This code section requires new buildings to be compatible with the historic character of existing structures in relation to design, height, width, window pattern, materials, etc.

The design of new structures will require review by the Landmark Preservation Commission who will provide a written recommendation to the decision maker for the project.

4. As more details emerge for individual buildings or structures, they will be reviewed for requirements of vehicle and bike parking, landscaping, walkways, site lighting, etc.
5. 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.
6. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
7. 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>.
8. 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.
9. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
10. 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.
11. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

12. Save the Poudre has requested to be contacted whenever a project is proposed within 800' of the Poudre River. Please add the following address to your APO labels: Save the Poudre, c/o Gary Wockner, PO Box 20, Fort Collins, CO 80522-0020.

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 970-416-2341 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:

2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

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.

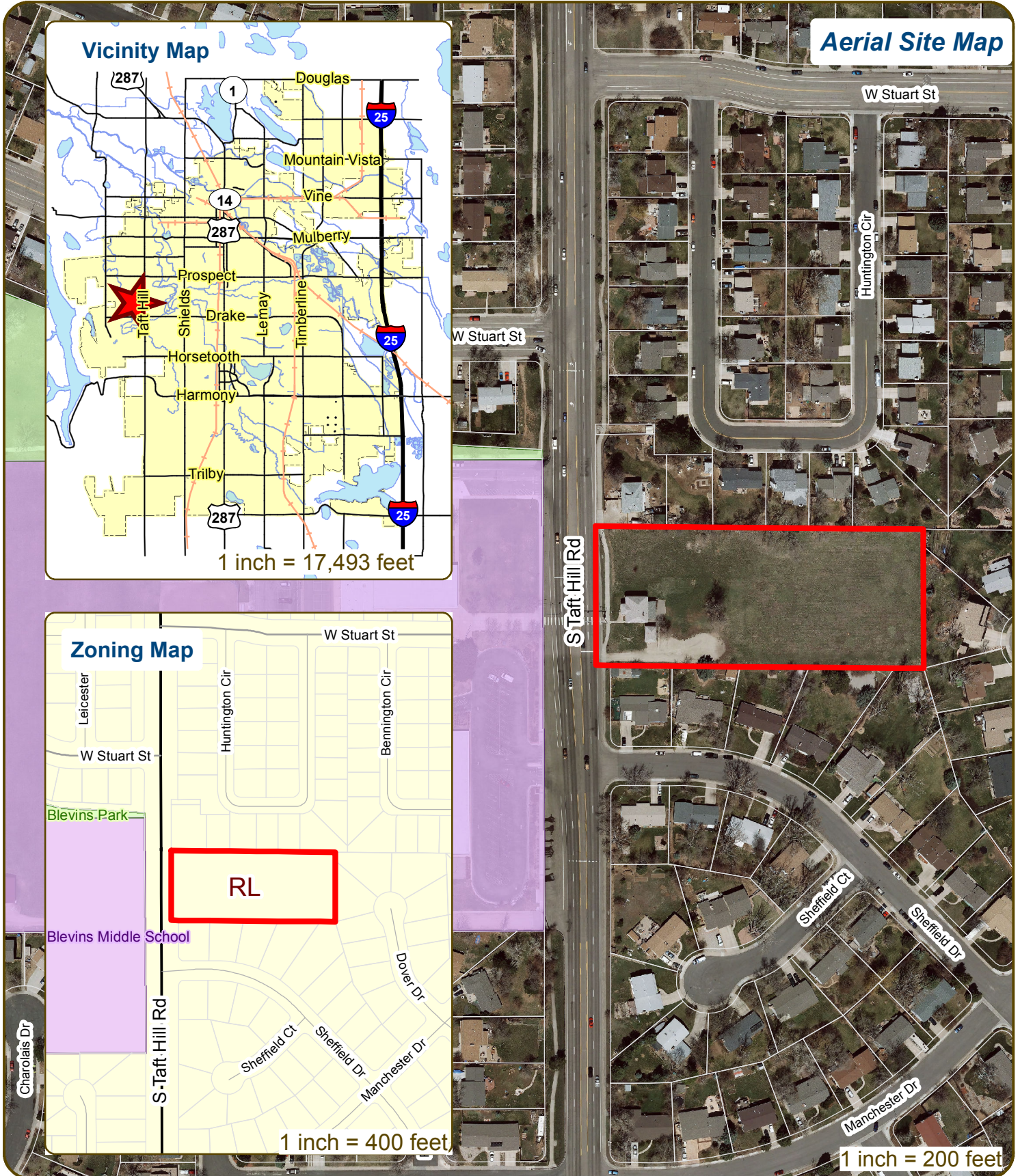
Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. 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
970-416-2341

