

Conceptual Review Agenda

Schedule for 07/25/16 to 07/25/16

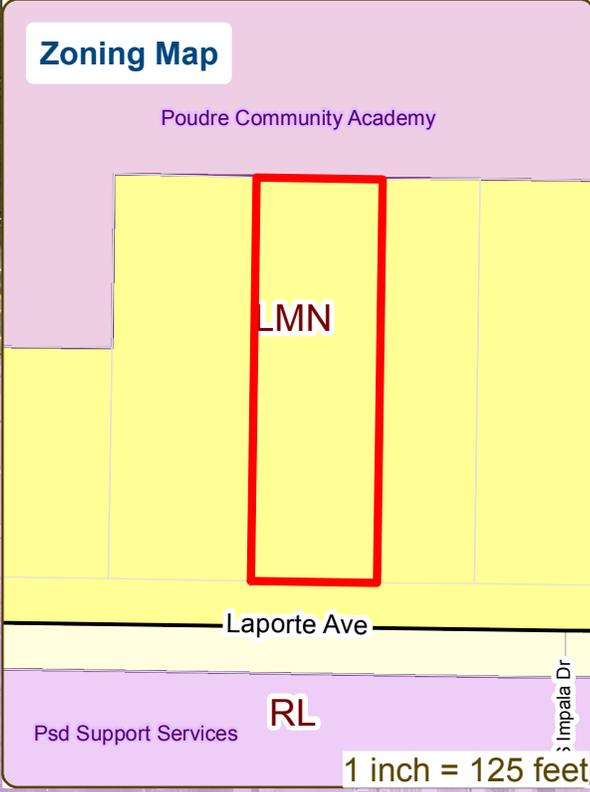
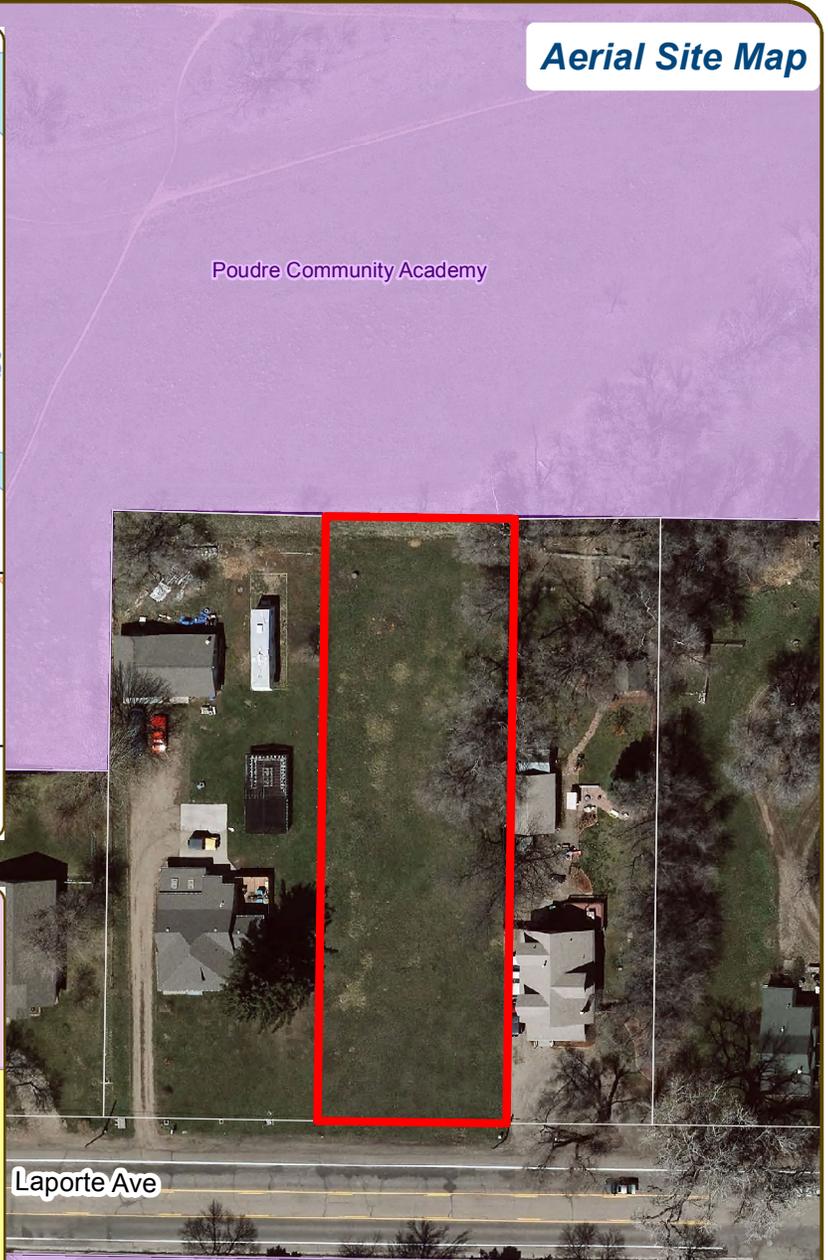
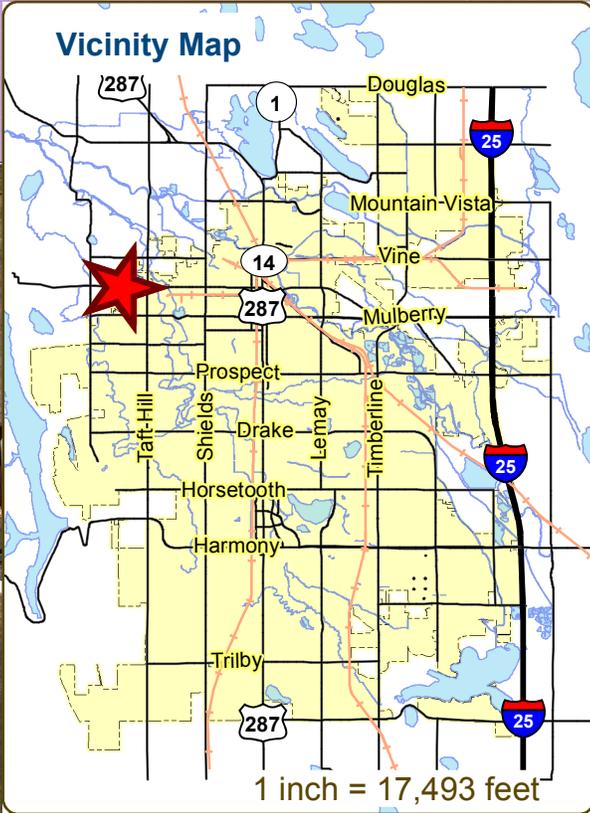
281 Conference Room A

Monday, July 25, 2016

Time	Project Name	Applicant Info	Project Description	Planner
9:30	W Laporte Ave. - Single Family Dwellings CDR160059	Curt Lyons 970-556-8474 curtislyons@gmail.com	This is a request to subdivide land and construct 4 single family dwellings located on W Laporte Ave. (parcel # 97091-03-009). The existing single lot would be subdivided into a front and rear lot, with each lot containing a primary single family dwelling with a separate accessory dwelling unit, possibly constructed over garages. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. The proposal will be subject to Administrative (Type I) review.	Clay Frickey
10:15	Timberline & Prospect - Light Industrial / Office CDR160058	Julio Zimbron (970) 219-2401 jzimbron@gmail.com	This is a request to construct light industrial or office space located at the southwest corner of the intersection of Timberline Road and Prospect Road (parcel # 87191-00-027). The light industrial space would be utilized for testing, research, and lab or shop space. New building(s) are estimated at 3,000 square feet in size and 2-stories. The site is located in the Employment (E) zone district. The proposal will be subject to Administrative (Type I) review.	Pete Wray
11:00	3570 Hearthfire Way - Single Family Dwellings CDR160060	Camron Lente 970-366-1884 camron@ng-construction.com	This is a request to subdivide property at 3570 Hearthfire Way (parcel # 88302-10-002) for 4 single family dwellings on 15,000 square foot lots. The site is adjacent and contiguous with City limits, requiring annexation. The larger parcel to be subdivided also contains an oil well that may be plugged and abandoned. The structure plan indicates Urban Estate (UE) zoning for the site upon annexation. Annexation and initial zoning of the site requires Planning and Zoning Board and City Council review.	Ted Shepard

W Laporte Ave. Single Family Dwellings

Aerial Site Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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

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) Curt Lyons property owner

Business Name (if applicable)

Your Mailing Address 117 S. Taft Hill Rd Ft. Collins, CO 80521

Phone Number (970) 556-8474 Email Address curtislyons@gmail.com

Site Address or Description (parcel # if no address) Parcel# 97091-03-009 previous PDR 150025

Description of Proposal (attach additional sheets if necessary) sub-divide lot into two. Build two SFD houses, one on south end near Harpote Ave, the other on north end with shared drive access on east side of lot. Each house will also have a detached ADU, possibly over garages.

Proposed Use Residential Existing Use vacant lot in LMN

Total Building Square Footage 5500 S.F. Number of Stories 1 1/2 - 2 Lot Dimensions 264' x 82.6'

