

**CITY OF FORT COLLINS  
TYPE 1 ADMINISTRATIVE HEARING  
FINDINGS AND DECISION**

HEARING DATE: October 1, 2014

PROJECT NAME: Prairie Village Major Amendment

CASE NUMBER: MJA140002

APPLICANT: Kenneth R. Mitchell  
1021 Nightingale Drive  
Fort Collins, CO 80525

OWNER: Catalina Properties, LLC & Schrader Properties, LLC  
4714 Valley Ridge Court  
Fort Collins, CO 80526

HEARING OFFICER: Kendra L. Carberry

PROJECT DESCRIPTION: This is a request for approval of a Major Amendment ("MJA") for Prairie Village, located at the Fromme Prairie Way, west of Seneca Street. The MJA to the previously approved Overlook Fifth Filing PUD (also known as the Overlook/Seneca Center), proposes a replat to create 10 lots and the construction of 8 single-family attached dwelling units. The original Overlook Fifth Filing PUD called for an 8,200 square foot mixed-use commercial and residential building with 7 dwelling units.

SUMMARY OF DECISION: Approved

ZONE DISTRICT: Low Density Mixed-Use Neighborhood (L-M-N)

HEARING: The Hearing Officer opened the hearing at approximately 5:40 p.m. on October 1, 2014, in Conference Room A, 281 North College Avenue, Fort Collins, Colorado.

EVIDENCE: At the hearing, the Hearing Officer accepted the following evidence: (1) Planning Department Staff Report; (2) application, plans, maps and other supporting documents submitted by the applicant; and (3) a copy of the public notice (the formally promulgated policies of the City are all considered part of the record considered by the Hearing Officer).

TESTIMONY: The following persons testified at the hearing:

From the City: Ryan Mounce

From the Applicant: Ken Mitchell

From the Public: Rosalyn Brock

## FINDINGS

1. Evidence presented to the Hearing Officer established the fact that the hearing was properly posted, legal notices mailed and notice published.
2. The MJA complies with the applicable General Development Standards contained in Article 3 of the Code.
  - a. The MJA complies with Section 3.2.1, Landscaping and Tree Protection, because the MJA will preserve existing trees, add street trees and include full tree stocking around new buildings, interior parking lot landscaping and landscape screening of adjacent uses.
  - b. The MJA complies with Section 3.2.2(D)(3), Access and Parking Lot Requirements, because parking and access is shared by all lots in the overall development.
  - c. The MJA complies with Section 3.2.2(G), Shared Parking, because the minimum parking requirement for each dwelling unit will be met in private garages on each lot.
  - d. The MJA complies with Section 3.2.2(K)(1), Residential and Institutional Parking Requirements, because a total of 16 parking spaces are provided in private 2-car garages, meeting the requirement of 2 spaces for each of the 8 single-family units.
  - e. The MJA complies with Section 3.3.1(B), Lots, because each lot has vehicular access to a public street.
  - f. The MJA complies with Section 3.5.1(C), Building Size, Height, Bulk, Mass, Scale, because the buildings are compatible with the existing surrounding development in terms of height, bulk, mass, and scale.
  - g. The MJA complies with Section 3.5.1(D), Privacy Considerations, because each dwelling unit has a defined, semi-enclosed courtyard.
  - h. The MJA complies with Section 3.5.1(F), Building Color, because the buildings feature earth-toned colors that facilitate blending into the color palette of the existing neighborhood and nearby developments.
  - i. The MJA complies with Section 3.5.2(D), Relationship of Dwellings to Streets and Parking, because the buildings and units are oriented to face Fromme Prairie Way with connecting walkways from front entrances to the street sidewalk.
  - j. The MJA complies with Section 3.5.2(E)(2), Setbacks from Nonarterial Streets, because each single-family attached unit is set back at least 16' from Fromme Prairie Way.
  - k. The MJA complies with Section 3.5.2(E)(3), Side and Rear Yard Setbacks, because there are 5' setbacks from the overall western and eastern side yard lot lines, and between the two buildings, there is a 6' side yard setback.

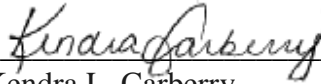
1. The MJA complies with Section 3.5.2(F), Garages, because: the garages are recessed behind the ground floor living area of the dwelling units; the garages do not comprise more than 50% of the street-facing building frontage; and the sides of the garages viewable from the street include architectural details and windows that mimic the features of the living portion of the dwelling units.
  - m. The MJA complies with Section 3.6.6, Emergency Access, because an emergency access easement connects the two existing access points to the overall development from West Harmony Road and Fromme Prairie Way.
3. The MJA complies with the applicable standards contained in Article 4 of the Code for the L-M-N zone district.
  - a. The MJA complies with Section 4.5(B)(2), Permitted Uses, because single-family attached residences are permitted uses in the L-M-N zone district subject to Administrative Review.
  - b. The MJA complies with Section 4.5(D)(1), Density, because the 8 dwelling units on 1.1 acres results in a density of 7.3 units per acre, which is less than the maximum and more than the minimum required.
  - c. The MJA complies with Section 4.5(D)(5), Facing Uses, because the buildings face Fromme Prairie Way and a similar single-family attached development across the street.
  - d. The MJA complies with Section 4.5(E)(3), Residential Building Height, because the dwellings are 2 stories in height, less than the maximum height of 2.5 stories.

#### DECISION

Based on the foregoing findings, the Hearing Officer hereby enters the following rulings:

1. The MJA is approved as submitted.

DATED this 13<sup>th</sup> day of October, 2014.

  
\_\_\_\_\_  
Kendra L. Carberry  
Hearing Officer



ITEM NO 3  
MEETING DATE Oct. 1, 2014  
STAFF Ryan Mounce

**ADMINISTRATIVE HEARING OFFICER**

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**STAFF REPORT**

**PROJECT:** Prairie Village Major Amendment, MJA140002

**APPLICANT:** Kenneth R. Mitchell  
1021 Nightingale Drive  
Fort Collins, CO 80525

**OWNERS:** Catalina Properties, LLC & Schrader Properties, LLC  
4714 Valley Ridge Court  
Fort Collins, CO 80526

**PROJECT DESCRIPTION:**

This is a request for consideration of a Major Amendment for Prairie Village, MJA140002. The project site is located on Fromme Prairie Way, west of Seneca Street in the Low Density Mixed-Use Neighborhood (L-M-N) District. This Major Amendment to the previously-approved Overlook Fifth Filing PUD (also known as the Overlook/Seneca Center), proposes a replatting to create 10 lots and the construction of 8 single-family attached dwelling units, a permitted use in the L-M-N District. The original Overlook Fifth Filing PUD plans called for an 8,200 square mixed-use commercial and residential building with 7 dwelling units on the lot of this proposed Major Amendment.

**RECOMMENDATION:** Staff recommends approval of Prairie Village, MJA140002.

**EXECUTIVE SUMMARY:**

Staff finds the proposed Prairie Village Major Amendment complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Major Amendment complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Major Amendment complies with relevant standards of Article 3 – General Development Standards.
- The Major Amendment complies with relevant standards located in Division 4.5 Low Density Mixed-Use Neighborhood District (L-M-N) of Article 4 – Districts.

**COMMENTS:**

**1. Background**

The property was annexed into the City of Fort Collins as a part of the Horsetooth Harmony West Annexation in June, 1980. The site was partially developed as part of the Overlook Fifth Filing PUD, approved in May, 2000.

The surrounding zoning and land uses are as follows:

<b>Direction</b>	<b>Zone District</b>	<b>Existing Land Uses</b>
North	Low Density Mixed-Use Neighborhood (L-M-N), Low Density Residential (R-L)	Commercial/Retail, Single Family Detached
South	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Attached, Single Family Detached
East	Low Density Mixed-Use Neighborhood (L-M-N)	Convenience Store with Fuel Sales, Single Family Attached
West	Low Density Residential (R-L)	Single Family Detached

A zoning and site vicinity map is presented on the following page.

**Overlook Fifth Filing PUD:**

Originally approved in May, 2000, the Overlook Fifth Filing PUD (also known as the Overlook/Seneca Center) was approved on three lots with a combination of convenience store, residential, and retail/office uses.

Lot 1, comprised of a 12,100 square foot commercial and retail building, and Lot 3, a 3,000 square foot convenience store with fuel sales, have both been developed. Lot 2, containing an 8,200 square foot building for residential and commercial uses, was never developed and remains partially vacant. Lot 2 also contains a majority of the shared parking between all lots and the access to the overall center from both West Harmony Road and Fromme Prairie Way.

This Major Amendment to the original Lot 2 of the Overlook Fifth Filing PUD proposes eliminating the mixed-use building and constructing 8 single-family attached dwelling units in its place. To accommodate the single-family attached residential use, additional lots are proposed.

Map 1: Prairie Village Zoning & Site Vicinity



**2. Compliance with Article 4 of the Land Use Code – Low Density Mixed-Use Neighborhood (L-M-N), Division 4.5:**

The project complies with all applicable Article 4 standards as follows:

*A. Section 4.5(B)(2) – Permitted Uses*

The proposed use, single-family attached dwellings, is a permitted use in the Low Density Mixed-Use Neighborhood District and consistent with the purpose and intent of the district to provide a predominance of low-density housing.

*B. Section 4.5(D)(1) – Density*

For residential projects less than 20 acres in size, the L-M-N District requires a minimum average density of 3 dwelling units per acre and a maximum of 9 dwelling units per gross acre. The Major Amendment proposes 8 dwelling units on 1.1 acres, resulting in a density of 7.3 units per acre.

*C. Section 4.5(D)(5) – Facing Uses*

The L-M-N District encourages facing uses at mid-block locations where reasonably feasible. The Major Amendment proposal for attached single family dwelling units reorients the buildings to face Fromme Prairie Way and a similar single-family attached development across the street.

*D. Section 4.5(E)(3) – Residential Building Height*

The single-family attached dwellings are 2 stories in height, less than the maximum residential building height of 2.5 stories in the L-M-N District.

**3. Compliance with Article 3 of the Land Use Code – General Development Standards:**

The project complies with all applicable General Development Standards as follows:

*A. Division 3.2.1 – Landscaping and Tree Protection*

The proposed landscaping is consistent with requirements of the Land Use Code in regards to preservation of existing trees, the addition of street trees, full tree stocking around new buildings, interior parking lot landscaping and landscape screening of adjacent uses.

*B. Section 3.2.2(D)(3) - Access and Parking Lot Requirements; Location*

Off-street parking spaces in residential zones such as the L-M-N District are required to be on the same lot as the use they intend to serve, unless such spaces are provided collectively by two or more buildings and uses on abutting lots. As part of the original Overlook Fifth Filing PUD, parking and access is shared amongst all lots in the overall development, and will continue to function in a similar arrangement with the proposed Major Amendment.

*C. Section 3.2.2(G) - Shared Parking*

Residential uses are not allowed to count shared parking spaces to meet minimum parking requirements. Although guest-parking for the proposed dwelling units is anticipated in the shared parking area for the overall center, the minimum parking requirements for each dwelling unit will be met in private garages on each individual lot.

*D. Section 3.2.2(K)(1) – Residential and Institutional Parking Requirements*

Each single-family attached unit includes 3 bedrooms, with a resulting minimum parking requirement of 2 parking spaces per unit. A total of 16 parking spaces are provided in private 2-car garages, meeting this code standard.

*E. Section 3.3.1(B) – Lots*

Each of the newly proposed lots has vehicular access to a public street. The general layout of the lots, driveways, utilities, drainage, and other services accomplishes the purpose and intent of the Land Use Code.

*F. Section 3.5.1(C) - Building Size, Height, Bulk, Mass, Scale*

The proposed buildings are similar in size, height, bulk, mass and scale to the existing attached single family units to the south and the commercial buildings located to the north. Where the western single-family attached building is closest to smaller single-family detached homes, the structure utilizes articulation and a decrease in height to 1-story to reduce building bulk and mass and achieve a compatible form.



*G. Section 3.5.1(D) - Privacy Considerations*

Defined, semi-enclosed courtyards are available to each unit of the development, providing the opportunity for privacy for residents of the development.

In consideration of privacy for the abutting single-family detached homes to the west, windows are minimized on the upper levels of the structure facing the homes, and an emphasis on planting of trees for screening are planned along the western lot line abutting the existing homes.

*H. Section 3.5.1(F) - Building Color*

The proposed buildings feature earth-toned colors that facilitate blending into the color palette of the existing neighborhood and nearby developments.

*I. Section 3.5.2(D) – Relationship of Dwellings to Streets and Parking*

The proposed buildings and units are oriented to face Fromme Prairie Way, a local street, with connecting walkways from front entrances to the street sidewalk as required by this code section.

*J. Section 3.5.2(E)(2) – Setbacks from Nonarterial Streets*

This section requires a minimum 15 foot setback from nonarterial street rights-of-way. The single-family attached units are setback from Fromme Prairie Way a minimum of 16 feet, complying with Land Use Code Requirements.

