

Conceptual Review Agenda

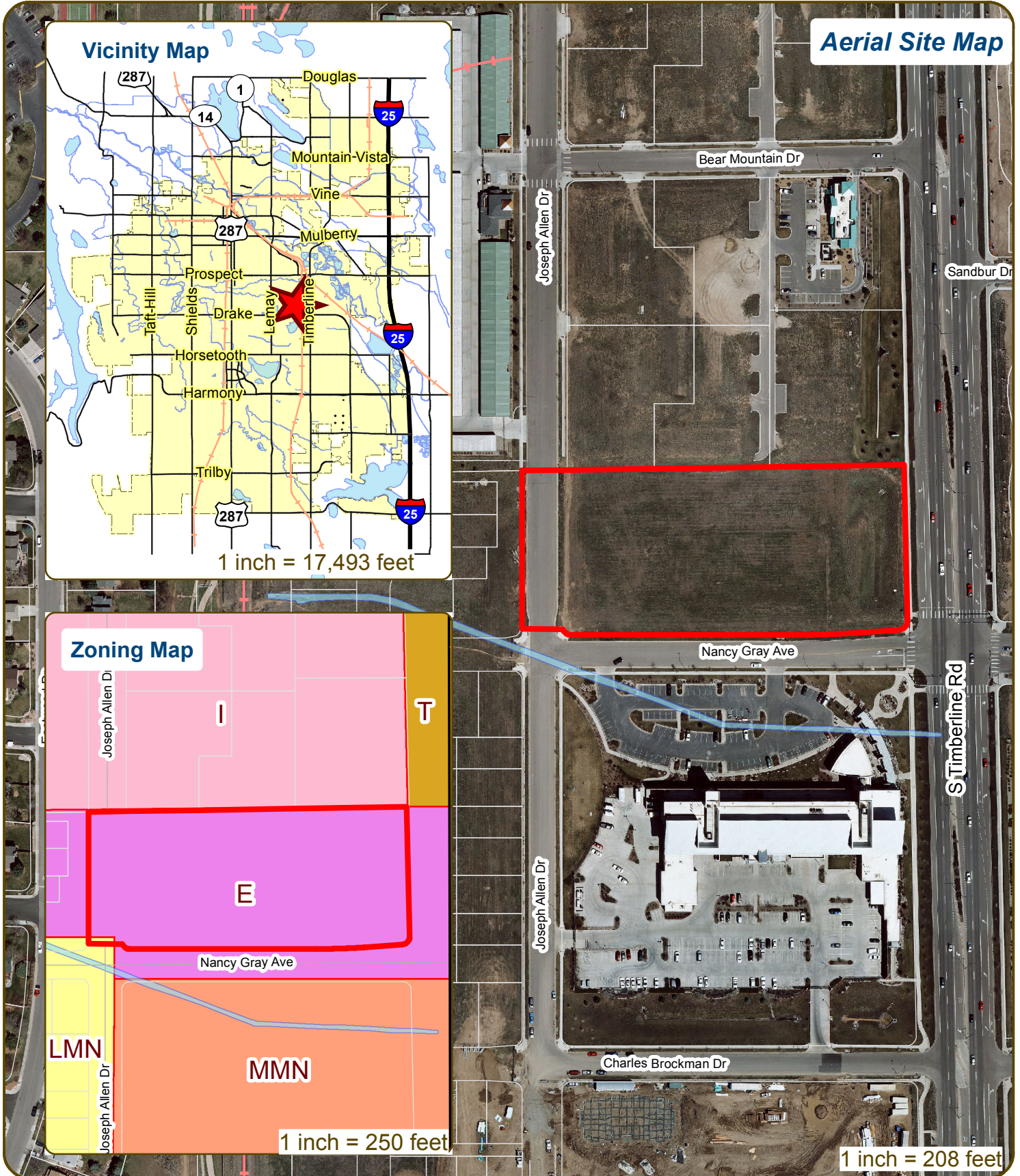
Schedule for 09/21/15 to 09/21/15

281 Conference Room A

Monday, September 21, 2015

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Spring Creek Farms North - Self-Storage CDR150061	Garvin Gould (720) 503-8848 structures54@yahoo.com	This is a request to construct a self-storage facility at Spring Creek Farms North (parcel #8719423004). The self-storage facility will be a 3-story building with a 41,600 sq. ft. footprint. The project will also contain enclosed RV storage and an area for boat storage. The site is located in the Employment (E) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Ryan Mounce
10:15	Flatiron - Mixed-use CDR150062	Cathy Mathis (970) 532-5891 cathy@tbgroupp.us	This is a request to construct a mixed-use neighborhood at Horsetooth and Ziegler (Parcel #s 8728000003 and 8728000009). The project will be comprised of a variety of residential developments ranging from 4-9 du/acre on the LMN parcels and 12 du/acre on the MMN parcel. A portion of the proposed development will require annexation. The parcel in the City is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Annexation & Initial Zoning.	Clark Mapes
11:00	3038 S College Ave - Gas Station CDR150063	Gregg Burnett (508) 229-0032 gburnet@greenbergfarrow.com	This is a request to redevelop the gas station at 3038 S College Ave (parcel #9725244001). The existing storefront will be demolished and re-built. The canopy, pumps, and underground tanks will remain. The site is located in the General Commercial (CG) zone district. This proposal will be subject to a Minor Amendment.	Ted Shepard

Spring Creek Farms North Self-Storage



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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.

BOLDDED 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) _____

GARVIN BOULD & DAX GERLEN, GENERAL PARTNERS

Business Name (if applicable) MIRAGE DEVELOPMENT LLC

Your Mailing Address 4833 FRONT STREET, B407, CASTLE ROCK, CO 80104

Phone Number (720) 503-8848 Email Address STRUCTURES54@YAHOO.COM

Site Address or Description (parcel # if no address) SPRING CREEK FARMS NORTH, PARCEL C (3.28 ACRES) N.W. CORNER OF TIMBERLINE & NANCY GRAY AVENUE

Description of Proposal (attach additional sheets if necessary) 3 STORY HIGH-END CLIMATE CONTROL SELF STORAGE - 41,600 SF/FLOOR = 124,800 SF; ENCLOSED RV STORAGE - 10,000 SF; CANOPY BOAT STORAGE - 7,200 S.F.

Proposed Use CLIMATE CONTROL SELF STORAGE /RV/BOAT Existing Use VACANT LAND

Total Building Square Footage 142,000 S.F. S.F. Number of Stories 3/1 Lot Dimensions 256' x 558'

Age of any Existing Structures NONE

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

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

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

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

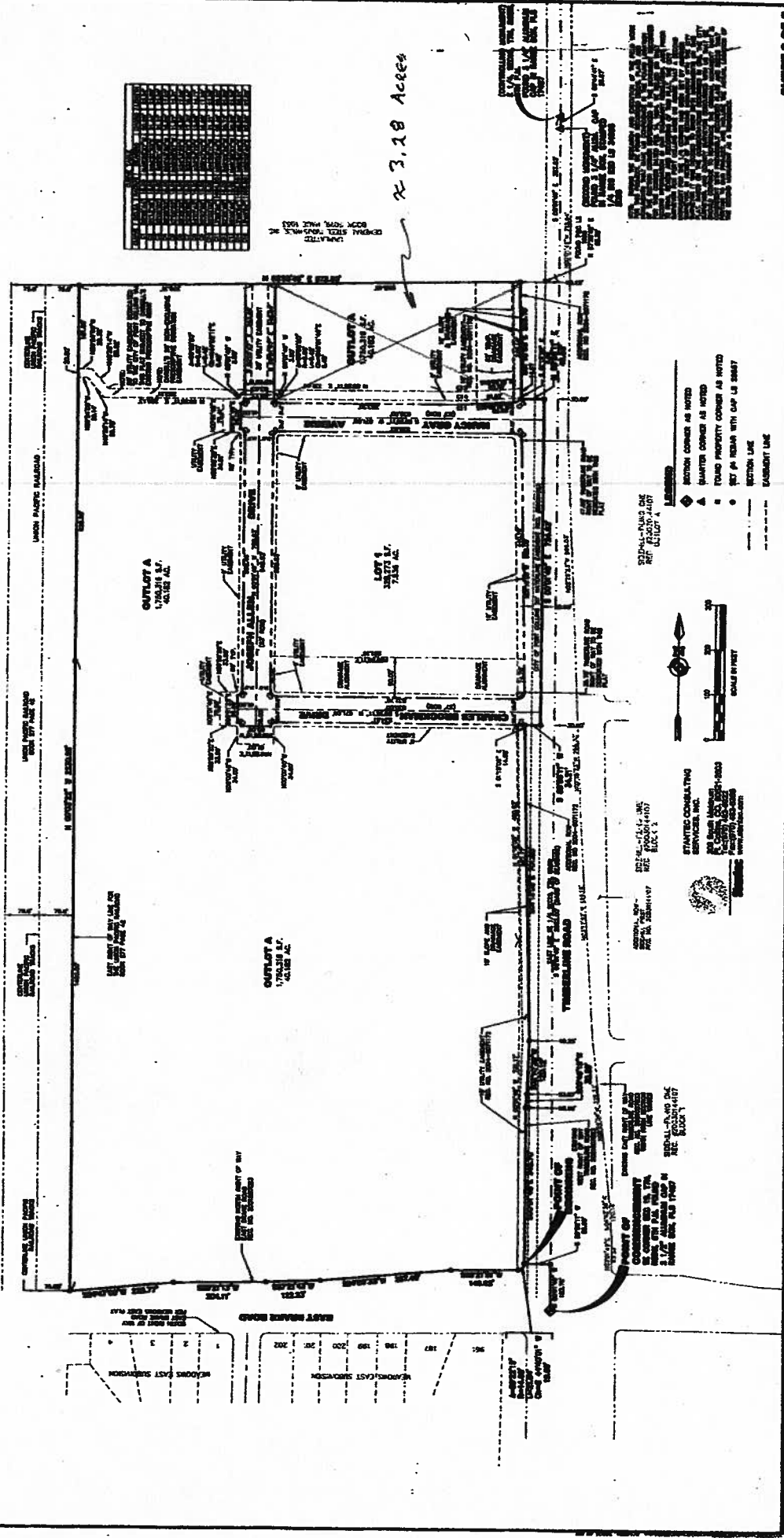
Increase in Impervious Area FAR: 41% = 58,800 S.F. w/ UNDERGROUND TANK DETENTION S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

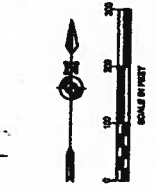
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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

MIRAGE DEVELOPMENT LLC, GARVIN H. BOULD, GENERAL PARTNER 8/12/15

PLAT OF
SPRING CREEK FARMS NORTH
 A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7
 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS,
 COUNTY OF LARIMER, STATE OF COLORADO



- LEGEND**
- ◻ SECTION CORNER AS NOTED
 - △ QUARTER CORNER AS NOTED
 - TRUSS PROPERTY CORNER AS NOTED
 - SET 1/4 REAR WITH CAP 1/4 2847
 - SECTION LINE
 - - - - - EAST/WEST LINE

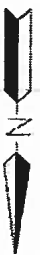
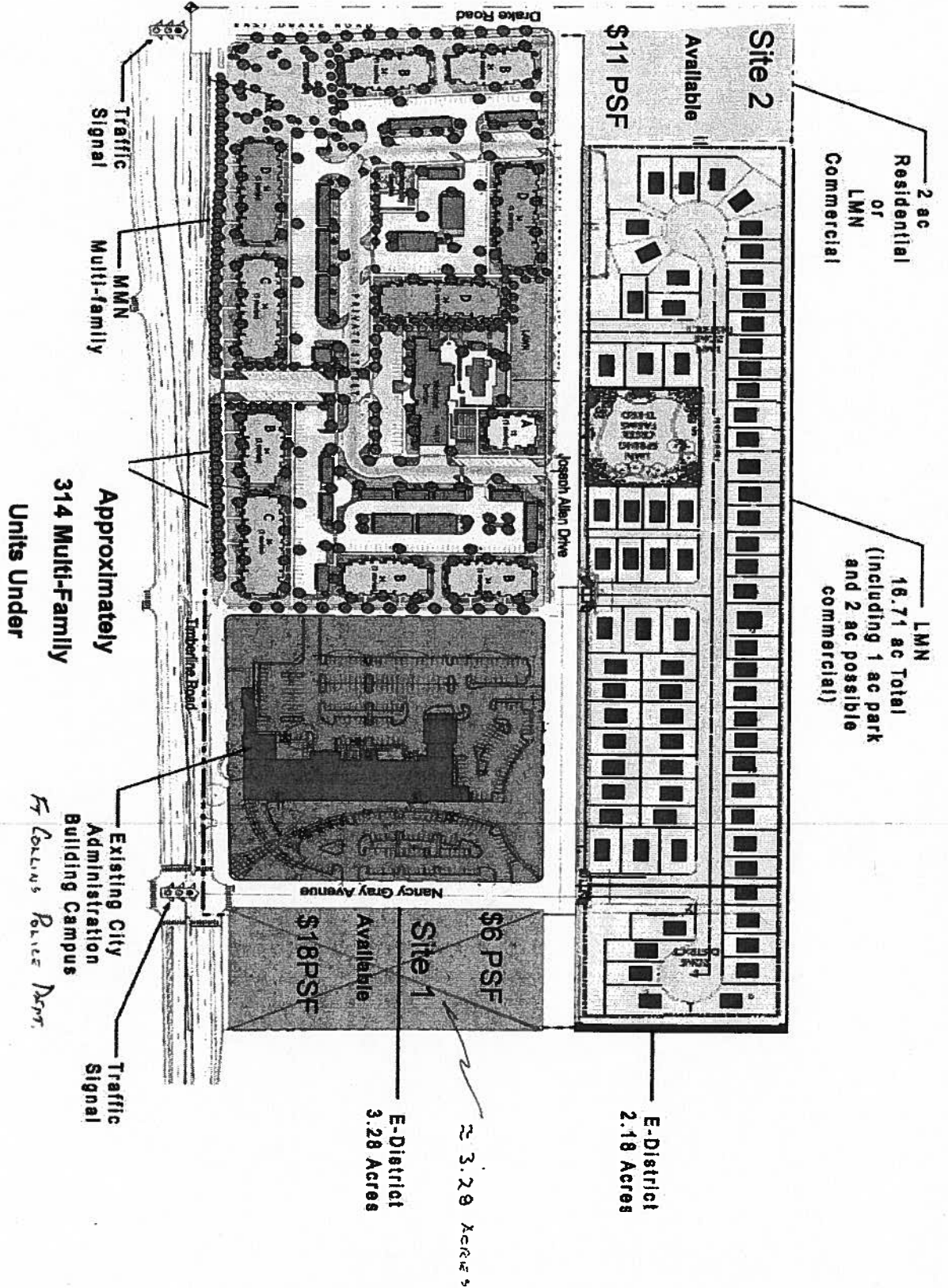


ESTIMATED CONSULTING
 SERVICES, INC.
 1000 W. WYOMING STREET
 FORT COLLINS, CO 80501-1000
 PHONE: 970-221-1000
 FAX: 970-221-1001