Age of any Existing Structures N/A footprints approx 3131

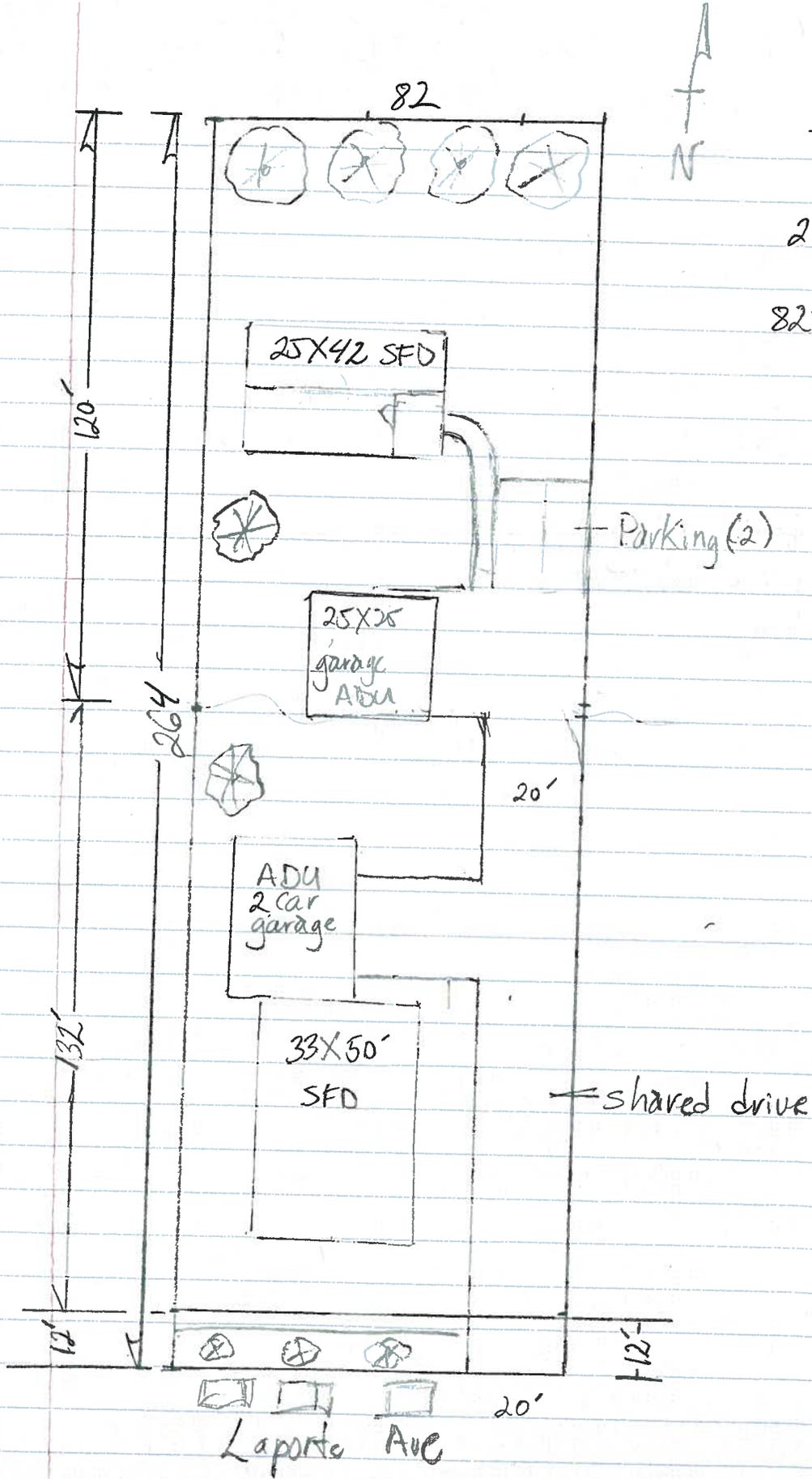
Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? 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 3131 for buildings + another 1000 approx for drive 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?

22x28

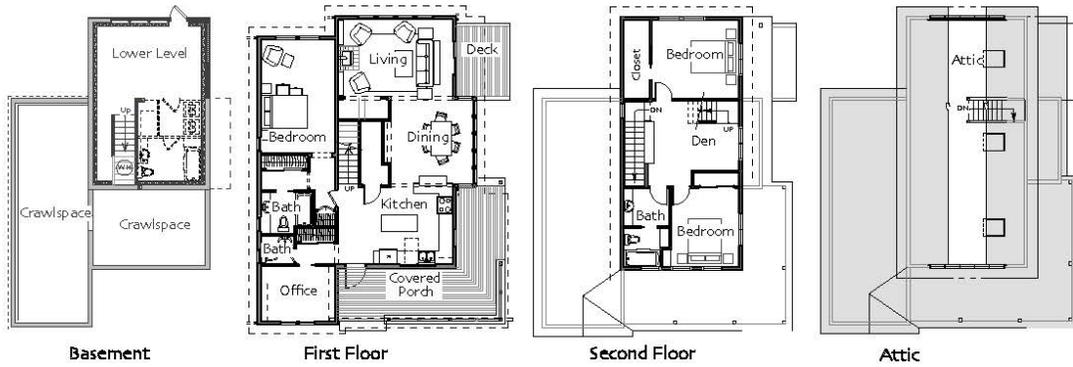


1" = 33'
 8" = 264'
 25 = 82'

82 x 120' = 9,840

Proposed Front House on south of lot toward Laporte

First Floor	1215 sq ft
Living	12' x 17'
Dining	12'-6" x 13'
Kitchen	11'-6" x 13'
Bedroom 1	11' x 16'
Laundry/Office	11' x 8'
Bath 1	full
Bath 2	half
Second Floor	680 sq ft
Bedroom 2	11'-8" x 13'
Bedroom 3	11'-8" x 10'-3"
Den	7' x 13'
Bath 3	full
Attic >5'	196 sq ft
Total Area	2091 sq ft
Basement Level	460 sq ft
Total Overall (incl. basement)	2551 sq ft
Covered Porch	269 sf
Footprint (includes porches and deck)	37'-6" x 46'



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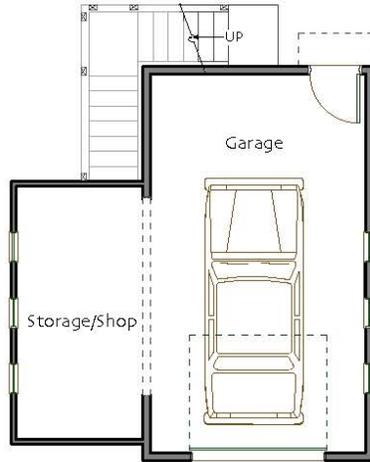
Proposed rear house on north of lot



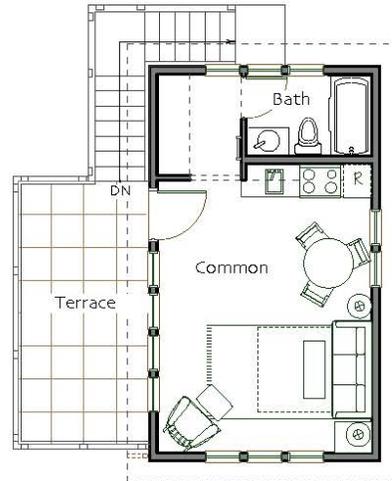
	THE COTTONWOOD-COTTAGE - 1094 SQ. FT., 2 BEDROOM, 1 1/2 BATH	ISSUE ON 10.14 REVISED 10.15.14 PRESHARE 10.21.15	DESIGNED BY GARY JONES DRAFTED BY SHAWN JENSEN FOR THE HOME HOUSE CATALOG	THE HOME HOUSE CATALOG P.O. Box 504 PRESHARE, WA 98290
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Proposed ADU and detached garage for rear house

First Floor	
Garage	14' x 24'
Shop	16' x 8'
Total Area	464 sf
Second Floor	
Studio	11'-4" x 14'-6"
Bathroom	three-quarter
Closet	5'-1" x 6'-1"
Total Area	336 sf
Total Combined Area	800 sf
Terrace	15'-8" x 7'-10"
Footprint	22' x 28'



First Floor



Second Floor



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**Justenuf
ADU**



July 29, 2016

Curt Lyons
117 S Taft Hill Rd
Fort Collins, CO 80521

Re: W Laporte Ave. - Single Family Dwellings

Description of project: This is a request to subdivide land and construct 4 single family dwellings located on W Laporte Ave. (parcel # 9709103009). The existing single lot would be subdivided into a front and rear lot, with each lot containing a primary single family dwelling with a separate accessory dwelling unit, possibly constructed over garages. The site is located in the Low Density Mixed-Use Neighborhood (LMN) 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, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

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

1. - All developments shall submit a landscape and tree protection plan and, if receiving water service from the City, an irrigation plan, as per L.U.C 3.2.1

Tree Planting Standards. All developments shall establish groves and belts of trees along all city streets, in and around parking lots, and in all landscape areas that are located within fifty (50) feet of any building or structure in order to establish at least a partial urban tree canopy

2. Setback from Arterial Streets. The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building shall be thirty (30) feet from any arterial street right-of-way, except for those buildings regulated by Section 3.8.30 of this Code, which buildings must comply with the setback regulations set forth in Section 3.8.30

Side and Rear Yard Setbacks. The minimum side yard setback for all residential buildings and for all detached accessory buildings that are incidental to the residential building shall be five (5) feet from the property line, except for alley-accessed garages, for which the minimum setback from an alley shall be eight (8) feet.

3. (1)The density for this property is 4.2, which is within limits of density for LMN Density.
(a) Residential developments in the Low Density Mixed-Use Neighborhood District shall have an overall minimum average density of four (4) dwelling units per net acre of residential land, except that residential developments (whether overall development plans or project

development plans) containing twenty (20) acres or less shall have an overall minimum average density of three (3) dwelling units per net acre of residential land.

(b) The maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land, except that affordable housing projects (whether approved pursuant to overall development plans or project development plans) containing ten (10) acres or less may attain a maximum density, taken as a whole, of twelve (12) dwellings units per gross acre of residential land.

Maximum Residential Building Height. The maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories.

4. Maximum Size of Detached Accessory Buildings. Any detached accessory building that is incidental to a single-family or two-family dwelling shall contain a maximum of eight hundred (800) square feet of floor area on lots which are less than twenty thousand (20,000) square feet in size, a maximum of one thousand two hundred (1,200) square feet of floor area on lots which are between twenty thousand (20,000) square feet and one (1) acre in size.

4.

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. Existing water and sewer mains in the vicinity include a 27-inch water main and an 8-inch sewer main in Laporte Ave. There is an existing ¾-inch water service stubbed into the site that will need to be reused with this development or abandoned at the main.
2. Each single family residence, or lot, will be required to have a separate water and sewer service installed. If the proposed single family homes are located on the same lot, easements will be necessary to provide maintenance and access for all homeowners to services and mains. If there are ADU (additional dwelling units) on each lot, then the separate water and sewer services that primarily serve the single family residence on the lot can also be extended to service the ADU as long as the conditions of Section 26-94 of the Municipal Code are met.
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. There will need to be some adjacent street frontage improvements on LaPorte. This includes sidewalk. Work with the engineering department on specifics.
2. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived

Department: Stormwater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. The design of this site must conform to the drainage basin design of the West Vine Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. There is currently a hydraulic modeling and floodplain mapping update is currently underway for the West Vine Basin that may affect this property. Please contact Back Anderson with Stormwater Master Planning at banderson@fcgov.com or 970-221-6682 for more information.

3. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of 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.
4. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. The drainage design for this site will need to identify and/or design an appropriate stormwater outfall. In the West Vine drainage basin the 2-year historic release rate is 0.35 cfs/acre for water quantity detention.
5. 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.
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.
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.
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 (Laporte Ave) and a fire lane will be required on the property. 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. 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 residence. Although a scalable site plan was not provided, preliminary evaluation indicated that some or possibly all proposed structures will be within the maximum allowable distance. More information will be required. 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.

4. PREMISE IDENTIFICATION

Unless the private drive/driveway is named, addresses will be required to be posted on each dwelling unit as well as at the road to assist with wayfinding. This may be best accomplished with some sort of monument signage at Laporte Ave. 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.