*K. Section 3.5.2(E)(3) – Side and Rear Yard Setbacks*

Required side yard setbacks are a minimum of 5 feet from side yard lot lines, and in zero-lot-line development plans, at least one 6 foot minimum side yard is required. The proposed single-family attached buildings are each located a minimum of 5 feet from the overall western and eastern side yard lot lines, and between the two buildings, 6-foot side yard setbacks are provided.

*L. Section 3.5.2(F) – Garages*

Two of the proposed single family attached units feature street-facing garage doors along Fromme Prairie Way. These garages comply with requirements for the placement and design of garages and demonstrate

they are recessed behind the ground floor living area of their dwellings, that they do not comprise more than 50 percent of the street-facing building frontage, and that the sides of the garages viewable from the street include architectural details and windows that mimic the features of the living portion of the dwelling.

*M. Section 3.6.6 – Emergency Access*

An emergency access easement is proposed, running through an existing parking lot drive aisle and driveways that connect the two existing access points to the overall development from West Harmony Road and Fromme Prairie Way. The emergency access easement ensures emergency vehicles can gain proper access and maneuvering to reach all portions of the proposed buildings. A portion of the emergency access easement is needed on the adjacent parcel to the north, near the access point to West Harmony Road. The applicant has supplied a letter of intent and understanding from the adjacent property owners indicating they are agreeable to providing this portion of the emergency access easement across their property.

**4. Findings of Fact/Conclusion:**

In evaluating the request for the Prairie Village Major Amendment, Staff makes the following findings of fact:

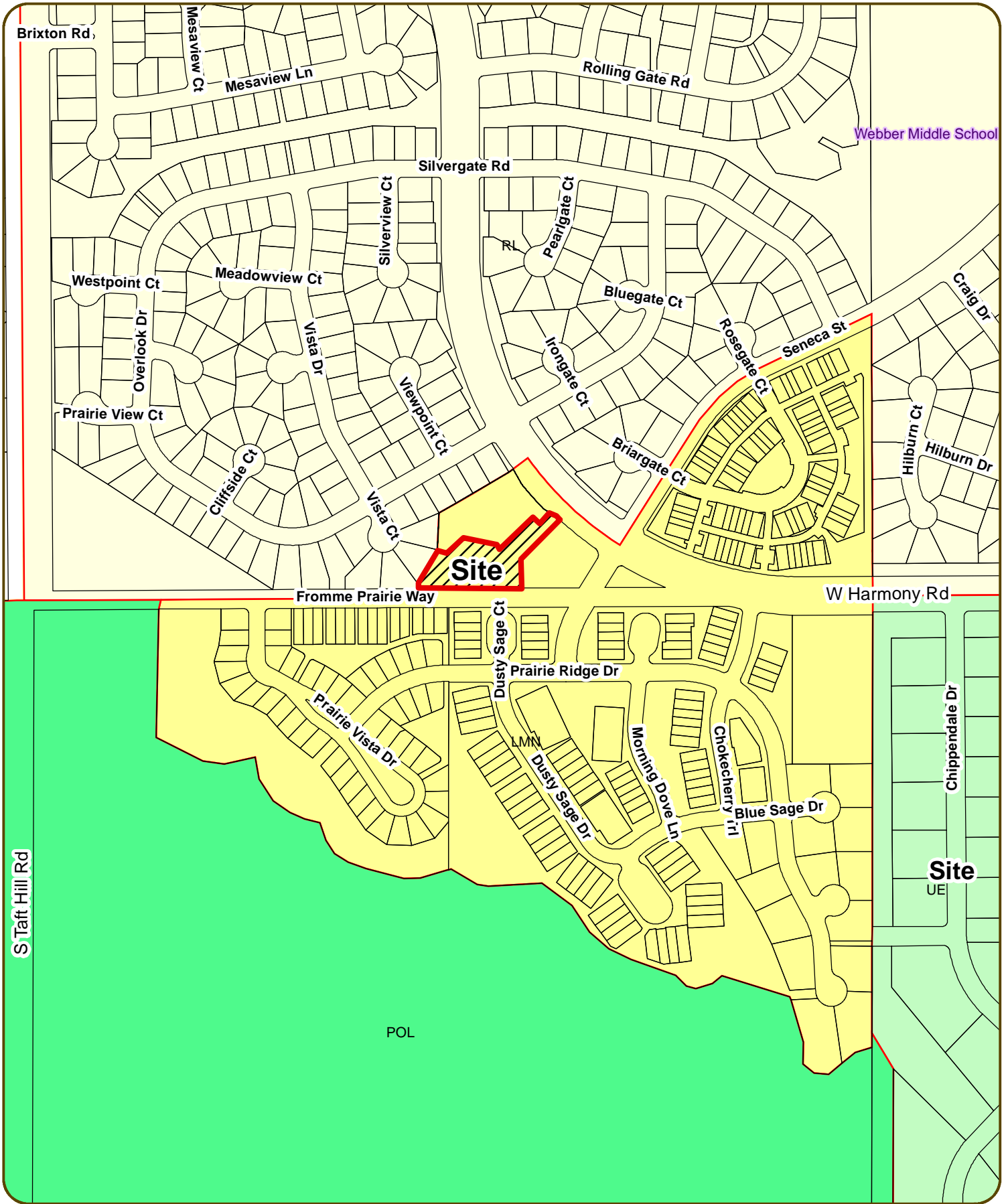
- A. The Major Amendment complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
- B. The Major Amendment complies with relevant standards located in Article 3 – General Development Standards.
- C. The Major Amendment complies with relevant standards located in Division 4.5 Low Density Mixed-Use Neighborhood District (L-M-N) of Article 4 – Districts.

**RECOMMENDATION:**

Staff recommends approval of the Prairie Village Major Amendment, MA140002.

**ATTACHMENTS:**

1. Zoning & Site Vicinity Map
2. Applicant's Statement of Planning Objectives
3. Prairie Village Planning Document Set (Site Plan, Landscape Plan & Elevations)
4. Prairie Village Plat
5. Overlook Fifth Filing PUD Site Plan
6. Emergency Access Easement Letter of Intent



1 inch = 400 feet

# Prairie Village



## STATEMENT OF PLANNING OBJECTIVES

The subject property, to be known as “Prairie Village”, is a suburban infill development designed to utilize an undeveloped mixed use parcel that has attracted little market interest to date. The current development plan for the parcel allows for 8,200 square feet of office/retail with 7 residential condominiums on the upper floor. The proposed plan would provide for eight (8) fee simple residential townhome dwellings and associated common area. The proposed plan would not utilize the office/retail use, due to limited demand within the project neighborhood. The proposed plan meets dual needs in the City of Fort Collins housing base; it enhances the diversity of residential product and provides a reasonably priced new home alternative.

The site is currently under contract subject to Development Plan and Final Plat approval.

The proposed use would include common areas for open space and drainage (20,000+ square feet) with a common driveway access for six (6) of the units. Two (2) of the units will have separate driveways. The development plan would include two buildings, with four units per building. The community will be deed-restricted and subject to a Homeowner’s Association responsible for maintenance of common area elements.

There are currently no wetlands or distinctive natural features on the site, which has been partially developed and is mowed on a regular basis.

There are no existing structures on the site at this time. A portion of the site has been improved with parking spaces and driveways servicing the adjoining shopping center and gas station/convenience store.

The prior development plan for Lot 2 was previously approved with 40 parking spaces; 27 for the commercial portion of the project, and 13 required parking space for the residential condominiums. The proposed plan will allow for 16 garage parking spaces, 4 driveway parking spaces and six off-street parking spaces along Fromme Prairie Road. Four (4) existing parking spaces in the retail area will be lost for access to the common drive, but the overall number of spaces will exceed the previous requirement. All of the commercial parking spaces currently exist in a shared parking field with adjoining commercial landowners.

A private drive is provided at the rear of the lots. The private drive will serve two purposes. First, the private drive and associated garage structures will provide a visual and noise buffer to commercial activity within the adjoining shopping center, which has a tenant mix that includes a church, a liquor store, a medical clinic, a convenience store with gas pumps and car wash, a dog wash facility, an insurance office, a driver training center and a real estate office. Second, the private drive will alleviate the need to place six (6) of the two car garages along Fromme Prairie Way, an entrance corridor for luxury homes and townhomes as well as a major access point for the Fromme Prairie open space. Only two of the townhomes will have driveways fronting on Fromme Prairie and garages will be set back from the main elevation. The intent is for each four unit building to have the architectural character of a detached single family home.

The townhomes would be a mixture of 1 ½ story to 2 story units. The garage buildings would be single story as shown in the attached illustrations. The intent of the development plan is to avoid conflicts between land uses, and the proposed townhomes provide a buffer between the existing retail and office center and existing detached and attached residential development on the south side of Fromme Prairie.

Prairie Village has been designed to blend well with, and preserve the character of, the existing communities which surround it. As an in-fill development, it is important to preserve neighborhood quality and the sense of place that has already been established for Harmony Ridge and the adjoining Overlook neighborhoods.

The project meets the City of Fort Collins vision for compact, healthy and sustainable living environments. A small common area at the rear of the project area provides open space and the nearby Fromme Prairie is a pedestrian and bicycle connector to miles of pathways, other parks, open space, shopping hubs and work centers.

Prairie Village is anticipated to provide more diversity in the area housing product, with affordability based on a preliminary price range of \$275,000 for smaller three bedroom, 2.5 bath units, and \$325,000 for the end units that have larger yard areas and more square footage.

In addition, with two of the eight units having a master bedroom and bath downstairs, Prairie Village will provide an accessible and low maintenance lifestyle for older homebuyers who may not be able to routinely walk up and down stairways. This diversity is important in an aging population predicted for Fort Collins.

The landscape design will incorporate dry stream beds and native vegetation to the extent possible in order to conserve water resources and to also further the natural character of Harmony Ridge and the adjoining Fromme Prairie. Native grasses are a natural tie to this nearby recreational and scenic amenity.

Sidewalks will be extended during the construction of the Prairie Village project, which will serve to enhance pedestrian access to the Fromme Prairie and to the adjoining neighborhood shopping center. Further, off-street parking will preserve the integrity of existing bike pathways leading to the Fromme Prairie, and protect recreational and commuter bike traffic.

The applicant has met with the owners of the retail condominiums next door and there do not appear to be any issues at this time. They are in support of no additional commercial development on the subject site, and of the townhome use. The applicant has also been sending copies of all planning materials to Brian Powers, a Board Member of the Harmony Ridge HOA which adjoins the site under consideration. The applicant will be available for neighborhood meetings upon request.

Please feel free to contact either Ken Mitchell 321-288-2101 or Brent Cooper 970-224-5828.  
Email for Ken Mitchell: [kmitch2000@aol.com](mailto:kmitch2000@aol.com)  
Email for Brent Cooper: [brent.cooper@ripleydesigninc.com](mailto:brent.cooper@ripleydesigninc.com)

# PRAIRIE VILLAGE TOWNHOMES

## FORT COLLINS, COLORADO

PRAIRIE VILLAGE  
TOWNHOMES

FORT COLLINS, COLORADO



■ land planning ■ landscape architecture ■  
■ urban design ■ entitlement ■

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521  
fax 970.224.1662 phone 970.224.5828 www.ripleydesigninc.com

