

# Conceptual Review Agenda

Schedule for 07/06/15 to 07/06/15

281 Conference Room A

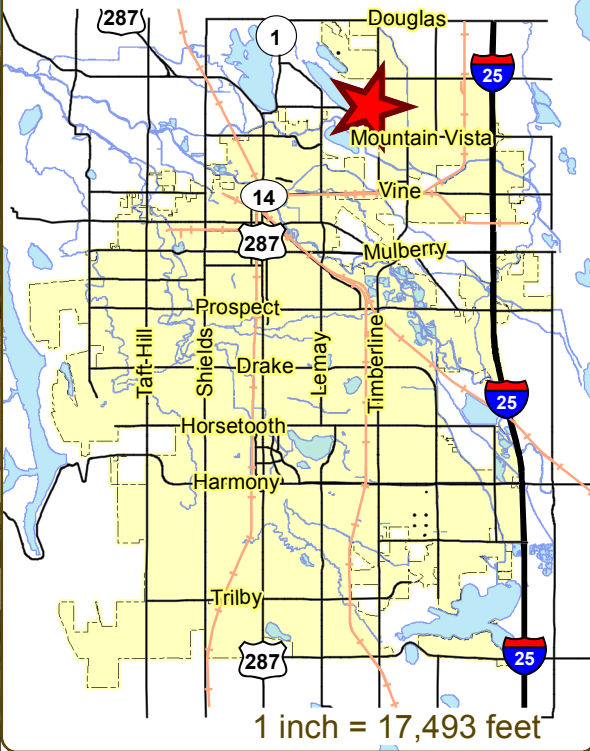
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## Monday, July 6, 2015

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Maple Hill Park CDR150039	Matt Day (970) 224-6096 <a href="mailto:mday@fcgov.com">mday@fcgov.com</a>	This is a request to build a City park in the Maple Hill neighborhood (Parcel #8832242909). The park is identified as a Neighborhood Park in the Parks and Recreation Policy Plan. The proposed park will feature a multi-purpose field, playground and trail connections. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. The proposal will be subject to Basic Development Review (BDR).	Jason Holland
10:15	2120 Falon Dr - Replat CDR150041	Dustin Couture (970) 672-6396 <a href="mailto:couturecustomlandscaping@gmail.com">couturecustomlandscaping@gmail.com</a>	This is a request to subdivide the property at 2120 Falcon Dr (Parcel #9728100025). The proposal calls for the creation of two parcels: one to the north of the ditch and one to the south. A new single-family home would then be built on the northern lot. The parcel is located in the Urban Estate (UE) zone district. This proposal will subject to Administrative (Type I) review.	Clay Frickey
11:00	4333 E Mulberry - Convenience Store with Fuel Sales CDR150040	Don Lilyquist (801) 335-3851 <a href="mailto:donlylilyquist@maverik.com">donlylilyquist@maverik.com</a>	This is a request to locate a convenience store with fuel sales at 4333 SE Frontage Rd (Parcel #8715000012). The parcel is currently in the county and will require annexation. The convenience store will replace the existing restaurant on site. The parcel will be located in the General Commercial (CG) zone district. This proposal will be subject to Annexation & Initial Zoning.	Ted Shepard

# Maple Hill Park

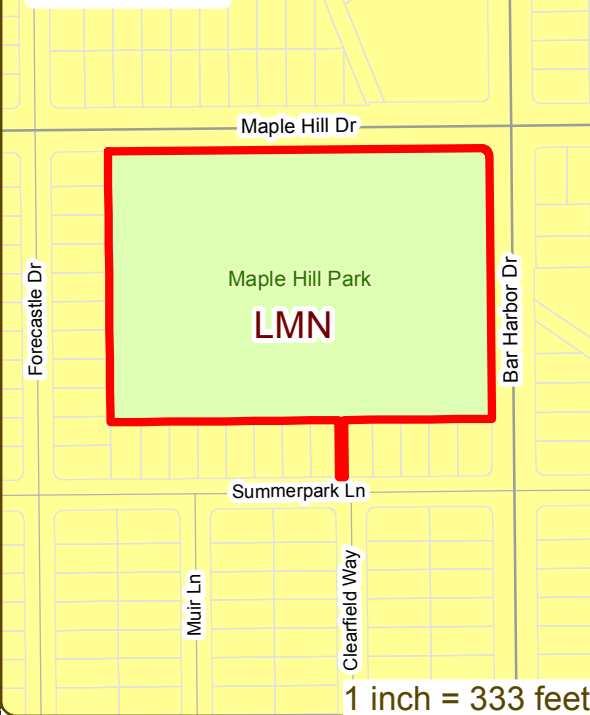
**Vicinity Map**



**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](mailto:currentplanning@fcgov.com). If you do not have access to e-mail, other accommodations can be made upon request.

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

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

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

MATTHEW DAY, CITY OF FORT COLLINS

Business Name (if applicable) PARK PLANNING & DEVELOPMENT

Your Mailing Address 215 N MASON

Phone Number 970 224-6096 Email Address MDAY@FCGOV.COM

Site Address or Description (parcel # if no address) 2401 BAR HARBOR DRIVE

Description of Proposal (attach additional sheets if necessary) Neighborhood park

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures 0

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

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

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

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

Increase in Impervious Area \_\_\_\_\_ S.F.

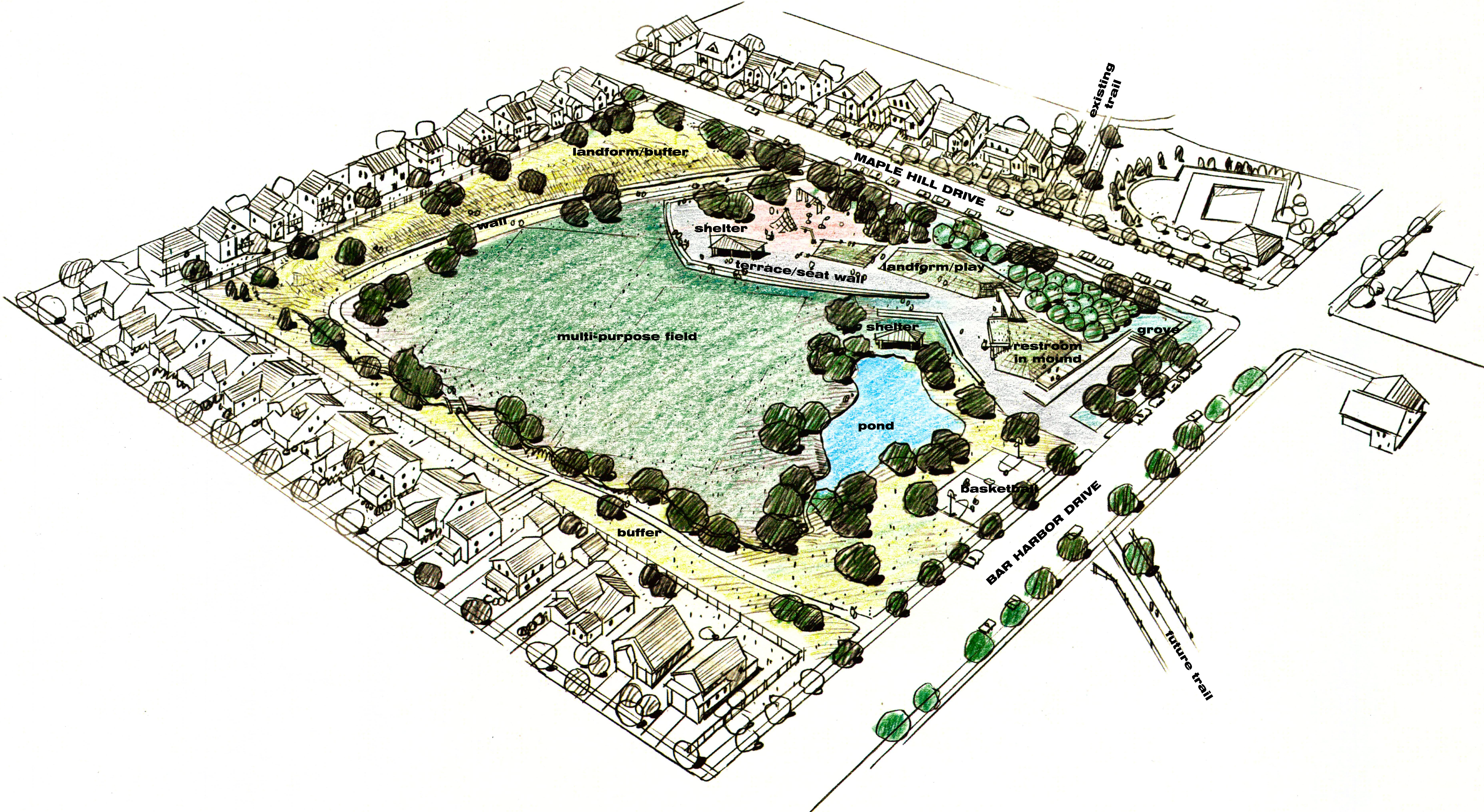
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