Department: Environmental Planning

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

1. 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.
2. If significant trees are on site, note Land Use Code (LUC) Section 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.
3. In regard to light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian rhythms for both humans and wildlife. Please consider a warmer color temperature (warm white, 3000K or less) for site lighting including any LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed. For further information regarding health effects please see: <http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>
4. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.
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:

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. The property currently doesn't have any curb, gutter or sidewalk along the property frontage. The project is responsible for designing and constructing the public infrastructure with this proposal.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary 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 Laporte) Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>. 42' of ROW for the property's half of Laporte Avenue, which includes a 10' parkway and a 6' sidewalk is needed. A 15 foot easement will be needed behind the new ROW on Laporte Avenue.
7. If the property is subdivided into two lots, with one lot with entire Laporte Avenue frontage, the shared drive would need to be dedicated as an access easement, to give the rear lot legal access.
8. The access to this property would not need minimum driveway spacing requirements for an arterial roadway. A formal variance request would be required.
9. 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.
10. 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.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. 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.
13. 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.
14. Any rain gardens needed to treat the development/ site storm runoff cannot be within the right-of-way. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
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. New development and/or system modification charges will apply.
2. Currently there is not enough power in the area to support all the dwelling units. The primary line on the south side of Laporte will have to be intercepted and have a new oval vault installed. A bore will have to be done to get single/three phase power underneath Laporte Ave
3. Contact Light and Power Engineering to coordinate the transformer and electric meter locations. Please show these locations on the utility plans. Transformers need to have an 8' frontal and 3' side/rear clearance. It also has to be 10' within a drivable surface and cannot be located under the drip zone of any trees. Please reference our Electric Service Standards to ensure requirements and policies are met.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
4. If applicable, 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.
5. Anything other than a single family detached OR duplex resident will be considered a commercial application. In this scenario, secondary service installation will be responsibility of the developer. Light & Power will assist in the interconnection at the transformer. Contact Light & Power to ensure compliance is met with our transformer specs.

Department: Building Inspection

Contact: Sarah Carter, 970-416-2748, scarter@fcgov.com

1. Construction shall comply with adopted codes as amended. Current adopted codes are:
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
Fort Collins has amendments to most of the codes listed above. See the fcgov.com/building web page to view them.

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 for Single Family; Duplex; Townhomes: 2012 IRC Chapter 11 with amendments.

2. Adoption of the 2015 I-Codes is anticipated for January 2017. Be advised that permit applications submitted after the code adoption date will be subject to the new codes and standards, as amended. For more information, contact Sarah Carter, Plans Examiner at 970-416-2748 or scarter@fcgov.com.

Planning Services

Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. There are no connections shown to the sidewalk along Laporte. Land Use Code section 3.2.2(C)(6) requires direct connections to the pedestrian and bike network. Please show how pedestrians will be able to access the sidewalk network from this site without having to use the drive aisle.
2. There are no connections shown to the sidewalk along Laporte. Land Use Code section 3.2.2(C)(6) requires direct connections to the pedestrian and bike network. Please show how pedestrians will be able to access the sidewalk network from this site without having to use the drive aisle.
3. Single-family detached homes with less than 40' of street frontage are required to have two off-street parking spaces. Single-family detached homes with more than 40' of street frontage are required to have one off-street parking space. Technically, the ADU's shown would be considered a single-family detached home in the LMN zone district. Due to this, each ADU would need 2 off-street parking spaces since they do not have street frontage. Staff would recommend seeking an Addition of Permitted Use (APU) for the ADU's to be considered carriage houses like in the Neighborhood Conservation zone districts. This could have an impact on the parking required and the utility requirements as well.
4. Single-family detached homes with less than 40' of street frontage are required to have two off-street parking spaces. Single-family detached homes with more than 40' of street frontage are required to have one off-street parking space. Technically, the ADU's shown would be considered a single-family detached home in the LMN zone district. Due to this, each ADU would need 2 off-street parking spaces since they do not have street frontage. Staff would recommend seeking an Addition of Permitted Use (APU) for the ADU's to be considered carriage houses like in the Neighborhood Conservation zone districts. This could have an impact on the parking required and the utility requirements as well.
5. Will the garage and ADU on the front house be attached to the main home? If so, this may be considered a duplex and would then be subject to the two-family/multi-family parking standards. In this instance, the number of parking spaces required would be dependent on the number of bedrooms per unit. Here is the breakdown of parking spaces required for each unit by number of bedrooms:

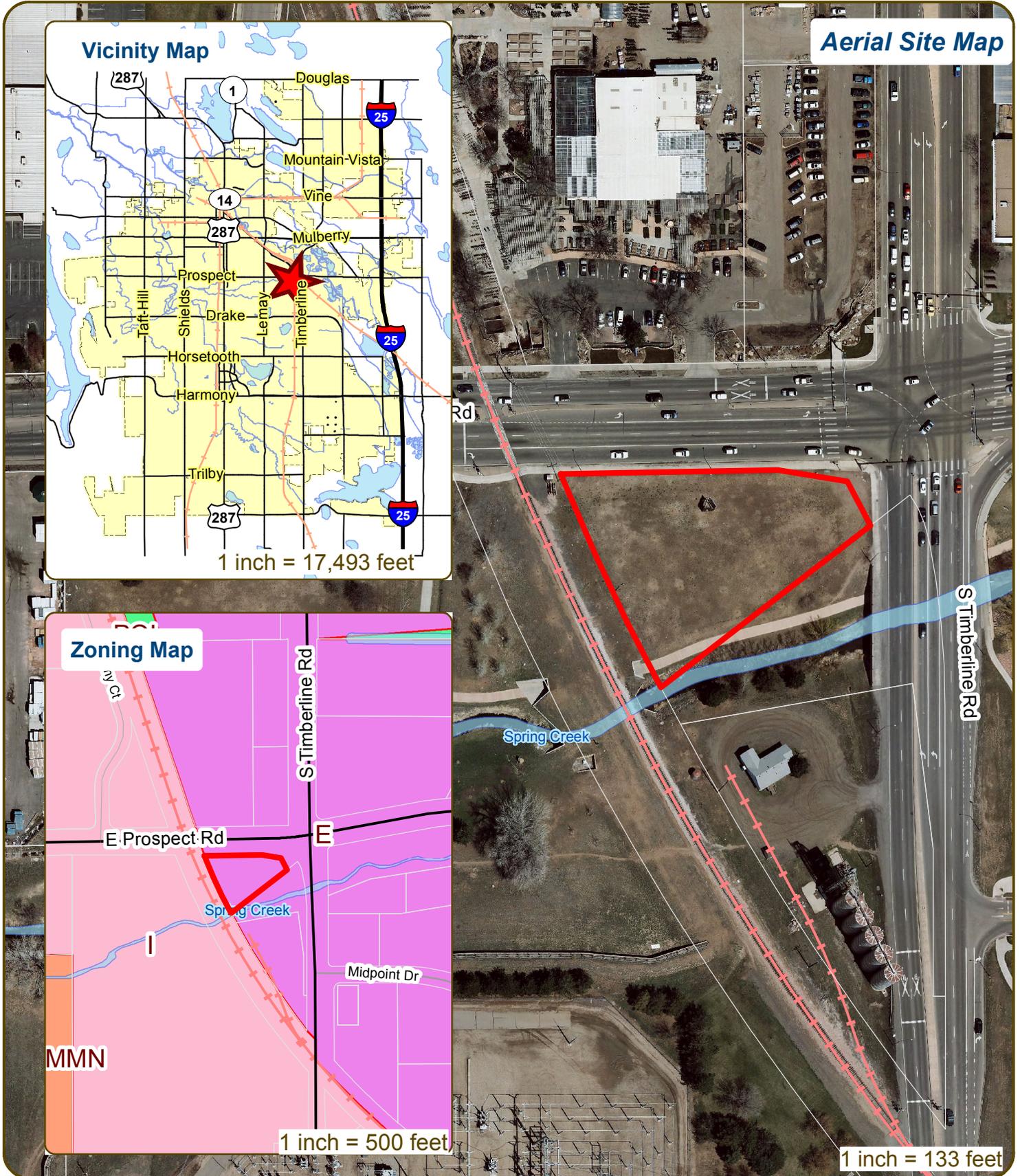
1 bed or less - 1.5 spaces
2 beds - 1.75 spaces
3 beds - 2 spaces
4+ beds - 3 spaces
6. Will the garage and ADU on the front house be attached to the main home? If so, this may be considered a duplex and would then be subject to the two-family/multi-family parking standards. In this instance, the number of parking spaces required would be dependent on the number of bedrooms per unit. Here is the breakdown of parking spaces required for each unit by number of bedrooms:

1 bed or less - 1.5 spaces
2 beds - 1.75 spaces
3 beds - 2 spaces
4+ beds - 3 spaces
7. Each front door needs to face a connecting walkway that is no more than 200' from a public sidewalk. Please show a walkway for each unit that connects to the sidewalk on Laporte Ave. This walkway should avoid drive aisles to the extent reasonably feasible.
8. Each front door needs to face a connecting walkway that is no more than 200' from a public sidewalk. Please show a walkway for each unit that connects to the sidewalk on Laporte

- Ave. This walkway should avoid drive aisles to the extent reasonably feasible.
9. The setback for the homes from Laporte Ave is 30 feet.
 10. The setback for the homes from Laporte Ave is 30 feet.
 11. The maximum size of the accessory structures is 800 sq. ft.
 12. The maximum size of the accessory structures is 800 sq. ft.
 13. Based on the configuration shown on your conceptual site plan, it appears you will meet the intent of garage door standards outlined in Land Use Code section 3.5.2(F). The garage in the rear should have windows or some other architectural features to make it appear more like a home from Laporte Ave.
 14. Based on the configuration shown on your conceptual site plan, it appears you will meet the intent of garage door standards outlined in Land Use Code section 3.5.2(F). The garage in the rear should have windows or some other architectural features to make it appear more like a home from Laporte Ave.
 15. This proposal will require a plat showing the proposed lot split with an access easement for the property in the rear.
 16. This proposal will require a plat showing the proposed lot split with an access easement for the property in the rear.
 17. Is it possible to shift the drive 5 feet to the west to allow space for a fence or landscape buffer? This would provide an improved buffer for your neighbor to the east.
 18. Is it possible to shift the drive 5 feet to the west to allow space for a fence or landscape buffer? This would provide an improved buffer for your neighbor to the east.
 19. 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.
 20. 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.
 21. 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>.
 22. 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.
 23. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
 24. 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.