2016 S Taft Hill Rd Single-Family Dwellings



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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. 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) _____

Laura Olive (owner)

Business Name (if applicable) 2106 S. Taft Hill Road LLC

Your Mailing Address 125 S. Howes Street ste 120 Fort Collins, CO 80524

Phone Number 970-495-4755 Email Address laura@lauraolive.com

Site Address or Description (parcel # if no address) 2106 S. Taft Hill Rd

Description of Proposal (attach additional sheets if necessary) Divide 2.49 acres zoned RL into 9 parcels. 1 parcel with existing house, 8 lots all complying with RL zoning with no modifications of standards

Proposed Use single family homes Existing Use single family home

Total Building Square Footage various S.F. Number of Stories 1, 2 Lot Dimensions 60 width

Age of any Existing Structures 1944 single family home and detached garage

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.

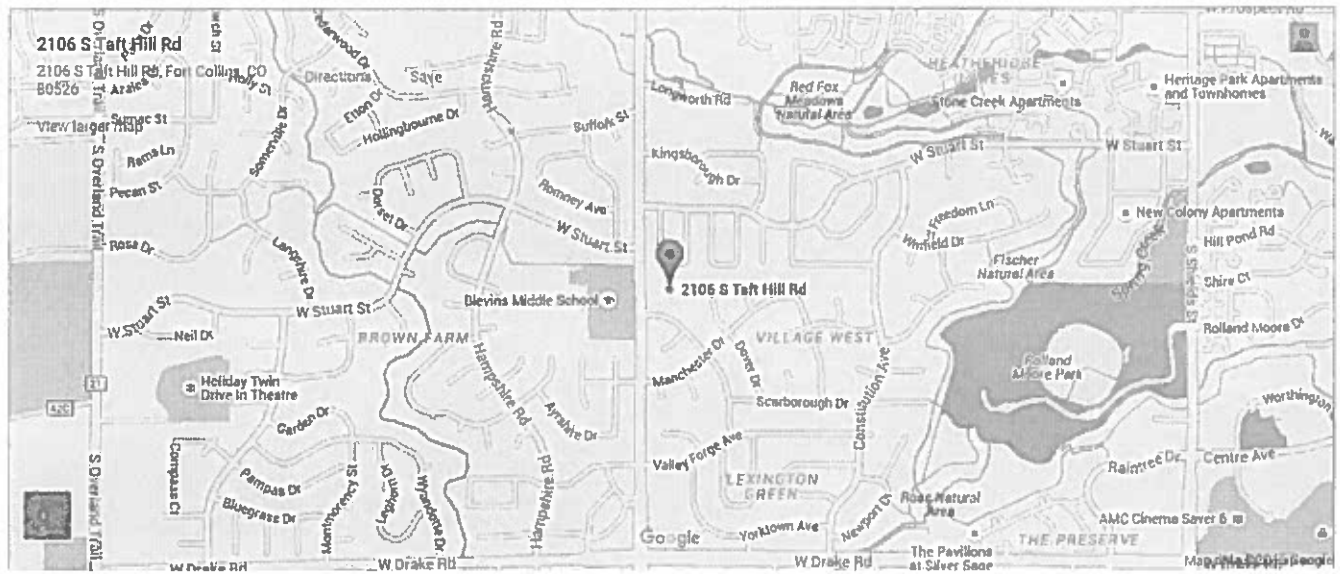
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