PROPERTY OF
 COMPANY OF
 1000 W. WYOMING STREET
 FORT COLLINS, CO 80501-1000
 PHONE: 970-221-1000
 FAX: 970-221-1001

RECORDING OF
 REC. 000004417
 REC. 000004417

Spring Creek Farms North Concept Plan



100
50
35
20

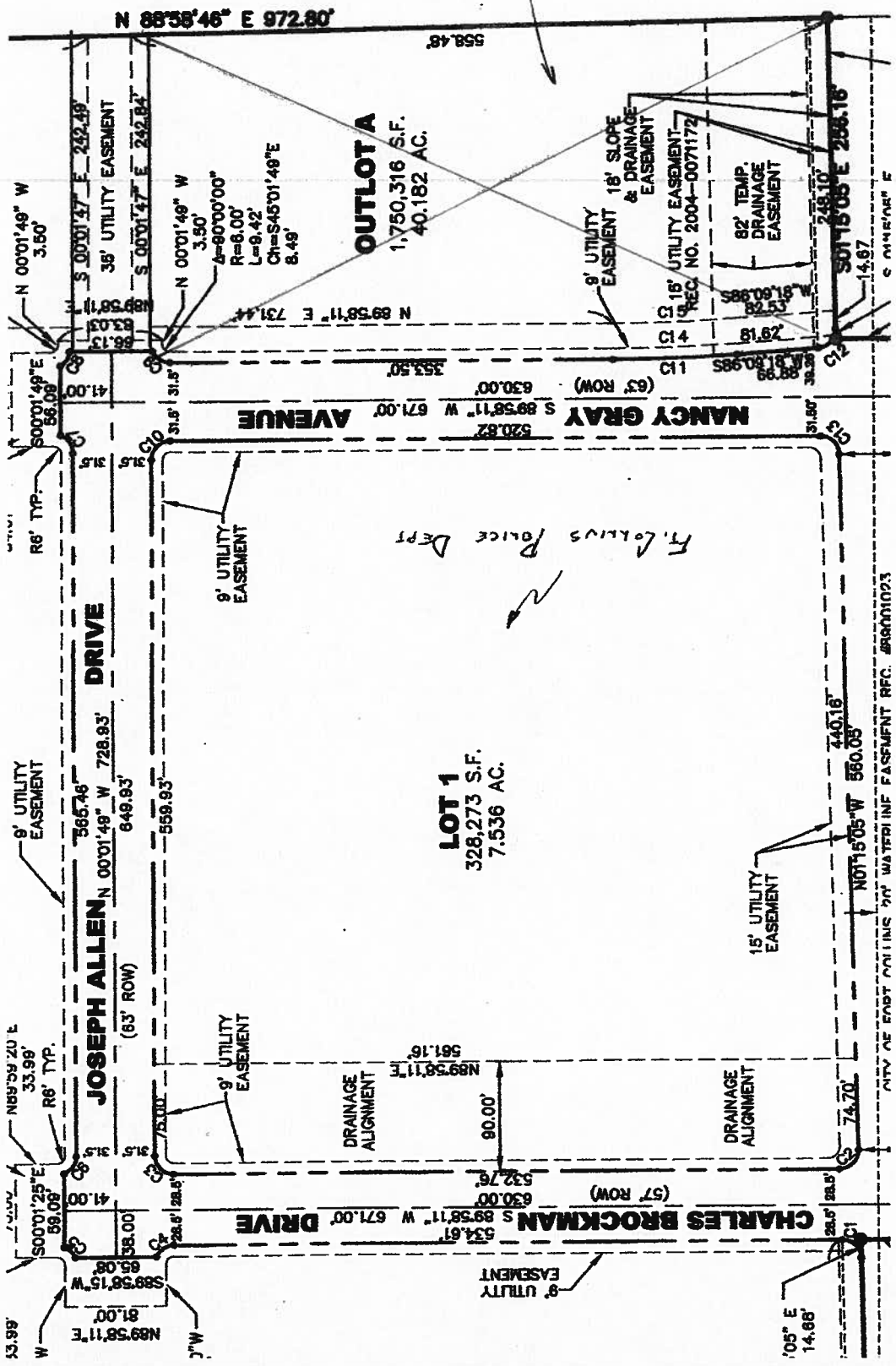
C13	89°48'44"	15.00	N45°38'27"W
C14	3°48'54"	1485.50	N88°03'44"E
C15	3°48'54"	1485.50	N88°03'44"E

UNPLATTED
GENERAL STEEL INDUSTRIES, INC.
BOOK 2099, PAGE 1053

SPRING CREEK FARMS NORTH

≈ 3.28 ACRES

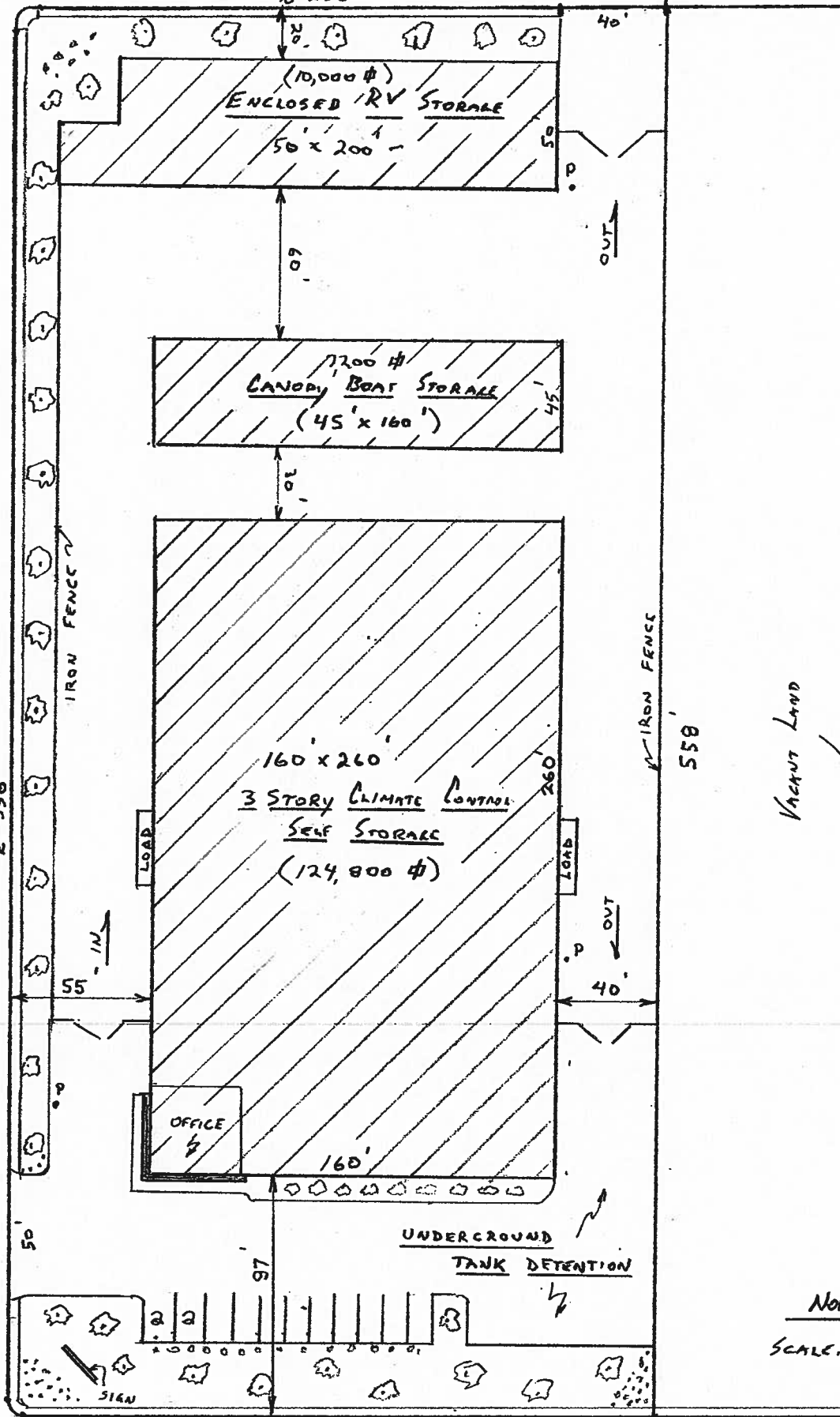
VACANT LAND



CITY OF EAST OAKLAND BY WATERLINE EASEMENT REC. 288001023

JOSEPH ALLEN DR

≈ 256'



FT. COLLINS POLICE DEPT

Nancy Gray Avenue

≈ 558'

IRON FENCE

IRON FENCE

558'

VACANT LAND

160' x 260'
3 STORY CLIMATE CONTROL
SELF STORAGE
(124,800 sq ft)

(10,000 sq ft)
ENCLOSED RV STORAGE
50' x 200'

7,200 sq ft
CANOPY BOAT STORAGE
(45' x 160')

OFFICE

UNDERGROUND
TANK DETENTION

STAN

256'

TIMBERLINE AVE.

NORTH

SCALE: 1" = 60'

MIRAGE DEVELOPMENT LLC
(FT. COLLINS SELF STORAGE)
FIELDSTONE 1/242 8/12/15



October 01, 2015

Garvin Gould
Mirage Development, LLC
4833 Front Street
B403
Castle Rock, CO 80104

Re: Spring Creek Farms North - Self-Storage

Description of project: This is a request to construct a self-storage facility at Spring Creek Farms North (parcel #8719423004). The self-storage facility will be a 3-story building with a 41,600 sq. ft. footprint. The project will also contain enclosed RV storage and an area for boat storage. The site is located in the Employment (E) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ryan Mounce, at 970-224-6186 or rmounce@fcgov.com.

Comment Summary:

Department: Zoning

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

1. While mini (self storage) facilities are permitted this doesn't appear to fully meet that description. Canopy boat storage suggests that this isn't fully enclosed therefore it's considered outdoor storage which isn't permitted in the E zone.
2. Mini storage facilities are generally not much more than individual spaces of no more than 400-500 s.f. a piece. Generally these only hold small RV's. We'll need more information on the sizes of individual units holding the RV's.
3. Large single buildings are now used for mini storage with ground floors reserved for exterior accessed "garage" like units and 2nd and 3rd floor accessed by elevator for individuals with smaller storage units. We'll need more information on the large building.
4. Note that even Mini Storage facilities are secondary uses and must meet the requirement in LUC 4.27(D)(2).
5. Mini storage facilities are generally 1 to 2 stories with full visual screening from other properties and the ROW. This is accomplished by walls, buildings, and landscaping. Buildings are not placed in the center, particularly large ones. So placement of the buildings is critical.

6. Related is the placement of parking. An example is the mini storage down the street on Joseph Allen Dr. The general parking lot is not meant to be seen from the public ROW therefore the parking lot shown along Timberline would not be permitted.
7. The proposed access point on Nancy Gray is too close to that street's and Timberline Road's intersection.

Department: Water-Wastewater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

1. Existing water mains in the vicinity include an 8-inch water main in Nancy Gray Avenue and an 8-inch main near the western boundary. Existing sanitary sewer mains in the vicinity include an 8-inch main near the western boundary.
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

1. This type of use was expected with Spring Creek Farms north, and traffic was evaluated with that approval. Given the limited traffic generated by self storage, no further traffic review is anticipated to be needed.
2. The access location shown is too close to Timberline. The location will need to meet access spacing standards, and should ideally align with the Police Services access across the street.
3. Missing sidewalks will need to be added.
4. Parcels to the north of this parcel have an 'alley' type north/south roadway. Will this be continued through this parcel or not?

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@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. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.

4. Low Impact Development (LID) requirements 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. 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>
5. The site was included in the Overall Drainage Report for Spring Creek Farms North. Quantity detention and standard water quality mitigation are accounted for in the neighborhood detention basin. The proposed site plan must meet the assumed impervious area and drainage patterns or on-site mitigation will be required.
6. The application proposes to eliminate the existing detention basin and provide underground detention. The existing basin provides detention and water quality mitigation for other parcels besides this site. The City of Fort Collins has not determined at this time if this will be an acceptable application for underground detention.
7. 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.
8. The design of this site must conform to the drainage basin design of the Foothills Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of all buildings. Access distances cannot be measured from an arterial road and an Emergency Access Easement will be required on the property. Buildings greater than 30' in height have additional access requirements. 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.

> 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. AERIAL FIRE APPARATUS ACCESS ROADS FOR BUILDINGS OVER 30' IN HEIGHT

WHERE REQUIRED

> IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

AERIAL FIRE APPARATUS ACCESS ROADS - WIDTH

> IFC D105.2; FCLUC 3.6.2(B)2006; and Local Amendments: Aerial fire apparatus access roads shall have a minimum unobstructed width of 30 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

AERIAL FIRE APPARATUS ACCESS ROADS - PROXIMITY TO BUILDING

> IFC D105.3: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

3. SECURITY GATES

Gate access is required for emergency response purposes and a plan will need to be submitted for review and approval before building permit. Code language and gate requirements provided below.

> IFC 503.6: The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

> IFC D103.5: Gates securing fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width for vehicle access shall be 20 feet.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with an unapproved padlock, or chain and padlock, unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.

9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

4. WATER SUPPLY

A hydrant is required within 300' of any commercial building. The current utility infrastructure appear to meet this requirement however applicant shall verify hydrant location, volume and pressure. 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.

5. FIRE CONTAINMENT

Buildings which exceed 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. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

6. 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

7. HAZARDOUS MATERIALS

Storage of hazardous materials is not allowed without review and approval by the fire marshal.

8. PREMISE IDENTIFICATION

2012 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.

9. OTHER COMMENTS

Other fire department comments may be necessary at time of building permit.

Department: Environmental Planning

Contact: Kelly Kimple, , 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 low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.
2. 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:

1. ClimateWise program: <http://www.fcgov.com/climatewise/>

2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): http://www.fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com

3. Green Building and the Climate Action Plan:

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

4. Nature in the City Strategic Plan: <http://www.fcgov.com/planning/natureinthecity/>

key=advanceplanning/natureinthecity/, contact Lindsay Ex at 970-221-6767 or lex@fcgov.com

5. Certified Natural Areas program:

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

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. Per the notes on the original plat (Spring Creek Farms North) this lot will need to be platted as a part of the project. Note identifies shall be platted prior to the issuance of any building permit
6. 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 (It currently looks as if the 9 foot utility easement along Joseph Allen Drive is needed).
7. The proposed driveway location onto Nancy Gray Ave is located too close to Timberline Road. The most probable access location is one that lines up with the driveway into the police station. Access points will need to meet separation requirements from intersections and other existing access points.
8. The project will be responsible for the design and installation of the missing detached sidewalk along Joseph Allen Drive.
9. You will want to verify the location and depth of the irrigation pipe prior to proposing any fencing in this location. Also will need to get approval from Cargil to fence over or within their easement.
10. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
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. 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.

14. 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.
15. Any gate structures will need to be located far enough into the site that vehicles stopping at the gate do not block public sidewalks and impact the functions of the public street.

Department: Electric Engineering

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

1. Power is available from the southeast and southwest part of the property. It will need to be determined whether three phase or single phase service will need to be provided.
2. New development charges will apply for commercial use. A link to our Electric Development Fee Estimator is below:

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>

3. Please review our Electric Construction, Policies Practices and Procedures. A link to this document is below:

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

Planning Services

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

1. The proposal is located in the Employment (E) zone district, which is intended primarily for a variety of workplaces. Although the Employment zone allows secondary uses like enclosed mini-storage, it is limited to a maximum of 25% of the area of each employment zone district.

This proposal would exceed the 25% secondary use threshold when considering the recently-approved residential development to the west across Joseph Allen Drive. A modification of standard would be required to exceed the 25% limit. Based on preliminary proposal information, staff is unlikely to support a modification without a mixed-use component that also included a primary employment use.

2. Secondary uses can be combined with a ground-floor primary use (i.e. office space) and the remaining secondary use above is not counted against the 25% zone district limit.
3. More information is needed on the design and function of the RV and Boat storage. Is this within fully enclosed structures? At a minimum, if this type of storage is partially visible or open on any side, the use is not permitted in the Employment zone.
4. The design of mini-storage facilities will also be important. In the Employment zone, such buildings that face public streets must be lined with extensive landscaping or human-occupied areas of the project, such as the front office. Building design and articulation standards should also be considered, and can be found in Section 3.5.3(D) & 3.5.3(E).
5. The proposal would also need to comply with Land Use Code Sections 3.5.3(C)(2) & 3.5.3(C)(2)(c) which would require moving the building closer to the corner of the Timberline

& Nancy Gray intersection and removing any vehicle use area between the front of the building and the streets. It is understood the building may need to sit further back from Timberline to respect the existing drainage area.