## Suggested Items for the Sketch Plan:

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



concept C







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

970.221.6750  
970.224.6134 - fax  
[fcgov.com](http://fcgov.com)

August 07, 2015

Matt Day  
City of Fort Collins  
215 N Mason St  
Fort Collins, CO 80524

**Re:** Maple Hill Park

**Description of project:** This is a request to build a City park in the Maple Hill neighborhood (Parcel #8832242909). The park is identified as a Neighborhood Park in the Parks and Recreation Policy Plan. The proposed park will feature a multi-purpose field, playground and trail connections. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. The proposal will be subject to Basic Development Review (BDR).

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

**Comment Summary:**

**Department: Zoning**

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

**1. Is there any parking proposed?**

LUC 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section. If you have 1-25 parking spaces you'll need one van accessible handicap space.

**2. Is there bicycle parking proposed? Bicycle parking will be required.**

**3. How will the trash and recycling be handled?**

**4. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.**

**Department: Water-Wastewater Engineering**

**Contact:** Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)

**1. This site is not served by the City of Fort Collins for water or wastewater.**



**Department: Traffic Operations**

**Contact: Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com)**

1. It is assumed that the neighborhood park was included in the original planning for the neighborhood. In addition, any additional vehicular traffic due to the park 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. Any adjacent streets not yet completed need to be completed. This includes sidewalks along Maple Hill.
3. Please plan to include ample bike parking.
4. Is there a curb cut and parking lot along Bar Harbor? It's difficult to tell from the sketch.

**Department: Stormwater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
2. 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.
3. 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 for 50% of the new impervious area and 25% of new paved areas must be pervious. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
4. The grading & drainage design for the site must conform to the already approved Maple Hill Drainage Report.
5. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.



6. The design of this site must conform to the drainage basin design of the Boxelder/Cooper Slough Master Drainage Plan as well the Fort Collins Stormwater Manual.

**Department: Fire Authority**

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

## 1. FIRE LANES

Fire access is required to within 150' of all portions of the facility structures. Code language and 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.

### 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.
- 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.

## 2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is typically required within 300' of the park structures, however if the park structures are to be of non-combustible construction, hydrant distances may be extended. Further discussion is required. Code language provided below.

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

**Department: Environmental Planning**

**Contact: Kelly Kimple, , [kkimple@fcgov.com](mailto:kkimple@fcgov.com)**

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



**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)**

1. Marc Ragasa ([mragasa@fcgov.com](mailto:mragasa@fcgov.com)) or 221-6603 will be the Engineer assigned to this project. Please contact him if you have further questions regarding the engineering comments or requirements.
2. 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.
3. 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>
4. 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.
5. 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.
6. The project will need to be designed and construct incomplete frontage improvements with this project. This appears to include the completion of the installation of sidewalk along Maple Hill Drive.
7. 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>
8. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
9. Construction plans will be required.
10. Street cuts will require an excavation permit with street cut penalty fees likely due to the age of the streets likely being less than 5 years.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

**Department: Electric Engineering**

**Contact: Luke Unruh, 9704162724, [lunruh@fcgov.com](mailto:lunruh@fcgov.com)**

1. System modification, development and capacity charges will apply at owner's expense.
2. Light & Power has single phase and three phase facilities adjacent to the site.
3. Please contact Light and Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>
- 3.



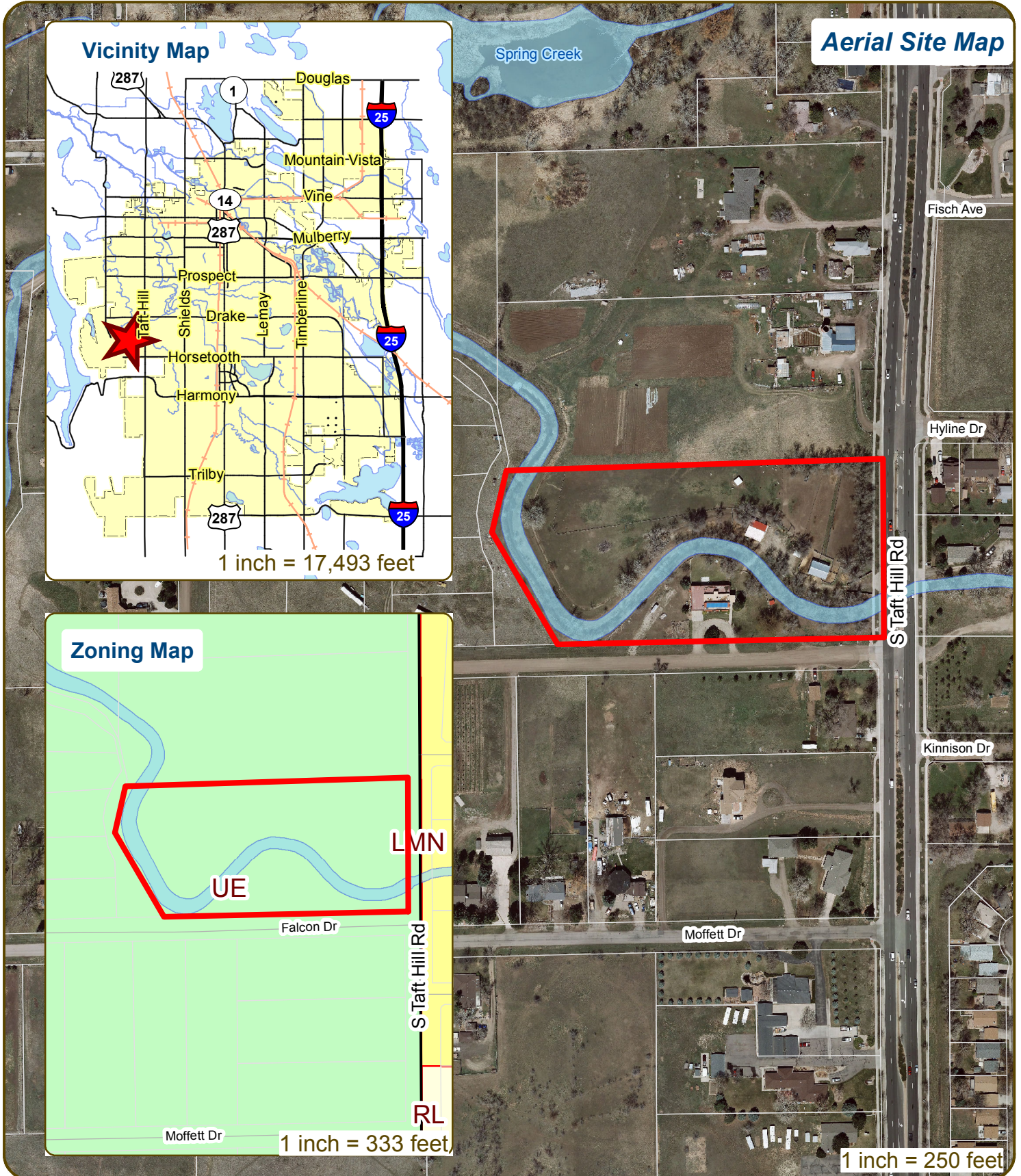
## **Planning Services**

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

1. Can the park design be adjusted to provide more direct trail street crossings and trail flow through the park.
2. The proposed development is subject to a Basic Development Review, please contact the Zoning Department regarding your formal submittal.