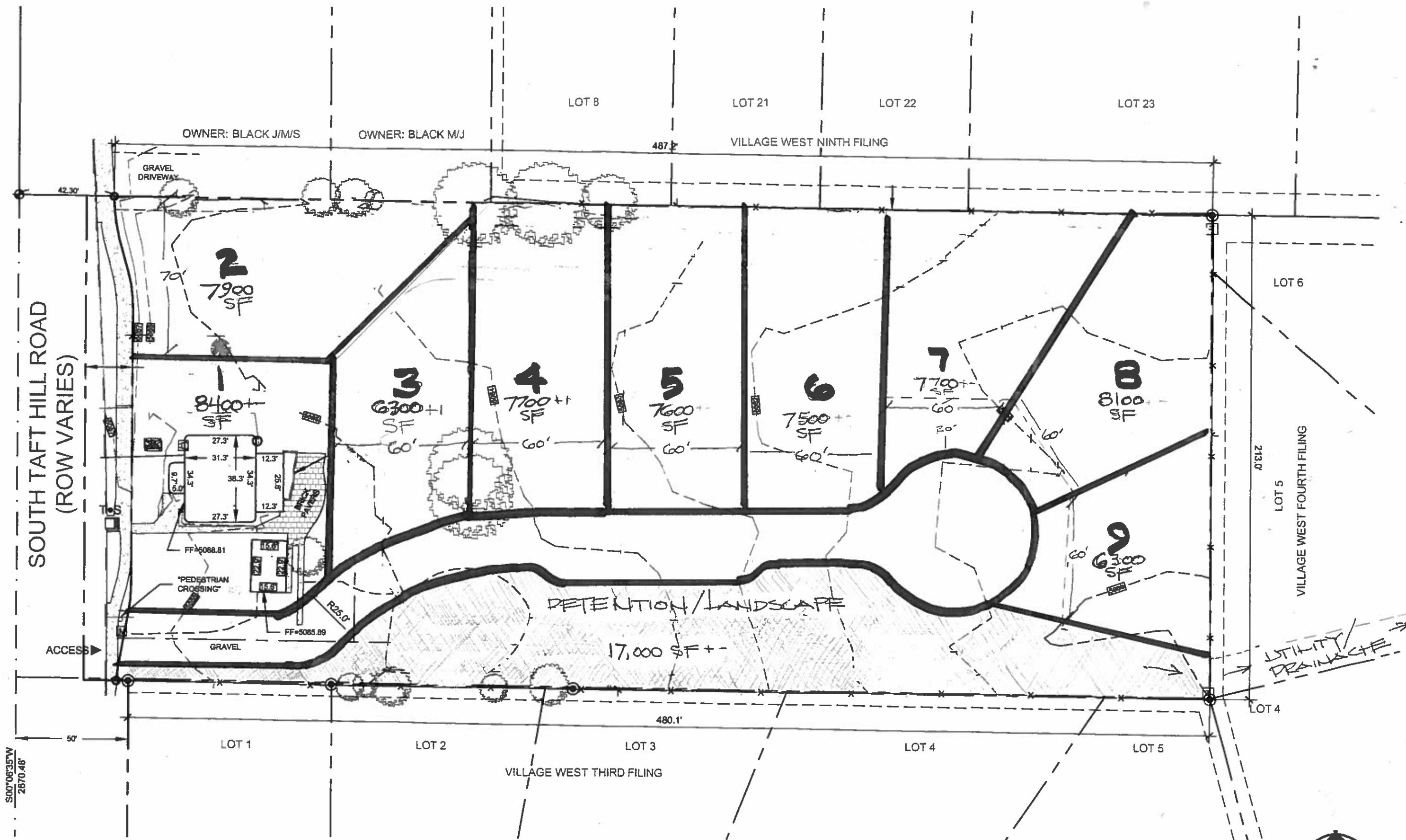
Info available on FC Maps: <http://qisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area Approximately 30,000 sq. ft. 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?





SOUTH TAFT HILL ROAD
(ROW VARIES)

OWNER: BLACK J/M/S OWNER: BLACK M/J

LOT 8 LOT 21 LOT 22 LOT 23

VILLAGE WEST NINTH FILING

LOT 6

2
7900 SF

1
8400+ SF

3
6300+ SF

4
7100+ SF

5
7600 SF

6
7500 SF

7
7700+ SF

8
8100 SF

9
6300 SF

RETENTION/LANDSCAPE

17,000 SF +-

VILLAGE WEST FOURTH FILING

LOT 5

LOT 4

LOT 5

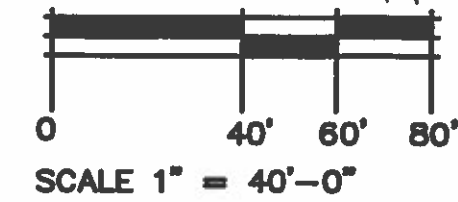
LOT 4

LOT 5

VILLAGE WEST THIRD FILING

UTILITY/PRAINAGE

S00°08'35"W
2870.48'





6/30/16

2106 S. 1st + Hill

Street view of House + Garage Looking east across street.