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

SW Corner Timberline Rd & Prospect Rd Light Industrial / Office



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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) _____

Julio Zimbron, prospective buyer

Business Name (if applicable) _____

Your Mailing Address 2260 Eastwood Dr

Phone Number 970 219 2401 Email Address jzimbron@gmail.com

Site Address or Description (parcel # if no address) 2001 E Prospect Rd. (exact number not available), SW corner of Prospect and Timberline

Description of Proposal (attach additional sheets if necessary) _____

Construction of small business facilities (testing/research lab/shop) + rental (optional) (office, lab, other?)

Proposed Use commercial building Existing Use vacant

Total Building Square Footage 3,000 S.F. Number of Stories 2 Lot Dimensions 0.9 ac

Age of any Existing Structures _____

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? [X] Yes [] No If yes, then at what risk is it? 5 portion next to Spring

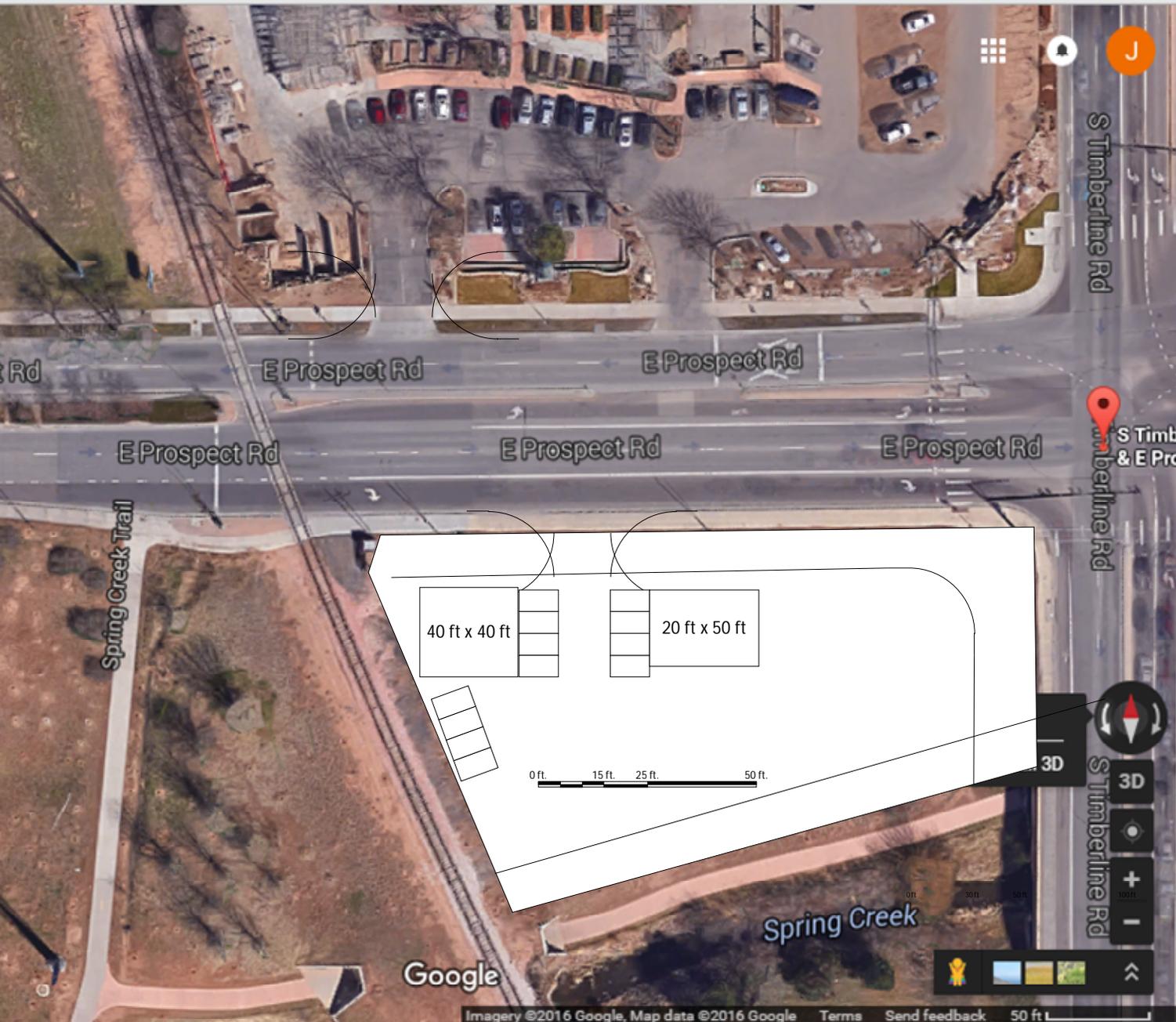
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains. (500yr, 100yr) Creek S.F.

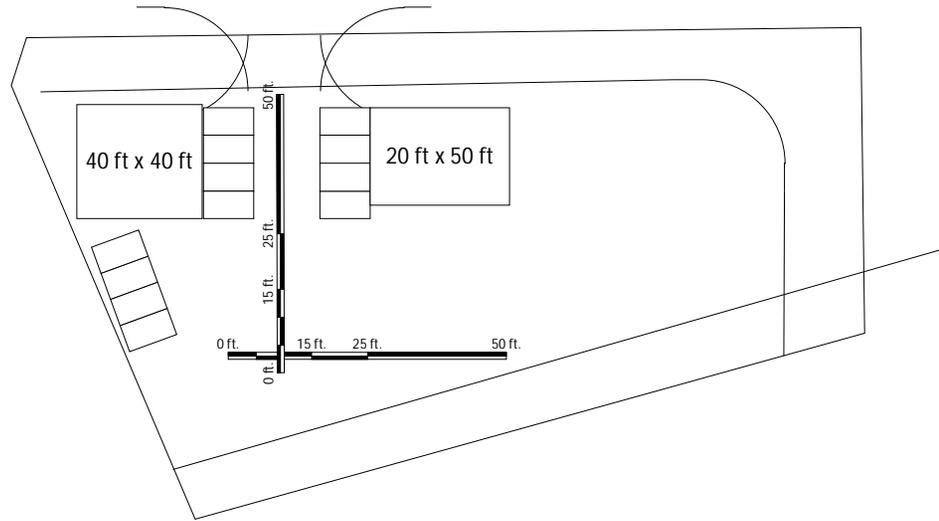
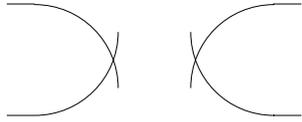
Increase in Impervious Area ~ 5,000 - 6000 sf.

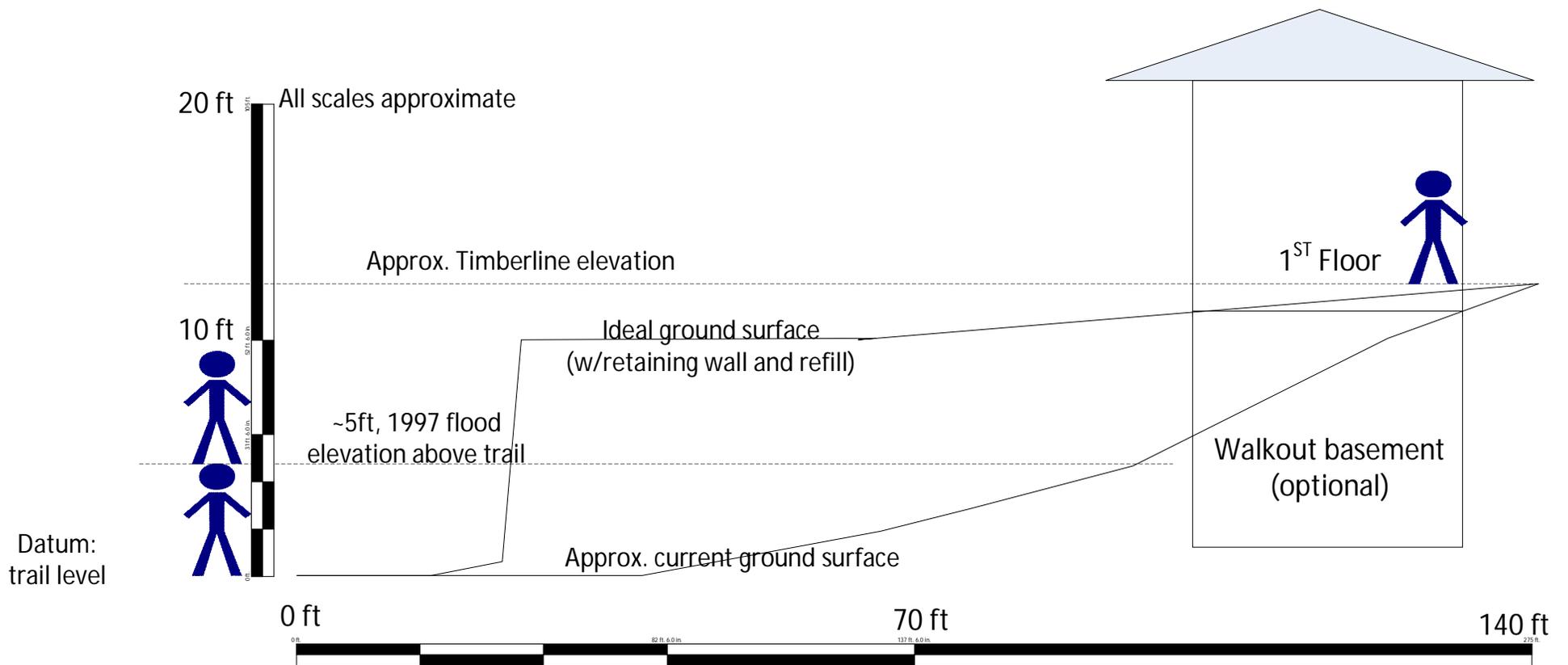
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?









Legend

- FEMA Floodplain**
 - FEMA High Risk - Floodway
 - FEMA High Risk - 100 Year
 - FEMA Moderate Risk - 100 / 500 Y
- FEMA Map Panel**
- City Floodplains**
 - City High Risk - Floodway
 - City High Risk - 100 Year
 - City Moderate Risk - 100 Year
- City Limits

1: 857



143.0 0 71.50 143.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes







September 01, 2016

Julio Zimbron
2260 Eastwood Dr
Fort Collins, CO 80525

Re: Timberline & Prospect - Light Industrial / Office

Description of project: This is a request to construct light industrial or office space located at the southwest corner of the intersection of Timberline Road and Prospect Road (parcel # 87191-00-027). The light industrial space would be utilized for testing, research, and lab or shop space. New building(s) are estimated at 3,000 square feet in size and 2-stories. The site is located in the Employment (E) 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, Pete Wray, at 970-221-6754 or pwray@fcgov.com.