**IN ASSOCIATION WITH:**

**DEVELOPER / APPLICANT**

MOSAIC REAL ESTATE  
KEN MITCHELL  
1021 NIGHTINGALE DR  
FORT COLLINS, CO 80525  
214.557.2000

**ARCHITECT**

RENTFROW DESIGN  
JON RENTFROW  
205 ALLEN ST.  
FORT COLLINS, CO 80525  
970.412.3400

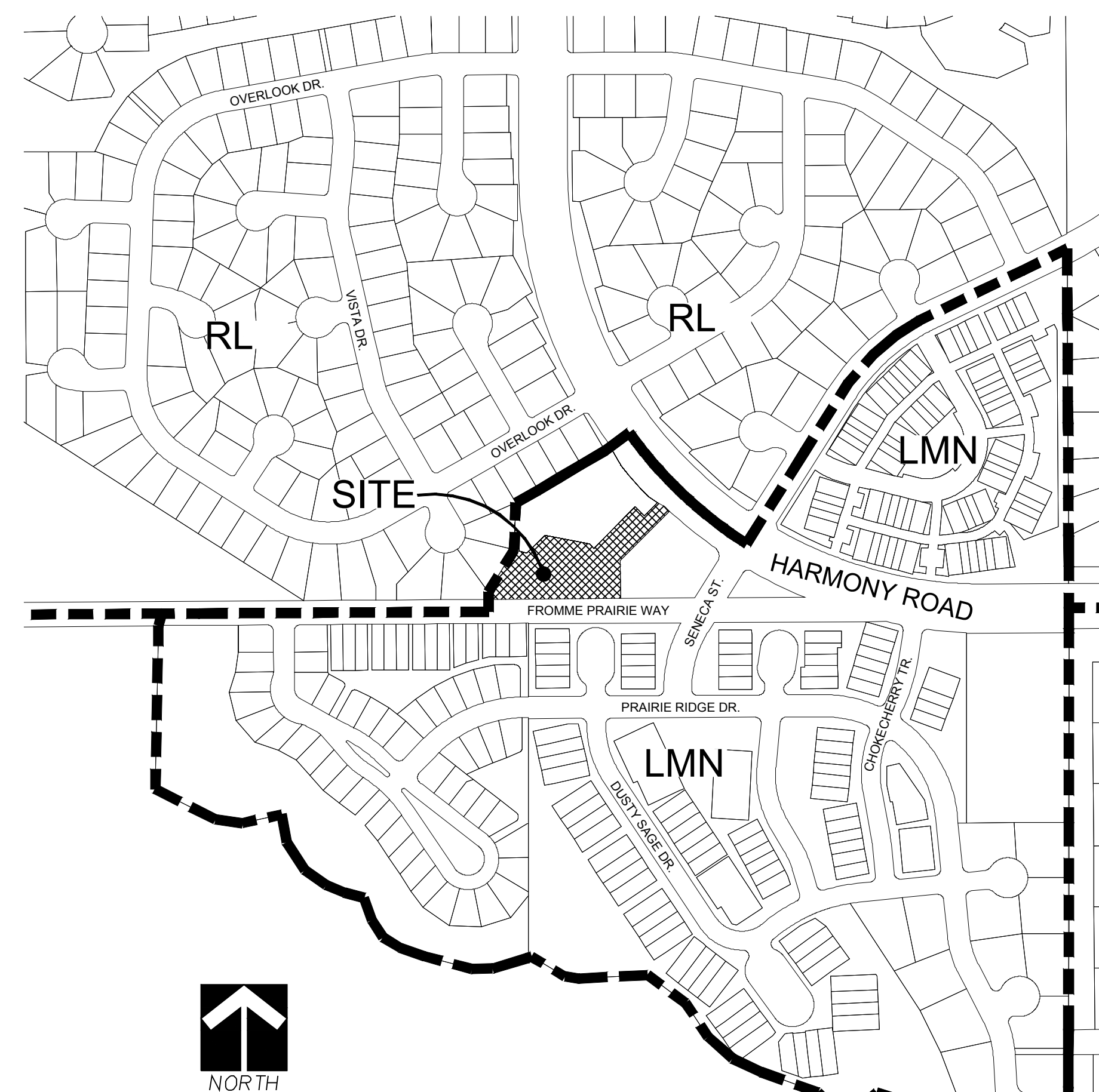
**SITE ENGINEER AND SURVEYOR**

NORTHERN ENGINEERING  
NICK HAWS, P.E., LEED AP  
301 N. HOWES ST. SUITE 100  
FORT COLLINS, CO 80521  
970.221.4158

**GENERAL NOTES**

- REFER TO UTILITY PLANS FOR LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES
- REFER TO THE CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION OF PROPOSED TOPOGRAPHY, UTILITY, AND STREET IMPROVEMENTS.
- REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
- ALL SIDEWALKS AND RAMPS WILL CONFORM TO CITY STANDARDS. ALL HANDICAP PARKING SPACES, AND RAMPS ARE TO BE VERIFIED WITH CIVIL ENGINEER FOR GRADING, DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHOULD SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES SHOULD SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:48 CROSS SLOPE.
- ACCESSIBLE RAMPS TO BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES.
- SCORE MARKS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDING THE LOWEST BRANCH IS AT LEAST 6" FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT SHALL BE NO MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN
- OFF-STREET SURFACE PARKING SPACES ARE SHARED WITH THE ADJOINING NEIGHBORHOOD CENTER. ADDITIONAL HANDICAP PARKING SPACES MEETING LUC 3.2.2(K)(5)(d) ARE PROVIDED AS PART OF THE EXISTING NEIGHBORHOOD CENTER PARKING LOT.

**VICINITY MAP**



**OWNER'S CERTIFICATION**

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE 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.

OWNER (SIGNED) \_\_\_\_\_ Date \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ A.D. Y 20\_\_ BY \_\_\_\_\_

(PRINT NAME)  
AS \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ ADDRESS \_\_\_\_\_

**PLANNING CERTIFICATE**

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Director of Planning \_\_\_\_\_

**SHEET INDEX (PLANNING SET)**

SITE PLANS	1-2
LANDSCAPE PLAN	3

ISSUED		
No.	DESCRIPTION	DATE
1	CONCEPTUAL REVIEW	04.28.14
2	MAJOR AMENDMENT	07.09.14
3	Review	08.22.14

REVISIONS		
No.	DESCRIPTION	DATE

**MAJOR AMENDMENT**

SEAL:

PROJECT No.:	R14-019
DRAWN BY:	RDI
REVIEWED BY:	RDI

**COVER SHEET**

SCALE ACCORDINGLY IF REDUCED

DRAWING NUMBER:

**LAND USE CHART**

EXISTING ZONING	LMN
-----------------	-----

AREA COVERAGE					
GROSS		NET			
	AREA	%			
BUILDING COVERAGE	6,344 SF	13%	BUILDING COVERAGE	6,344 SF	13%
DRIVES AND PARKING	18,641 SF	38%	DRIVES AND PARKING	18,641 SF	38%
OPEN SPACE AND LANDSCAPE	20,160 SF	42%	OPEN SPACE AND LANDSCAPE	20,160 SF	42%
HARDSCAPE	3,271 SF	7%	HARDSCAPE	3,271 SF	7%
<b>TOTAL GROSS COVERAGE</b>	<b>48,416 SF (1.1 AC)</b>	<b>100%</b>	<b>TOTAL GROSS COVERAGE</b>	<b>48,416 SF (1.1 AC)</b>	<b>100%</b>

DENSITY			
GROSS		NET	
	AREA		AREA
GROSS AREA	48,416 SF (1.1 AC)	NET AREA	48,416 SF (1.1 AC)
TOTAL DWELLING UNITS	8	TOTAL DWELLING UNITS	8
GROSS DENSITY	7.3 DU/AC	NET DENSITY	7.3 DU/AC

BUILDING INFORMATION		
TYPE	HEIGHT	STORIES
RESIDENTIAL	40' MAX (PER CITY CODE)	2 STORIES

DWELLING UNIT BREAKDOWN		
UNIT TYPE:	DWELLING UNITS	TOTAL BEDROOMS
THREE BEDROOM UNITS	8	16

PARKING		PROVIDED
PROJECT PARKING		
GARAGE SPACES (PRIVATE)		16*
SHARED PARKING		
STANDARD SPACES		25
COMPACT SPACES		5
HANDICAP		1
ON STREET (AT REQUEST OF CITY)		
PARALLEL		6
<b>TOTAL</b>		<b>37</b>

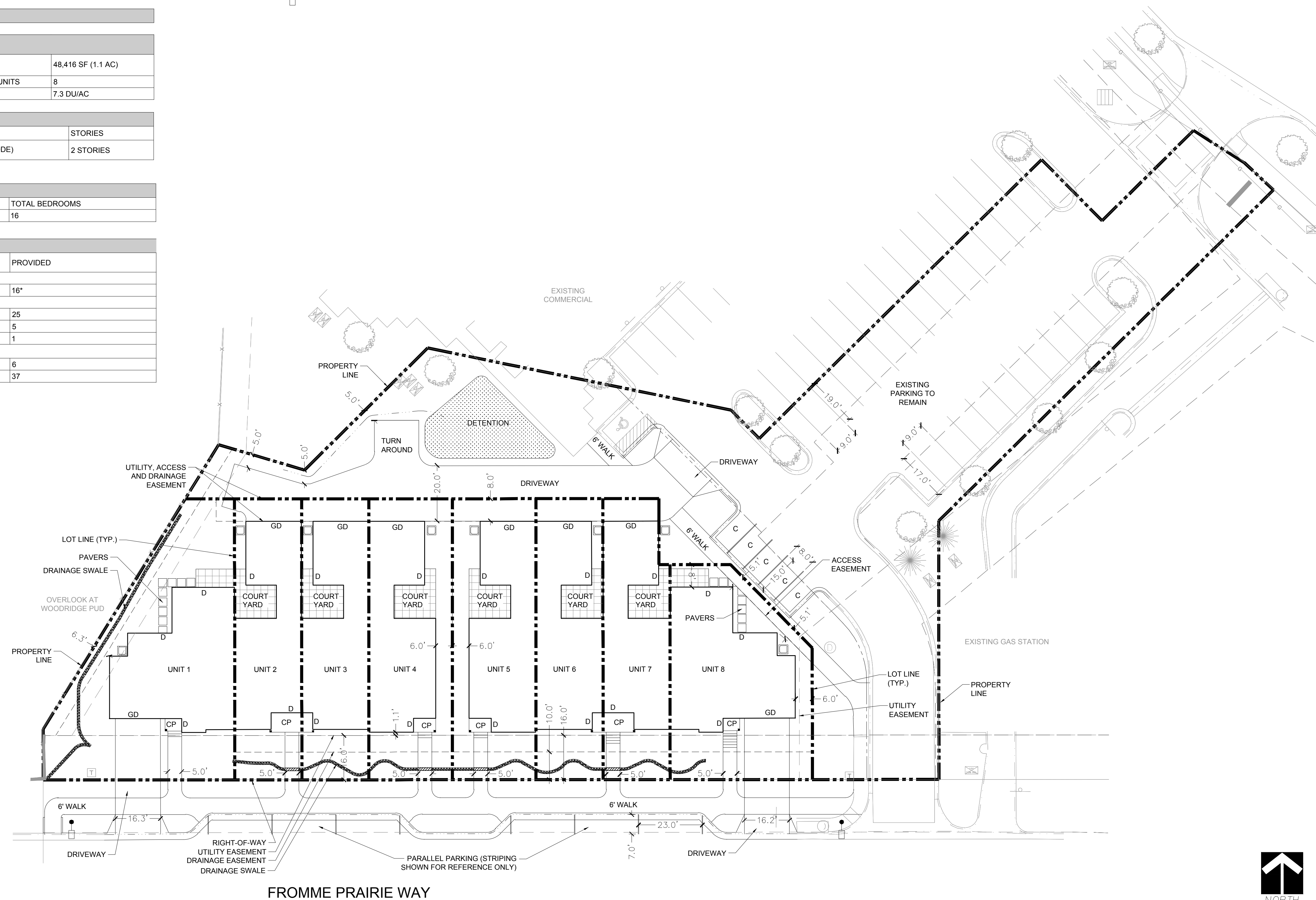
\*2 SPACES REQUIRED FOR 3 BEDROOM UNITS  
8 UNITS X 2 SPACES = 16

**LEGEND**

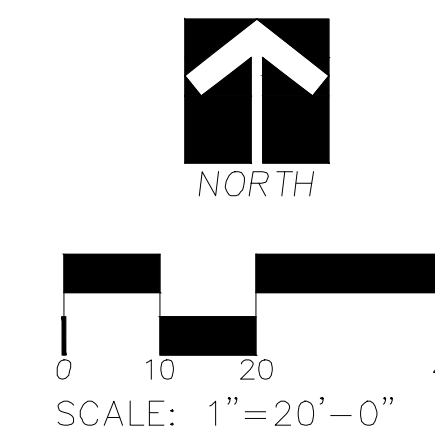
- EXISTING TREES TO REMAIN
- EXISTING LIGHT
- DOOR
- GARAGE DOOR
- COMPACT PARKING SPACE
- COVERED PORCH
- STREET LIGHT

**OWNERSHIP AND MAINTENANCE CHART**

TRACT DESCRIPTION	OWNER	USE	MAINTENANCE RESPONSIBILITY
LOTS 1-8	FEE SIMPLE EACH LOT TO HOMEOWNER	RESIDENTIAL DWELLING	HOMEOWNER AND PRAIRIE VILLAGE HOA
OUTLOT A	PRAIRIE VILLAGE HOA	LANDSCAPE, DRAINAGE, DRIVE ACCESS AND UTILITY EASEMENTS	PRAIRIE VILLAGE HOA
TRACT A	SENECA CENTER CONDOMINIUM ASSOCIATION, PRAIRIE VILLAGE HOA	ACCESS EASEMENT, PARKING, AREA LIGHTING, DRAINAGE, UTILITY EASEMENTS, LANDSCAPING	SENECA CENTER CONDOMINIUM ASSOCIATION



FROMME PRAIRIE WAY



**PRAIRIE VILLAGE TOWNHOMES**

FORT COLLINS, COLORADO



■ land planning ■ landscape architecture ■  
■ urban design ■ entitlement ■

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521  
fax 970.224.1862 phone 970.224.5528 www.ripleydesigninc.com

**IN ASSOCIATION WITH:**

**DEVELOPER / APPLICANT**

MOSAIC REAL ESTATE

KEN MITCHELL

1021 NIGHTINGALE DR

FORT COLLINS, CO 80525

214.557.2000

**ARCHITECT**

RENTFROW DESIGN

JON RENTFROW

205 ALLEN ST.

FORT COLLINS, CO 80525

970.412.3400

**SITE ENGINEER AND SURVEYOR**

NORTHERN ENGINEERING

NICK HAWS, PE, LEED AP

301 N. HOWES ST. SUITE 100

FORT COLLINS, CO 80521

970.221.4158

**ISSUED**

No.	DESCRIPTION	DATE
1	CONCEPTUAL REVIEW	04.28.14
2	MAJOR AMENDMENT	07.09.14
3	Review	08.22.14

**REVISIONS**

No.	DESCRIPTION	DATE

**MAJOR AMENDMENT**

SEAL:

PROJECT No.:	R14-019
DRAWN BY:	RDI
REVIEWED BY:	RDI

**SITE PLAN**

SCALE ACCORDINGLY IF REDUCED

DRAWING NUMBER:

**2**



**PLANT LIST**

- PLANT SPECIES WILL BE SELECTED FROM THE CITY OF FORT COLLINS PLANT LIST AT TIME OF THE FINAL COMPLIANCE SUBMITTAL.