# 2120 Falcon Dr Replat



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CONCEPTUAL REVIEW:  
APPLICATION

**General Information**

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

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) Dustin Couture, Potential Owner

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 315 S Impala Dr. Fort Collins, CO 80521

Phone Number 970-672-6396 Email Address \_\_\_\_\_

Site Address or Description (parcel # if no address) 2120 Falcon Dr. Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) See Attached

Proposed Use Residential Existing Use Residential

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures 40 years

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

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

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

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

Increase in Impervious Area 3000 sf \_\_\_\_\_ S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**Suggested items for the Sketch Plan:**

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



## 2120 Falcon Dr. Proposal

Land Total: 5.76 Acres

Surrounding land uses and zoning, Urban Estate, Residential properties

Development proposal in place for the property to the west allowing less than the minimum ½ acre lots throughout the proposed subdivision. Talon Estates

I propose to divide the property into 2 parcels.

1<sup>st</sup> Parcel containing the existing lot and its surrounding ~acre south of the Pleasant Valley Ditch. No change to the property, structure, access, traffic counts, etc.

2<sup>nd</sup> Parcel containing a new to be built home and the existing barn structures

The 2<sup>nd</sup> parcel, which is North of the ditch, has an existing improved driveway off of Taft Hill; I propose to keep this in place and use as primary driveway to the property as it is situated without a ditch in the way. Remaining Parcel will be ~4.75 acres, zoned UE. Primary Use will be residential.

Will potentially need approval for a manufactured home in place of the new to be built home for a short period of time depending on the costs of Development.

Utilities and where they come from have yet to be determined.

I propose to divide the property first, Sell the 1<sup>st</sup> Parcel and existing home, retain and build my home on the 2<sup>nd</sup> parcel.

What improvements, fees, taxes, etc. will be necessary to finalize the development?  
At what time are these items required throughout the process

Does any of that change if I build a 2<sup>nd</sup> home on the property, get everything all situated the way I want it and divide and sell later?









TALON  
ESTATES

BROADWING RD

FALCON DR

S TAFT HILL RD

HYLINE DR

Plant Vly and Lk Canal

50 m  
200 ft

Disclaimer  
Contact Us



(0)





Click to start drawing

Larimer County Land Information Locator - Measur... x

Deactivate

-- Click To Stop Measurement Mode

☐ Point

☐ Line

☒ Area

☒ Decimal Degrees

☐ Deg Min Sec

☐ State Plane

☒ Feet

☐ Yards

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☐ Meters

☐ Kilometers

☐ Sq Feet

☐ Sq Yards

☒ Acres

☐ Sq Miles

☐ Sq Meters

Draw the area. Double Click when done. Esc to clear.

1.110 acres





August 07, 2015

Don Lilyquist  
Maverik, Inc.  
880 W Center St  
North Salt Lake, UT 84054

**Re:** 4333 E Mulberry - Convenience Store with Fuel Sales

**Description of project:** This is a request to demolish the existing restaurant and develop and new, 5,000 square foot, 24-hour convenience store, with fuel sales, at 4333 SE Frontage Rd (Parcel #8715000012). The parcel is currently in the county and will require annexation and zoning into the C-G zone district and the I-25 Overlay District. Ten fuel islands would be covered by a free-standing canopy. This proposal will be subject to Annexation & Initial Zoning. The P.D.P. would be a Type One Review. The overall site includes the two parcels to the northeast and northwest along the S.E. Frontage Road and private driveway.

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

### **Comment Summary:**

#### **Department: Zoning**

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

1. Land Use Code (LUC) section 3.2.2 There is a minimum parking requirement of 2/1000 sq. ft. for General Retail and a maximum of 4/1000 sq. ft.
2. LUC 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section. If you have 1-25 parking spaces you'll need one van accessible handicap space.
3. LUC 3.2.2(L) Table A and B  
Standard 90 degree parking stall is 19'x 9'
4. A minimum of 4 bicycle parking spaces is required. 1 of these spaces would need to be enclosed.
5. LUC 3.2.1 A landscape plan is required.
6. LUC 3.2.2(J) A minimum average of entire landscaped setback area is 5 foot along a property line.
7. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.



8. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.
9. 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 to the maximum extent feasible

**Department: Water-Wastewater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. The site is not in the City of Fort Collins service area for water or wastewater.

**Department: Traffic Operations**

**Contact: Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com)**

1. The access to this property is from the frontage road which is under the jurisdiction of the Colorado Department of Transportation (CDOT). Access requirements, permits, and standards will be per the State Highway Access Code (SHAC).
2. The anticipated traffic volume from this development will require a Traffic Impact Study. Please have your traffic engineer contact me to scope the study. We'll work with CDOT to scope and subsequently review / approve the study.
3. The Frontage Road frontage along this parcel currently is a gap in the sidewalk connection. This development should plan to install sidewalk. We'll also be looking for a sidewalk connection from the frontage road into the property (across the parking lot) to the new store.

**Department: Stormwater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required.
2. If there is an increase in imperviousness greater than 1000 square feet a drainage report, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. If there is less than 1,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
3. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate if the impervious area increases over 1000 sf.
4. 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 for 50% of the new impervious area and 25% of new paved areas must be pervious. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>



5. The grading & drainage design for the site modifications must conform to the already approved site drainage study.
6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
7. The design of this site must conform to the drainage basin design of the Boxelder/Cooper Slough Master Drainage Plan as well the Fort Collins Stormwater Manual.

**Department: Historical Preservation**

**Contact: Karen McWilliams, 970-224-6078, [kmcwilliams@fcgov.com](mailto:kmcwilliams@fcgov.com)**

1. No Historic Preservation concerns.

**Department: Fire Authority**

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

**1. FIRE LANES**

Fire access is required to within 150' of all exterior portions of the structure. As this is a redevelopment of an existing site/facility. Current code requirements shall apply. If an Emergency Access Easement has not been dedicated on the site, one will be required at this time. Code language and fire lane specifications are 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.

**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.  
> 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.

## 2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. Code language provided below.

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

## 3. FIRE CONTAINMENT

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

## 4. PREMISE IDENTIFICATION

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

## 5. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

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

## 6. STORAGE TANKS

The installation of above ground or under ground storage tanks are approved under a separate permit.

## 7. HAZARDOUS MATERIALS IMPACT STUDY

An HMIA will be required at time of building permit. Code language provided below.

FCLUC 3.4.5(C): A HMIA (Hazardous Materials Impact Analysis) shall be submitted to the Poudre Fire Authority for approval. This analysis shall provide basic information on the project (including site layout and proposed hazardous materials use), describe likely incident scenarios, describe mitigation actions designed to limit the potential for off-site impacts on adjacent land uses or environment and describe emergency response measures in the event of a spill. Based on the information provided in the impact analysis, recommendations will be made by the Poudre Fire Authority to the relevant decision maker to protect against off-site impacts. If a HMIA is required for a development proposal, a statement indicating that such a study has been required will be included in all required written notices to property owner as defined by Section 2.2.6. of the Code, to the extent reasonably feasible. Refer to FCLU 3.4.5 for more information.

**Department: Environmental Planning**

**Contact: Kelly Kimple, , [kkimple@fcgov.com](mailto:kkimple@fcgov.com)**

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



re-landscaping and reduce bluegrass lawns as much as possible.

2. A Fugitive Dust Control Permit must be obtained from Larimer County Environmental Health for development involving:
  - land clearing of 5-25 acres;
  - land development creating more than a 25 acre contiguous disturbance or exceeding 6 months in duration
3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
  - ClimateWise program, <http://www.fcgov.com/climatewise/>, contact Heidi Wagner at 970-416-2230 or [climatewise@fcgov.com](mailto:climatewise@fcgov.com);
  - Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP), [http://www.fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://www.fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com);
  - Green Building and the Climate Action Plan, <http://fcgov.com/greenbuilding>, contact Melissa Hovey at 970-221-6813 or [mhovey@fcgov.com](mailto:mhovey@fcgov.com); and Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com); and
  - Nature in the City Strategic Plan, <http://fcgov.com/natureinthecity>, contact Justin Scharton at 970-221-6213 or [jscharton@fcgov.com](mailto:jscharton@fcgov.com).

Please consider the City's sustainability goals and ways for your development to engage with these efforts.