6. The development of this site would require the installation of canopy shade trees along the three bounding streets, as well as the sidewalk along Joseph Allen Drive.
7. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
8. 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.
9. 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>.
10. 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.
11. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
12. 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.
13. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

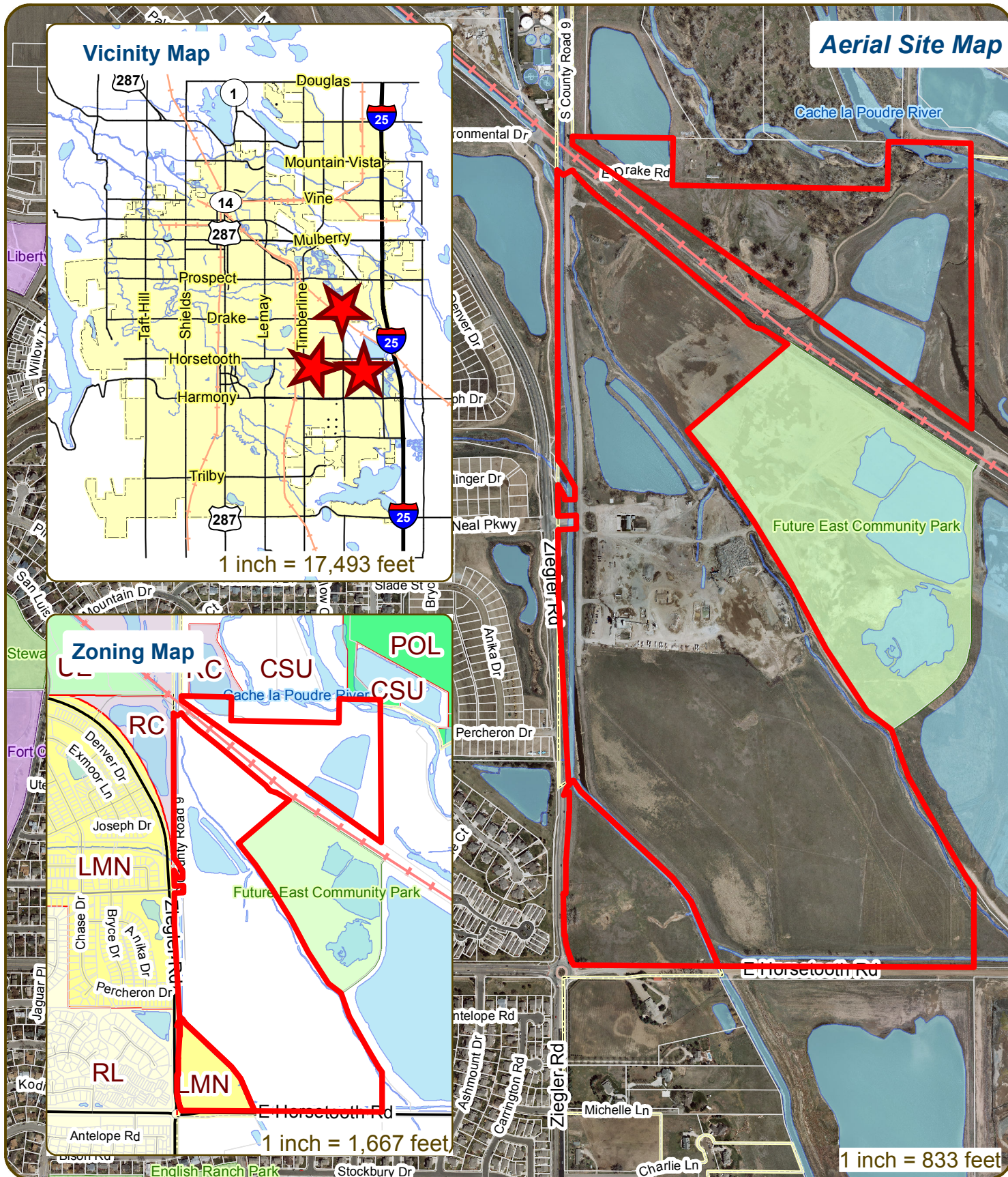
Energy Code Use

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

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

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

Flatiron Mixed-Use



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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) Cathy Mathis - TB Group

Bill McDowell, Cottonwood Land and Farms, LLC

Business Name (if applicable)

Your Mailing Address 444 Mountain Avenue Berthoud CO 80513

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) Parcel # 87280-00-003 and 87280-00-009

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

Proposed Use Residential and Commercial Existing Use Vacant land and gravel operations

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

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? 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?

Flatiron Property
Conceptual Review

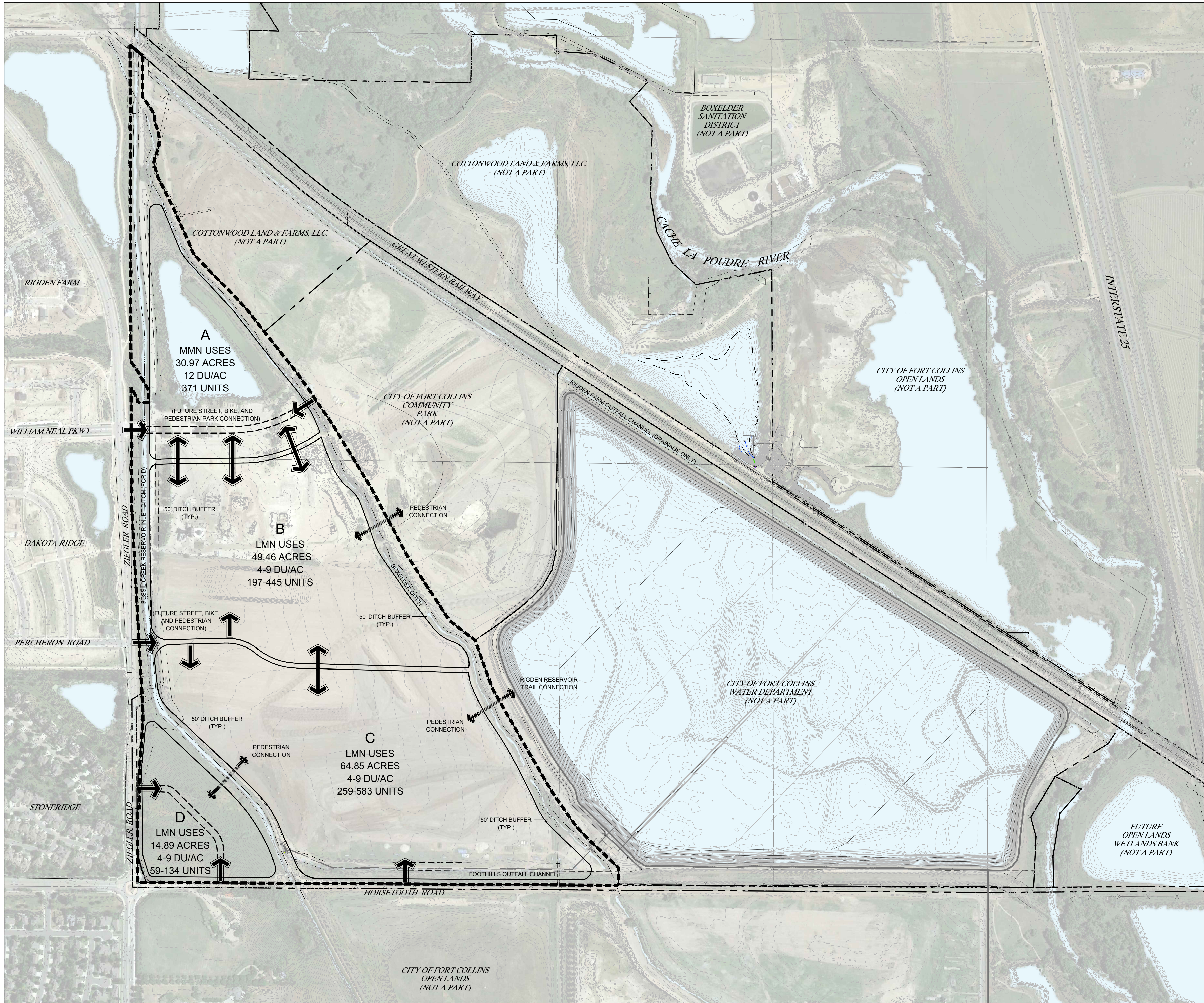
Description:

The Flatiron property is located at the northeast corner of Horsetooth Road and Ziegler Road. The majority of the site is currently in the county and is not annexed. A small portion, right at the corner of Horsetooth and Ziegler, is annexed into the City and is zoned LMN. The property contains approximately 160.17 acres.

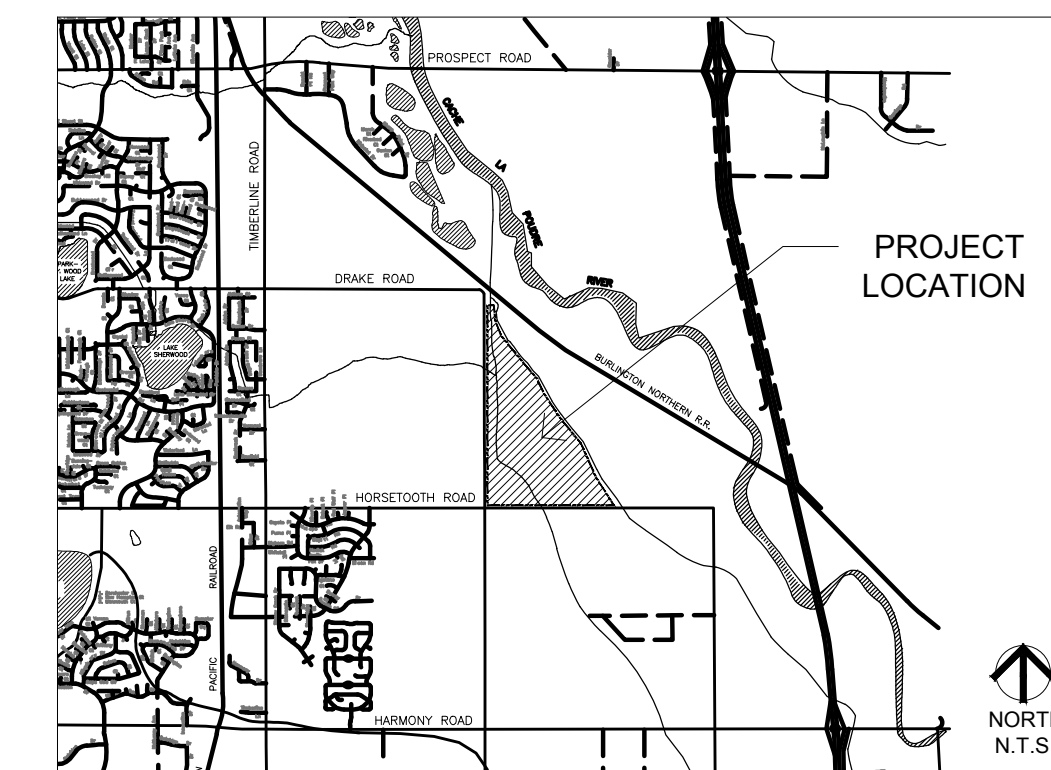
The applicant's intent is to process concurrent Annexation, Zoning and a Structure Plan Amendment, with a follow-up Overall Development Plan and Project Development Plans.

The proposal is for LMN uses on the predominant portion of the property, with some MMN uses proposed at the intersection of Ziegler Road and the future entrance to the park. See attached Overall Development Plan for further detail.

<u>Parcel</u>	<u>Zoning</u>	<u>Acres</u>	<u>Units</u>	<u>Density</u>
A	MMN	30.97	371	12 d.u./acre
B	LMN	49.46	197-445	4-9 d.u./acre
C	LMN	64.85	259-583	4-9 d.u./acre
D	LMN	14.89	59-134	4-9 d.u./acre



Vicinity Map:



Legal Description

A parcel of land being part of Section Twenty-eight (28), Township Seven North (T.7N.), Range Sixty-eight West (r.68w) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado.

Land-Use Statistics

PARCEL	ACREAGE	PROPOSED USE	RESIDENTIAL CODE DENSITY	NUMBER OF UNITS	PERCENTAGE
A	30.97 AC	MMN	12 DU/AC	371	19%
B	49.46 AC	LMN	4-9 DU/AC	197-445	31%
C	64.85 AC	LMN	4-9 DU/AC	259-583	41%
D	14.89 AC	LMN	4-9 DU/AC	59-134	9%
TOTAL	160.17 AC			886-1,533	100%

Legend

- ODP BOUNDARY
- RIGDEN RESERVOIR TRAIL
- PEDESTRIAN CONNECTION
- TRANSPORTATION CONNECTION

Planning and Zoning Approval:

BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO
THIS _____ DAY OF _____, A.D., 20____

CHAIR OF THE PLANNING AND ZONING BOARD

Owner's Certification of Approval:

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____, 20____

(Printed Name) _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (PRINTED NAME) THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

(SEAL)

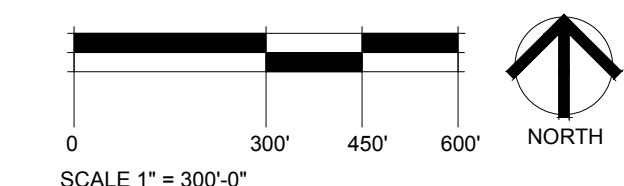
REVISIONS	DATE

September 21, 2015

Overall Development Plan

SHEET NUMBER: **1**

OF: 1





October 01, 2015

Cathy Mathis
The Birdsal Group
444 Mountain Ave
Berthoud, CO 80513

Re: Flatiron - Mixed-use

Description of project: This is a request to construct a mixed-use neighborhood at Horsetooth and Ziegler (Parcel #s 8728000003 and 8728000009). The project will be comprised of a variety of residential developments ranging from 4-9 du/acre on the LMN parcels and 12 du/acre on the MMN parcel. A portion of the proposed development will require annexation. The parcel in the City is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Annexation & Initial Zoning.

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, Clark Mapes, at 970-221-6225 or cmapes@fcgov.com.

Comment Summary:

Department: Zoning

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

1. This has been reviewed but no comments at this time.

Department: Water-Wastewater Engineering

Contact: Wes Lamarque, 970-416-2418, wlararque@fcgov.com

1. Existing water mains in the vicinity include a 24-inch water main in Ziegler Rd near north of the intersection with Horsetooth Road and a 24-inch sanitary sewer on the east side of Ziegler Road north of Horsetooth Road. This area is limited with water and sanitary sewer infrastructure. Off-site improvements will be required to provide water and sanitary sewer service.
2. A pumping system will be required to provide sanitary sewer service to much of the property. Coordination and approval with the City of Fort Collins will be required for the design and location of the pump station.
3. Separate Water and Sanitary Sewer services are required for each mixed-use building if a commercial and residential component are proposed.

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

Department: Traffic Operations

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

1. This is a large development. The anticipated traffic volume from this development meets the threshold for needing a full Traffic Impact Study. Please have your traffic engineer contact me to scope the study. You may want to consider a Master Traffic Study if an ODP is proposed.
2. Be aware that improvements to Horsetooth Road are needed.
3. Access spacing will need to be reviewed. The spacing needs to meet standards, align with accesses across the street (such as on Ziegler), and minimize the potential for cut-through traffic.

Department: Stormwater Engineering

Contact: Mark Taylor, 970-416-2494, mtaylor@fcgov.com

1. 1. Portions of this property are in the FEMA regulatory Poudre River floodplain, and if it is annexed into the City, all development within that floodplain must comply with the safety regulations of Chapter 10 of City Municipal Code. A small portion of the property is in the Poudre River 500-year floodplain. A FEMA Flood Risk Map will be provided to the applicant at Monday's meeting.
2. 2. Although there are no floodplain construction standards for development in the 500-year floodplain, we recommend that the lowest finished floor of all structures---along with all duct work, heating, ventilation and air-conditioning systems, hot water heaters, boilers, electrical, etc.---be elevated a minimum of 24-inches above the Base Flood Elevation (BFE). The BFE can be obtained upon request.
3. 3. At-Risk Population and Essential Service critical facilities are not allowed in the Poudre River 500-year floodplain.
4. 4. FEMA has begun to remap the Poudre River. This is known as RiskMAP, and will be a multi-year project. Property owners near the river need to be aware that the floodplain may be remapped and may change on their property. Furthermore, the Biggert-Waters Flood Insurance Reform Act of 2012 is removing subsidized flood insurance rates. Future structures that are mapped in the floodplain may not be eligible to receive grandfathered or subsidized rates. We are encouraging you to consider elevating all structures as much as possible. We are providing you this information to help you plan for possible future changes in the floodplain mapping and already adopted changes in flood insurance.
5. 5. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Please contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
6. 6. Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions.
7. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection

required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.

8. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
9. 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.
10. 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. 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>
11. 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.
12. The design of this site must conform to the drainage basin design of the Cache la Poudre River Master Drainageway Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of all buildings. 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.
 - > 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. DEAD-END FIRE LANES

FCLUC 3.6.2(B)2006; 06IFC 503.2.5 and Appendix D: Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

3. CUL-DE-SACS

FCLUC 3.6.2(B): Cul-de-sacs are permitted only if they do not exceed 660 feet in length and have a turnaround at the end with a minimum outside turning radius of 50 feet (100 foot diameter).

4. WATER SUPPLY

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

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

5. 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: Kelly Kimple, , kkimple@fcgov.com

1. According to Section 2.3.2(H)(3)(5) of the Land Use Code, "the overall development plan shall show the general location and approximate size of all natural areas, habitats and features within its boundaries and shall indicate the applicant's proposed rough estimate of the natural area buffer zones as required pursuant to Section 3.4.1(E)." The plans will need to include approximate buffer zones for the ditches and any other wetlands or natural features present on the site.
2. Please add a note on the Overall Development Plan sheet to read as follows, "Please see Section 3.4.1 of the Land Use Code for allowable uses within the Natural Habitat Buffer Zones." In addition, please feel free to reference Section 2.3.2(H)(3)(5) to reiterate the areas delineated on the ODP are rough estimates of existing Natural Habitat Buffer Zones and that

these areas will be delineated in greater detail on individual PDPs for the respective parcels.

3. Staff is aware of reclamation work that is ongoing at the site. If this work will continue after annexation, a note should be added to the documents indicating the nature of the permit and the work that will be done on the site.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. This project is responsible for dedicating any right-of-way and easements that are necessary 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, and 9 foot along all other street classifications).
6. Proposed access into the property will need to be meet standards. Ziegler Adjacent to the frontage is considered a minor arterial (access spacing 460-660 feet). Horsetooth Rd adjacent to the site is a collector (330 feet minimum).
7. The project will be responsible for designing and improving the streets adjacent to the property and internal to the development and shall be responsible for any off-site improvements necessary to serve the property. Improvements to Horsetooth Road shall be a minimum of 36 feet in width – if any turn lanes are needed the roadway will be wider.
8. A repay will be due prior to the issuance of the first building permit for the properties local street portion of the frontage along the roundabout that was constructed. The amount due will include the cost of any right-of-way that was purchased for this.
9. Especially with the corner property you will want to think about your proposed internal roadway layout and try to design the street(s)/ private drive(s) in such a way as they would not encourage cut through traffic.
10. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
13. 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. Power is available near Ziegler Rd and Percheron Dr. Power will have to cross Fossil Creek ditch for the northern part of the project. Therefore developer will be responsible for providing ditch crossing permit.
2. New development charges will apply for new commercial and residential uses. A link to our Electric Development Fee Estimator is below:

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=1>

3. Please review our Electric Construction, Policies, Practices and Procedures. A link to this document is below:

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

Planning Services

Contact: Clark Mapes, 970-221-6225, cmapes@fcgov.com

1. Annexation and zoning is a legal process that typically takes about 4 months. Please arrange a meeting with me to review the process and requirements.
2. The vision for development should include consideration of the Poudre River Corridor Overlay on the City Structure Plan map. This is currently described in City Plan, the City's comprehensive plan, on pp. 97-98. The point is to reflect the setting in the river valley in the arrangement and design of streets, park spaces, trails, landscaping, fencing, and buildings. The neighborhood development should not be envisioned as typical LMN-style development found elsewhere throughout the city. How to accomplish this is something that will warrant further exploration throughout ODP and PDP preparation. Example concepts may include a relatively open edge along the park and water - e.g., a single-loaded or lightly loaded street allowing public views and access, streets leading down with vistas that terminate in the park and water; trails with open spaces containing cottonwood trees; and building materials and styles incorporating wood or river rock. The appearance and fencing of the reservoir may be a factor in the relationship of development to the reservoir -- this should be clarified.
3. MMN zoning does not appear supportable to staff at this point -- the setting and location is inconsistent with extensive policies for that designation. 12 d.u. /acre in a phase, as suggested on the plan, is allowable under LMN zoning.
4. Neighborhood Centers will be required as part of LMN uses.
5. LMN development is required to include a mix of housing types and variation among repeated buildings.

6. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
10. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
11. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
12. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use

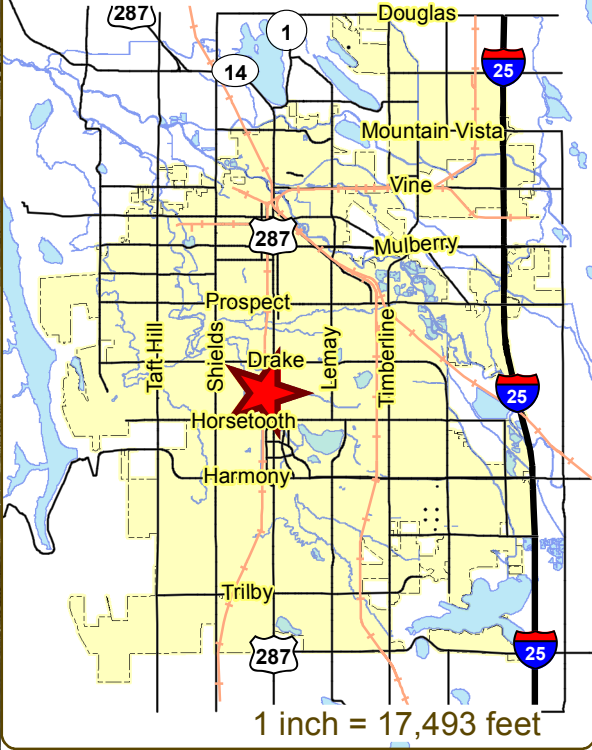
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

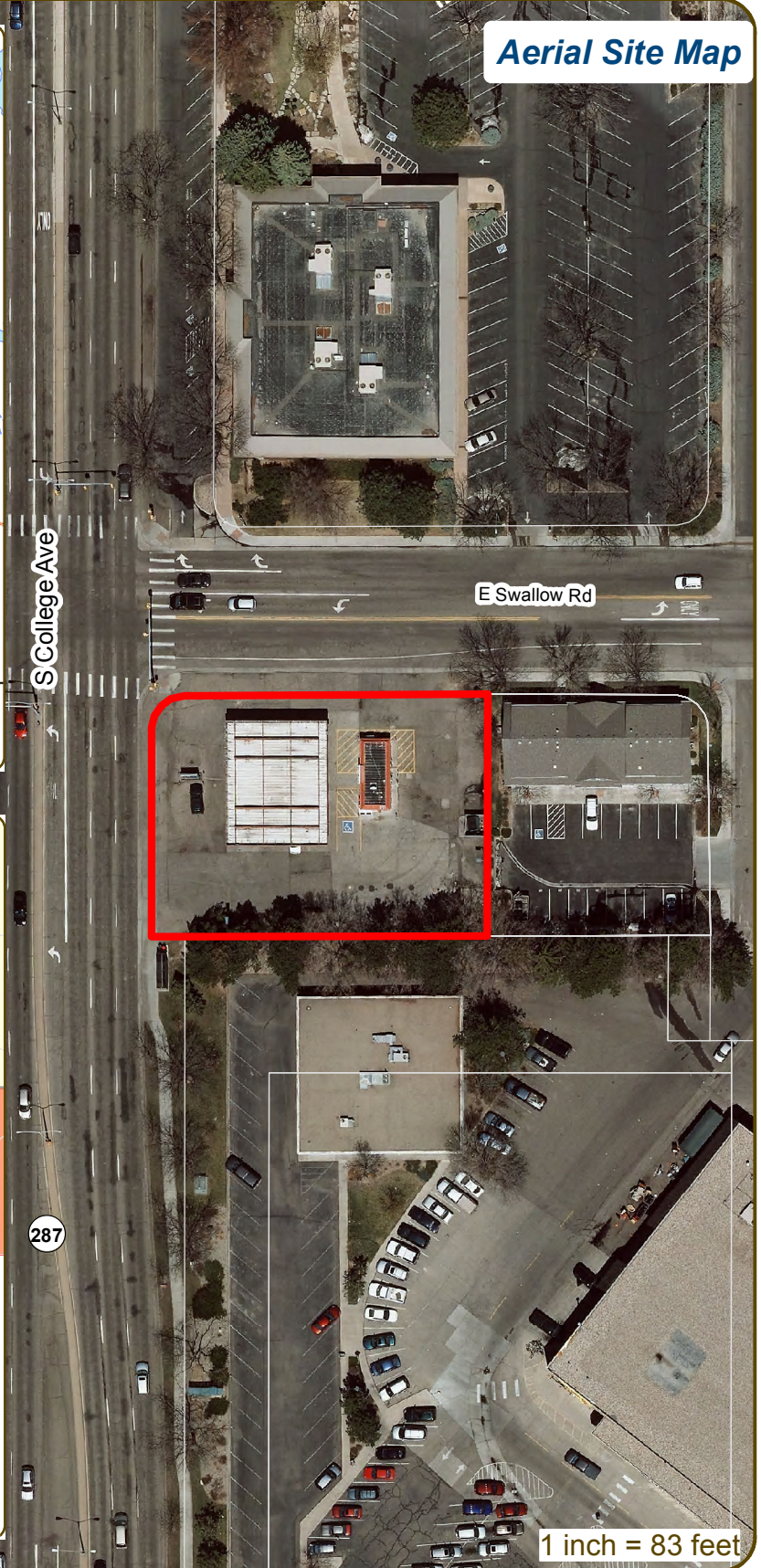
City of Fort Collins
Building Services
Plan Review
970-416-2341

3038 S College Ave Gas Station

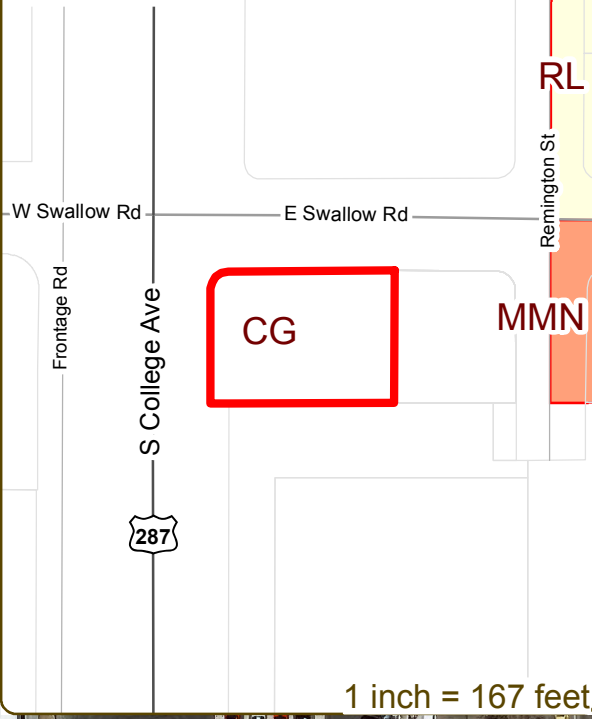
Vicinity Map



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) Gregg Burnett, Engineer

Empire Petroleum Partners, Owner

Business Name (if applicable) GreenbergFarrow

Your Mailing Address 153 Cordaville Road, Suite 210, Southborough, MA 01772

Phone Number 508-229-0032 Email Address gburnet@greenbergfarrow.com

Site Address or Description (parcel # if no address) 3038 South College Avenue, Fort Collins, CO (Corner of Swallow Road and South College Avenue)

Description of Proposal (attach additional sheets if necessary) Redevelopment of existing gas station. Pumps, canopy, and underground tanks to remain. Building to be demolished and replaced. Proposed improvements to sidewalks, landscaping and on-site drainage.

Proposed Use Gas Station Existing Use Gas Station

Total Building Square Footage 2,500 SF S.F. Number of Stories 1 Lot Dimensions 160' by 100'

Age of any Existing Structures Built in 1967, remodeled in 1991. Existing building to be demolished.

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?

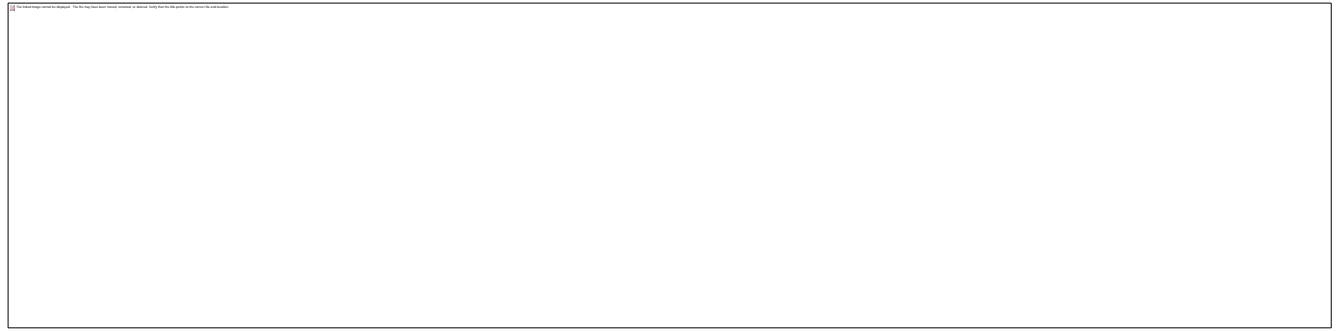
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area - 2,317 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?