**WATER BUDGET CHART**

HYDROZONE	AREA	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	1,988	18	35,784
MODERATE	9,763	10	97,630
LOW	1,229	3	3,687
VERY LOW	0	0	0
<b>TOTAL</b>	<b>12,980</b>	<b>AVG.: 10.56</b>	<b>137,101</b>

**TREE PROTECTION NOTES**

- EXISTING TREES MARKED FOR PROTECTION AND PRESERVATION SHALL NOT BE REMOVED.
- HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT OVER THE ROOT ZONE OF EXISTING TREES.
- AVOID CUTTING SURFACE ROOTS WHENEVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID DAMAGE.
- ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.
- PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED, WHICH AS A MINIMUM ARE SUPPORTED BY 1" X 1" OR SIMILAR STURDY STOCK, FOR SHIELDING OF PROTECTED TREES, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE HALF (1/2) OF THE DRIP LINE, WHICH EVER IS GREATER. WITHIN THIS PROTECTION ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, FILL OR CUT UNLESS APPROVED BY THE CITY FORESTER.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE, WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF" RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN NOTE (5) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POSTS STAKES A MAXIMUM OF FIFTY FEET APART AND TYING A RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- ALL EXISTING TREES SHALL BE PRUNED TO THE CITY FORESTER'S "MEDIUM PRUNE STANDARDS".
- ALL TREE PRUNING AND REMOVAL WORK SHALL BE PERFORMED BY A LICENSED ARBORIST AS REQUIRED BY CODE.
- PRIOR TO GRADING OR EXCAVATION WITHIN THE DRIP LINE ZONE OF ANY EXISTING TREE CONTACT THE CITY FORESTER. CONTRACTOR IS RESPONSIBLE TO SCHEDULE INSPECTIONS.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.

Tree Diameter at Breast Height (inches)	Auger Distance From Face of Tree (feet)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

**LEGEND**

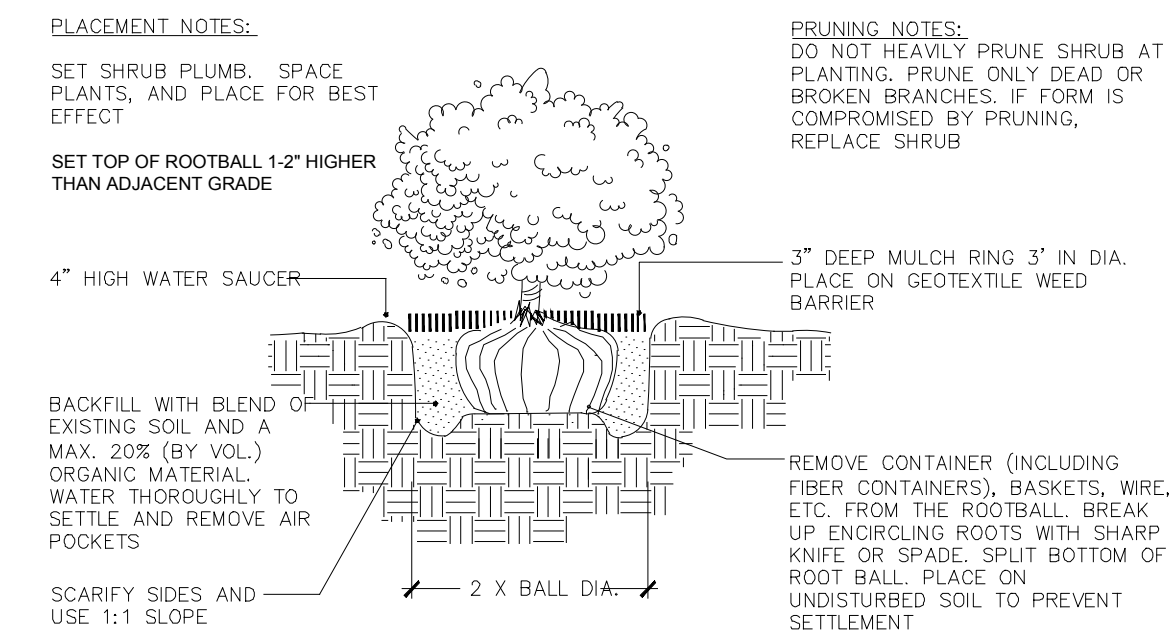
- CANOPY SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING TREES TO REMAIN
- D DOOR
- GD GARAGE DOOR
- C COMPACT PARKING SPACE
- TURF, SODDED (HIGH WATER USE)
- SHRUB BEDS (MEDIUM WATER USE) TO BE MULCHED WITH WASHINGTON CEDAR (GORILLA HAIR) MULCH
- WATER QUALITY SWALE (RIVER ROCK)
- BOULDERS
- CITY STREETLIGHT

**LANDSCAPE NOTES**

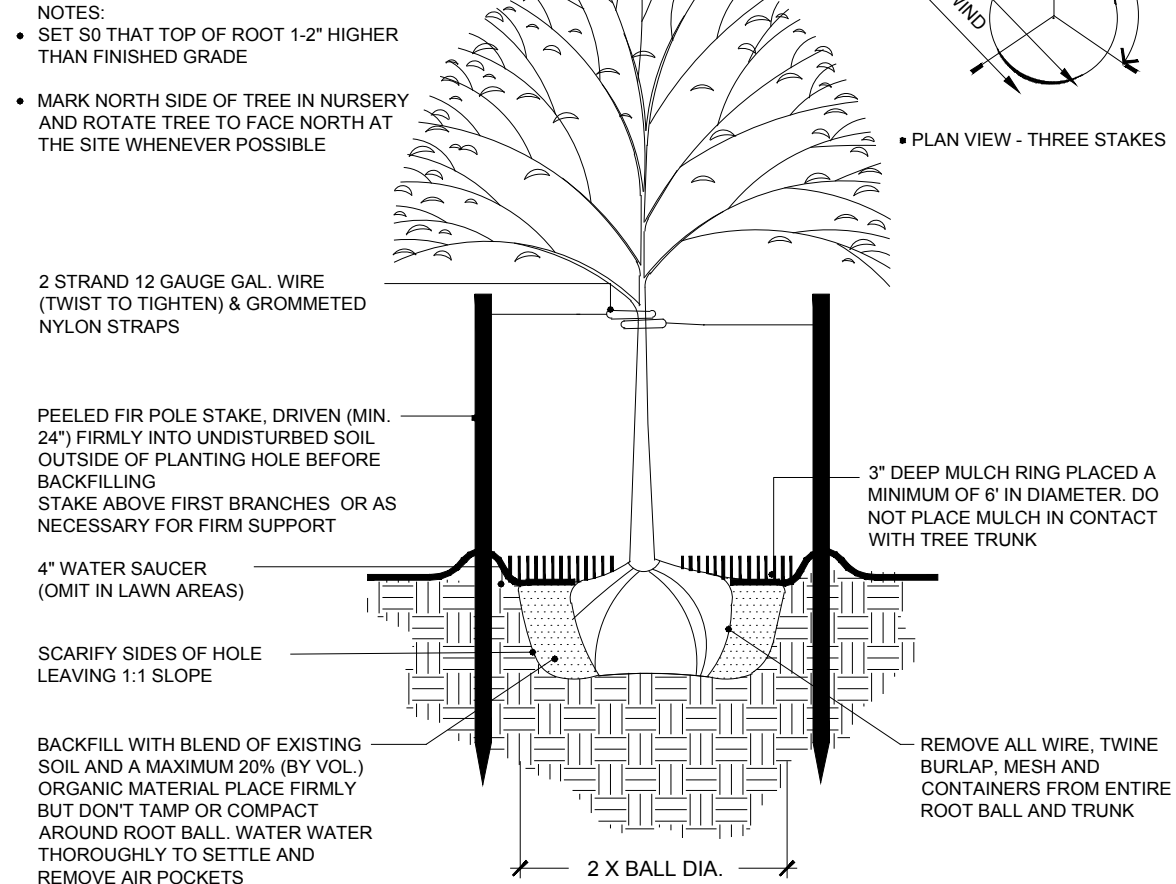
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- TREES SHALL NOT BE PLANTED CLOSER THAN 4 FEET TO ANY GAS OR ELECTRIC LINE, NO CLOSER THAN 6 FEET TO ANY WATER OR SEWER SERVICE LINE, AND NO CLOSER THAN 10 FEET TO ANY WATER OR SEWER MAIN. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. A HORIZONTAL DISTANCE OF 40 FEET BETWEEN STREET TREES AND STREET LIGHTS AND 15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS SHALL BE MAINTAINED. SHRUBS ARE NOT TO BE PLANTED WITHIN 4 FEET OF ANY WATER OR SEWER MAINS. PLANT MATERIAL SHALL BE ADJUSTED IN THE FIELD TO MAINTAIN THE ABOVE CLEARANCES.
- LANDSCAPING SHALL BE INSTALLED OR SECURED WITH A LETTER OF CREDIT, ESCROW, OR PERFORMANCE BOND FOR 125% OF THE VALUE OF THE LANDSCAPING AND INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAYS AND COMMON OPEN SPACE AREAS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE OWNER.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN, REVIEWED AND APPROVED BY THE WATER UTILITIES, WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED WITH A THREE INCH (3") LAYER OF WASHINGTON CEDAR (GORILLA HAIR) MULCH BY PIONEER SAND COMPANY, PIONEERSAND.COM.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/2" X 4" STEEL WITH ROLLED TOP EDGE, SET LEVEL WITH TOP OF SOD.
- IRRIGATED TURF TO BE SODDED WITH REVEILLE BLUEGRASS.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
- THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. TO PROTECT EXISTING TREES FROM ROOT DAMAGE DO NOT CULTIVATE MORE THAN 2 INCHES DEEP WITHIN THE DRIP LINE ZONE OF EXISTING TREES.
- STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED AND MAINTAINED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES.
- ALL PLANTINGS IN THE SITE DISTANCE EASEMENT MUST COMPLY WITH SIGHT DISTANCE RESTRICTIONS.

**STREET TREE NOTES**

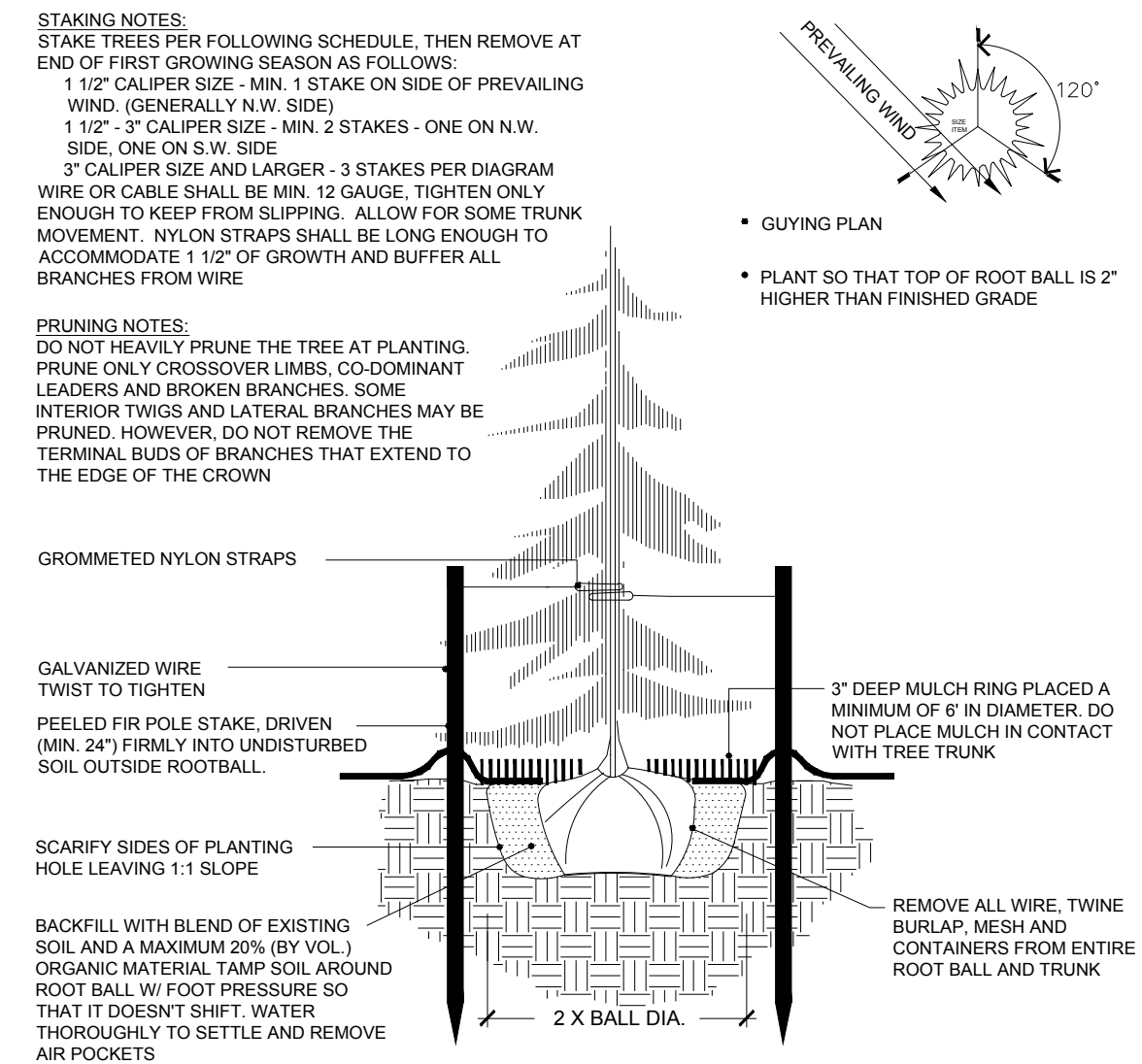
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL TREES NEED TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
- STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
- THE DEVELOPER SHALL REPLACE ALL DEAD AND DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, OF AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
- STREET TREE LOCATIONS AND NUMBERS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY STANDARDS, SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES SHALL BE CENTERED IN THE MIDDLE OF THE PARKWAY. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION OCCURS TO MEET SEPARATION STANDARDS.