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)**

1. Tyler Siegmund [tsiegmund@fcgov.com](mailto:tsiegmund@fcgov.com) or 221-6501 will be the Engineer assigned to this project. Please contact him if you have further questions regarding the engineering comments or requirements.
2. 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.
3. 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>
4. 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.
5. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveways will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
6. 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>
7. Sidewalk along the frontage road abutting the entire property is required (matching the design of Air Care and the McDonald's across the street). Offsite sidewalk construction may be required depending on the analysis of the traffic study.
8. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. This shall including the standard utility easements that are to be provided



behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). Poudre Fire Authority is also requiring an emergency access easement that would be dedicated to the City.

9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT. The north driveway access to the roadway and the roadway's connection to the frontage road may be of concern and require further discussion/approval with CDOT.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
13. Cross access easement/agreements would need to be demonstrated to ensure access between properties is maintained.

### **Department: Electric Engineering**

**Contact: Luke Unruh, 9704162724, [lunruh@fcgov.com](mailto:lunruh@fcgov.com)**

1. There is existing three phase facilities on the south side of the property that could be used to feed the property.
2. Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:  
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
3. System modification, development and capacity charges will apply at owner's expense.
4. Please coordinate transformer and meter locations with light and power.
5. Please contact Light and Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>

### **Planning Services**

**Contact: Ted Shepard, 970-221-6343, [tshepard@fcgov.com](mailto:tshepard@fcgov.com)**

1. The entire site (both hotel and the subject site) will need to be annexed into the City and placed into the C-G, General Commercial zone district. The annexation and zoning process requires an Initiating Resolution by City Council, followed by a recommendation from the Planning and Zoning Board, followed by two Readings by City Council. This process can take up to four months.
2. In addition to being placed in the C-G zone, the site will also be placed in the I-25 Overlay Zone.
3. Upon annexation, electrical service must be changed over to the City Light and Power Utility, if not already done so. Also, any existing signage that was approved in Larimer County, and does not comply with the City of Fort Collins Sign Code, will have to be brought into conformance with the City's Code.
4. Access from the Frontage Road to the hotel will bisect the site between the store and fuel islands. This area is likely to have heavy pedestrian travel and potential conflict with vehicles



(especially with 10 fuel pumps). Consequently, the access road should be designed with a pedestrian crosswalk, and in such a way as to elevate the pedestrian to the height of the curb, and thus require to the vehicle to ramp up across a speed table. This will give the drivers a caution that there is heavy pedestrian travel. Otherwise, vehicles wanting to gain access to the hotel will use the circulation system the same as if it were a local street.

5. The site is not connected to the public street system with connecting walkways. There needs to a connecting walkway and crosswalk system that allows pedestrians to traverse the hotel parking lot safely. The first walk and crosswalk need to extend from the front line of the store directly southeast to the public sidewalk. The second needs to extend to the public sidewalk on the northeast side of the driveway along the Frontage Road.
6. The site plan indicates that the front of the store is lined with parking stalls. Be sure to locate the handicap parking stall such that the loading area is placed between the doors of the store.
7. The row of parking in front of the store shows a landscape island at the north end (although it is not labeled). There must be a corresponding landscape island at the south end.
8. We are assuming that the unlabeled areas on the north, west and south sides of the building are landscape areas.
9. There are two tracts to the north and east of the site. Are these tracts a part of the project? If not, clearly note that these tracts are not a part. If not a part, are there any plans to share access with these tracts should they develop? Multiple driveways to commercial developments in close proximity to each other will not be allowed. Please label the ownership of these parcels so the owners can be contacted on how best to integrate the subject parcel with the two vacant tracts. If under the ownership of Maverik, then this area should be utilized for landscaping, stormwater low impact development features, or other active features such as boulders for kids to climb on.
10. Will the hotel retain an access easement across the subject site?
11. Development as proposed will result in the loss of parking for the hotel. Please provide the existing ratio of number of spaces-per-bed, and the ratio as a result of the proposed project. The City's minimum required parking for a hotel is 0.5 space per bed. As result of the proposed project, does the hotel fall below the City's required minimum?
12. The Conceptual Plan does not show any perimeter landscaping. Note that along the north and east edges of the site, landscaping must be provided. Given that the interior of the site is dominated by impervious surface, landscaping on the perimeter will need to be significantly upgraded. With all the traffic associated with the use, the installation of undulating earthen berms should be considered. Consequently, landscaping along the north and east will need to be dense, continuous with a heavy emphasis on evergreen trees.
13. The City of Fort Collins is very concerned that standardized prototype buildings associated with businesses that serve multiple cities not be replicated. From a regulatory perspective, our standard reads as follows:

“Character and Image. In new buildings and, to the extent reasonably feasible, in development projects involving changes to existing building walls, facades or awnings (as applicable), the following standards shall apply:

Site Specific Design. Building design shall contribute to the uniqueness of a zone district, and/or the Fort Collins community with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context. In the case of a multiple building development, each individual building shall include predominant characteristics shared by all buildings in the development so that the development forms a cohesive place within the zone district or community. A standardized prototype design shall be modified as necessary to comply with the requirements of this subsection.



14. Please be prepared to demonstrate how the proposed building's architecture does not represent a standardized prototype and will include features unique to this particular location.
15. Commercial buildings are required to have a distinct base, middle and top. The front elevation includes distinctive entry features, canopies, storefront glass and a projecting open-framed element with a pitched roof. Clearly, the front elevation complies.
16. The rear elevation, while partially screened by the hotel, does not feature a distinctive top. In order to comply, the cornice needs to be extended along its full length. Otherwise, the rear elevation lacks a top. In addition, the repetition of the projecting columns needs to be carried across to the full extent of the wall.
17. The right side includes the door with detail features, including the gooseneck light fixtures. Please provide a perspective of this elevation so the extent of the projections of the columns and door treatment can be determined.
18. The left side lacks the detail of the right side. This elevation would comply by introducing a canopy and gooseneck light fixtures that continue the established pattern.
19. In order to determine the depth and perspective of the cornice, please provide a cornice detail with dimensions.
20. Regarding the fuel canopy, staff is concerned about its overall mass due to the length. At 108 feet long, the canopy needs multiple roof lines. A simple flat roof appears monotonous and needs relief. The architect needs to consider introducing gable ends, sloping parapets, pitched roofs or any other combination or design that breaks up the repetitiveness of the length. The "dog house" feature appears to be limited in scope and location is acceptable.
21. All canopy columns must be synthetic stone to match the material on the building. As indicated at the meeting, Maverik desires to place posters (or equivalent) on the columns depicting active recreational scenes to promote the company motto, "Adventure's First Stop." There is a strong likelihood that such posters will be interpreted as signage and, therefore, not permitted. Perhaps these posters can be placed inside the store instead.
22. Our Land Use Code will not allow the entire fascia of the canopy to feature a color pattern that represents any identification associated with the branding of the business. The definition of a Sign will require the color scheme to be limited to only portions of canopy, but not the entire canopy.
23. Regarding extraneous use of illumination or point of sale ad boards on top of fuel dispensers, the Land Use Code states:

illumination prohibition. Exterior-mounted exposed neon/fiber optic/ rope L.E.D. lighting, illuminated translucent materials (except signs), illuminated striping or banding, and illuminated product displays on appurtenant structures (e.g., fuel dispensers) shall be prohibited.
24. Lighting must comply with Section 3.2.4 of our Land Use Code. Under canopy lighting must be specified to be flush-mount and fully-recessed. This lighting is restricted to a maximum of 26 foot-candles upon initial installation. After initial installation, the maintained maximum is 20 foot-candles.
25. All light fixtures must be fully shielded. Specification sheets for all fixtures must be included along with point by point illuminance plan. The photometric plan must include a schedule that indicates watts, lumens, or, for LED fixtures, the number of diodes per lamp.
26. For LED fixtures, please specify the Kelvin temperature. Due the number of complaints associated with the brightness and color of LED fixtures, the Kelvin temperature must be as low as feasible for the selected fixture.
27. For the goosenecks, be sure that the lamp is completely shielded by the fixture housing and that the color matches the canopy.
28. Please note that the bike rack must be anchored to concrete and not interfere with either landscaping or walkways.