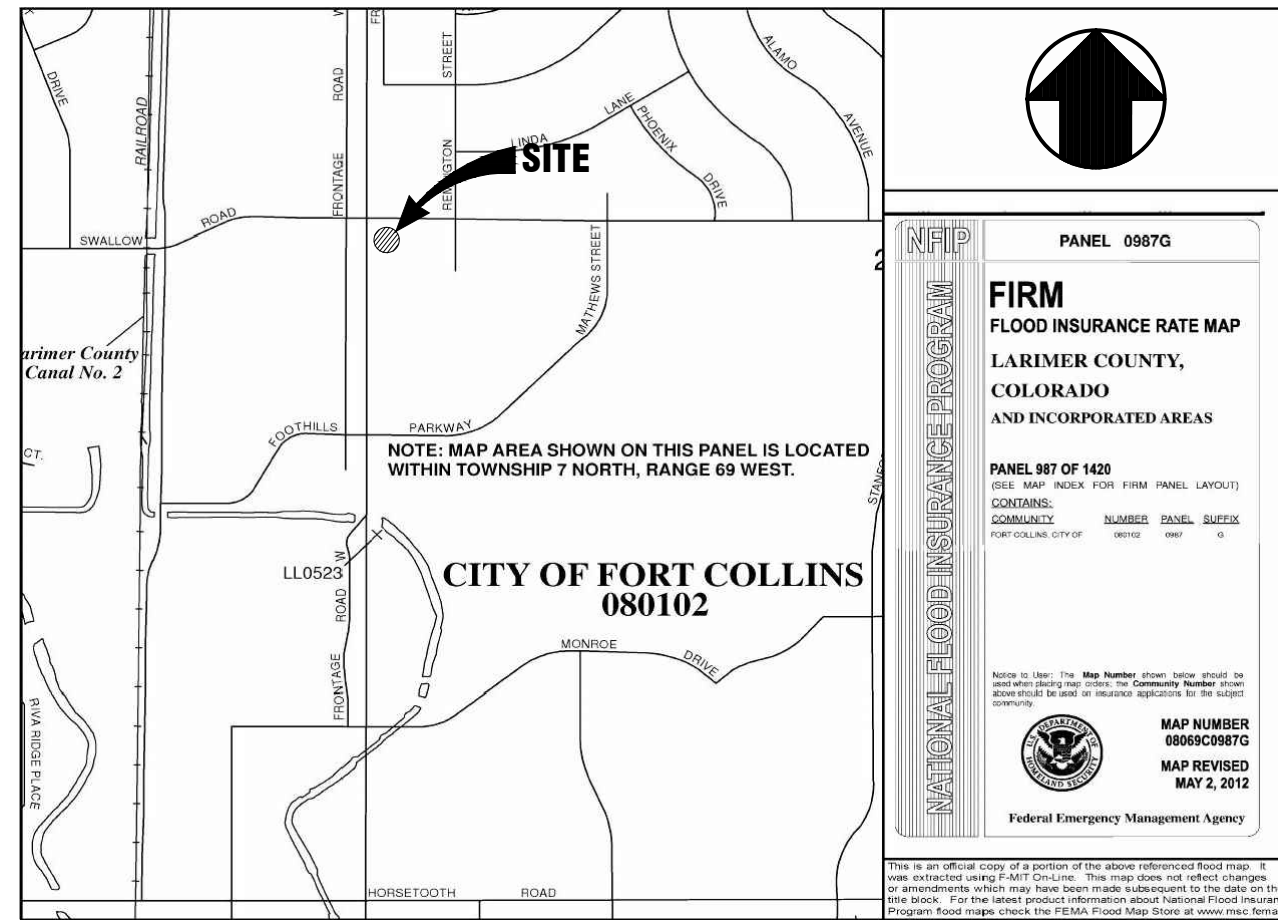


City of Fort Collins Conceptual Review Sketch Plan Checklist

This document supplements the Conceptual Review Application to show that our Sketch Plans contain the suggested information as described on the application form.

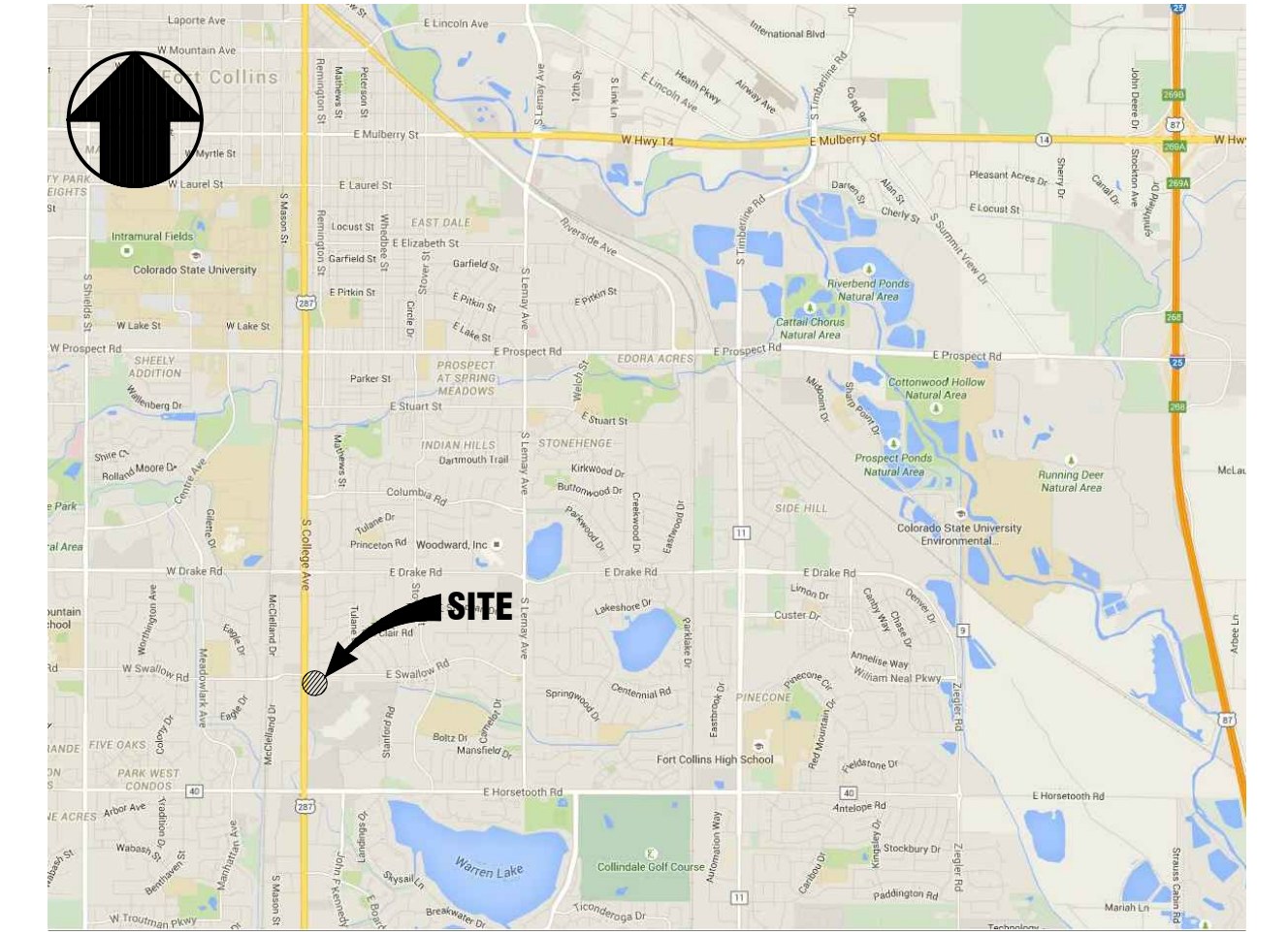
This project consists on the redevelopment of an existing gas station. The site is zoned G-C General Commercial and surrounding land use is also G-C.

- Property Location: See C0.0 Cover.
- Property Boundaries: See sheets C1.0 to C4.0. Property line shown on all plans.
- Existing Improvements: See C1.0 Demolition Plan for structures to remain including gas station canopy and underground tanks. Structures to be demolished include existing building, pavement, and landscaping.
- Proposed Improvements: See C2.0 Site Plan for proposed building, parking, landscaping, and sidewalks. Improvements include replacement of sidewalk along street frontages. See C3.0 Grading and Drainage Plan for drainage improvements. The site no longer sheet-flows stormwater onto South College Avenue, this runoff is now routed to new onsite catch basins. Storm lines shown are approximate locations for connection to public storm sewer. Final locations will be verified.
- Utility Lines: See C4.0 Utility Plan for proposed utility lines, reuse of existing lines, and connecting to existing utility stubs.
- Natural Features: The site is developed; there are no natural features an insignificant amount of landscaping in poor condition. See sheet C1.0 for existing conditions.



NOTE:
THE SITE IS LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINED
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

FEMA MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

CITY OF FORT COLLINS, COLORADO

3038 SOUTH COLLEGE AVE.

FORT COLLINS, LARIMER COUNTY

LOT # 1, BLOCK # 3, SECTION 13, TOWNSHIP 7 NORTH, RANGE 69, PARCEL ID 9725244001

ZONED: G-C GENERAL COMMERCIAL

OWNER / DEVELOPER:

EMPIRE PETROLEUM PARTNERS

8350 N. CENTRAL EXPRESSWAY

SUITE M2185

DALLAS, TEXAS 75206

ENGINEER:

GreenbergFarrow

GREGG BURNETT

153 CORDAVILLE ROAD, SUITE 210

SOUTHBOROUGH, MA 01772

(857)-305-0598

SHEET INDEX

- C0.0 COVER SHEET
- TOPOGRAPHIC SURVEY (BY OTHERS)
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 GRADING & DRAINAGE PLAN
- C4.0 UTILITY PLAN

ALTA/ ACSM LAND TITLE SURVEY: CLARK LAND SURVEYING, INC.

119 N. WAHSATCH AVE.
COLORADO SPRINGS, CO 80903
PH: (719) 633-8533
WEB: www.clackls.com

GEOTECHNICAL ENGINEER: UNITED CONSULTING

625 HOLCOMB BRIDGE ROAD
NORCROSS, GA 30071
PH: (770) 582-2799
FAX: (770) 582-2899

UTILITIES

WATER & SANITARY SEWER:

CITY OF FORT COLLINS UTILITIES
117 N. MASON STREET
FORT COLLINS, CO 80524
CONTACT: JILL WHITE
PHONE: (970) 416-2139

GAS:

XCEL ENERGY
PHONE: (800) 628-2121

STORM SEWER:

CITY OF FORT COLLINS UTILITIES
700 WOOD STREET
FORT COLLINS, CO 80521
CONTACT: MARK TAYLOR
PHONE: (970) 416-2494

ELECTRIC:

FORT COLLINS LIGHT & POWER
700 WOOD STREET
FORT COLLINS, CO 80521
CONTACT: JANET McTAGUE
PHONE: (970) 224-6154

TELEPHONE:

COMCAST
TEL: (888) 824-4010
EMAIL: customer.comcast.com



CALL 3 DAYS BEFORE
YOU DIG!

1-800-922-1987

REVISION RECORD

NO.	DATE	SHT No.	DESCRIPTION
1	07/13/15		CONCEPTUAL REVIEW

JOB NO. 20140089.0

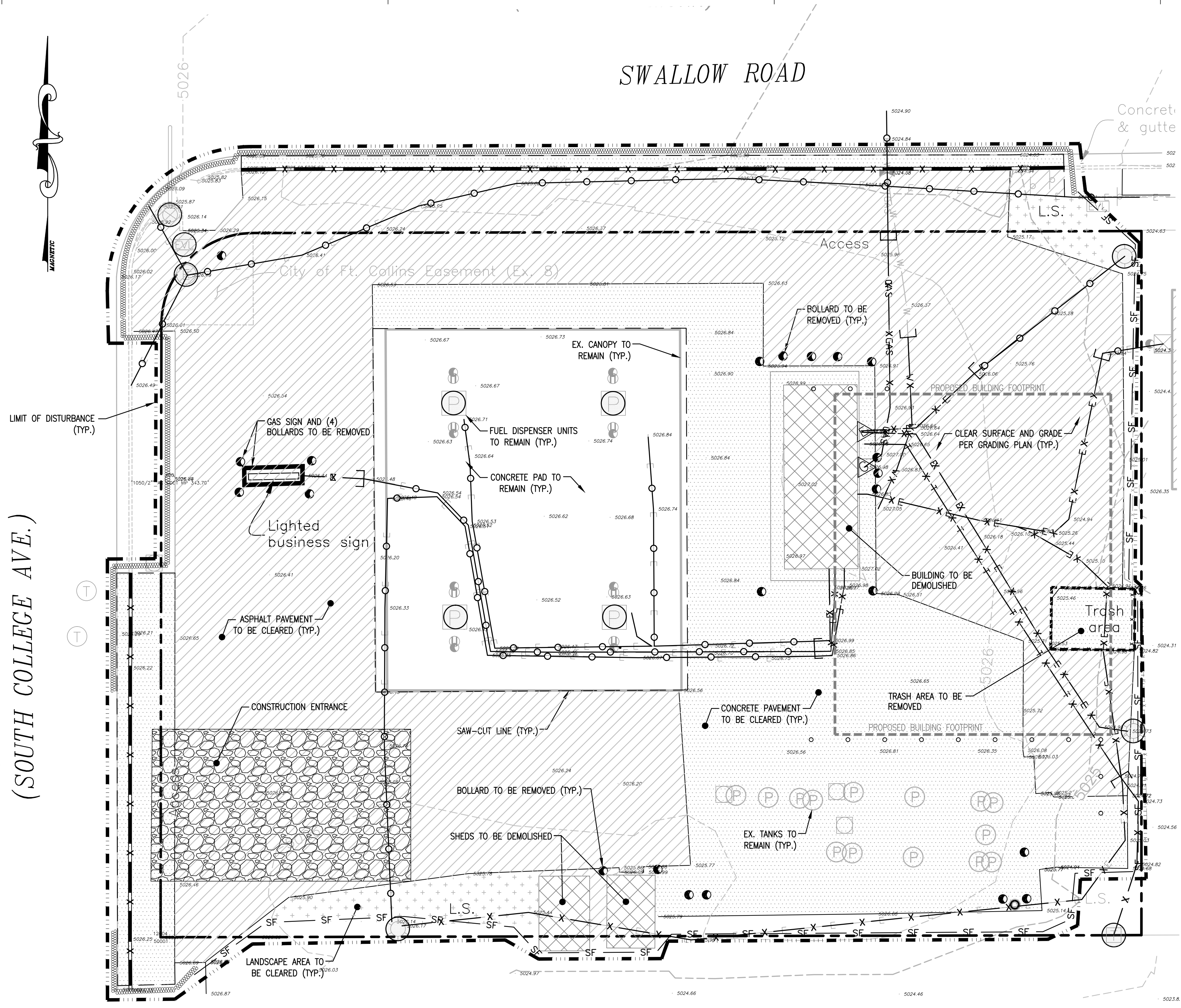
DATE: 07-13-2015

GENERAL DEMOLITION NOTES:

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
2. THE DEMOLITION PLAN SHALL BE DONE IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION AND MAINTAINED AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
4. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
5. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
8. UPON DISCOVERY OF ANY UNDERGROUND TANKS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
9. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
10. ALL EXISTING UTILITIES WITHIN THE EXISTING BUILDING ARE TO BE REMOVED, WHERE CONFLICTS OCCUR WITH GRADE, BEAMS, PILES, PROPOSED UTILITIES AND TRENCH BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. FOUNDATIONS, FLOORS, FLOOR SLABS, AND ANY OTHER UNDERGROUND BUILDING STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS. AREAS OF STRUCTURE REMOVAL SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
13. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS. DISCONNECT TRANSFORMERS AS REQUIRED FOR BUILDING DEMOLITION.
14. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL GRADE SITE TO EXISTING STORM SEWER SYSTEM TO REMAIN ON SITE.
15. EXISTING TREES/LANDSCAPING TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION, RELOCATION AND CONSTRUCTION.
16. THE CONTRACTOR SHALL COORDINATE WORK TO ENSURE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
17. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
18. THE CONTRACTOR SHALL PHASE THE REMOVAL OF EXISTING PAVEMENT TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ONE TIME.