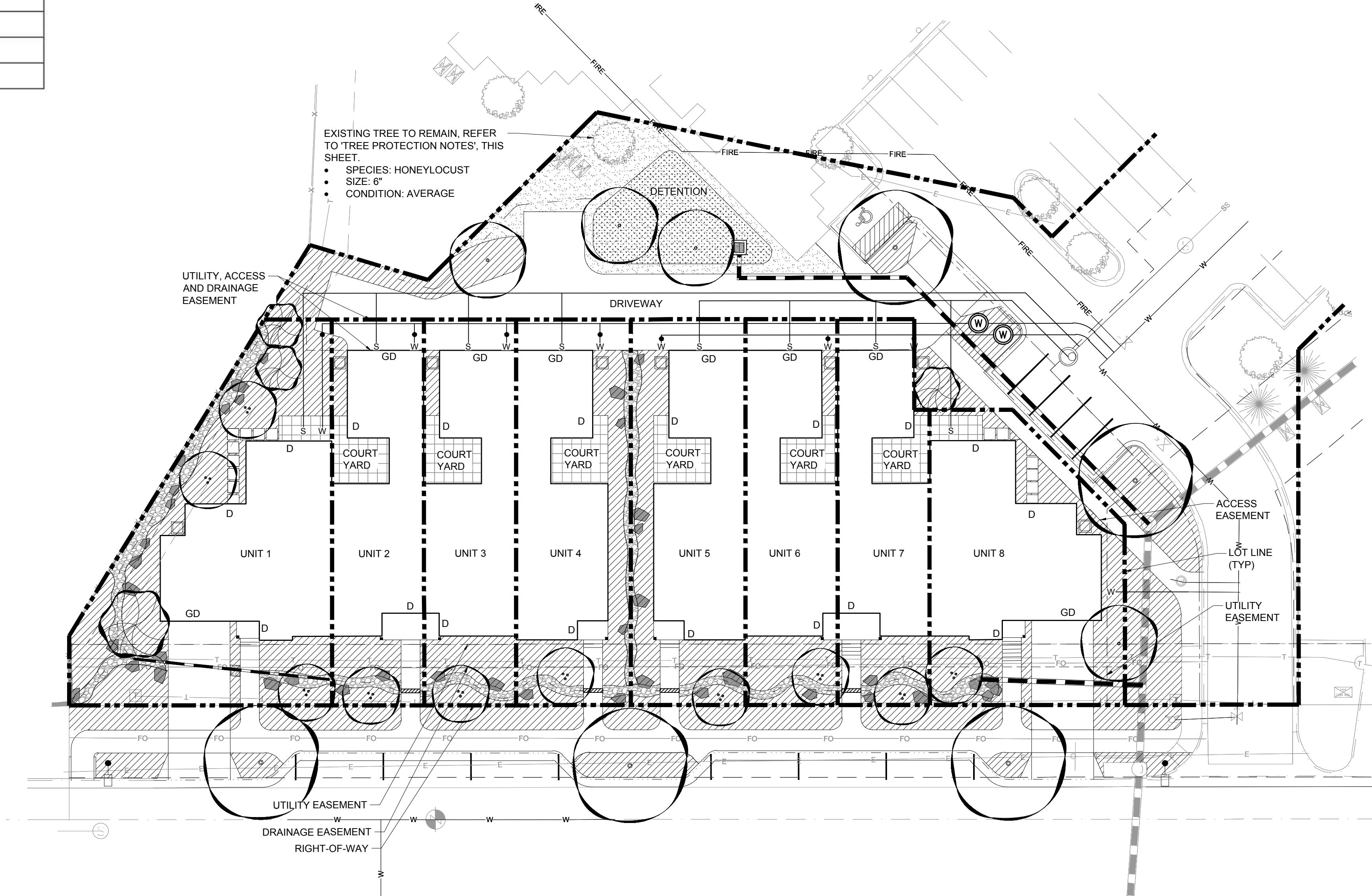
**(A) SHRUB PLANTING DETAIL**



**(B) TREE PLANTING DETAIL**



**(C) CONIFER TREE PLANTING DETAIL**



**PRAIRIE VILLAGE TOWNHOMES**

FORT COLLINS, COLORADO



land planning ■ landscape architecture ■ urban design ■ entitlement ■

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DEVELOPER / APPLICANT

MOOSAIC REAL ESTATE

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1021 NIGHTINGALE DR  
FORT COLLINS, CO 80525  
214.557.2000

ARCHITECT  
RENTFROW DESIGN  
JON RENTFROW

205 ALLEN ST.  
FORT COLLINS, CO 80525  
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SITE ENGINEER AND SURVEYOR  
NORTHERN ENGINEERING

NICK HAWS, PE, LEED AP  
301 N. HOWES ST. SUITE 100  
FORT COLLINS, CO 80521  
970.221.4158

**ISSUED**

No.	DESCRIPTION	DATE
1	CONCEPTUAL REVIEW	04.28.14
2	MAJOR AMENDMENT	07.09.14
3	RE-SUBMITTAL	08.27.14

**REVISIONS**

No.	DESCRIPTION	DATE

**MAJOR AMENDMENT**

SEAL:

PROJECT No.: R14-019  
DRAWN BY: RDI  
REVIEWED BY: RDI

**LANDSCAPE PLAN**

SCALE ACCORDINGLY IF REDUCED

DRAWING NUMBER:

THIS IS A LAND USE PLANNING DOCUMENT, NOT A CONSTRUCTION DOCUMENT. REFER TO CIVIL ENGINEERING PLANS.



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**ARCHITECT**

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REVISIONS		
No.	DESCRIPTION	DATE

**MAJOR AMENDMENT**

SEAL:

PROJECT No.:  
DRAWN BY:  
REVIEWED BY:

**ELEVATIONS**

SCALE ACCORDINGLY IF REDUCED

DRAWING NUMBER:

Synthetic Stone & Waterledge

Painted Lap Siding

Painted Board & Batten Siding

Painted Fascia

Asphalt Shingles

Buildings are 12' apart

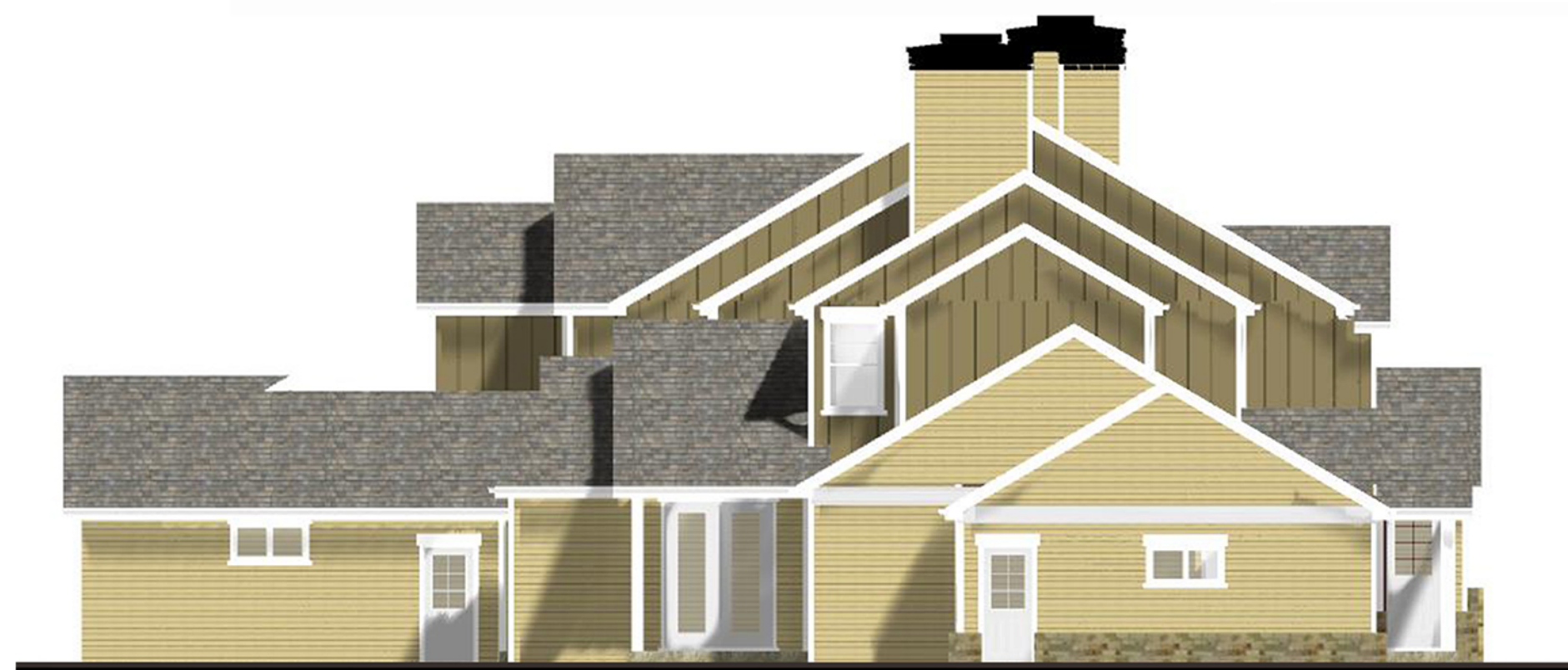


FRONT ELEVATION

Buildings are 12' apart



BACK ELEVATION



EXTERIOR SIDE ELEVATION

\*Conduits, meters, vents, and other equipment attached to the building or protruding from the roof shall be painted to match the surrounding building surfaces.

\*Highest ridge line is 31'-0" above finished floor

\*All roof venting to be on 'back side' of roof



INTERIOR SIDE ELEVATION

# PRAIRIE VILLAGE

BEING A REPLAT OF LOT 2, OVERLOOK FIFTH FILING P.U.D. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

**STATEMENT OF OWNERSHIP AND SUBDIVISION:**

Know all persons by these presents, that the undersigned owner(s) of the following described land: A tract of land being a portion of the Southwest Quarter of Section 34, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Lot 2, Overlook Fifth Filing P.U.D., City of Fort Collins

The above described area contains 48,415 square feet or 1.111 acres more or less and is subject to all easements and rights-of-way now on record or existing.

For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known PRAIRIE VILLAGE (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

**CERTIFICATE OF DEDICATION:**

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

OWNER: Kenneth R. Mitchell

Kenneth R. Mitchell

By: \_\_\_\_\_

STATE OF COLORADO )  
JSS  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Kenneth R. Mitchell.

Witness my hand and official seal

My commission expires: \_\_\_\_\_

Notary Public

LIENHOLDER:

By: \_\_\_\_\_

STATE OF COLORADO )  
JSS  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

Witness my hand and official seal

My commission expires: \_\_\_\_\_

Notary Public

**MAINTENANCE GUARANTEE:**

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

**REPAIR GUARANTEE:**

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

**NOTICE OF OTHER DOCUMENTS:**

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

**APPROVED AS TO FORM, CITY ENGINEER**

By the City Engineer of the City of Fort Collins, Colorado this \_\_\_\_ day of \_\_\_\_\_ A.D., 20 \_\_\_\_.

City Engineer

**PLANNING APPROVAL**

By the Director of Planning the City of Fort Collins, Colorado this \_\_\_\_ day of \_\_\_\_\_ A.D., 20 \_\_\_\_.