29. Please note that the trash enclosure must be properly sized to include containers for recycling materials. For information regarding proper sizing of the recycling containers, please contact Caroline Mitchell, 970-221-6288. (Please note that cardboard recycling is mandatory as it is illegal to discard into the trash.)
30. The site plan indicates an outdoor dining patio on the northwest elevation. Be sure to label as such.
31. The electrical transformer must be accessible to within ten feet of hard surface for emergency change-out. At the same time, the transformer must be screened with landscaping or a solid enclosure meeting the clearance specifications of Light and Power, or any combination thereof.
32. Staff recommends that the property be platted to create two new lots, one for the hotel and one for Maverik. The plat will be considered a component of the Project Development Plan (P.D.P.) submittal.
33. If there is to be an exterior ice machine, propane sales or r.v. pump-out, be sure to note their location on both the site and landscape plan. As with bike racks, there must be no interference with walkways or landscaping.
34. For the annexation and zoning, a neighborhood information meeting is not required. For the P.D.P., the proposed use is permitted in the C-G, General Commercial zone district, subject to review by the Hearing Officer (Type One Review). As such, the neighborhood information is voluntary. Please contact the Planning Department to set up this meeting.
35. Staff is interested in further discussing the various issues associated with the proposed building orientation. As mentioned earlier, Section 3.5.3 of our Land Use Code would have the building being placed closer to the S.E. Frontage Road so that bicycle and pedestrian connections can be made to the store without having to cross an access driveway. If this orientation is not selected, then a Modification of Standard is required. Upon visiting the site, my observation is that the existing building is a well-built commercial structure that does not appear to be close to the end of its usefulness and viability. Based on this casual assessment, Staff asks that Maverik consider two other alternatives for the building orientation.

First, please consider re-using the existing building. Perhaps with some exterior and interior renovations, the existing building could be thoughtfully transformed into a convenience store that suits your needs. Saving and re-using an existing building may be found to be a justifiable criterion for being equal to or better than an orientation that would otherwise comply with the standard.

Or, second, please consider placing the proposed convenience store along the corner of the S.E. Frontage Road and the private driveway along the north side of the parcel. From my estimation, such placement leaves the fuel islands and canopy in roughly the same location. Under this concept, it may even be possible to retain and re-purpose the existing building which would provide a buffer for the hotel. I have confirmed with Stormwater that this area is not needed for stormwater detention. As you are aware, this orientation would not require a Modification.

It may be helpful for your design team to provide sketch plans for these two additional orientations so they can be evaluated.

36. Consider activating the parcel to the northwest. Perhaps Maverik could provide amenities such as a tot lot, boulders, picnic tables, shade structure, dog exercise area so the program offers the customer the benefits of a full-service rest stop.
37. Please consider adding a shade structure / pergola feature to supplement the outdoor patio.



## **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.

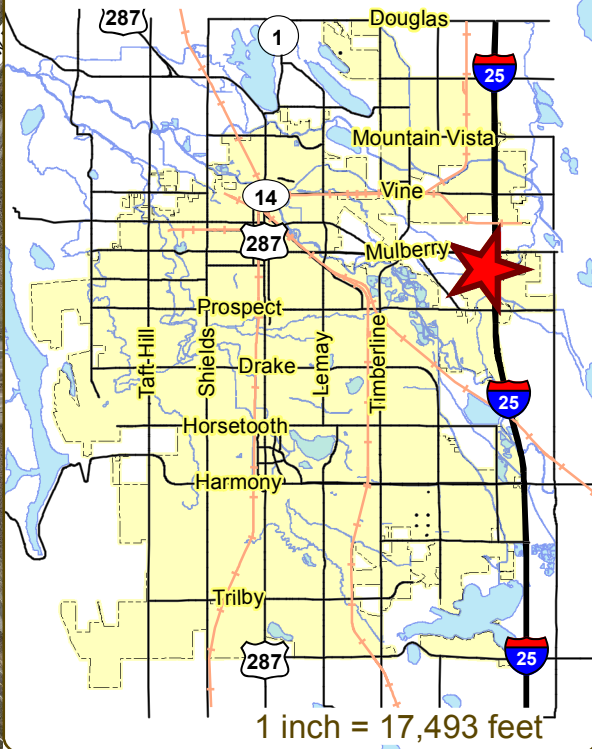
City of Fort Collins  
Building Services  
Plan Review  
970-416-2341



# 4333 E Mulberry

## Convenience Store with Fuel Sales

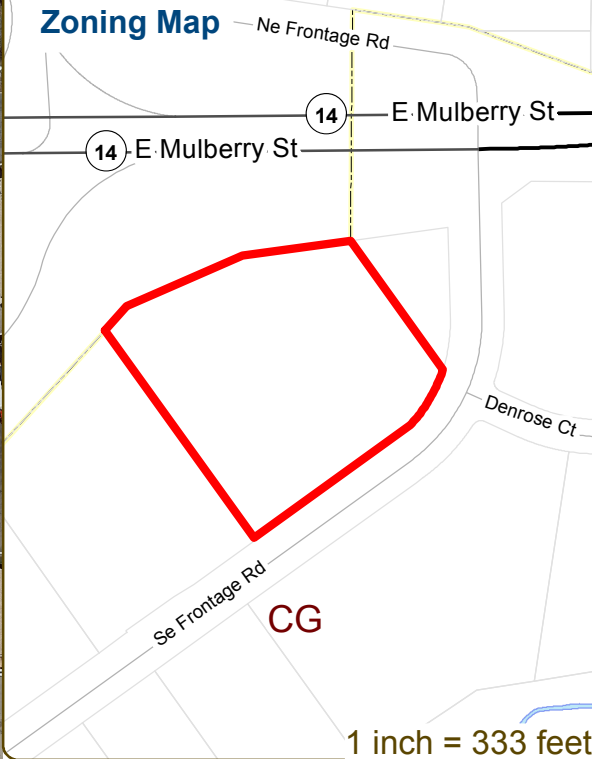
Vicinity Map



Aerial Site Map



Zoning Map



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





CONCEPTUAL REVIEW:  
APPLICATION**General Information**

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

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

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

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

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

**DON LILYQUIST, PERMITS MANAGER FOR MAVERIK, INC. APPLICANT**

**Business Name** (if applicable) **MAVERIK, INC**

**Your Mailing Address** **880 W. CENTER ST. NORTH SALT LAKE, UT 84054**

**Phone Number** **801-335-3851** **Email Address** **don.lilyquist@maverik.com**

**Site Address or Description** (parcel # if no address) **SW CORNER OF MULBERRY ST. & SE FRONTAGE ROAD 4333 E. MULBERRY ST. 8715000012**

**Description of Proposal** (attach additional sheets if necessary) **REMOVE EXISTING CF & G RESTAURANT AND BUILD 5,000 sq. FT. CONVENIENCE STORE WITH FUEL SALES**

**Proposed Use** **CONVENIENCE STORE w/ FUEL** **Existing Use** **RESTAURANT**

**Total Building Square Footage** **5046** **S.F. Number of Stories** **1** **Lot Dimensions** **2.46 ACRES**

**Age of any Existing Structures** **WEBSITE NOT WORKING**

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

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

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

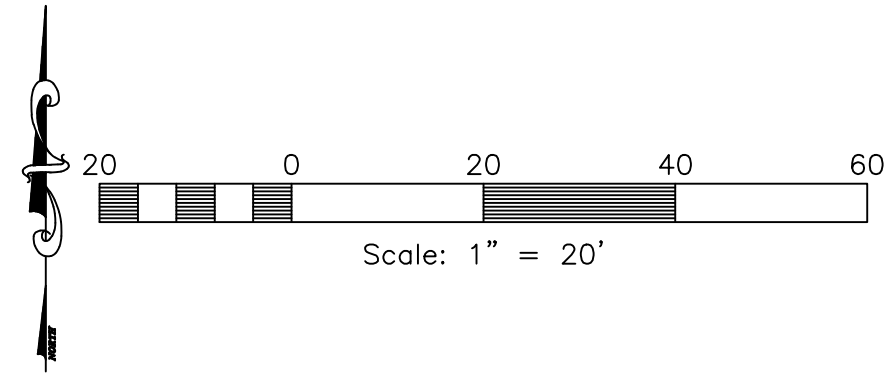
Info available on FC Maps: <http://qisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** \_\_\_\_\_ **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?