Comment Summary:

Department: Zoning

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

1. LUC 4.27(E)(2) Building Design. To the extent reasonably feasible, industrial buildings shall provide a primary entrance that faces and opens directly onto the abutting street sidewalk or a walkway, plaza or courtyard that has direct linkage to the street sidewalk without requiring pedestrians to cross any intervening driveways or parking lots. The following exceptions shall be permitted to this standard and to the requirements contained in subsection 3.5.3(B):
2. LUC 3.2.1 A landscape plan is required.
3. 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.
4. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development
5. 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.
6. 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
7. Bicycle parking required as part of LUC 3.2.2(C)(4)

8. LUC 3.2.2(K)(2) Nonresidential parking requirements

	Minimum Spaces	Max Spaces
Industrial Employee Parking	.5/employee	.75/employee
9. 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.
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: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. There is an existing 12-inch water main in Prospect Road with a 12-inch stub to the south for future use. The exact location of this stub is unknown but could be connected into for water service to this property. There may be a requirement to loop a water main through this site, depending on hydrant placement requirements and estimated water usage.
2. There is an existing 8-inch sewer main in Prospect Road. This appears to be the only sewer tie-in option for this site.
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. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived
2. Further discussion is needed on the best access location for the parcel. Traffic operations would prefer access off of Prospect, as far West on the lot as possible.

Department: Stormwater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. The design of this site must conform to the drainage basin design of the Spring Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of 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.
3. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. The stormwater outfall piping for this project site will need to connect to one of the existing storm pipes on the property and not directly outfall to Spring Creek.
4. There are existing storm pipes located within this parcel. The easterly pipe system is an 18-inch diameter pipe and was designed and installed as a part of the Interim Timberline Road Widening project from Drake to Prospect. I was not able to find information on the westerly storm pipe, however, it looks like your site plan shows a building located on top of that storm pipe. Detailed survey information should be procured for both pipe systems for the design of this site.
5. 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.

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
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.
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.
10. A portion of the property is located in the FEMA regulated, 100-year Spring Creek floodplain and floodway. Any development within the floodplain must obtain a floodplain use permit and comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
11. The materials submitted for Conceptual Review do not show any improvements within the floodplain. Any construction activities in the flood fringe (e.g. grading, structures, sidewalk or curb & gutter installation, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans. Any construction in the floodway must be accompanied by a no-rise certification with the appropriate supporting documentation and analysis. The permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
12. Please be aware that per Section 10-103 (9), Critical Facilities are prohibited in the floodplain. The definition for Critical Facilities includes facilities using and storing hazardous materials. If any portion of the structure touches the floodplain then the entire structure is considered to be within the floodplain. Please ensure that the structure is located clearly outside of the floodplain as, depending on the materials used, a research lab may fall under this regulation.
13. Due to the close proximity of the structure to the floodplain and the location just upstream of the Timberline Bridge, there is potential for debris blockage at the bridge causing unplanned flooding. A walkout basement is not advisable. It is strongly recommended to elevate the lowest floor of the structure and all HVAC equipment at least 18" above the expected Base Flood Elevation.

14. Development review checklists and permit application forms for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal.
15. Please show the boundaries of the floodplain and floodway on site drawings. Contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work.
16. Please contact Heidi Hansen with any questions about these comments or to schedule a meeting to discuss any requirements for development in the floodplain. hhansen@fcgov.com 970-221-6854.

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 (neither Prospect or Timberline) and a fire lane will be required on the property. 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. 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. FIRE LANE SIGNS

> IFC D103.6: Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING - FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red

letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

4. FIRE CONTAINMENT

Should the proposed building(s) exceed 5,000 square feet, it 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. WATER SUPPLY

A hydrant is required within 300' of any building as measured along the path of vehicle travel. Hydrants on the opposite sides of major arterial roadways are not considered accessible. As such, the closest hydrant appears to be approximately 1,000' to the west of the site and therefore an additional hydrant will be required at this time. Code language provided below.

> IFC 507.5 and PFA Policy: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

Department: Environmental Planning

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

1. An Ecological Characterization Study (ECS) is required by City of Fort Collins Land Use Code (LUC) Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat features (wetlands, riparian forest; Spring Creek; The Coterie Natural Area). Please note the buffer zone standards range from 50-100 feet for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. The buffer for the Spring Creek will be measured from the top of bank line, so please delineate this as part of the ECS. The "top of bank" line needs to be delineated and labeled on site, grading, utility and landscape plans. Top of bank refers to the topographical break in slope between the bank and the surrounding terrain. When a break in slope cannot be found, the outer limits of vegetation shall demark the top of bank. In addition, it appears prairie dogs may be active on the site. Please note in the ECS: how many prairie dog burrows are active; location of active burrows on the site; estimated population of total individuals on the site; approximate acreage of active burrows; observations regarding interactions with neighboring parcels.

Please contact Environmental Planning if you would like to further discuss the ECS scope and requirements. The ECS is due a minimum of 10 days prior to the PDP submittal.

2. Note that within a designated Natural Habitat Buffer Zone, the City has the ability to determine if the existing landscaping within the zone is incompatible with the purposes and intent of the buffer zone [Section 3.4.1(E)(1)(g)]. Please ensure the ECS discusses existing vegetation on-site and identifies potential restoration options. If existing vegetation is determined to be insufficient, then restoration and mitigation measures will be required. Adding native vegetation within the buffer, especially along the Spring Creek Trail would be a nice addition to the site design for ecological, aesthetic and screening purposes.
3. Note that pedestrian and recreational features are allowable uses within a buffer zone, provided they are compatible with the ecological character of the site and intent of the buffer zone. Features designed to promote respite from traditional City sounds and sights and those promoting connection with nature are encouraged and would be in line with The City of Fort Collins Nature in the City Strategic Plan.
4. Projects in the Vicinity of Spring Creek must also comply with LUC Section 3.4.1(I)(1), which states the following: "Projects in the vicinity of large natural habitats and/or natural habitat corridors, including, but not limited to, the Poudre River Corridor and the Spring Creek Corridor, shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area. These requirements shall

apply to all elements of a project, including any aboveground utility installations.”

5. This project must also comply with LUC Section 3.4.1(L) Compatibility with Public Natural Areas or Conserved Land and (M) Access to Public Natural Areas or Conserved Land, as it is adjacent to The Coterie Natural Area. 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. Whenever a project abuts a Natural Area, then compatibility with and reasonable public access to that Natural Area is required. Please ensure the ECS addresses this code requirement.
6. The project site is adjacent to The Coterie Natural Area, however railroad tracks exist between the Natural Area and the western parcel line for the site. Instead of using a standard buffer on this application, qualitative standards will be applied to the project.
7. With respect to lighting, the City of Fort Collins Land Use Code, Section 3.2.4(D)(6), requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
8. 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.
9. 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. For further information regarding health effects please see:
<http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>
10. 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 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: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. 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.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Right-of-way dedication has already taken place with the current City road project and additional dedication along both Timberline Road and Prospect Road will not be required, however a repay for the City's right-of-way purchase along these two streets will be required at time of a building permit for the property. 15 foot utility easements are required to be dedicated along both Timberline Road and Prospect Road behind their respective rights-of-way in conjunction with development o the property. Information on the dedication process can be found at:
<http://www.fcgov.com/engineering/devrev.php>
7. A repay for the local street portion of the frontage improvements constructed by the property is required prior to the issuance of a building permit.
8. Driveway access to the site should be off of Prospect Road, not Timberline Road as conceptually shown. The access however should be moved to be as further west than depicted conceptually and as furthest west possible given it shares the right turn lane with eastbound to southbound right turn lane onto Timberline Road. The proposed driveway access will need to be more closely looked at.
9. Civil construction plans will be required.
10. A Development Agreement will be required and recorded once the project is finalized, with recordation costs provided by the developer.
11. 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.
12. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
13. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design. In general, the parking spaces shown on the conceptual plan may be too close in accordance with this standard.
14. 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.

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. There is currently three phase and single phase power along Prospect Rd
2. Contact Light and Power Engineering to coordinate the transformer and electric meter locations. Please show these locations on the utility plans. Transformers need to have an 8' frontal and 3' side/rear clearance. It also has to be 10' within a drivable surface and cannot be located under the drip zone of any trees.
Please reference our Electric Service Standards to ensure requirements and policies are met.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
3. Developer will be responsible for removal of existing secondary electrical cable as well as having electrician install secondary cable for new installation up to the transformer.
4. A completed commercial service form (C-1) and one-line diagram will need to be filled out by engineer/electrician and provided to Light & Power in order to determine billing and proper transformer sizing. A link to our C-1 form is below.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
5. 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>
6. Developer is responsible for any permitting needed for flood zone/way purposes
7. If you have any questions please contact Light & Power Project Engineering at 221-6700 or ElectricProjectEngineering@fcgov.com

Department: Building Inspection

Contact: Sarah Carter, 970-416-2748, scarter@fcgov.com

1. This project would benefit from a building code pre-submittal meeting. Pre-Submittal meetings assist the designer/builder by assuring, early on in the design, that the new 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. Applicants of new projects should email scarter@fcgov.com 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.

2. Construction shall comply with adopted codes as amended. Current adopted codes are:
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
Fort Collins has amendments to most of the codes listed above. See the fcgov.com/building web page to view them.

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 for Commercial and Multi-family 4 stories and taller: 2012 IECC commercial chapter with amendments.

3. Adoption of the 2015 I-Codes is anticipated for January 2017. Be advised that permit applications submitted after the code adoption date will be subject to the new codes and standards, as amended. For more information, contact Sarah Carter, Plans Examiner at 970-416-2748 or scarter@fcgov.com.

Planning Services

Contact: Pete Wray, 970-221-6754, pwray@fcgov.com

1. 1 - General. Based on proposed list of uses of office, research, light industrial, this project appears to be a Type I administrative review. Staff will need to review any proposed changes to use to determine if a Type II review is required.
2. 2 - All development in the Prospect Corridor including Riverside to Poudre River needs to comply with the Prospect Business Park Streetscape Standards. The standards include a 50' landscape setback from Prospect and detached sidewalk.
3. 3 - Employment Zoning. Secondary uses can not exceed 25% of total gross area of development. Maximum building height is 4 stories.
4. 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.
5. 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.
6. 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>.