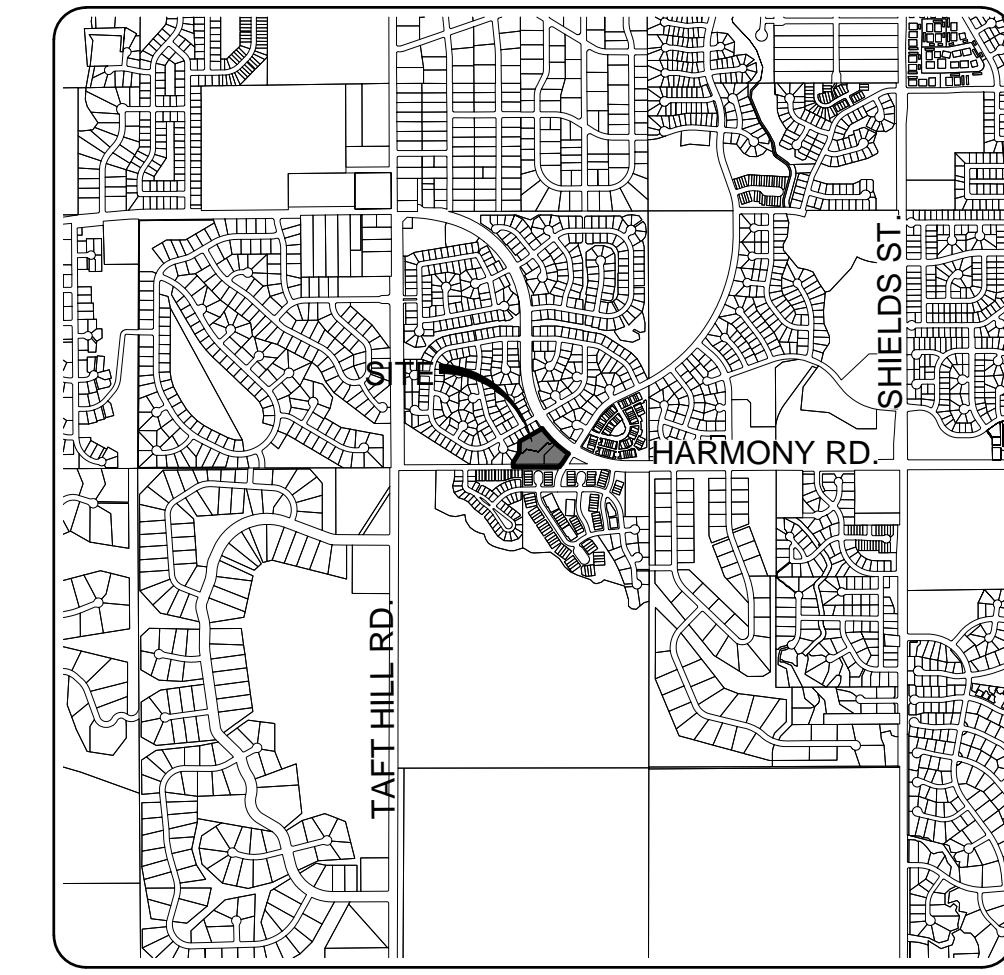
Director of Planning

**EASEMENT APPROVAL**

Century Link Communications

**NOTICE**

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.



**SURVEYOR'S STATEMENT**

I, Gerald D. Gilliland, a Colorado Registered Professional Land Surveyor do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

Gerald D. Gilliland  
Colorado Registered Professional  
Land Surveyor No. 14823

**NOTES:**

- 1) The Basis of Bearings is the South line of the Southwest Quarter of said Section 34-T7N-R69W as bearing North 89° 57' 59" East (assumed bearing).
- 2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Commitment Number FCC25121690, dated March 11, 2014, and prepared by Land Title Guarantee Company.
- 3) The lineal unit of measurement for this plat is U. S. Survey Feet.

LAND USE TABLE					
PARCEL	AREA	PERCENT	USE	OWNED & MAINTAINED BY	
TRACT A	15,858 S.F. 0.36 AC.	32.75%	Utility, Drainage & Access Easement	HOA	
OUTLOT A	8,387 S.F. 0.19 AC.	17.32%	Utility, Drainage & Access Easement	HOA	
LOTS (8)	24,170 S.F. 0.55 AC.	49.92%	Multi-Family Residential	Property Owner	
<b>TOTAL</b>	<b>48,415 S.F. 1.11 AC.</b>	<b>100.00%</b>			

**NOTICE:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect, or you must commence any legal action within one year after you be notified of any defect in this survey. Any action not commenced more than ten years after the date of the certificate shown hereon.

SECTION: 34  
TOWNSHIP: 7N  
RANGE: 69 W of the 6th PM

**NORTHERN ENGINEERING**  
NE  
90 North Wilson Street, Suite 100  
Fort Collins, Colorado 80521  
PHONE: 970.221.4168 FAX: 970.221.4159  
www.northernengineering.com

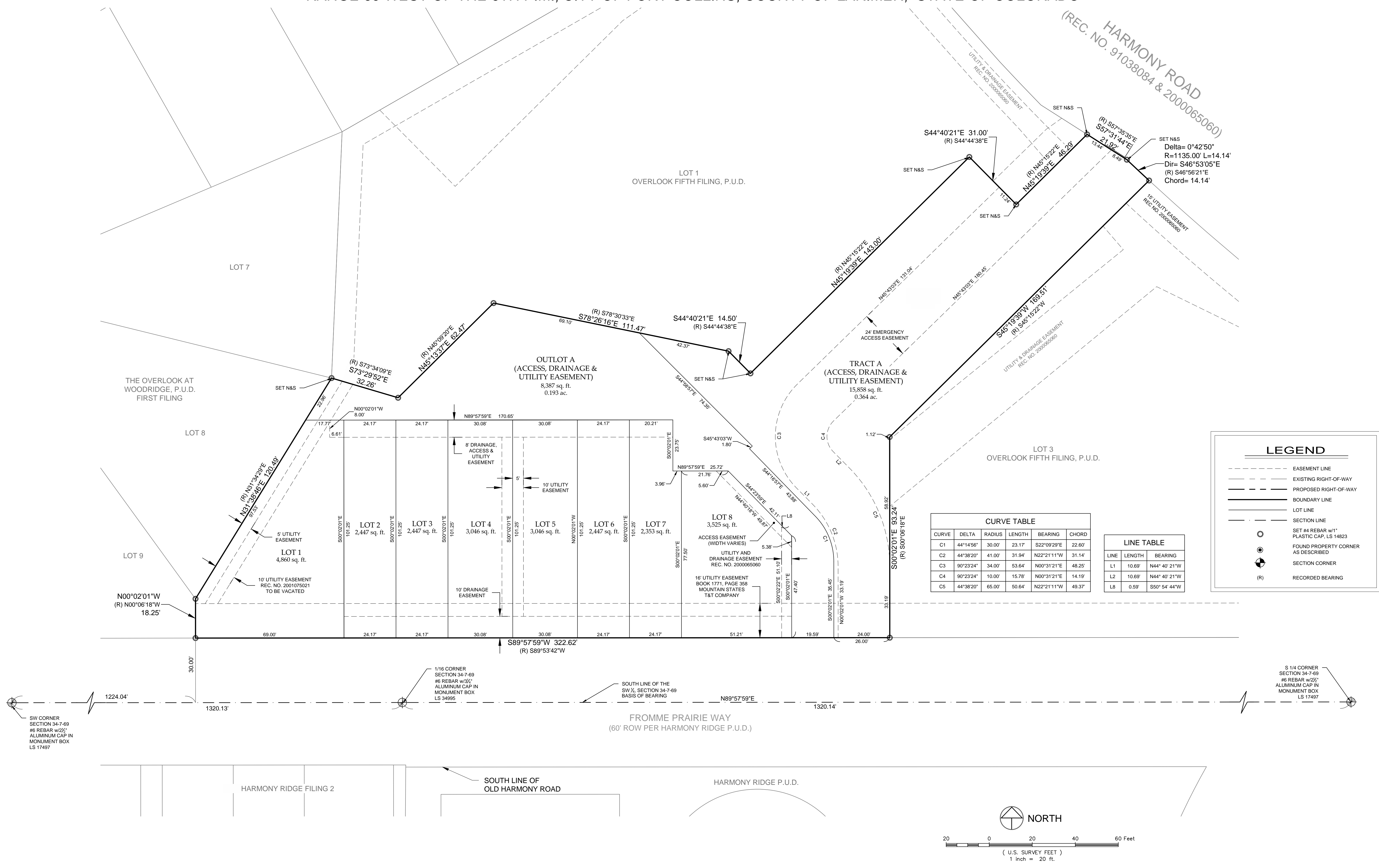
PROJECT: 1013-001  
DATE: 08/26/14  
CLIENT: N/A  
SCALE: N/A  
DRAWN BY: L. Smith  
REVIEWED BY: C. Gilliland

PRAIRIE VILLAGE  
CITY OF FORT COLLINS  
STATE OF COLORADO

S:\Survey\2014\1013-001\Draw - Prairie Village Plat.dwg 14/01/13 09:11:28 AM DWG:EPH:JCS

# PRAIRIE VILLAGE

BEING A REPLAT OF LOT 2, OVERLOOK FIFTH FILING P.U.D. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



**LEGEND**

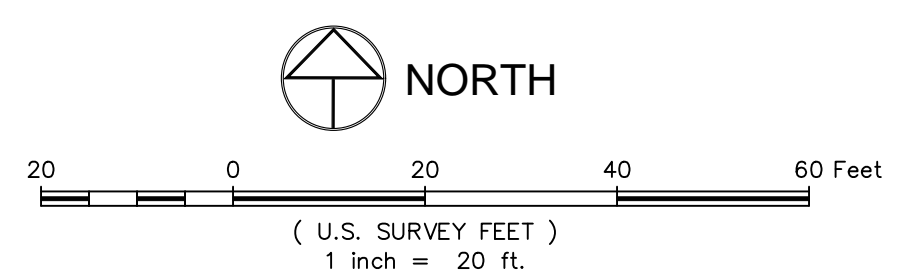
- EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY
- - - PROPOSED RIGHT-OF-WAY
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- SET #4 REBAR w/1" PLASTIC CAP, LS 14823
- ⊙ FOUND PROPERTY CORNER AS DESCRIBED
- ⊙ RECORDED BEARING

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	44°14'56"	30.00'	23.17'	S22°09'29"E	22.60'
C2	44°38'20"	41.00'	31.94'	N22°21'11"W	31.14'
C3	90°23'24"	34.00'	53.64'	N00°31'21"E	48.25'
C4	90°23'24"	10.00'	15.78'	N00°31'21"E	14.19'
C5	44°38'20"	65.00'	50.64'	N22°21'11"W	49.37'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	10.69'	N44°40'21"W
L2	10.69'	N44°40'21"W
L8	0.59'	S50°54'44"W



**NOTICE:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. No person commencing any legal action after the date of this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 7  
TOWNSHIP: 7 N  
RANGE: 68 W of the 6th PM

**NORTHERN ENGINEERING**  
PHONE: 970.221.4168 FAX: 970.221.1159  
www.northernengineering.com  
801 North Wacker Street, Suite 100  
Fort Collins, Colorado 80521

DATE: 08/26/14  
PROJECT: 1013-001  
CLIENT: PRAIRIE VILLAGE  
DRAWN BY: L. Smith  
REVIEWED BY: C. Gilliland

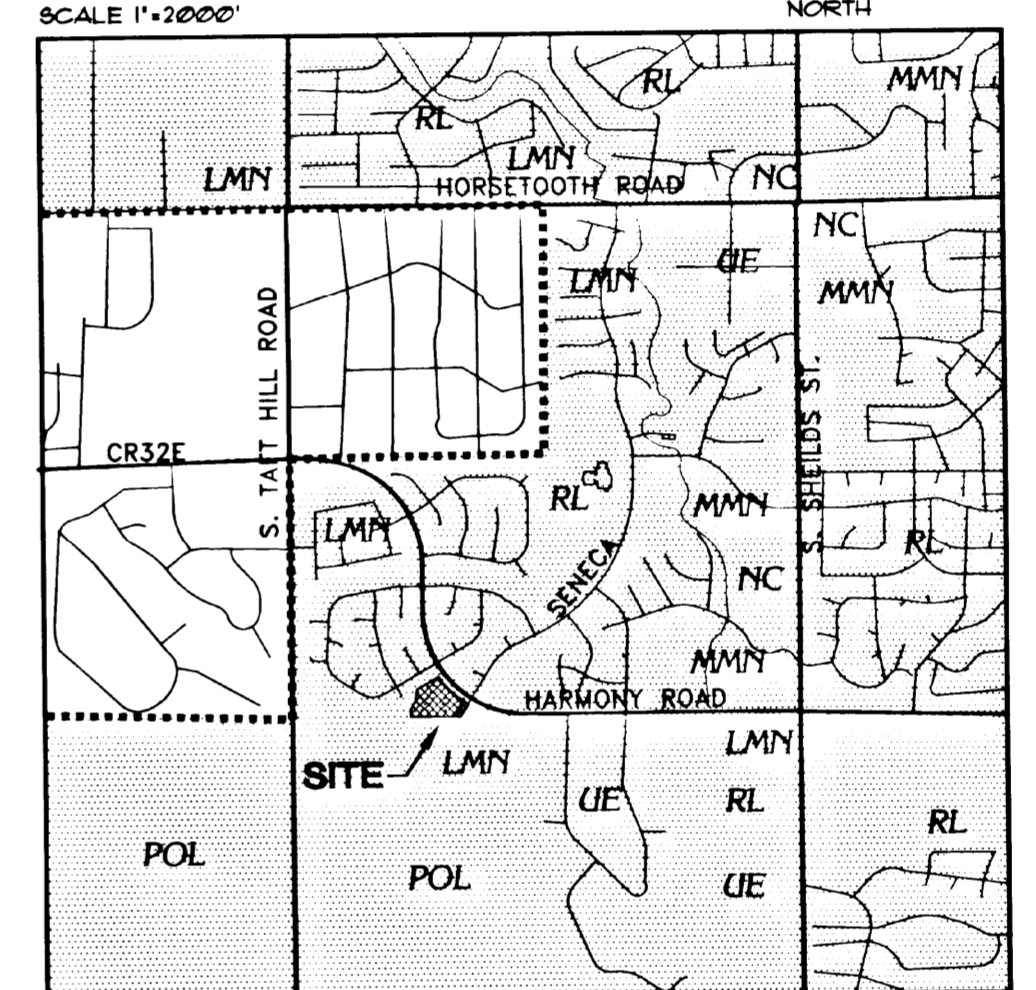
PRAIRIE VILLAGE  
CITY OF FORT COLLINS  
STATE OF COLORADO