LEGEND:

 HATCH REPRESENTS LANDSCAPED AREAS. SEE PLANTING PLAN.

SITE DATA

PARKING	27 STALLS PROVIDED (2 A.D.A.) (Not incl. gas canopy locations)
MAVERIK PARCEL:	107,273 S.F. (2.46 ACRES)
BUILDING AREA:	5,046 S.F.
LANDSCAPE:	42,349 S.F. (0.97 ACRES) 39%
EX. ASPHALT AREA:	34,455 S.F (0.79 ACRES) 32%
ASPHALT AREA:	42,105 S.F (0.97 ACRES) 39%



CONSULTANTS



920 CHAMBERS STREET, SUITE 14,  
OGDEN, UTAH 84403  
TEL: (801) 421-3100  
FAX: (801) 621-2666  
www.reeve-assoc.com

LAND PLANNERS \* CIVIL ENGINEERS  
LAND SURVEYORS \* TRAFFIC ENGINEERS  
STRUCTURAL ENGINEERS \* LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-296

NOTE:

Bid documents should not be separated or issued as partial sets to subcontractors. Bidders are responsible for all portions of the documents that pertain to the work covered by sub-bids. Bidder assumes full responsibility for errors or misinterpretations resulting from use of partial sets of Bidding Documents by itself or any sub-bidder.

Conflicting information or errors found in the construction documents should be brought to the attention of the architect immediately so that questions and concerns may be clarified by addendum. In the event of a conflict in the drawings, bidder should not assume that the least expensive option will meet the project requirements.



STORE #???  
MAVERIK, Inc.  
Mulberry Street &  
Frontage Rd, Fort  
Collins, CO

#	DATE	DESC.

ISSUE:	03/02/15
PROJECT NO:	0
DRAWN BY:	TJH
CHECKED BY:	JNR

SHEET TITLE

Layout

CO

© 2015 DIXON

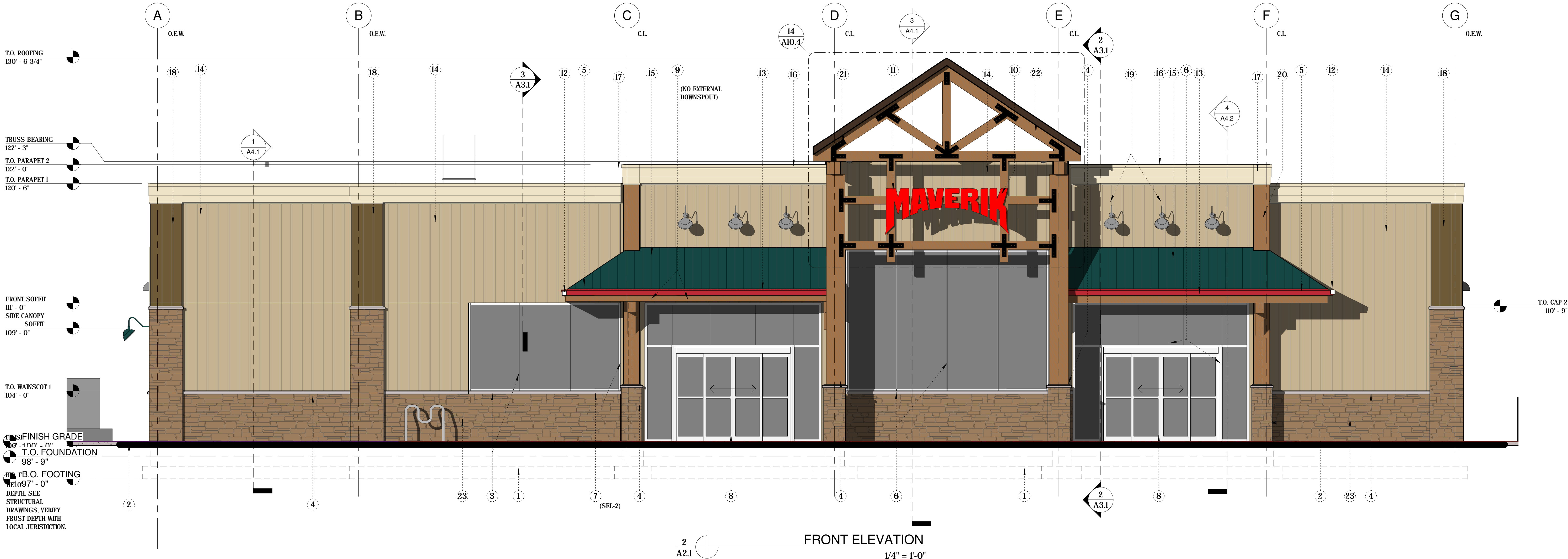




1  
A2.1 BUILDING PERSPECTIVE

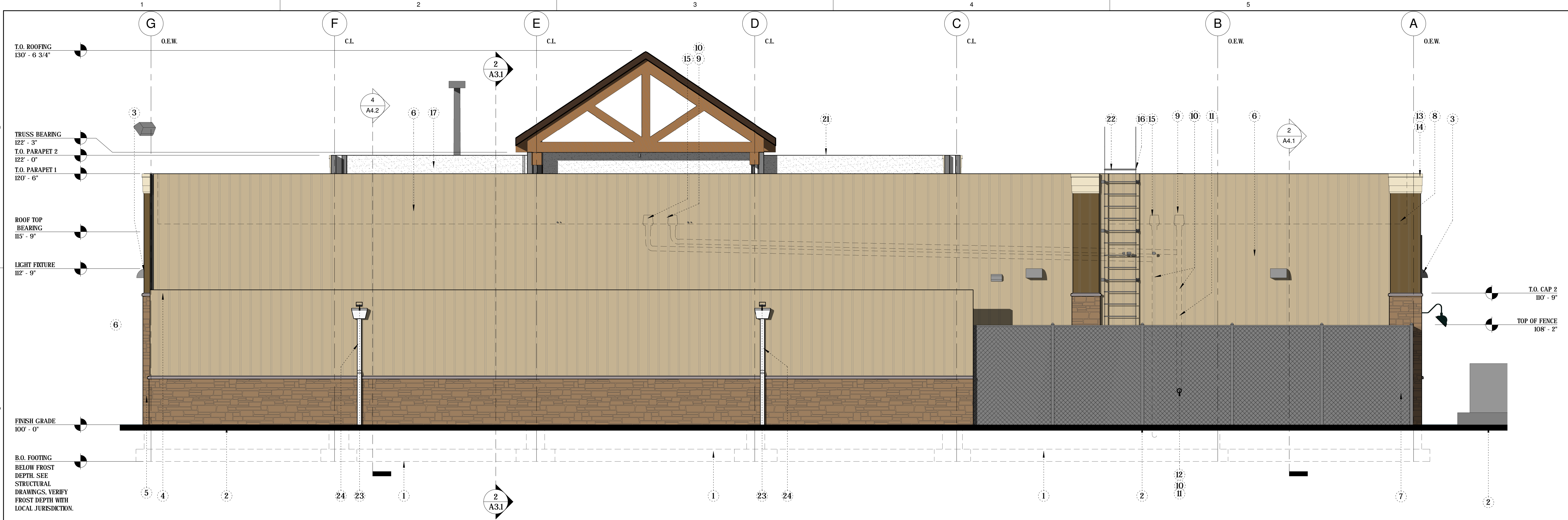
- KEYED NOTES.
1. CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS.
  2. EXTERIOR CONCRETE WALK WITH SAW CUT JOINTS ONLY. SLOPE 1:48 AWAY FROM THE BUILDING. SEE SITE PLAN FOR REINFORCEMENT AND LOCATION.
  3. SILKON GLAZING SEALANT.
  4. STONE VENEER SILL CAP (SEE COLOR SCHEDULE BR-1). SEE DETAIL 3/A-10.4 AND 1/A-7.1
  5. PRE-FINISHED METAL FASCIA, COLOR C-1
  6. STOREFRONT WINDOW FRAMING SYSTEM.
  7. CAULK ALONG DISSIMILAR MATERIALS.
  8. ALUMINUM ENTRY DOOR.
  9. PRE-FINISHED METAL SOFFIT, COLOR C-3
  10. OWNER SUPPLIED AND CONTRACTOR/VENDOR INSTALLED KONS.
  11. SEE ELECTRICAL PLANS
  12. HEAT TRACE THRU DRAIN PIPE, SEE ELECTRICAL PLAN. CONTROL BOX ON FACADE TO BE CENTERED OVER GUTTER. PAINT TO MATCH EIF.S.
  13. 26 GAUGE PRE-FINISHED METAL GUTTER (COLOR C-2). NO EXTERNAL DOWNSPOUTS. GUTTER SHALL ATTACH TO INTERNAL DOWNSPOUT WITH PREFRISHED METAL REDUCER STEM TO ATTACH TO 3" ABS PIPE WITHIN COLUMN. WITH NO-HUM CONNECTOR. AND OUT FRONT OF STORE UNDER FRONT SIDEWALK. HEAT TRACE THRU DRAIN PIPE. SEE ELECTRICAL PLAN SEE ARCHITECTURAL SITE PLAN TO SEE WHERE IT TERMINATES. SEE CIVIL AND PLUMBING DRAWINGS.
  14. FIBER CEMENT BOARD AND BATTEN BR-1. SEE FINISH SCHEDULE
  15. MBCI PRE-FAB. PRE-FINISHED ROOF PANELS, COLOR C-1
  16. 24 GAUGE PRE-FINISHED COPING SECURED TO 24 GAUGE PRE-FINISHED CONTINUE CONCEALED CLEAT ON OUTSIDE OF PARAPET. FASTEN CLEAT ON OUTSIDE OF PARAPET WITH GALVANIZED ROOFING NAIL AT 6" O.C. FASTEN INSIDE LEG OF COPING TO PARAPET WITH NEOPRENE GASKETED FASTENERS. ALL SEAMS TO BE STANDING SEAM. NO LAPS ALLOWED.
  17. MITER AND RETURN TO PARAPET WALL. SEE DETAIL 5/A-10.3
  18. FIBER CEMENT BOARD AND BATTEN BR-2. SEE FINISH SCHEDULE
  19. SURFACE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
  20. HEAVY TIMBER VENEER OVER LIQUID APPLIED AIR BARRIER OVER SHEATHING OVER METAL FURRING.
  21. STEEL GUSSET PLATES. TYPICAL FOR TIMBER CONNECTIONS, PAINTED (VERIFY WITH ARCHITECT). SEE STRUCTURAL
  22. WOOD TIMBER COLUMNS AND BEAMS, STAIN BEFORE ASSEMBLING; SEE ELEVATIONS AND STRUCTURAL DRAWINGS.
  23. STONE VENEER (BR-1 SEE COLOR SCHEDULE). SEE DETAIL 3/A-10.4 AND 1/A-7.1