7. 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.
8. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
9. 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.
10. 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:

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

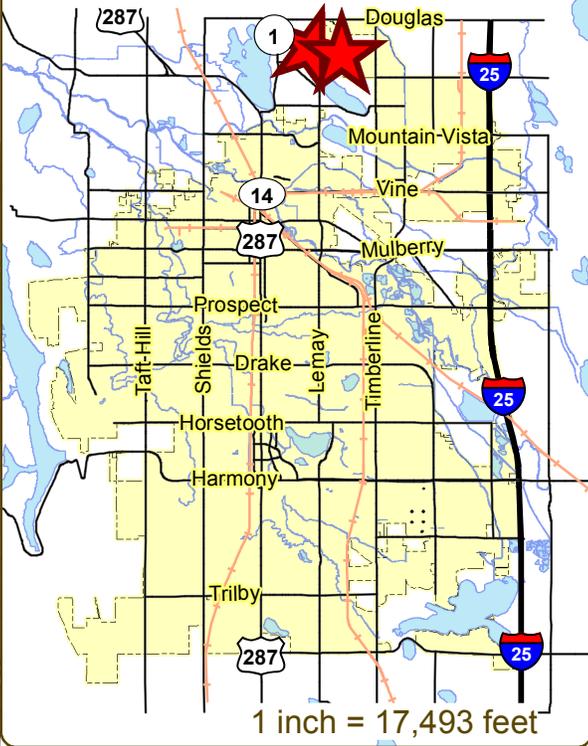
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

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

3570 Hearthfire Way Single Family Dwellings

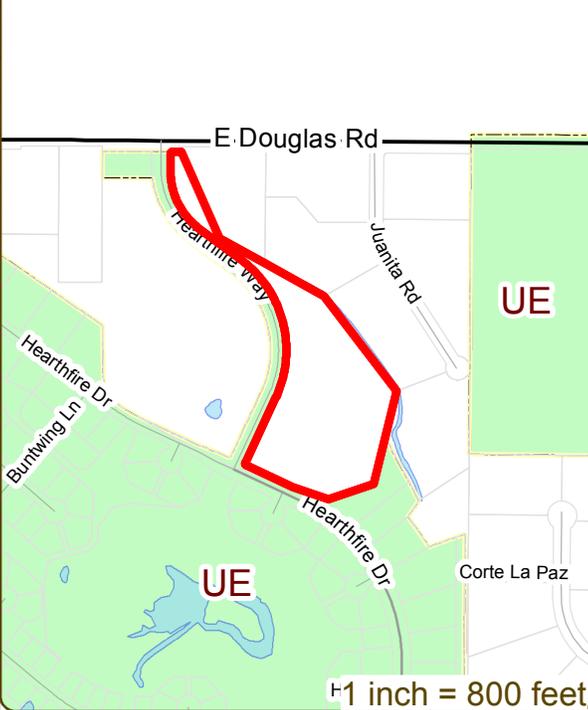
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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

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) _____

Camron Lente (owner)

Business Name (if applicable) NG Construction

Your Mailing Address 3570 Heartfire Way Fort Collins

Phone Number 970-366-1884 Email Address Camron@ng-construction.com

Site Address or Description (parcel # if no address) 3570 Heartfire Way Fort Collins

Description of Proposal (attach additional sheets if necessary) Subdivide (4) lots off The lower section of property. The whole idea is to finish off existing subdivision that my property stops.

Proposed Use Single Family Existing Use Single family (Vacant)

Total Building Square Footage N/A S.F. Number of Stories N/A Lot Dimensions N/A

Age of any Existing Structures 3/20/2000

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 _____ 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?

Property location and boundaries:

- 3570 hearthfire way fort Collins Colorado 80524
- Map attached of property outline

Surrounding land use and current land use:

- Properties to the west, south, and east are zoned UE and are single family homes
- Current property is zoned FA1
- The property plan is to subdivide the lower half of the property to finish off the existing subdivision. (4 single family homes located on a 15k sqft parcels within a cul-de-sac)

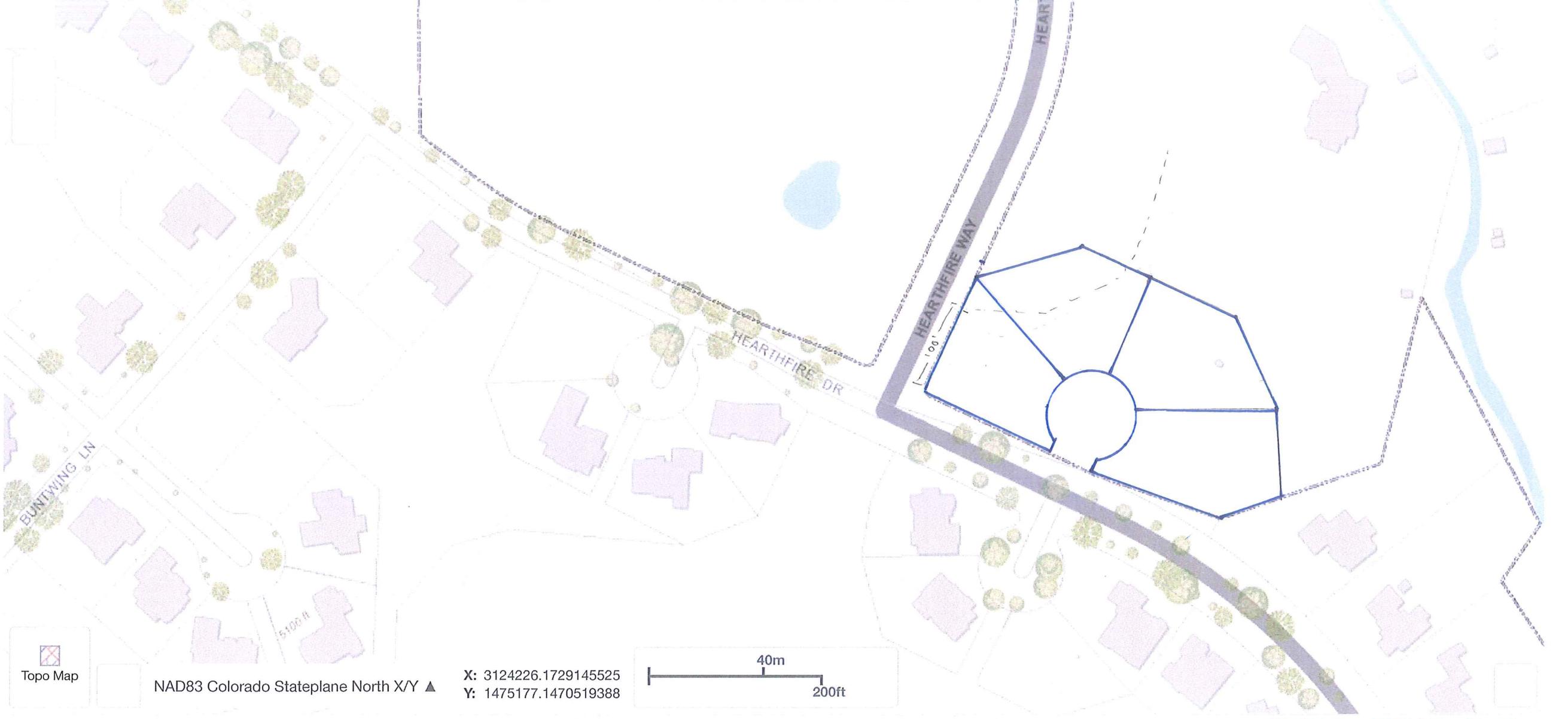
Permitting problems:

- There are two major hurdles that will be encountered on the property while trying to subdivide.
 1. There is an oil well located on the property that is owned by MEMP (memorial resources) I've discussed that possibilities of purchasing the well and Plugging and abandoning the well to remove building limitations. Memorial is on board if I can get the permitting processed.
 2. There is a 1.75 reserved portion of the property for storm water and wetlands. The only location of wetlands vegetation is located on the north west corner of the divided section and not in the area that I would need to back fill to accomplish proposed site.

Utilities and Drainage

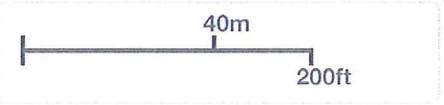
- Utilities there are two utilities on the south end of the property running west to east just north of the existing sidewalk.
- Drainage is currently sloped north west to drain into the wetlands area and also the retention pond set out for the property. Drainage should not change.

Search...



NAD83 Colorado Stateplane North X/Y ▲

X: 3124226.1729145525
Y: 1475177.1470519388



[City Website](#) [GIS Website](#) [Disclaimer](#)

DRAWING NUMBER
2980

DRAWING NUMBER
2980

DRAWING NUMBER
2980

DRAWING NUMBER
2980

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	619.50'	126.14'	63.29'	125.92'	S59°30'56"E	11°39'59"
2	10.00'	15.71'	10.00'	14.14'	S69°39'05"W	90°00'00"
3	407.00'	557.35'	332.30'	514.81'	S14°34'45"E	78°27'39"
4	400.00'	375.68'	202.99'	362.02'	S26°54'12"E	53°48'44"
4-A	400.00'	197.25'	100.67'	195.26'	S14°07'28"E	28°15'15"
4-B	400.00'	26.02'	12.51'	25.01'	S3°02'35"E	03°35'00"
4-C	400.00'	153.41'	77.66'	152.47'	S42°49'20"E	21°58'29"
5	10.00'	15.71'	10.00'	14.14'	N44°59'50"W	90°00'00"
6	10.00'	15.71'	10.00'	14.14'	S45°00'10"W	90°00'00"
7	297.38'	279.30'	150.91'	269.14'	S26°54'12"E	53°48'44"
8	473.00'	647.73'	386.19'	598.29'	S14°34'45"E	78°27'39"
9	10.00'	15.71'	10.00'	14.14'	S20°20'55"E	90°00'00"
10	585.50'	119.22'	59.82'	119.01'	S59°30'56"E	11°39'59"
11	502.00'	293.23'	150.93'	289.08'	S07°55'03"W	33°28'03"
12	288.38'	22.46'	11.24'	22.46'	S40°14'10"E	04°27'46"

AMENDED EXEMPTION PLAT

TRACT 2 OF EXEMPTION PLAT OF (3) THREE TRACTS OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO

Know all men by these presents that Heartfire, Inc., a Colorado Corporation being the owner(s) of that part of the northwest quarter of Section 30, Township 8 North, Range 68 West of the 6th P.M., Larimer County, Colorado being more particularly described as follows:

TRACT 2 (per exemption plat) as follows

A tract of land situated in the Northwest 1/4 of Section 30, Township 8 North, Range 68 West of the 6th P.M., Larimer County, Colorado, which begins at the Northwest corner of said Section 30, and runs East 450.00 feet; thence South 400.00 feet; thence East 310.00 feet; thence South 200.00 feet; thence East 180.00 feet; thence North 600.00 feet; thence East 308.41 feet; thence S 24° 9' E 452.03 feet; thence S 61° 24' E 500.00 feet; thence S 37° 37' E 500.00 feet; thence S 13° 18' W 400.00 feet; thence S 70° 44' W 200.00 feet; thence N 71° 38' W 520.00 feet; thence N 60° 11' W 520.00 feet; thence N 01° 37' W 300.00 feet; thence N 55° 51' W 1140.00 feet; thence N 07° 07' 30' W 140.00 feet to the point of beginning, containing 26,571.11 acres, more or less, and being subject to a right-of-way for County Road No. 54 over the most Northern 30.00 feet thereof, and a right-of-way for County Road No. 13 over the most Western 30.00 feet thereof have by these presents caused the same to be surveyed and subdivided into Tracts 2-A, 2-B and OUTLOT A to be known as, AMENDED EXEMPTION PLAT OF TRACT 2 OF EXEMPTION PLAT OF (3) TRACTS OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 30, T. 8 N., R. 68W. OF THE SIXTH P.M., LARIMER COUNTY, COLORADO, and do hereby dedicate and convey to and for public use forever hereafter the perpetual easements for utilities and slope construction and maintenance as are laid out and designated on this plat, except where designated on this plat as grants of private and easements, non-exclusive easements, and easements in gross.