S:\Survey\2014\1013\DWG\1013-001 Prairie Village Plat.dwg, 8/27/2014 9:10:33 AM, DWGFILEPLOT.DOC

LAND USE BREAKDOWN

Table with columns: AREA, COVERAGE, RESIDENTIAL UNITS, FLOOR AREA, PARKING PROVIDED, MAXIMUM BUILDING HEIGHT, POSSIBLE PAD USES, and NOTE. It details lot areas, building footprints, parking spaces, and zoning requirements.

VICINITY MAP

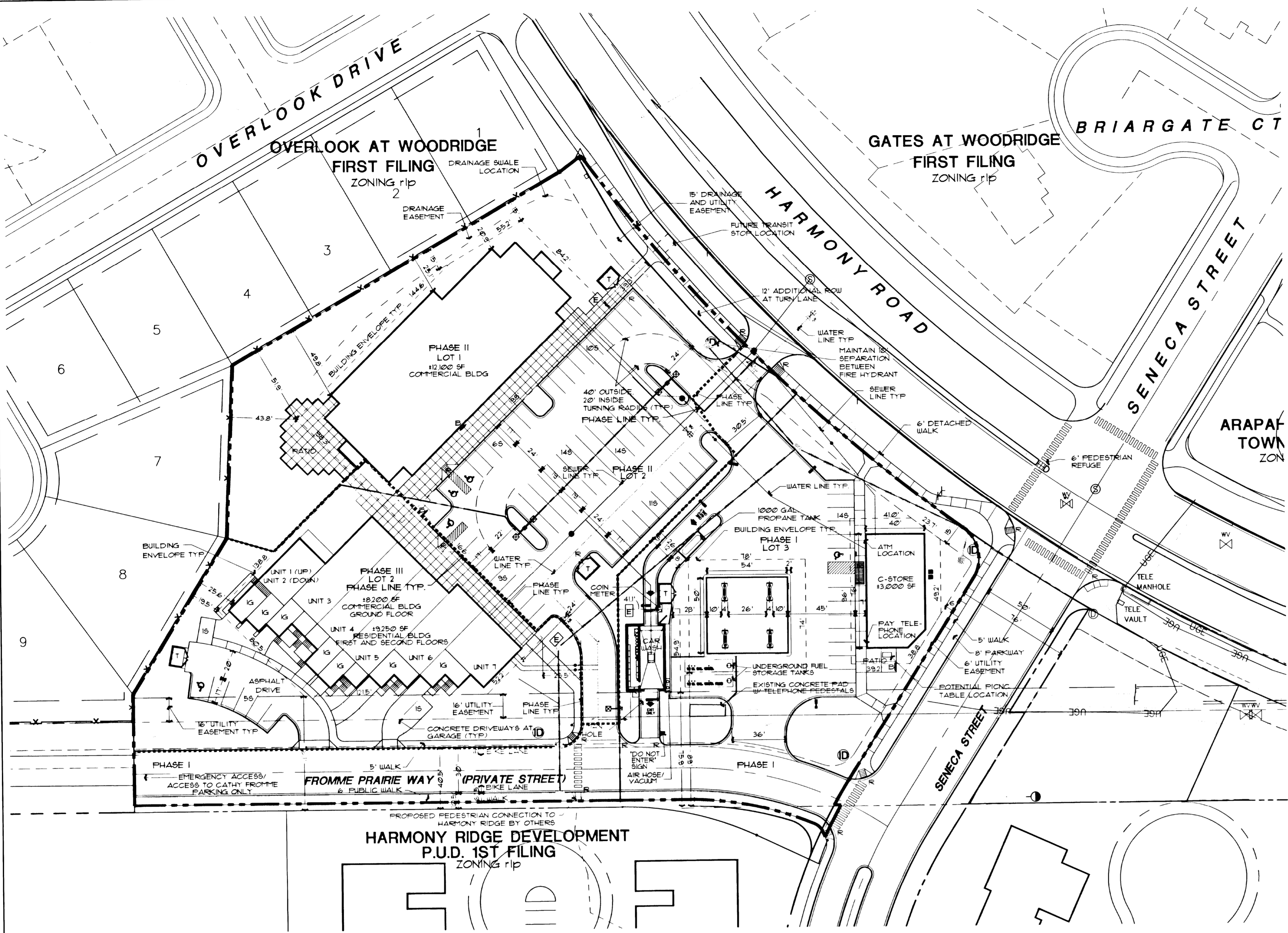


Legend

- Legend items: R ACCESSIBILITY RAMPS, I IDENTIFICATION SIGN, B BIKE RACK, T TRASH ENCLOSURE, S STANDARD PARKING, H HANDICAP PARKING, G GARAGE SPACES, E ELECTRICAL TRANSFORMER, L LIGHT FIXTURE LOCATION.

SIGNATURE BLOCK

Signature block containing project details, signatures of David J. Pietsenpol and Al Alexander, and the Notary Public seal for Sharon Ferguson.



PROPERTY DESCRIPTION

Considering the South line of the Southwest Quarter of said Section 34 as bearing North 89°53'42" East and with all bearings contained herein relative thereto: Commencing at the Southwest corner of said Section 34; thence along the South line of said Southwest Quarter...

GENERAL NOTES

- GENERAL NOTES: 1. ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ALL BUILDINGS WILL BE LOCATED WITHIN 150' OF AN ACCESS ROADWAY... 2. SEE SUBDIVISION PLAT AND UTILITY PLANS FOR ALL EASEMENTS... 3. HANDICAPPED ACCESS RAMPS TO BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS...

Overlook/ Seneca Center P.U.D. FINAL P.U.D. SITE PLAN FORT COLLINS, COLORADO

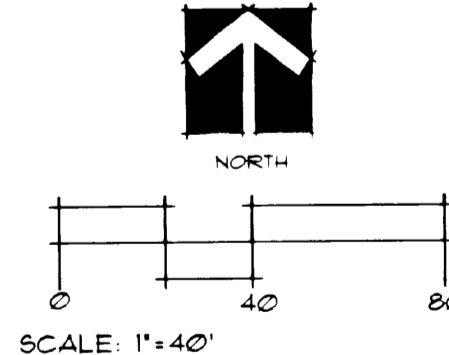
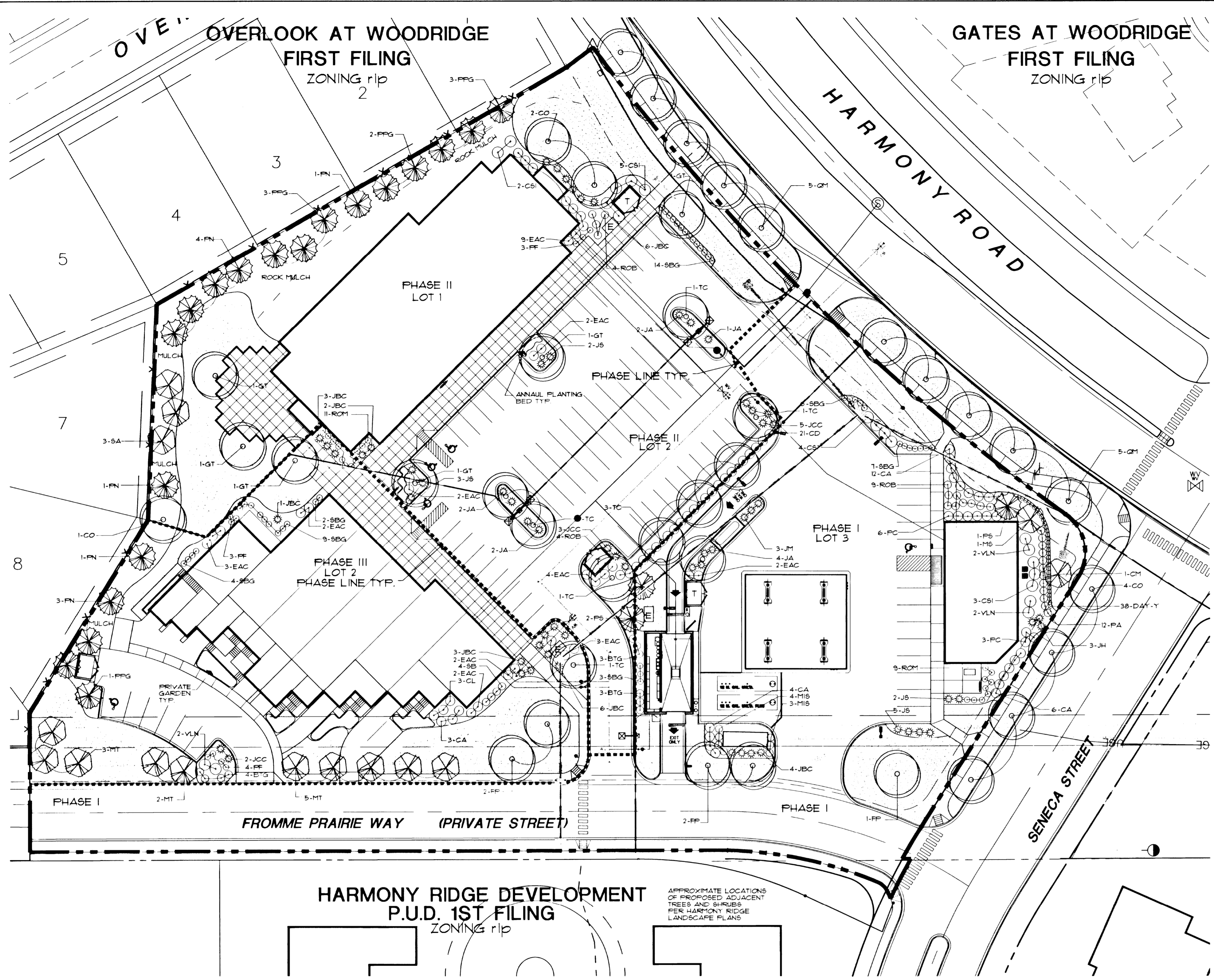


Table with columns: JOB NO., ACAD FILE, DRAWN, CHECKED, DATE, REVISIONS. It lists project identifiers and revision dates.

SHEET TITLE: FINAL SITE PLAN SHEET NO: 1 OF 11



**PLANTING NOTES**

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED & BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH ROCK MULCH (3" AVERAGE DEPTH) ON TYPICAL FILTER FABRIC AS PER THE SPECIFICATIONS.
- A TREE PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PREPARED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB MEDIANS AND OTHER CITY PROPERTY.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED.
- KEEP ALL TREES 10' CLEAR FROM WATER AND SANITARY SEWER MAINS AND 4' CLEAR FROM GAS LINES. KEEP ALL SHRUBS 4' CLEAR FROM WATER AND SEWER LINES. TREE UTILITY SEPARATIONS SHALL NOT BE USED AS A MEANS OF AVOIDING REQUIRED STREET TREES.
- THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE CITY'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST 5 CU/YD<sub>S</sub> PER 1000 SF, AS PER THE SPECIFICATIONS.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- IF NEEDED, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT OR CITY FORESTER FOR SOURCES FOR THE PLANT MATERIAL.
- WHERE PLANTS OF THE SAME SPECIES ARE GROUPED TOGETHER, THE PLANTS SHALL BE MATCHING IN FORM, SIZE, AND CHARACTER.
- LOCATE ALL UTILITIES PRIOR TO PLANTING.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPING SHALL BE INSTALLED, OR SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, ESCROW, OR OTHER FINANCIAL INSTRUMENT ACCEPTABLE TO THE CITY, FOR 12% OF THE VALUATION OF MATERIALS AND LABOR PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
- IF REPAIRS TO WATER AND OR SEWER SERVICE LINES CAUSES PLANT MATERIAL TO BE REMOVED, THAT PLANT MATERIAL SHALL BE REPLACED BY THE HOA PER THESE PLANS.