**U.S. HIGHWAY 287
(SOUTH COLLEGE AVE.)**

SWALLOW ROAD



PROJECT INFORMATION:

PROPERTY AREA: 18,324 S.F. (0.421 ACRES)
 TOTAL DISTURBED AREA: ±21,500 SF (±0.494 ACRES)
 ZONED: G-C GENERAL COMMERCIAL

153 Cordaville Road, Suite 210
 Southborough, MA 01772
 t: 508 229 0032

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/13/15	CONCEPTUAL REVIEW

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
 JOHN NOURZAD, P.E.
PROJECT MANAGER
 GREGG BURNETT
QUALITY CONTROL
 GREGG BURNETT
DRAWN BY
 GIOVANNI FODERA

PROJECT NAME

**FORT COLLINS
 COLORADO**

3038 SOUTH COLLEGE AVE.



PROJECT NUMBER
 20150089.0

SHEET TITLE

DEMOLITION PLAN

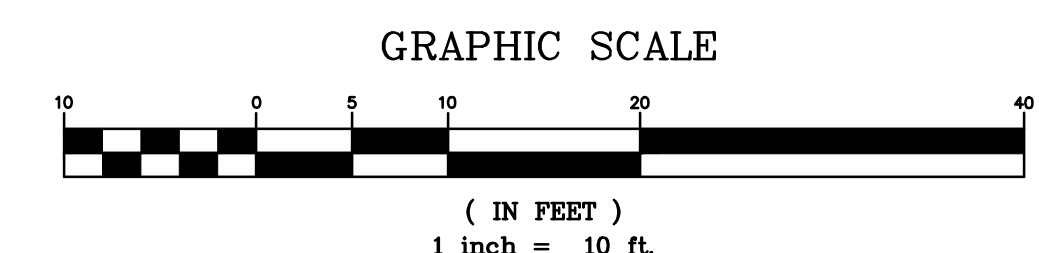
SHEET NUMBER

C1.0

NOT ISSUED FOR CONSTRUCTION

DEMOLITION LEGEND:

	TEMPORARY CONSTRUCTION ENTRANCE		LIMITS OF CONSTRUCTION/ DISTURBANCE
	REMOVE EXISTING CONCRETE PAVEMENT/ PAD/ CURB AND GUTTER AND GRADE AREA PER GRADING PLAN & GEOTECHNICAL REPORT.		PROPOSED SILT FENCE
	CLEAR AND EXCAVATE ASPHALT AND GRADE PER GRADING PLAN & GEOTECHNICAL REPORT.		APPROXIMATE LIMIT OF SAWCUTTING.
	EXISTING BUILDING TO BE DEMOLISHED. GRADE AREA PER GRADING PLAN & GEOTECHNICAL REPORT.		COMPOST SILT SOCK
	EXISTING CONCRETE PAD/ ASPHALT TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.		EXISTING UTILITY LINE TO BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
	EXISTING LANDSCAPE AREA/ SHRUBS/ TREES TO BE REMOVED AND GRADE PER GRADING PLAN & GEOTECHNICAL REPORT.		PROPERTY LINE
	EXISTING SANITARY/STORM STRUCTURE TO BE PROTECTED AND MAINTAINED.		EXISTING CURB TO BE REMOVED.
			EXISTING FENCE TO BE REMOVED.
			EXISTING UTILITY LINE TO BE CUT & CAPPED PER SPECIFICATIONS OF APPLICABLE UTILITY COMPANY.
			EXISTING UTILITY LINE TO BE REMOVED PER SPECIFICATIONS OF APPLICABLE UTILITY COMPANY.



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GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING OVERHANG, FACE OF CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

EXISTING LEGEND:

- EXISTING SIGN
- WATER METER
- UTILITY POLE
- FUEL DISPENSING UNIT
- SITE LIGHT POLE
- ELECTRIC VAULT
- TELEPHONE UTILITY MANHOLE
- UNDERGROUND STORAGE TANK SURFACE STRUCTURE
- ELECTRICAL UTILITY MANHOLE
- FUEL MONITORING WELL
- WOODEN FENCE
- CONCRETE CURB AND DRAINAGE GUTTER
- PROPERTY LINE
- CONCRETE PAVEMENT TO REMAIN

ZONING TABLE

"GC" GENERAL COMMERCIAL

PROPERTY LOT SIZE = 18,324 SF
 PROPOSED LANDSCAPE AREA = 4,023 SF
 *INTERNAL AREA = 1,098 SF

	REQUIRED	PROVIDED
BUILDING HEIGHT	40 FT (4 STORIES OR LESS)	TBD
FRONT YARD SETBACK**	10 FT (MIN) / 25 FT (MAX.)	109.9 FT (2)
REAR YARD SETBACK	0 FT	5 FT
SIDE YARD SETBACK (INTERIOR)	0 FT	32.8 FT
SIDE YARD SETBACK (ROW)	10 FT (MIN) / 25 FT (MAX.)	26.6 FT (2)
PARKING FRONT YARD SETBACK	5 FT	19.6 FT
PARKING REAR YARD SETBACK	5 FT	17.4 FT
PARKING SIDE YARD SETBACK	5 FT	5 FT
MINIMUM PARKING SPOTS	2 SPACES PER 1000 SF (5)	5***
INTERNAL LANDSCAPING RATIO	6%	6.0%
LANDSCAPING SETBACK (LOT LINE)	5 FT	5 FT
LANDSCAPING SETBACK (NONARTERIAL)	10 FT	0.3 FT (1)
LANDSCAPING SETBACK (ARTERIAL)	15 FT	19.6 FT

* ANY LANDSCAPING NOT INCLUDED IN THE LANDSCAPING SETBACKS IS CONSIDERED INTERNAL LANDSCAPING.
 ** FRONT LOT LINE IS DETERMINED BY THE BUILDING ORIENTATION AND THE ADDRESS OF BUILDING
 *** INCLUDES ONE (1) HANDICAP ACCESSIBLE SPACE

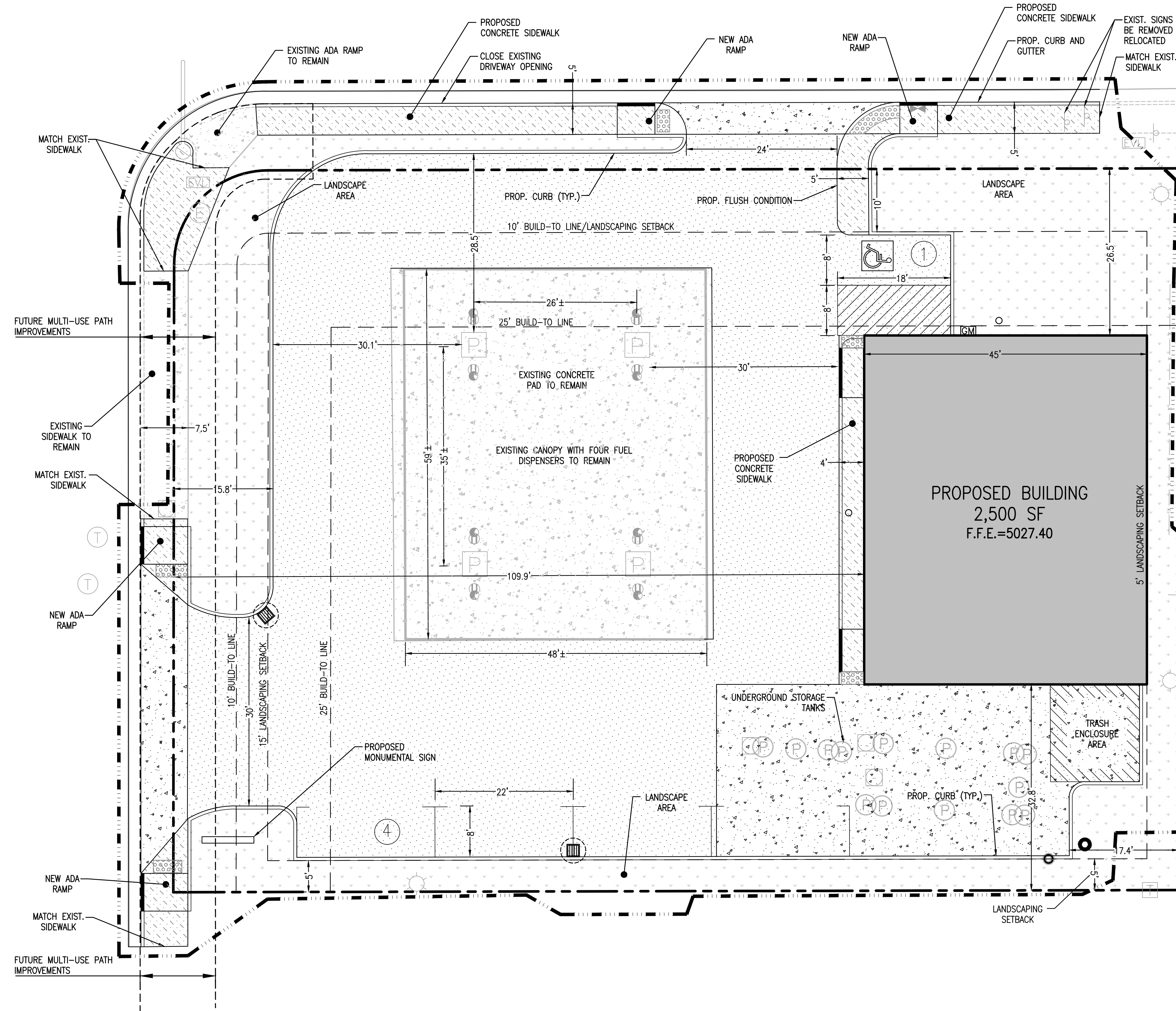
VARIANCES NEEDED:

1. RELIEF FROM THE 10' LANDSCAPING SETBACK REQUIREMENT ALONG SWALLOW ROAD (NON-ARTERIAL).
2. RELIEF FROM THE BUILD-TO/FRONT YARD SETBACK MAXIMUM REQUIREMENT.

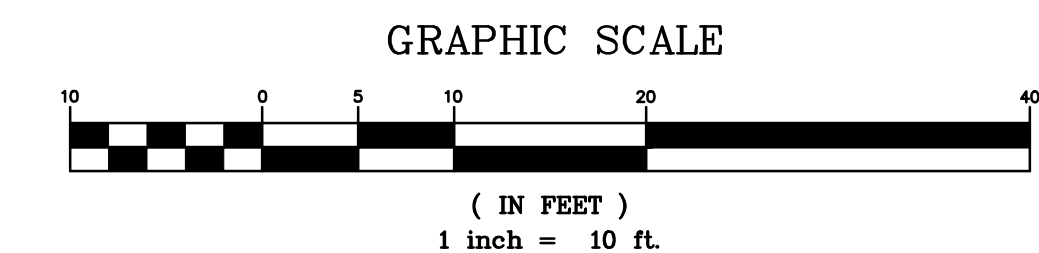
PROPOSED LEGEND:

- PROPERTY LINE
- CONCRETE CURB
- LIMITS OF DISTURBANCE
- CURB TRANSITION
- PROPOSED WOODEN FENCE
- ADA RAMP W/DETECTABLE WARNINGS
- ADA PARKING SIGN
- DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- PROPOSED PARKING SPACES
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED CEMENT CONCRETE SIDEWALK (SEE DETAILS)
- PROPOSED HEAVY DUTY PAVEMENT (SEE DETAILS)

**SWALLOW ROAD
(80' PUBLIC R.O.W.)**



REFERENCE PLANS:
 TOPOGRAPHIC SURVEY WAS PREPARED FOR EMPIRE PETROLEUM, CREATED BY CLARK LAND SURVEYING, PROJECT NO. 15411, DATED 06/19/2015



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PROJECT MANAGER
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 GREGG BURNETT
DRAWN BY
 GIOVANNI FODERA

PROJECT NAME

**FORT COLLINS
 COLORADO**

3038 SOUTH COLLEGE AVE.



PROJECT NUMBER
 20150089.0

SHEET TITLE

SITE PLAN

SHEET NUMBER

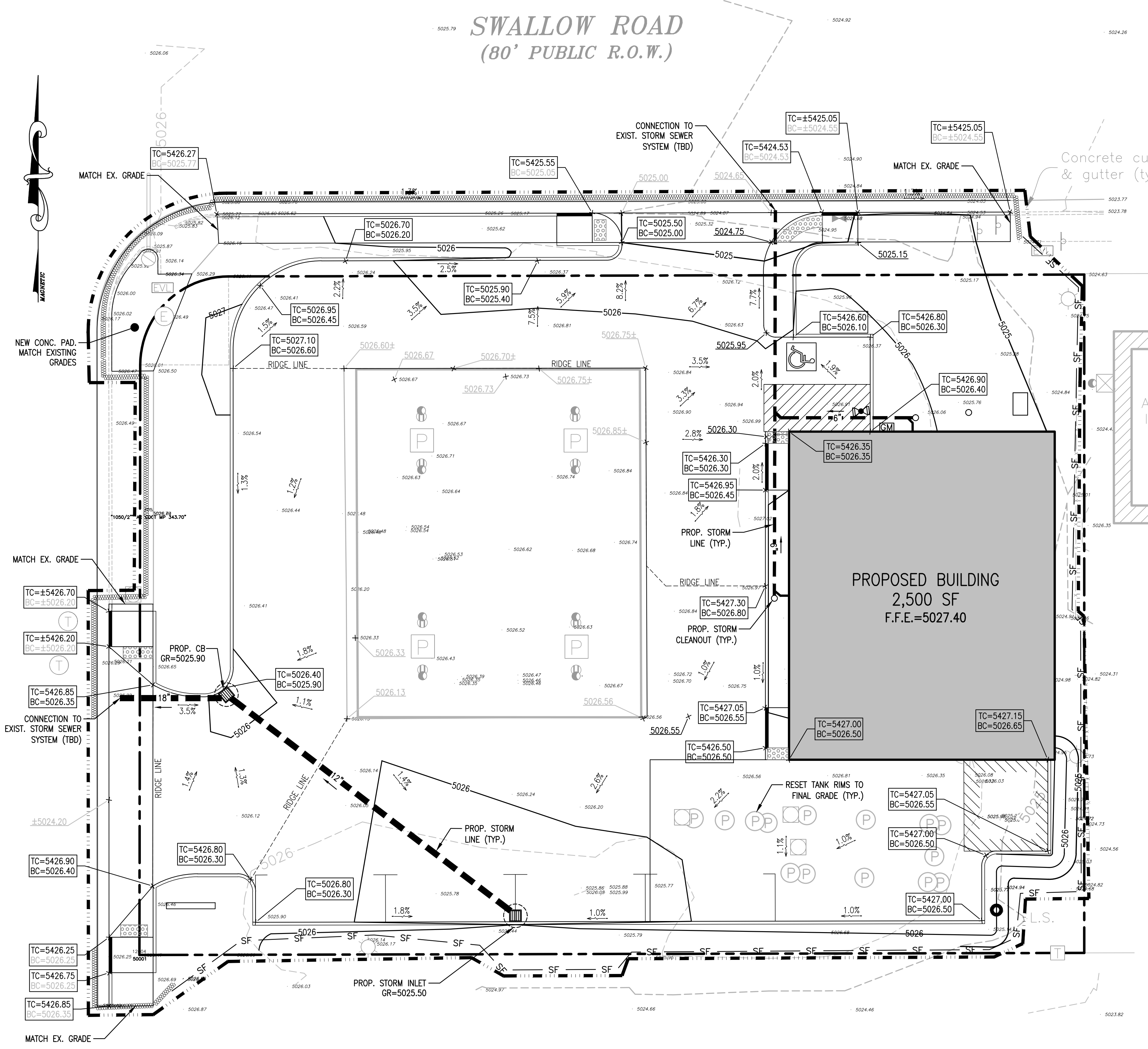
C2.0

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2015\20150089\000_001_SitePlan_Dwgs\020150089_000_SitePlan.dwg, Last Modified: Jul 13, 2015 - 1:48pm, Author: jf, Plt: jf, 2015 - 2015, by jf

GENERAL GRADING NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
11. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3:1.
12. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
13. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
14. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
15. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DRY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
16. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
17. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
18. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
19. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
20. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
21. CONFIRM INVERTS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES BEFORE COMMENCING CONSTRUCTION.
22. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
23. ALL SIDEWALKS SHALL HAVE A 2% CROSS SLOPE MAXIMUM.
24. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.