ABBREVIATIONS:  
C.L. - CENTER LINE OF STRUCTURAL COLUMN.  
O.E.M. - OUTSIDE EDGE OF WALL.

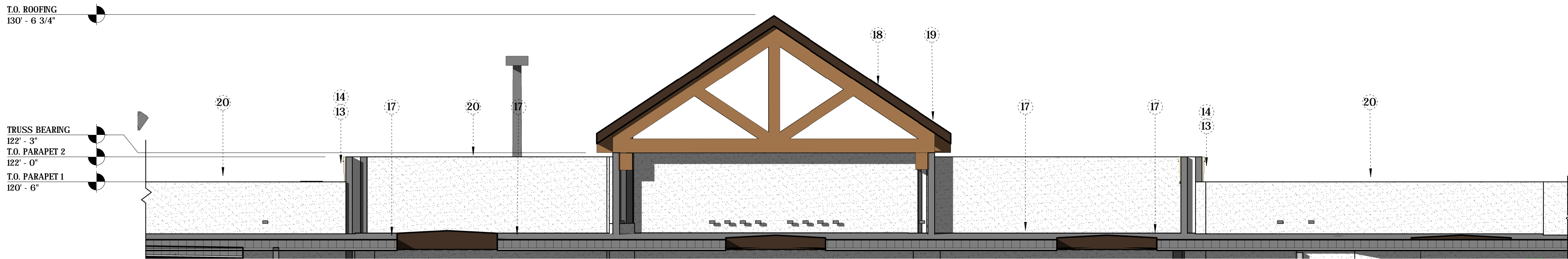




6/17/2015 10:09:48 AM



REAR ELEVATION  
1/4" = 1'-0"



PARTIAL FRONT WALL REAR  
VIEW ELEVATION  
1/4" = 1'-0"

KEYED NOTES

- 1 CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS.
- 2 EXTERIOR CONCRETE WALK WITH SAW CUT JOINTS ONLY. SLOPE 1:48 AWAY FROM THE BUILDING. SEE SITE PLAN FOR REINFORCEMENT AND LOCATION.
- 3 SURFACE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL.
- 4 OWNER SUPPLIED AND CONTRACTOR/VENDOR INSTALLED ICONS.
- 5 STONE VENEER (BR-1 SEE COLOR SCHEDULE), SEE DETAIL 3/A-10.4 AND 1/A-7.1
- 6 1-1/2" BATT BOARD; SEE COLOR SCHEDULE AND ELEVATIONS
- 7 8'-0" HIGH CHAIN LINK FENCE WITH GATE.
- 8 DASHED LINE IS LINE OF ROOF BEYOND.

KEYED NOTES

- 9 SECONDARY ROOF DRAIN ON ROOF BEYOND SEE PLUMBING DRAWINGS.
- 10 HEAT TRACE THRU DRAIN PIPE. SEE ELECTRICAL PLAN. CONTROL BOX ON FACADE TO BE CENTERED OVER GUTTER. PAINT TO MATCH EIFS.
- 11 SEE MECHANICAL/PLUMBING PLANS.
- 12 CAST BRONZE DOWNSPOUT NOZZLE.
- 13 MITER AND RETURN TO PARAPET WALL. SEE DETAIL 5/A-10.3
- 14 COLOR TO BE BB-3, SEE COLOR SCHEDULE ON SHEET A-8.1
- 15 PRIMARY ROOF DRAIN ON ROOF BEYOND, SEE PLUMBING DRAWINGS.
- 16 ROOF ACCESS LADDER WITH LOCKED SECURITY GATE. BLOCKING REQUIRED. SEE DETAIL 8/A-10.2

KEYED NOTES

- 17 SINGLE-PLY ROOFING MEMBRANE OVER RIGID POLYISOCYANURATE INSULATION, SEE ROOF PLAN AND SPECS. WRAP MEMBRANE UP UNDER PARAPET CAP, TYP.
- 18 MBCI PRE-FAB, PRE-FINISHED ROOF PANELS. COLOR C-1
- 19 WRAP MEMBRANE OVER THE WALL AND UNDER ALL OF THE METAL ROOFING.
- 20 24 GAUGE PRE-FINISHED COPING SECURED TO 24 GAUGE PRE-FINISHED CONTINUE CONCEALED CLEAT ON OUTSIDE OF PARAPET. FASTEN CLEAT ON OUTSIDE OF PARAPET WITH GALVANIZED ROOFING NAIL AT 6" O.C. FASTEN INSIDE LEG OF COPING TO PARAPET WITH NEOPRENE GASKETED FASTENERS. ALL SEAMS TO BE STANDING SEAM. NO LAPS ALLOWED.
- 21 WRAP MEMBRANE UP UNDER CAP. TYP.
- 22 PROVIDE TOP PLATFORM OVER PARAPET.

KEYED NOTES

- 23 ROOF SCUPPER
- 24 ROOF DOWNSPOUT TO TIE INTO STORM DRAIN

ABBREVIATIONS:  
C.L. - CENTER LINE OF STRUCTURAL COLUMN.  
O.E.M. - OUTSIDE EDGE OF WALL.