Front of House (West Side

2100 - 1-71

150110



N Side of House

2106 S. 1st Hill Rd

6/30/16



BACK of House (EAST SIDE) 2106 S. Taft Hill Rd 6/30/16



2106 S. Taft Hill Rd South Side 6/30/16



2106 S. Tatt Hill garage
South side view 6/30/16



2106 DRAFT 1711 garage
WEST SIDE STEW

6/30/16





2106 S. Tipton Hill Rd garage E side view
6/30/16

2106 S. Taft Hill Rd - garage
N side view





September 01, 2016

Laura Olive
2106 S Taft Hill Road LLC
125 S Howest Street Suite 120
Fort Collins, CO 80524

Re: 2106 S Taft Hill - Single Family Dwellings

Description of project: This is a request to plat a new subdivision for single-family dwellings located at 2106 South Taft Hill Road (parcel # 97223-00-011). The 2.49-acre site would be subdivided into 9 lots, including one lot containing an existing home and 8 lots for new construction. The site is located in the Low Density Residential (RL) zone district. The proposal will be subject to Administrative (Type I) 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, Meaghan Overton, at 970-416-2283 or moverton@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. 3.6.2(G) Lots having a front or rear lot line that abuts an arterial street shall have a minimum depth of 150 feet. Alternative compliance is available with additional buffering and screening.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water and sewer mains in the vicinity include a 16-inch water main in Taft Hill Road and an 8-inch sewer manhole at the southeastern corner of the site.
2. The water and sewer services serving the existing house will need to be reused with this development or abandoned at the main.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. However, we will need to work with the applicant on proposed access locations, and

school crossing details.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the Canal Importation Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
 2. 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. 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.
 3. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. There is no stormwater infrastructure in this area. The design team will need to investigate an adequate stormwater outfall for this development.
 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 are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
- With a single-family development that will be served by a public roadway, there is no pervious pavement requirement, so the development will be required to treat 50% of the new impervious area with LID.
6. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
 7. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
 8. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre 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 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.

Department: Historic Preservation

Contact: Karen McWilliams, 970-224-6078, kmcwilliams@fcgov.com

1. The buildings on this property have previously been determined to be individually eligible for Landmark designation. This determination was done some time ago, and so a new determination should be done. This involves current photographs of all sides of each building and structure. Once a new determination of eligibility is complete, it will have standing for five years. If the buildings are determined to still be individually eligible for Landmark status, then the new developed will be reviewed for compliance with Land Use Code Section 3.4.7.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road (Taft Hill Rd). All alleys, private roads, and private drives serving as fire lanes shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. In addition, aerial apparatus access requirements are triggered for buildings in excess of 30' in height.

Depending upon the location of building footprints on each relative lot, the proposed drive to serve Lot 1 and Lots 3 - 9 will need to function as the fire lane and be dedicated as an EAE, if not a public street. Lot 2 is out of access by definition and will require a dedicated fire lane on the property or be equipped with a residential fire sprinkler system. Code language and fire lane specifications provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2. 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.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times. Sign

locations or red curbing should be labeled and detailed on future plans.

> Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.

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.

3. WATER SUPPLY

A hydrant is required within 400' of any R-3 residential building, and on 800' centers.

Hydrants located across major arterials are not considered available. Currently, the hydrant separation on the east side of Taft Hill Rd is approximately 1,900'. At this time, a hydrant will be needed at Taft Hill Rd, at the entrance to this site. Code language provided below.

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

4. PREMISE IDENTIFICATION

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

5. PRIVATE DRIVE

7-18-2016 (AR). It is recommended that the Private Drive be named as discussed in the meeting today.

6. PREMISE IDENTIFICATION

7-18-2016 (AR). As discussed in the meeting today, a monument sign will have to be placed at the entrance to aid wayfinding to each residence unless the street is named as per above recommendation. Code language below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

7. SPECIAL NOTE LOT2

7-18-2016 (AR). As discussed today it appears that Lot 2 does not comply with our access requirements. It's also acknowledged that Lot 2 may be sold to a neighbor.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. Note that if significant trees, those having a Diameter at Breast Height (DBH) of six inches or more, might be impacted by development, that Land Use Code Section 3.2.1(C) requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "... (4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". A review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements resulting from the proposed development. If and when the plans come through for the single family dwellings, a detailed landscape plan will be required and should including scientific names of all species proposed. See LUC Section 3.2.1 for detailed information regarding City standards for Landscaping and Tree Protection.
2. Regarding site lighting and light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected

color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Therefore, use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. For further information regarding health effects please see: <http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>

3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:

1. Green Building Program: <http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com

2. Solar Energy:

<http://www.fcgov.com/utilities/residential/renewables/solar-contractors-resources>, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com

3. Urban Agriculture: <http://www.fcgov.com/developmentreview/urbanagriculture.php>

Please consider City sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

Department: Engineering Development Review

Contact: Marc Ragasa, 970.221.6603, mragasa@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. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
4. 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>
5. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall include the standard utility easements that are to be provided behind the right-of-way (15 foot along South Taft) Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
6. How will Lot 2 receive access? If it is anticipated that this lot will share an access with the lot to the north, legal access will be needed. An offsite access easement will need to be dedicated as part of this development.
7. Civil construction plans will be required. A Development Agreement will be required recorded once the project is finalized with recordation costs paid for by the applicant.
8. Taft Hill Road will need to meet current street standards, so ROW will be needed to accommodate 6' detached sidewalks and 10' parkways along these roadways.