PROPOSED G&D LEGEND:

- ESTIMATED RIDGE LINE
- PROPOSED STORM SEWER LINE
- SPOT ELEVATION
- PROPOSED CONTOUR
- PROP. SIDEWALK/CURB/PAVEMENT ELEVATIONS
- PROPOSED SURFACE GRADE
- ADA RAMP W/DETECTABLE WARNINGS
- ADA PARKING SIGN
- DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- GAS METER
- SANITARY / STORM SEWER CLEANOUT
- PROPOSED BOLLARD
- RELOCATED PETROLEUM VENT PIPE
- CONCRETE CURB
- CURB TRANSITION
- LIMITS OF CONSTRUCTION
- FLUSH CONDITION
- MONUMENTAL PYLON SIGN

EXISTING G&D LEGEND:

- EXISTING SURFACE GRADE
- EXISTING CONTOUR
- EXISTING SPOT GRADE TO REMAIN
- PROPOSED TOP OF CURB
- EXISTING BOTTOM OF CURB
- EXISTING SPOT GRADE
- FUEL MONITORING WELL
- UTILITY POLE
- FUEL DISPENSING UNIT
- SITE LIGHT POLE
- UNDERGROUND STORAGE TANK SURFACE STRUCTURE
- ELECTRIC VAULT
- TELEPHONE UTILITY MANHOLE
- ELECTRICAL UTILITY MANHOLE
- EXISTING SIGN
- WOODEN FENCE
- CONCRETE CURB AND DRAINAGE GUTTER
- PROPERTY LINE

GreenbergFarrow

153 Cordaville Road, Suite 210
Southborough, MA 01772
t: 508 229 0032

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/13/15	CONCEPTUAL REVIEW

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
JOHN NOURZAD, P.E.
PROJECT MANAGER
GREGG BURNETT
QUALITY CONTROL
GREGG BURNETT
DRAWN BY
GIOVANNI FODERA

PROJECT NAME

FORT COLLINS COLORADO

3038 SOUTH COLLEGE AVE.



PROJECT NUMBER
20150089.0

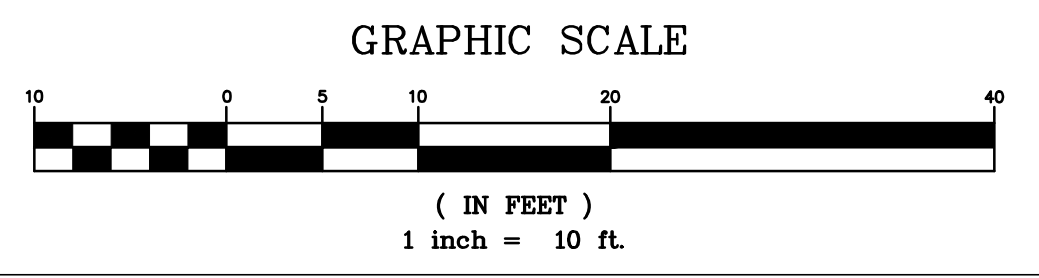
SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NUMBER

C3.0

NOT ISSUED FOR CONSTRUCTION

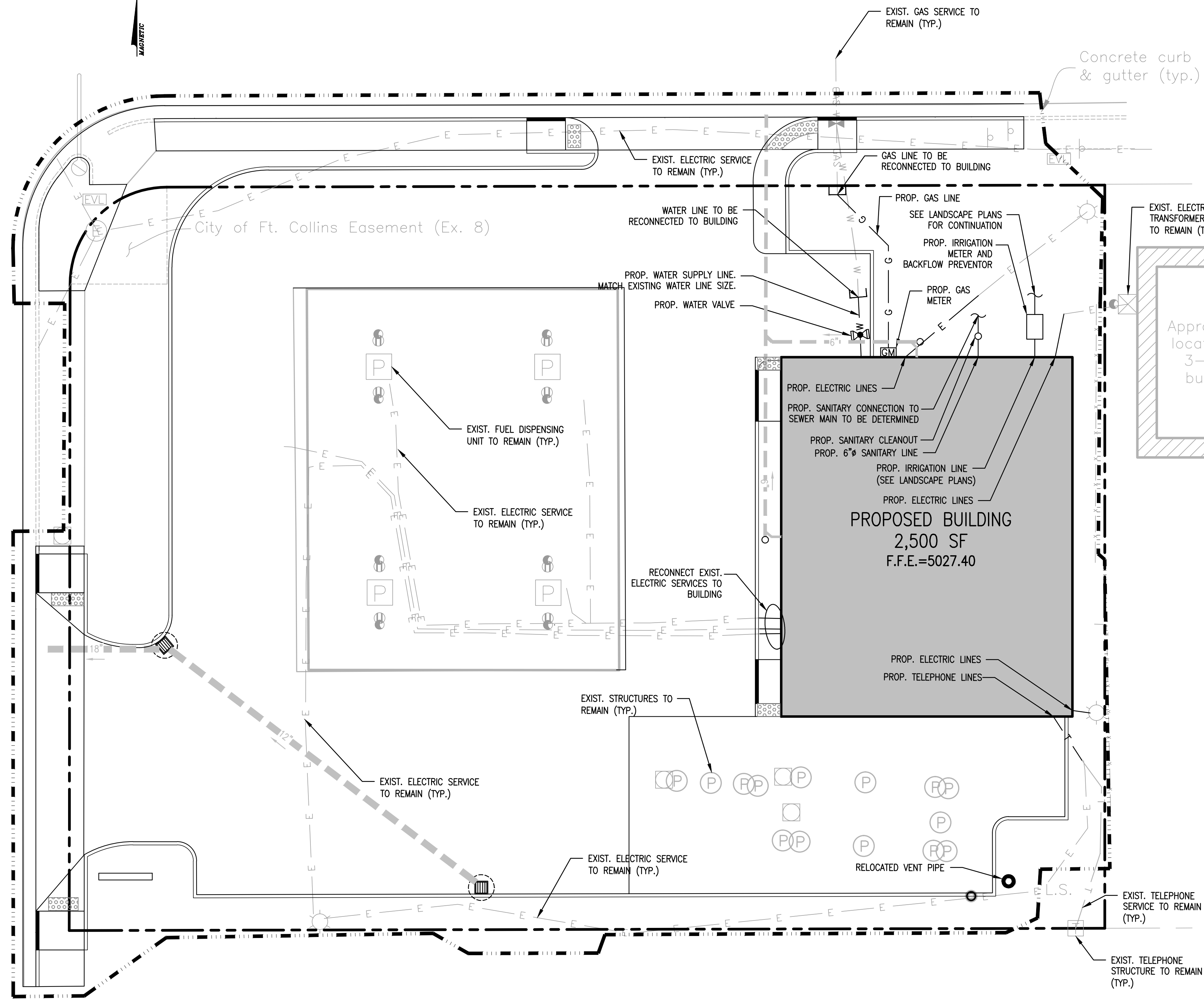


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GENERAL UTILITY NOTES:

1. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
3. AUTHORIZATION MUST BE OBTAINED FROM THE GOVERNING AUTHORITY TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
 - APPROVAL OF SUBMITTED PLANS.
 - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
4. AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
5. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
6. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
8. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
9. COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
10. ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
11. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
12. COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
13. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.

**SWALLOW ROAD
(80' PUBLIC R.O.W.)**

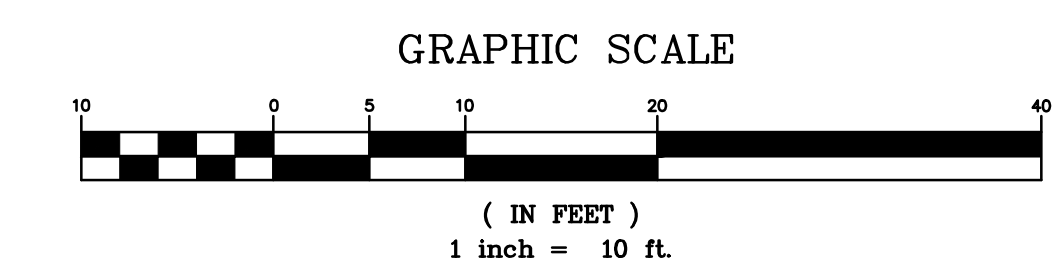


PROPOSED UTILITY LEGEND:

- RELOCATED UNDERGROUND PETROLEUM STORAGE TANK VENT PIPE.
- ADA RAMP W/DETECTABLE WARNINGS
- DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- GAS METER
- PROPOSED BOLLARD
- SANITARY / STORM SEWER CLEANOUT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION (FDC).
- MONUMENTAL PYLON SIGN
- FLUSH CONDITION
- STORM SEWER LINE
- DOMESTIC WATER LINE
- IRRIGATION WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- ELECTRIC LINE
- TELEPHONE LINE
- CURB TRANSITION
- PROPOSED WOODEN FENCE
- CONCRETE CURB
- LIMITS OF CONSTRUCTION

EXISTING UTILITY LEGEND:

- FUEL MONITORING WELL
- WATER METER
- UTILITY POLE
- FUEL DISPENSING UNIT
- SITE LIGHT POLE
- UNDERGROUND STORAGE TANK SURFACE STRUCTURE
- ELECTRIC VAULT
- TELEPHONE UTILITY MANHOLE
- ELECTRICAL UTILITY MANHOLE
- WOODEN FENCE
- CONCRETE CURB AND DRAINAGE GUTTER
- PROPERTY LINE
- GAS LINE
- WATER LINE
- TELEPHONE LINE
- FIBER OPTICS LINE
- SANITARY SEWER LINE



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ISSUE/REVISION RECORD

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07/13/15	CONCEPTUAL REVIEW

PROFESSIONAL SEAL

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QUALITY CONTROL
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DRAWN BY
GIOVANNI FODERA

PROJECT NAME

**FORT COLLINS
COLORADO**
3038 SOUTH COLLEGE AVE.



PROJECT NUMBER
20150089.0

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C4.0

NOT ISSUED FOR CONSTRUCTION



LEGAL DESCRIPTION:

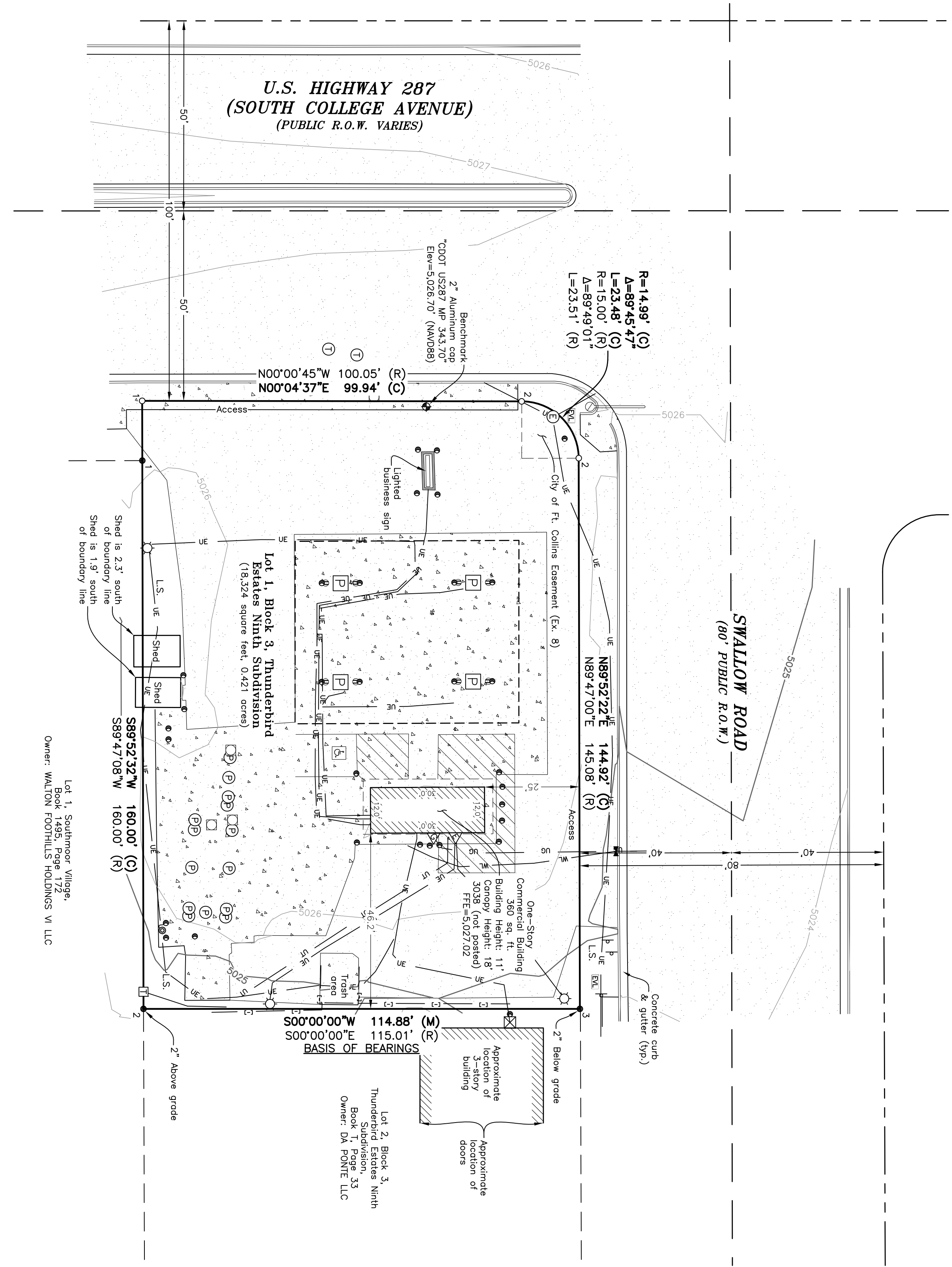
Lot 1, Block 3, Thunderbird Estates Ninth Subdivision, County of Larimer, State of Colorado.
 The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment No. NCS-659573-39-SNANT dated March 31, 2014 at 5:00 p.m.

SCHEDULE B-2 EXCEPTIONS:

- Item No.
- 6. The right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises, as reserved in United States Patent recorded April 2, 1885 in Book 32 of Page 4-AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED.
- 7. Easements, notes covenants, restrictions and rights-of-way as shown on the plat of Thunderbird Estates Ninth Subdivision, recorded October 15, 1970 in Plat Book T at Page 33.
 -AFFECTS SUBJECT PARCEL, BLANKET IN NATURE.
- 8. Easements, notes, covenants, restrictions and rights-of-way as shown on the Improvement Location Certificate, recorded October 15, 1990 in Plat Book T at Page 33.
 -AFFECTS SUBJECT PARCEL, SHOWN HEREON.
- 9. Existing leases and tenancies.
 -AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED.
- B-2. Items not listed above are determined non-survey related items and are not plotted hereon.

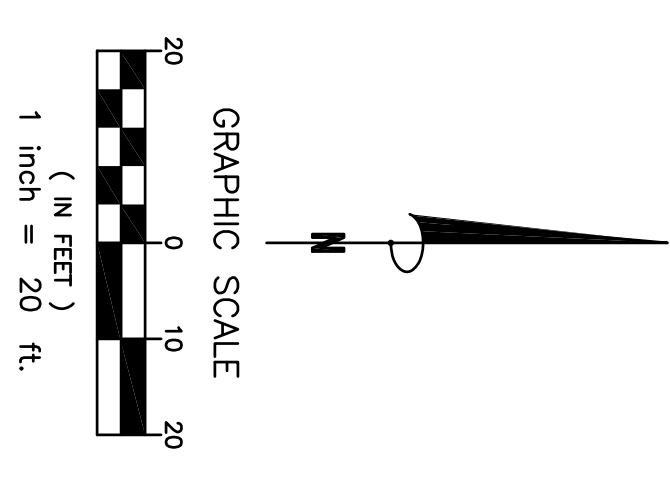
NOTES:

1. Any underground utilities shown have been located from field survey information, as-built drawings and utility markings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
 2. Basis of bearings is the east line of subject parcel, monumented as shown and assumed to bear S00°00'00"E.
 3. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 080690987G effective date May 2, 2012, indicates this parcel of land is located in Zone X (area determined to be out of the 500 year flood plain).
 4. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by First American Title Insurance Company, Commitment No. NCS-659573-39-SNANT with an effective date of March 31, 2014 at 5:00 p.m.
 5. The lineal units used in this drawing are U.S. Survey Feet.
 6. The improvements shown hereon are as of the date of field work, June 18, 2015.
 7. This site is zoned "COU" (GENERAL COMMERCIAL DISTRICT) The current use of this property is a gas station which is a permitted use of "C" zoned properties. No zoning information was provided by insurer.
- CURRENT ZONING INFORMATION:**
 ZONING: "COU"
 Minimum Building Height: Four (4) Stories
 Minimum Parking: Provided: 1 handicap space
- For additional zoning information please contact the City of Fort Collins Development Review Center at 970-416-2745.
8. This property contains a calculated area of 18,324 square feet, (0.421 acres) more or less.
 9. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
 10. Access is obtained directly from U.S. Highway 287 and Swallow Road. The right of way lines of said street and the boundary lines of subject property are continuous and contain no gaps, gores or overlaps.
 11. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
 12. Benchmark: 2" Aluminum cap in concrete inscribed "CDOT US287 MP 343.70" with an elevation of 5,026.70' (NAVD83) per OPUS solution of data collected June 18, 2015.