GENERAL NOTES

- A SEE GENERAL NOTES ON SHEET TL2 FOR ADDITIONAL REQUIREMENTS
- B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
- C OWNER TO SELECT SIDING COLOR AND TEXTURE. INSTALL AS PER ELEVATIONS. MATCH EXISTING.
- D FINISH ROOF TO BE ASPHALT SHINGLES. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. MATCH EXISTING ROOF FINISH.
- E PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
- F COORDINATE ALL BEARING ELEVATIONS WITH ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
- G SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- H OWNER TO SELECT BRICK FOR BRICK VENEER. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C. SEE GENERAL MASONRY NOTES.
- I OWNER TO SELECT STUCCO COLOR AND TEXTURE. INSTALL AS PER ELEVATIONS.
- J SEE ROOF FRAMING PLAN FOR ALL ROOF SLOPES.
- K OWNER TO SELECT ROCK FOR ROCK VENEER. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C. SEE GENERAL MASONRY NOTES.
- L OWNER TO SELECT EIFS, COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C.
- M MASONRY VENEER TO BE TIED TO FRAMING WITH MASONRY TIES @ 16" O.C. EACH WAY.
- N PROVIDE ARCHITECTURAL ASPHALT SHINGLE FOR FINISH ROOF AT FRONT AND SIDE CANOPIES.
- O ALL METAL ROOFING AS PER METAL BUILDING MANUFACTURER.
- P PROVIDE CLASS 'B' ARCHITECTURAL ASPHALT SHINGLES. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- Q IF BRICK IS USED THEN BRICK SHALL BE AS PER OWNER. SEE GENERAL MASONRY NOTES. MASON TO REVIEW DETAILING REQUIREMENTS WITH OWNER. ALL MASONRY TO BE INSTALLED AS REQUIRED BY I.R.C.
- R OWNER TO SELECT SIDING FOR EXTERIOR. INSTALL AS PER ELEVATIONS.
- S COORDINATE WITH DENTAL EQUIPMENT DRAWINGS FOR ALL SERVICE REQUIREMENTS OF ALL EQUIPMENT.
- T FINISH ROOF TO BE CONCRETE TILE AS PER OWNER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- U PROVIDE CROWN MOLD AT ROOF SOFFIT AS INDICATED. COORDINATE WITH ELECTRICAL FOR RECESSED CANS IN SOFFIT.
- V NEW FLOOR HEIGHT TO MATCH HEIGHT OF EXISTING FLOOR.

FFKR  
ARCHITECTS

bogue building  
730 pacific avenue  
salt lake city  
Utah 84104

801-521-6186  
801-539-1916  
ffkr.com

ADVENTURE'S FIRST STOP  
MAVERIK

FORT COLLINS MAVERIK  
MULBERRY STREET AND FRONTAGE ROAD  
FORT COLLINS, COLORADO 80524

SEAL

DATE STATUS

06/17/2015

DATE REVISION

PROJECT NUMBER

FILE

DRAWN BY Author

CHECKED BY Checker

SCALE As indicated

ARCHITECTURAL  
ELEVATIONS

A2.2





- ABBREVIATIONS:  
C.L. - CENTER LINE OF STRUCTURAL COLUMN.  
O.E.M. - OUTSIDE EDGE OF WALL.

FORT COLLINS MAVERIK  
MULBERRY STREET AND FRONTAGE ROAD  
FORT COLLINS, COLORADO 80524

ARCHITECTURAL  
ELEVATIONS

### A2.3





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

970.221.6750  
970.224.6134 - fax  
[fcgov.com](http://fcgov.com)

August 07, 2015

Dustin Couture  
315 S Impala Dr  
Fort Collins, CO 80521

**Re:** 2120 Falon Dr - Replat

**Description of project:** This is a request to subdivide the property at 2120 Falcon Dr (Parcel #9728100025). The proposal calls for the creation of two parcels: one to the north of the ditch and one to the south. A new single-family home would then be built on the northern lot. The parcel is located in the Urban Estate (UE) zone district. This proposal will 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](mailto:cfrickey@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

1. Urban Estate zoning requires a half acre per lot. The minimum lot width is 100 feet.
2. Building setbacks in UE are: front yard 30 feet, rear yard 25 feet, side yard 20 feet.
3. LUC 3.5.2(D) Garage standards do apply.

**Department: Water-Wastewater Engineering**

**Contact:** Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)

1. Existing water and sewer mains in the vicinity include a 16-inch water main in Falcon Drive and a 12-inch water main in Taft Hill Road. A 12-inch sewer main is located in Taft Hill Road which is stubbed into Falcon Drive just west of the intersection.
2. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
3. Development fees and water rights will be due at building permit.



**Department: Traffic Operations**

**Contact: Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@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. The exiting sight distance from the existing driveway onto Taft Hill looks problematic due to the existing fence. Since the use of the driveway is increasing from just a field access to a single family home, the fence may need to be adjusted to meet sight distance standards.

**Department: Stormwater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. If there is an increase in imperviousness greater than 1000 square feet a drainage study, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. If there is less than 1,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
2. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required. Single Family lots that are under the assumed impervious area in the City of Fort Collins Drainage Master Plan are not required to provide quantity detention.
3. 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 for 50% of the new impervious area and 25% of new paved areas must be pervious. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
4. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found 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.
5. The design of this site must conform to the drainage basin design of the Spring Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.



**Department: Fire Authority**

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

**1. FIRE LANES**

Fire access is required to within 150' of all portions of the residential building. Depending upon location of building footprint, an emergency access easement may be required. 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.

**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.
- 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.

**2. WATER SUPPLY**

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant will be required within 400' of the new, single-family home. When a hydrant cannot be located within the maximum allowable distance, the home may be equipped with a residential fire sprinkler system to offset the deficiency. 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.

**3. PREMISE IDENTIFICATION**

The new residence shall be addressed separately and posted on the structure and at the road. 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: Kelly Kimple, , [kkimple@fcgov.com](mailto:kkimple@fcgov.com)**

1. As the proposal is only to replat, Environmental Planning has no comments at this time. Prior to the parcel to the north being developed, an Ecological Characterization Study may be required per Section 3.4.1 (D)(1), as the site is within 500 feet of a known natural habitat or feature (Pleasant Valley Ditch).

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)**

1. Marc Virata [mvirata@fcgov.com](mailto:mvirata@fcgov.com) or 221-6567 will be the Engineer assigned to this project. Please contact him if you have further questions regarding the engineering comments or requirements.
2. 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.
3. 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>
4. 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.
5. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do. Additionally, it appears that the south facing access ramp along Taft Hill Road at the intersection of Falcon Drive abutting the property will need to be replaced.
6. 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>
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Depending on the existing determined right-of-way for both Taft Hill Road and Falcon Drive, additional right-of-way dedication for these streets may be required. A 15 foot utility easement behind the final determined Taft Hill Road right-of-way along with a 9 foot utility easement behind the final determined Falcon Drive right-of-way is required. Additional easement may need to be dedicated beyond the 15 and 9 feet to provide utility service to the development.
8. Utility plans may be required and a Development Agreement will be required and recorded once the project is finalized.
9. The overall parcel has street frontage along Falcon Drive which is currently unimproved and is an obligation of the overall property to design and construct in accordance with 24-95 of the City Code. With the property being subdivided and the northern portion looking to develop (under the presumption that the northern lot would not have Falcon Drive frontage, be developed only as one single family development, and not connect to Falcon Drive), the obligation for Falcon Drive will be addressed in the development agreement for the replat/overall property as being tied to building permit at time of development/redevelopment



of the southern lot.

10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site for any public improvements.
11. The construction of the driveway entrance off of Taft Hill Road will need to be looked at for sight distance and safety criteria in accordance with requirement in LCUASS.
12. The ditch that runs through the property would require that the ditch company sign off on the plat and any associated construction drawings.

**Department: Electric Engineering**

**Contact: Luke Unruh, 9704162724, [lunruh@fcgov.com](mailto:lunruh@fcgov.com)**

1. System modification, development and capacity charges will apply at owner's expense.
2. Light & Power has single phase overhead facilities along Falcon Dr. that currently provides power to the existing house. To provide power to the proposed house, it might be easier to use the underground facilities along Taft Hill Rd. Due to the ditch crossing and possible easement that may be needed.
3. Please contact Light and Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>

**Planning Services**

**Contact: Clay Frickey, 970-224-6045, [cfrickey@fcgov.com](mailto:cfrickey@fcgov.com)**

1. The new lot shall have a lot width of at least 100' per Land Use Code section 4.2(D)(2)(a).
2. The new home will need to be setback at least 30 feet from Taft Hill per Land Use Code section 3.5.2(E)(1).
3. 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.
4. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
5. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
6. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
7. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.



8. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
9. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.