OWNER AND DEVELOPER:

HEARTFIRE INC., a Colorado corporation

ATTEST:

Arith A. White
Arith A. White, Secretary

BY:

Arith A. White
Arith A. White, Secretary

LIENHOLDER:

MegaBank

BY: *Tom L. Serrano*
Tom L. Serrano, Senior Vice President

STATE OF COLORADO

COUNTY OF *Drapache*

The foregoing instrument was acknowledged before me this *3rd* day of *May*, 1999 by Tom L. Serrano, Senior Vice President MegaBank.

Witness my hand and official seal

Carrie M. Barber
Carrie M. Barber
Notary Public
STATE OF COLORADO
My Commission Expires

TRACT 2-A

All that portion of the northwest quarter of Section 30, Township 8 North, Range 68 West, of the 6th P.M., Larimer County, Colorado, more particularly described as follows:

Commencing at the northwest corner of said Section 30; Thence along said north line of the northwest quarter of Section 30 SOUTH 89° 59' 50" EAST 940.00 feet; thence along said north line of the northwest quarter of Section 30 SOUTH 89° 59' 50" EAST 50.00 feet to a line which is parallel with and 50.00 feet (measured at right angles) south of said north line of the northwest quarter of Section 30; thence along said north line of the northwest quarter of Section 30 SOUTH 00° 00' 10" WEST 550.00 feet; thence NORTH 89° 59' 50" WEST 180.00 feet; thence NORTH 00° 00' 10" WEST 550.00 feet; thence SOUTH 200.00 feet; thence EAST 308.41 feet; thence S 24° 9' E 452.03 feet; thence S 61° 24' E 500.00 feet; thence S 37° 37' E 500.00 feet; thence S 13° 18' W 400.00 feet; thence S 70° 44' W 200.00 feet; thence N 71° 38' W 520.00 feet; thence N 60° 11' W 520.00 feet; thence N 01° 37' W 300.00 feet; thence N 55° 51' W 1140.00 feet; thence N 07° 07' 30' W 140.00 feet to the point of beginning, containing 26,571.11 acres, more or less, and being subject to a right-of-way for County Road No. 54 over the most Northern 30.00 feet thereof, and a right-of-way for County Road No. 13 over the most Western 30.00 feet thereof have by these presents caused the same to be surveyed and subdivided into Tracts 2-A, 2-B and OUTLOT A to be known as, AMENDED EXEMPTION PLAT OF TRACT 2 OF EXEMPTION PLAT OF (3) TRACTS OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 30, T. 8 N., R. 68W. OF THE SIXTH P.M., LARIMER COUNTY, COLORADO, and do hereby dedicate and convey to and for public use forever hereafter the perpetual easements for utilities and slope construction and maintenance as are laid out and designated on this plat, except where designated on this plat as grants of private and easements, non-exclusive easements, and easements in gross.

TRACT 2-B

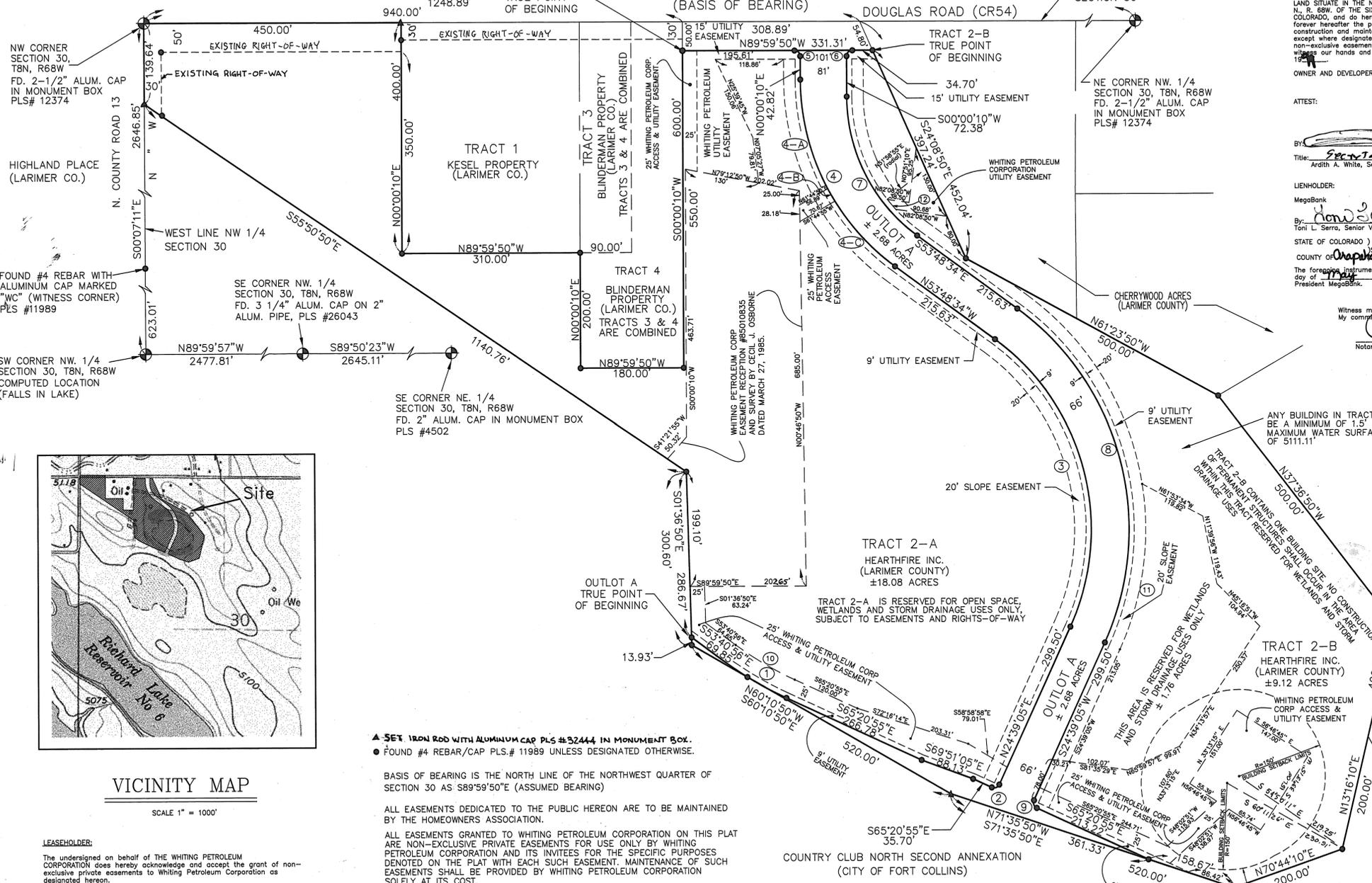
All that portion of the northwest quarter of Section 30, Township 8 North, Range 68 West, of the 6th P.M., Larimer County, Colorado, more particularly described as follows:

Commencing at the northwest corner of said Section 30; Thence along said north line of the northwest quarter of Section 30 SOUTH 89° 59' 50" EAST 1248.89 feet to the western line of Cherrywood Acres, Larimer County; thence along said western line SOUTH 24° 39' 05" EAST 54.80 feet to a line which is parallel with and 50.00 feet (measured at right angles) south of said north line of the northwest quarter of Section 30; thence along said north line of the northwest quarter of Section 30 SOUTH 00° 00' 10" WEST 550.00 feet; thence NORTH 89° 59' 50" WEST 180.00 feet; thence NORTH 00° 00' 10" WEST 550.00 feet; thence SOUTH 200.00 feet; thence EAST 308.41 feet; thence S 24° 9' E 452.03 feet; thence S 61° 24' E 500.00 feet; thence S 37° 37' E 500.00 feet; thence S 13° 18' W 400.00 feet; thence S 70° 44' W 200.00 feet; thence N 71° 38' W 520.00 feet; thence N 60° 11' W 520.00 feet; thence N 01° 37' W 300.00 feet; thence N 55° 51' W 1140.00 feet; thence N 07° 07' 30' W 140.00 feet to the point of beginning, containing 26,571.11 acres, more or less, and being subject to a right-of-way for County Road No. 54 over the most Northern 30.00 feet thereof, and a right-of-way for County Road No. 13 over the most Western 30.00 feet thereof have by these presents caused the same to be surveyed and subdivided into Tracts 2-A, 2-B and OUTLOT A to be known as, AMENDED EXEMPTION PLAT OF TRACT 2 OF EXEMPTION PLAT OF (3) TRACTS OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 30, T. 8 N., R. 68W. OF THE SIXTH P.M., LARIMER COUNTY, COLORADO, and do hereby dedicate and convey to and for public use forever hereafter the perpetual easements for utilities and slope construction and maintenance as are laid out and designated on this plat, except where designated on this plat as grants of private and easements, non-exclusive easements, and easements in gross.

OUTLOT A

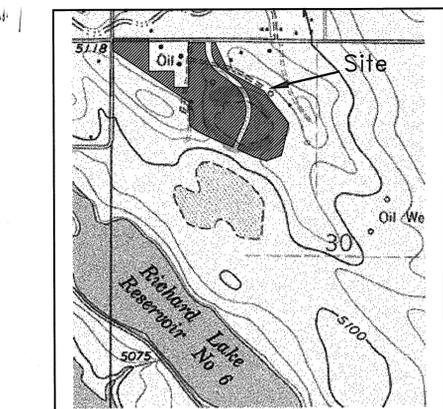
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FOUND #4 REBAR WITH ALUMINUM CAP MARKED "WC" (WITNESS CORNER) PLS #11989

SE CORNER NW 1/4 SECTION 30, T8N, R68W COMPUTED LOCATION (FALLS IN LAKE)



VICINITY MAP

SCALE 1" = 1000'

- ▲ SET IRON ROD WITH ALUMINUM CAP PLS #32444 IN MONUMENT BOX.
- FOUND #4 REBAR/CAP PLS #11989 UNLESS DESIGNATED OTHERWISE.