LEGEND:

- Boundary Monument Found (number denotes description)
 1. No. 5 Rebar w/ 1/4" Yellow Cap, "FARNSWORTH LS 38088"
 2. No. 4 Rebar w/ 1" Yellow Cap, "RLL PLS 25372"
 3. No. 4 Rebar w/ 1" Yellow Cap, "DAD ENG PLS 9132"
 ~Denotes noted dimensions of monuments from w/ grade~
- Boundary Monument Set (number denotes description)
 1. Concrete Nail w/ 1/2" Aluminum Washer, "ALS 31548"
 2. 1PK Nail w/ 1/2" Aluminum Washer, "ALS 31548"
 3. 4pk monument flag w/ grade~
- (R) Record
- (M) Measured
- (C) Calculated
- ▲ Gas Meter
- ⊙ Electric Meter
- ⊙ Electric Manhole
- ⊙ Electric Street Lamp
- ⊙ Electric Vault
- ⊙ Electric Transformer
- ⊙ Petro Pump
- ⊙ Petro Access Lid
- ⊙ Petro Vent Pipe
- ⊙ Monitoring Well
- ⊙ Telephone Manhole
- ⊙ Telephone Pedestal
- ⊙ Canopy Support Column
- ⊙ Overhead Canopy Line
- ⊙ Wood Fence
- ⊙ Traffic Light Pole
- ⊙ Street Sign
- Bollard
- ⊙ Handicap Parking
- ⊙ L.S. Landscaping
- ⊙ Timber Wall
- ⊙ Concrete Surface
- ⊙ Asphalt Surface
- ⊙ Water Valve
- ⊙ Underground Water Line
- ⊙ Underground Gas Line
- ⊙ Underground Electric Line
- ⊙ Underground Telephone Line



Topographic Survey
 3038 South College Avenue
 Fort Collins, CO

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Revisions			
No.	Description	By	Date

Clark
 Surveying x ALTA x Mapping
 119 N. Wahsatch Ave. • Colorado Springs, CO 80903 • 719.633.8533
 www.clarkks.com

Project No.	15411	Drawn By: CEF	Date: 6/19/15
		Checked By:	Sheet 1 of 1

EMPIRE PETROLEUM

SITE PHOTO EXHIBIT

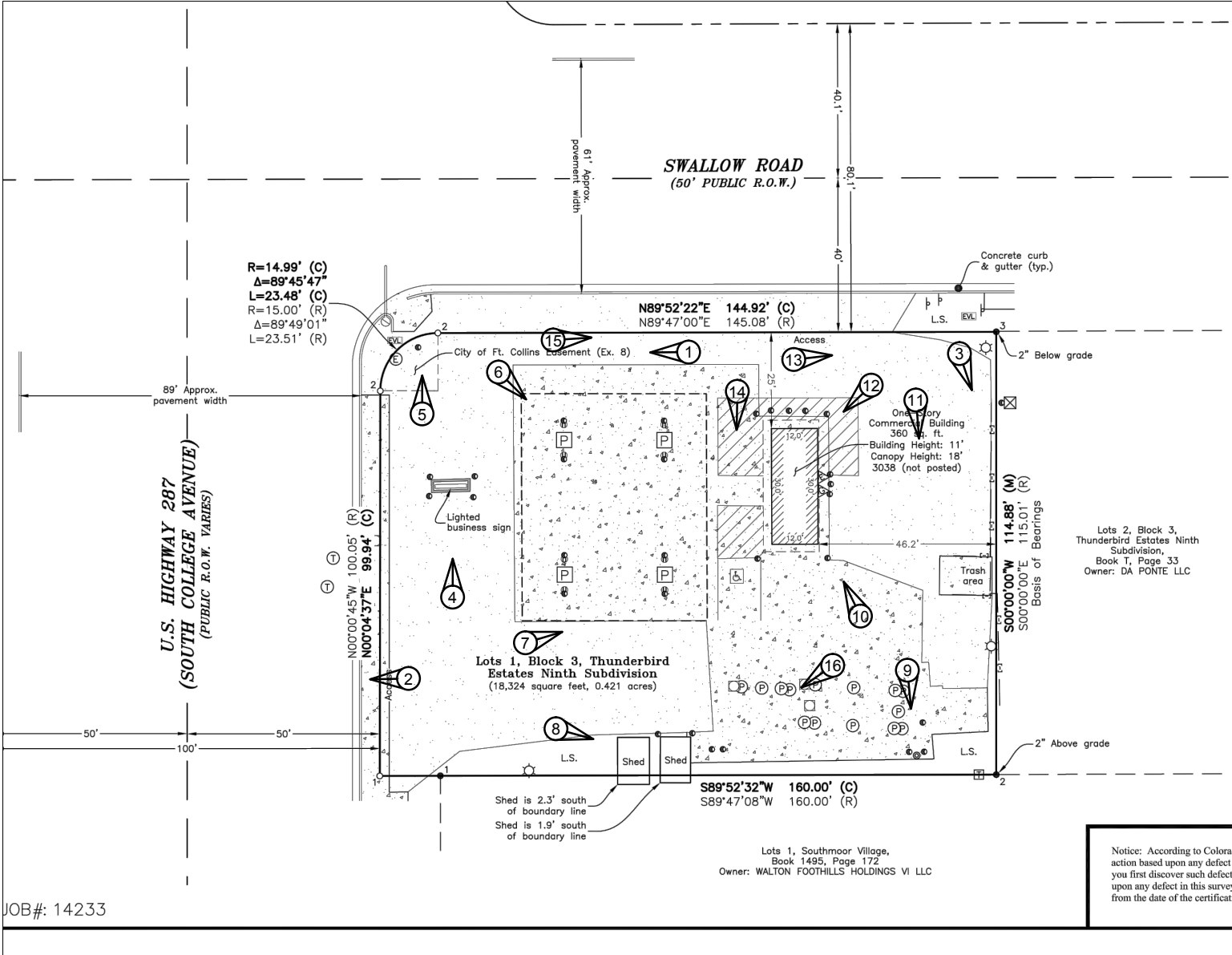
**3038 SOUTH COLLEGE AVENUE
FORT COLLINS, COLORADO**

DATE: 2/13/2015

PREPARED BY: GIOVANNI FODERA

GREENBERGFARROW PROJECT NO: 20150089.0

FORT COLLINS PHOTO EXHIBIT



GRAPHIC SCALE

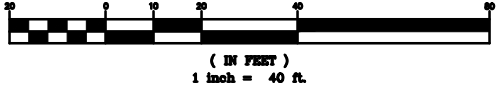




Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9



Figure 10



Figure 11



Figure 12



Figure 13



Figure 14



Figure 15



Figure 16



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

October 01, 2015

Gregg Burnett
Empire Petroleum Partners
153 Cordaville Rd
Suite 210
Southborough, MA 01772

Re: 3038 S College Ave - Gas Station

Description of project: This is a request to partially redevelop the existing gas station at 3038 S College Ave (parcel #9725244001). The existing 500 square foot store will be demolished. A new 2,500 square foot store will be constructed and located further east on the parcel. The canopy, pumps, and underground tanks will remain. The site 16,000 square feet and located in the General Commercial (C-G) zone district. This proposal will be subject to a Minor Amendment.

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

Comment Summary:

Department: Zoning

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

1. A min. 5' landscape buffer is required west of the Swallow entrance between the sidewalk and parking lot.
2. While sign dimensions and locations are reviewed approved through separate permitting the site plan shows the location of the proposed monument sign. Please note that the sign can be no closer than 15' from the south property line. What's shown on site plan is less than that.
3. Note that the trash enclosure must meet LUC 3.2.5 which includes walls constructed of similar materials/color as that of the building, metal doors and separate man opening allowing access with the opening of the main doors.
- 3.

Department: Water-Wastewater Engineering

Contact: Wes Lamarque, 970-416-2418, wlararque@fcgov.com

1. Existing water and sewer mains in the vicinity include an 8-inch water main in the south side of Swallow Road and an 8-inch sanitary sewer main in the north side of Swallow Road roughly 100 feet east of the property line.
2. The existing services may be used for the new building. If the existing services were to be abandoned, this would be required at the main.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. We will need to get an estimate of the anticipated change in traffic from the existing use to the proposed re-development. That will determine whether any further traffic analysis or traffic impact study is needed.
2. Some adjoining street improvements may be needed - including improvements as shown in the Midtown Plan (multi-use sidewalk along College and wider sidewalk along Swallow).
3. College Avenue is a state highway and under the jurisdiction of the Colorado Department of Transportation. Access to College will be restricted (likely to a right in only as far south as possible) and a change in use permit will be needed.
4. The access on Swallow should be as far east as possible.

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlararque@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 should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
3. When improvements are being added to an existing developed site onsite detention is only required if there is an increase in impervious area greater than 1000 square feet. If it is greater, onsite detention is required with a 2 year historic release rate for water quantity.
4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use

Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. 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>

6. The outfall for the site is likely the curb and gutter in College Avenue or Swallow Road. There is a storm sewer on the west side of College Avenue.
7. 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.
8. The design of this site must conform to the drainage basin design of the Foothills Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. FIRE LANES

Fire access requirements can be met using Swallow Rd. 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 300' of the commercial building. This code requirement has been met with the existing utility infrastructure available in the area. Code language provided below.

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

Department: Environmental Planning

Contact: Kelly Kimple, , 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 low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.

2. 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:
 1. ClimateWise program: <http://www.fcgov.com/climatewise/>
 2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): http://www.fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 3. Green Building and the Climate Action Plan: <http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 4. Nature in the City Strategic Plan: <http://www.fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/>, contact Lindsay Ex at 970-221-6767 or lex@fcgov.com
 5. Certified Natural Areas program:

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

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. This project is responsible for dedicating any right-of-way and easements that are necessary 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 (College), and 9 foot along Swallow). Additional right-of-way dedication along College Ave is needed to accommodate the parkway and sidewalk improvements. Right-of-way for Swallow maybe necessary.
6. Detached sidewalks will need to be designed and installed with this project. In accordance with the Midtown Plan: Swallow shall have a 8 foot parkway and a 5 foot detached sidewalk. College shall have a parkway and a 12 foot detached multi use path. The corner ramps will need to be reconstructed and updated to directional ramps meeting current ADA standards.
7. This site is adjacent to CDOT roadway and all access to the site off of College Ave (SH 287) is governed by CDOT. Per a conversation with CDOT regarding access to College Ave – the access shall be located as far south as possible and will be limited to a right-in only. Plans will be routed to CDOT for review and approval and the applicant will need to obtain access permits from CDOT for the access closure and the new access.

8. The access point onto Swallow will need to be located as far east on the property as possible in order to meet City access spacing requirements.
9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
12. 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.
13. 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.
14. 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.
15. All applicable street cut fees shall apply.
16. CDOT contacts for the overlay project are:

CDOT rep: Ben Rowles / benjamin.rowles@state.co.us

CDOT Owner rep: Nashat Sawaged / Nashat.Sawaged@parsons.com

Department: Electric Engineering

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

1. Existing secondary service appears to be coming off the transformer located on the 121 address. Developer is responsible for secondary services for commercial applications. Existing secondary services will have to remain in utility easement located on 121 property.
2. System modification charges will apply if there is a need for electrical capacity increases. System modifications may include but are not limited to kVA charges, transformer upgrades etc. If more electrical capacity is needed please provide a filled out Commercial Service Information (C-1) form. A link to a C-1 form is below.

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

3. Please review our Electric Construction, Policies, Practices and Procedures. A link to this document is below:

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

Planning Services

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

1. The sidewalk on South College Avenue must be 10-feet wide to match the "Multi-Use Path" per the Mid-Town Plan. This will match the sidewalk to the south. The parkway on College must be eight feet wide. The sidewalk on Swallow must be 5-feet wide and detached and the parkway must be eight feet wide. The detached sidewalk on Swallow will need to be designed to tie back into the attached walk to the east. Both parkways must feature street trees planted between 30 and 40 feet apart and kept 40 feet from any existing streetlight. Ornamental trees, however, can be planted to within 15 feet of a streetlight.
2. Section 3.5.3(C), which states:

¿Orientation to a connecting walkway. At least one main entrance of a any commercial or mixed use building shall face and open directly onto a connecting walkway with pedestrian frontage.¿

And,

Section 3.5.3(B) states:

¿The street level shall be designed to comport with a pedestrian scale in order to establish attractive street fronts and walkways. Walkways shall be designed principally for the purpose of accommodating pedestrians and pedestrian connections while secondarily accommodating vehicular movement.¿

The proposed site plan will require a direct connecting walkway between the public sidewalk on Swallow Road and the building entrance. As indicated, such a walkway would be interrupted by the proposed handicap parking space. Consequently, Staff recommends that the handicap parking space be shifted to the other side of the building.

3. Please show the parallel parking spaces on the site plan.
4. A bicycle parking space needs to be provided and must not interfere with walkways, bus stop or landscaping.
5. Existing trees along the south property line appear to be on the Mall property. These trees need to be properly protected during demolition and reconstruction per Section 3.2.1(G). These tree protection standards must be placed on the Landscape Plan. If these trees are on the Mall property, Staff can assist in obtaining permission from the Mall owner to allow the necessary access in order to protect these trees per our standards.
6. Section 3.5.3(E)(1) of the City of Fort Collins Land Use Code states:

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.

Our approach is to work with chain establishments that rely on a high degree of recognition across the chain on a case by case basis. For example, in the past few months, Staff has

worked with six drive-through restaurants. Please note that the entire fascia of the canopy cannot be covered in signage, logo, or color scheme that evokes advertising.

7. If the bus stop is on the subject parcel, the gravel surface must be removed and replaced with concrete.
8. Dense landscaping will be required along the east property line. As indicated, there appears to be insufficient area between the building and the property line to adequately buffer the land use to the east which is developed in a less intense commercial manner.
9. There appears to be sufficient area to widen the landscape buffer along the south property line. Staff is concerned that five feet width may be inadequate to create a suitable planting bed for trees and shrubs to thrive. Along commercial corridors such as South College Avenue, trees and shrubs tend to struggle for viability and the wider the planting bed the better chance for survival and reduces the need to replace plants over the long term.
10. The existing exterior light fixtures are not sharp cut-off and down-directional. These fixtures will need to be replaced. (The existing fixture at the northeast corner of the site is obscured by tree canopy and is ineffective.) A Lighting Plan will be required. Please note that the maximum allowable illumination under the new canopy cannot exceed 26 foot-candles upon initial installation. After a burn-in period, the maximum allowable illumination cannot exceed 20 foot-candles.
11. Under canopy lighting must be specified to be flush-mount and flat lens.
12. Also, there can be no greater than .05 (one-tenth) foot-candle as measured 20 feet beyond the property line. Due to the proximity of the existing building to the east, light fixtures may need to be supplemented with house-side shields.
13. If LED lighting is selected as the light source, please select a warm tone as measured at 2,500 or less on the Kelvin scale. There is a concern that commercial LED lighting at higher Kelvin temperatures is excessively bright and distracting.
14. As a commercial building, the architecture and selection of exterior building materials must comply with Section 3.5.3 (E) which calls for a distinct base, middle and top.
15. The base of the monument sign, and the trash enclosure, must match the base of the building.
16. Will there be propane tank refills at this location? If so, please indicate the location of the propane tank.
17. The north elevation of the new store should feature a window(s) so that the building relates to Swallow Road. A blank wall along Swallow must be avoided. In fact, with the increase in size from 500 to 2,500 square feet, please consider adding a small patio on the north so as to present an inviting aspect for folks who live in the neighborhood and want to walk or bike to the store, and not feel like they are in an auto-dominated area.
18. For information on how to access online documents, please contact Jeff County, 970-221-6588. Or, jcounty@fcgov.com.
19. The proposed development is subject to a Minor Amendment Review, please contact the Zoning Department regarding your formal submittal.

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