9. Will the street into the site be a private drive or a public street? If it is a public street, local street design standards will apply. Per Traffic Operations, the existing pedestrian signal crossing across Taft Hill Road for Blevins Middle School will need to be relooked at with the proposal of the public street. This pedestrian signal being in close proximity to the new street intersection would require that the pedestrian signal be converted to a full traffic signal in accordance with the MUTCD (Manual on Uniform Traffic Control Devices) the costs of which would then be paid for by the applicant. A full traffic signal however, isn't necessarily preferred by the City and we would perhaps want to explore a solution that relocates the pedestrian signal sufficiently away from a proposed public street intersection, negating the need to have a full traffic signal constructed. Coordination and ongoing discussion with Traffic Ops and Poudre School District will be needed to device options, solutions, and understand cost implications.
10. The City may require that notes and/or conditions be placed on the approval documents (plat, development agreement, and/or site plan) for the project stating that future purchasers of the property are aware that with Blevins Middle School across the street and the internal roadway will likely be used as a pick-up/drop-off area for students at the middle school and the City has no legal authority to prevent the usage of this access easement (private drive) as such. The applicant may wish to discuss potential operation aspects of Blevins Middle School with Poudre School District and how it may impact the development and future residents of the development.
11. A reimbursement is due to the City for the construction of the local portion of S Taft Hill Road prior to the issuance of the first building permit. Curb, gutter, sidewalk and parkways were installed.
12. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
13. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
14. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.
15. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
16. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
17. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
18. In regards to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. There is currently single phase and three phase power available to the north along Taft Hill Rd
2. Streetlights will need to be placed along public streets. A 40 feet separation on both sides of the light is required between shaded trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.
3. New development and system modification charges may apply. A link to our online electric fee estimator is below.
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>
4. Please contact Light & Power if you have any questions. Please reference our Electric Service Standards provided in the link below.

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
5. Please provide the breaker panel size for each dwelling unit. Also inform if units will be gas or electric heat.

Planning Services

Contact: Meaghan Overton, 970-416-2283, moverton@fcgov.com

1. The lots must have a minimum area equivalent to 3 times the total floor area of the building, and not less than 6,000 feet. For example, the homes on the smallest proposed lots (6,300 square feet) must not exceed 2,100 square feet in total floor area. Basements and the first 720 square feet of garages are not included in floor area calculations.
2. The minimum setbacks and side yard widths for residential uses in the Low-Density Residential (RL) District:
Front yard - 20 feet
Rear yard - 15 feet
Side yard - 15 feet on the street side, 5 feet for interior side yards
From arterial right-of-way 30 feet

Please show building envelopes on your site plan when you submit the PDP.
3. The maximum building height for single-family dwellings and accessory buildings in the RL District is 28 feet/2 stories.
4. The existing home on the site is greater than 50 years in age, and will need to be evaluated through the historic preservation demolition/alteration review process. Please see comments from historic preservation.
5. A landscape plan will be required for your submittal. Please see Land Use Code Section 3.2.1 for landscape plan requirements, and refer to comments from Environmental Planning for further detail.
6. On your site plan, please be sure to show detached walkways/pedestrian connections from the road serving the site to the sidewalk on Taft Hill. The walkways should include street trees. Walkways must be a minimum of 6 feet wide and should be on both sides of the road.
7. Each single-family dwelling must provide at least one off-street parking space.
8. Cul-de-sacs are required to be 100 feet in diameter for fire access. See comments from Poudre Fire Authority for further details.

9. Lots with front or rear yards that abut an arterial need to have a minimum lot depth of 150 feet. If you wish to request alternative compliance, see guidelines in Section 3.6.2(G) of the Land Use Code.
10. Garage standards as outlined in LUC Section 3.5.2(F) will apply.
11. Any development containing fewer than 100 single-family dwellings must have at least 3 different types of housing model. Each housing model must have 3 characteristics which clearly and obviously distinguish it from the other housing models (e.g. materials, roof lines, garage placement, etc.). The existing home may be included as one of the 3 housing model types. See LUC Section 3.5.2(C) for further detail.
12. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
13. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
14. 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>.
15. 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.
16. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
17. 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.
18. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.