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30 AS S89°59'50"E (ASSUMED BEARING)

ALL EASEMENTS DEDICATED TO THE PUBLIC HEREON ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ALL EASEMENTS GRANTED TO WHITING PETROLEUM CORPORATION ON THIS PLAT ARE NON-EXCLUSIVE PRIVATE EASEMENTS FOR USE ONLY BY WHITING PETROLEUM CORPORATION AND ITS INVITEES FOR THE SPECIFIC PURPOSES DENOTED ON THE PLAT WITH EACH SUCH EASEMENT. MAINTENANCE OF SUCH EASEMENTS SHALL BE PROVIDED BY WHITING PETROLEUM CORPORATION SOLELY AT ITS COST.

This final plat has been reviewed and is hereby approved as to form as complying with all current survey requirements of Larimer County and of State law pertaining to plotting and monumentation. This approval constitutes neither a warranty by Larimer County concerning such compliance, nor a release or indemnity of the subdivider and his surveyor concerning any noncompliance of this plat with current survey requirements.

Approved by the Larimer County Board of Commissioners this *9/17/99* day of *September*, A.D. *1999*. All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the County for construction, repair or maintenance of any streets, highways, alleys, bridges, rights-of-way or other improvements designated on this plat.

ATTEST: *David V. Greer*
Chairman
David V. Greer
Clerk of the Board

Colorado P.L.S. No. *16404*
Larimer County Engineering Dept.

LEASING: *John R. Hazlett*
John Hazlett, Vice President, Land
STATE OF COLORADO
COUNTY OF *Denver*
The foregoing instrument was acknowledged before me this *14th* day of *April*, 1999 by John Hazlett, Vice President, Land of THE WHITING PETROLEUM CORPORATION.
Witness my hand and official seal.
My Commission Expires: *MARCH 24, 2003*
Arith A. White
Arith A. White, Secretary

REVISIONS	Date	By	Description
	OCTOBER, 1997	KAK	Drawn
		DGF	Checked
		MBS	Approved
	12/16/98	PRG	Description change easements

CLIENT	DATE	PROJECT
HEARTFIRE, INC.	OCTOBER, 1997	AMENDED EXEMPTION PLAT

FREDERICK LAND SURVEYING
1528 N. LINCOLN AVENUE, LOVELAND, COLORADO 80538
PHONE: (970) 669-3652

FILED
AMENDED EXEMPTION PLAT
LARIMER COUNTY, COLORADO

PROJECT NO.	SHEET NO.	NO. OF SHEETS
961013.003	1	1



CLERK NOTE: INK TRANSFERRED FROM ANOTHER DOCUMENT BEST THRU POSSIBLE SCANNED

2980



August 01, 2016

Camron Lente
NG Construction
3570 Hearthfire Way
Fort Collins, CO 80524

Re: 3570 Hearthfire Way - Single Family Dwellings

Description of project: This is a request to subdivide property at 3570 Hearthfire Way (parcel # 88302-10-002) for 4 single family dwellings on 15,000 square foot lots. The site is adjacent and contiguous with City limits, requiring annexation. The larger parcel to be subdivided also contains an oil well that may be plugged and abandoned. The structure plan indicates Urban Estate (UE) zoning for the site upon annexation. Annexation and initial zoning of the site requires Planning and Zoning Board and City Council 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: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. Urban Estate zoning requires 1/2 acre lots sizes. Setbacks are: Front 30 feet, Rear 25 feet, Side 20 feet.

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. This site is located within the ELCO Water District and the Boxelder Sewer District. Please contact them for development requirements.

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. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.

Department: Stormwater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual. (Currently, this parcel of land is located in Larimer County, but is required to annex to the City.)
2. This tract, as shown on the Amended Exception Plat and as noted in the drainage map in the Hearthfire PUD Second Filing, this Tract 2-B is reserved for wetlands and storm drainage uses. Therefore, this site was not included in any previous development condition assumptions and will need to provide all required storm drainage infrastructure.
3. Per Volume 1, Chapter 1, Section 1.11.1 of the FCSCM, the City requires that all drainage facilities be designed in a manner that provides a gravity-driven positive outfall into a natural drainageway such as a river or creek. Thus, the stormwater outfall options for this parcel appear to be toward the storm pipes in Hearthfire Drive and/or to the existing detention pond to the south. Outfall to the wetlands located within this tract is not allowed because the wetlands do not appear to gravity-outfall anywhere.
4. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. In the Dry Creek basin the two year historic release rate is 0.2 cfs/acre.
5. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of 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.
6. 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.
7. 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.
8. 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. 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.
10. 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. A fire lane will be required if the proposed Cul-de-sac is not part of a Public ROW. 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, any home not able to meet the 150' access requirement will need to have a residential fire sprinkler system installed. Code language 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. WATER SUPPLY

A hydrant is required within 400' of any Residential Building as measured along an approved path of vehicle travel. There is a hydrant to the south at Green Wing Ct. and hydrants are typically located at the end of cul-de-sacs. Code language provided below.

> IFC 507.5 and PFA Policy: 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.

3. 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.

Department: Environmental Planning

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

1. An Ecological Characterization Study (ECS) is required by City of Fort Collins Land Use Code (LUC) Section 3.4.1 (D)(1) as the site is within 500 feet of known natural habitat features (wetlands, riparian forest; upland plains shrubland; irrigation ditch; Hearthfire Wetland Certified Natural Area; Richard's Lake). Please note the buffer zone standards range from 50-100 feet for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Buffers for natural habitat areas are measured from the top of bank line for stream corridors, lakes, reservoirs and irrigation ditches. The top of bank line needs to be delineated and labeled on site, grading, utility and landscape plans and delineated in the ECS. Top of bank refers to the topographical break in slope between the bank and the surrounding terrain. When a break in slope cannot be found, the outer limits of vegetation shall demark the top of bank. Wetland delineation needs to be included in the ECS document including hydrology, soils and vegetation; see LUC 3.4.1(D)(2)

for additional information regarding wetland delineation. Finally, the ECS shall also include locations of any and all active oil and gas operations within 1000 feet of the project site.

Please contact Environmental Planning if you would like to further discuss the ECS scope and requirements. The ECS is due a minimum of 10 days prior to the PDP submittal. As discussed at the Conceptual meeting Mo 7/25/16 please feel free to contact Environmental Planning for a list of local ecological consultants.

2. The subject parcel also contains active oil and gas operations. Please refer to LUC Section 3.8.26 Residential Buffering for standards associated with this type of feature. In short: Residential uses within 1000 feet of an oil and gas operation are required to buffer these proposed uses. The LUC requires three things when a proposed residential use is within 1000 ft of active oil and gas operations:
 - 1) A 1000 ft radius must be drawn on the plat and a note shall be included in the plat informing property owners they are in close proximity to an oil and gas operation.
 - 2) If the residential development is within 500 ft of an existing operation and a fence does not surround the operation, the development must erect a fence along the property boundary between the operation and the development that restricts public access to the operation.
 - 3) Regarding buffering standards, if any residential development is proposed within 500 ft of an existing operation, then certain landscaping and berming requirements apply; the intensity of landscaping required depends on buffer size. Note the LUC does not allow residential development closer than 350 ft of an existing operation.
3. Note that within a designated Natural Habitat Buffer Zone, the City has the ability to determine if the existing landscaping within the zone is incompatible with the purposes and intent of the buffer zone [Section 3.4.1(E)(1)(g)]. Please ensure the ECS discusses existing vegetation on-site and identifies potential restoration options. If existing vegetation is determined to be insufficient, then restoration and mitigation measures will be required.
4. Note that pedestrian and recreational features are allowable uses within a buffer zone, provided they are compatible with the ecological character of the site and intent of the buffer zone. Features designed to promote respite from traditional City sounds and sights and those promoting connection with nature are encouraged, and would align with The City of Fort Collins Nature in the City Strategic Plan.
5. With respect to lighting, the City of Fort Collins Land Use Code, Section 3.2.4(D)(6), requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
6. 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.
7. Please note Article 3.2.1(C) requiring 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.
8. In regard to 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/>

9. 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>

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

10. If interested, the City of Fort Collins Land Use Code is available for viewing online at: https://www2.municode.com/library/co/fort_collins/codes/land_use

Department: Engineering Development Review

Contact: Katie Sexton, 970-221-6501, ksexton@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. 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.
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. The driveway access to the site will need to line up with the cul-de-sac across Hearthfire to ensure access spacing standards are met.
7. Payment in lieu of construction will be accepted for the public improvements (curb, gutter, sidewalk) along the property's Douglas frontage.
8. 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. Please retain the existing utility easements provided behind the right-of-way (9 ft along Hearthfire Drive, Hearthfire Way, and 15 ft along Douglas).

9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. 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.
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. New development charges will apply.
2. Currently there is single phase power accessible on the west side of the property along the east side of Hearthfire Way.
3. 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.
4. Anything other than a single family detached OR duplex resident will be considered a commercial application. In this scenario, secondary service installation will be responsibility of the developer. Light & Power will assist in the interconnection at the transformer. Contact Light & Power to ensure compliance is met with our transformer specs.
5. Please review our Electric Service Standards (ESS) document to ensure all electrical infrastructure requirements are met. A link to this document is below.

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

6. If you have any questions, please contact Light & Power Project Engineering at 221-6700 or ElectricProjectEngineering@fcgov.com

Department: Building Inspection

Contact: Sarah Carter, 970-416-2748, scarter@fcgov.com

1. Construction shall comply with adopted codes as amended. Current adopted codes are:
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
Fort Collins has amendments to most of the codes listed above. See the fcgov.com/building web page to view them.

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 for Single Family; Duplex; Townhomes: 2012 IRC Chapter 11 with amendments.

2. Adoption of the 2015 I-Codes is anticipated for January 2017. Be advised that permit applications submitted after the code adoption date will be subject to the new codes and standards, as amended. For more information, contact Sarah Carter, Plans Examiner at 970-416-2748 or scarter@fcgov.com.

Planning Services

Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. This piece of land is not currently within the City limits. You will need to annex into the City in order to pursue this development. Staff can assist you with the annexation process.
2. Upon annexation into the City, the land will be zoned Urban Estate.
3. Maximum building height is 3 stories.
4. How large are the lots you are proposing? The minimum lot size in the UE is half an acre.
5. How do these lots meet the other lot size requirements in the zone district? These standards are as follows:

Minimum lot width - 100 feet

Minimum front yard depth (setback) - 30 feet

Minimum rear yard depth (setback) - 25 feet

Minimum side yard depth (setback) - 20 feet