**PLANT LIST**

DECIDUOUS SHADE TREES			
Code	Scientific Name	Common Name	Quantity Size
AP	Acer platanoides 'Deborah'	Deborah Norway Maple	1 2'-Cal
CO	Celtis occidentalis	Hickberry	1 2'-Cal
FP	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	5 2'-Cal
GT	Gleditsia tri. inermis 'Skyline'	Bradfordster Honeylocust	6 2'-Cal
QMT	Quercus macrocarpa	Bur Oak	10 2'-Cal
TC	Tilia cordata 'Green Spire'	Greenspire Linden	9 2'-Cal
ORNAMENTAL TREES			
CH	Cataegua x modernata 'Toba'	Toba Hawthorn	1 15'-Cal
MS	Malus sp. 'Spring Snow'	Spring Snow Crabapple	1 15'-Cal
MT	Malus 'Thunderchild'	Thunderchild Crabapple	10 15'-Cal
SA	Borbus aucuparia 'Cardinal Royal'	Cardinal Mountain Ash	3 15'-Cal
CONIFEROUS TREES			
FN	Pinus nigra	Austrian Pine	10 6'
PPG	Picea pungens 'Glauca'	Colorado Blue Spruce	3 6'
PS	Pinus sylvestris	Scotch Pine	3 6'
EVERGREEN SHRUBS			
JA	Juniperus chinensis 'ArmstrongII'	Armstrong Juniper	11 5-Gal
JBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	25 5-Gal
JCC	Juniperus sibirica 'Calgary Carpet'	Calgary Carpet Juniper	10 5-Gal
JH	Juniperus horizontalis 'Hughes'	Hughes Juniper	3 5-Gal
JM	Juniperus scopulorum 'Medora'	Medora Juniper	3 5-Gal
JB	Juniperus sibirica 'Skandia'	Skandia Juniper	11 5-Gal
DECIDUOUS SHRUBS			
Code	Scientific Name	Common Name	Quantity Size
BTG	Barberis thunbergii 'Green'	Green Barberry	10 5-Gal
CA	Cotoneaster apiculatus	Cranberry Cotoneaster	22 5-Gal
CD	Cotoneaster divaricatus	Spreading Cotoneaster	21 5-Gal
CL	Cotoneaster lucidus	Flaking Cotoneaster	3 5-Gal
CSI	Cornus sericea 'Ivanti'	Ivanti Dogwood	14 5-Gal
EAC	Euonymus alata 'Compactus'	Dwarf Burning Bush	31 5-Gal
FA	Ferocaria atropurpurea	Russian Sage	12 5-Gal
PC	Prunus x cistena	Cistena Plum	9 5-Gal
FF	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	10 5-Gal
ROB	Rosa x 'Bonica'	Bonica Rose	13 5-Gal
RB	Rosa x 'Morden Blue'	Morden Blue Rose	20 5-Gal
SB	Spiraea x bumalda 'Proebell'	Probell Spiraea	4 5-Gal
SBG	Spiraea x bumalda 'Gumbell'	Gumbell Spiraea	45 5-Gal
VLN	Viburnum lentago	Nannyberry	6 5-Gal
ORNAMENTAL GRASSES/ PERENNIALS/ GROUND COVERS			
Code	Scientific Name	Common Name	Quantity Size
DAY-Y	Hemerocallis x 'Stella D' Oro'	Stella D' Oro Daylily	33 1-Gal
MIS	Miscanthus sinensis	Miscanthus Grass	1 5-Gal

**LANDSCAPE BREAKDOWN**

Category	Quantity	Percentage
<b>TURF AREAS</b>		
High Water Turf	0 sq.ft.	
Moderate Water Turf	36,988 sq.ft.	63.7%
Low Water Turf	0 sq.ft.	
<b>SHRUB BEDS</b>		
High Water Shrub Beds	0 sq.ft.	
Moderate Water Shrub Beds	14,775 sq.ft.	24.8%
Low Water Shrub Beds	5,965 sq.ft.	10.2%
<b>OTHER</b>		
Annual Beds	114 sq.ft.	0.2%
Private Garden Areas	622 sq.ft.	1%
<b>TOTAL LANDSCAPE AREA</b>	<b>57,469 sq.ft.</b>	<b>100%</b>

**LEGEND**

- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED SEEDED TURF
- PRIVATE GARDEN
- ANNUAL PLANTING BED

**Overlook/ Seneca Center P.U.D.**  
 FINAL P.U.D. SITE PLAN  
 FORT COLLINS, COLORADO

↑  
NORTH

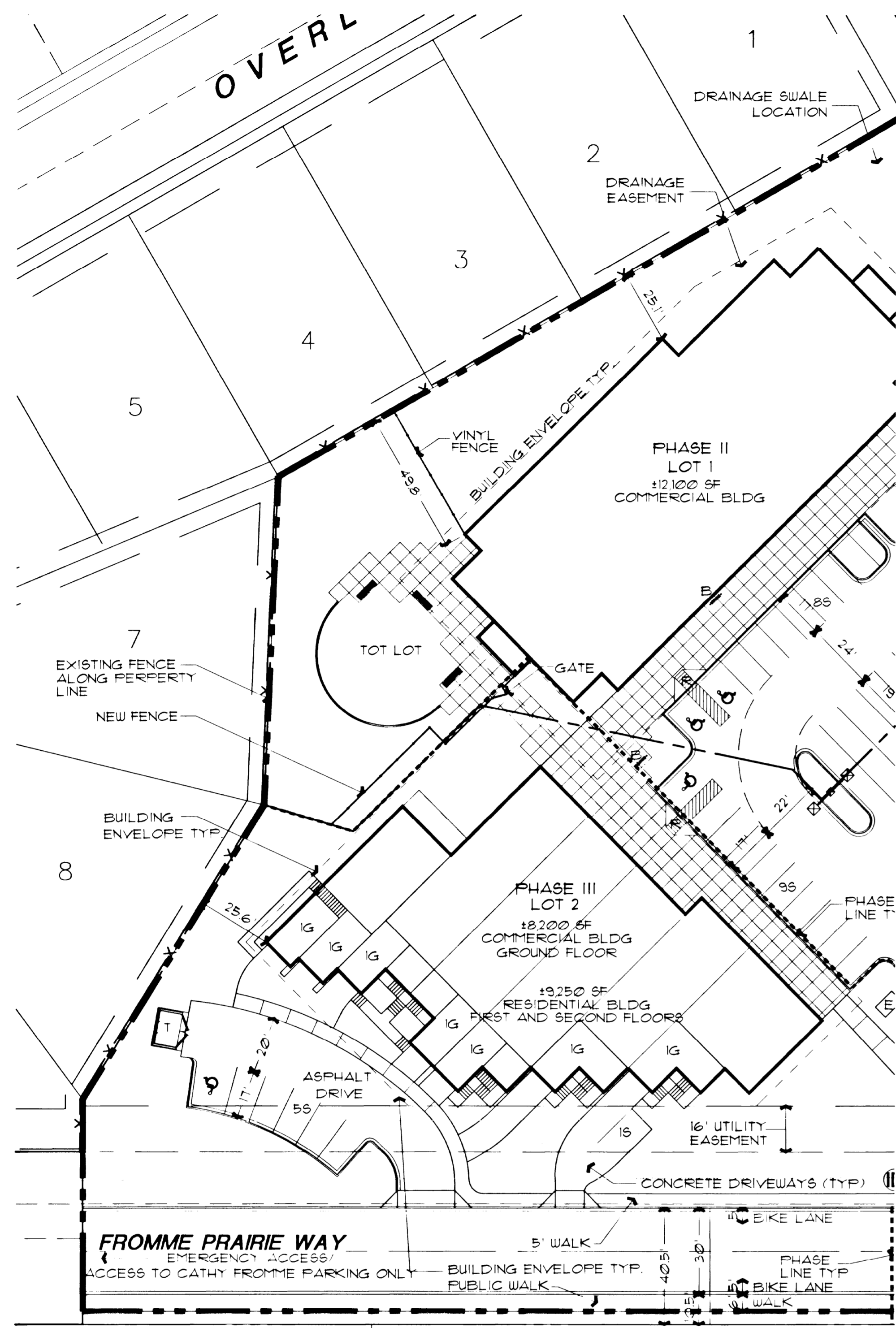
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 DRAWN: LAB/AG  
 CHECKED: TCH

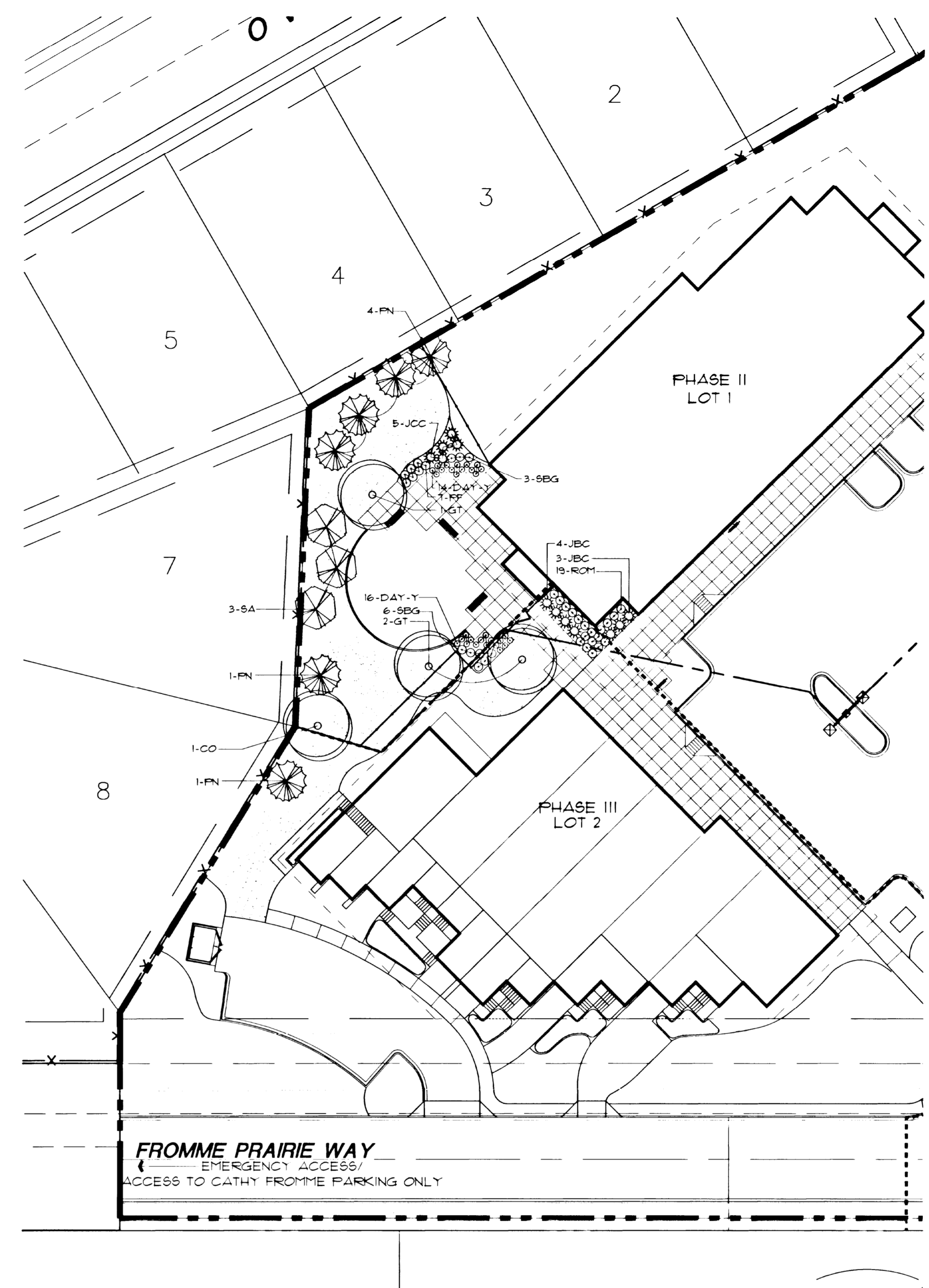
REVISIONS:

REVISIONS: 2/8/00  
 3/9/00  
 4/12/00  
 5/21/00  
 7/11/00

SHEET TITLE:  
**FINAL LANDSCAPE PLAN**  
 SHEET NO:  
**2 OF 11**



**OPTIONAL TOT LOT SITE PLAN**  
FOR USE IF DAY CARE IS LOCATED ON LOT 1



**OPTIONAL TOT LOT LANDSCAPE PLAN**

**Overlook/ Seneca Center P.U.D.**  
FINAL P.U.D. SITE PLAN  
FORT COLLINS, COLORADO

**DYNASTY**

<b>FENCE HEIGHTS</b>	4.5 and 6 foot
<b>WIDTH OF POST SPACING</b>	70 or 96 inches on center (4" posts) 71 or 97 inches on center (5" posts)
<b>MATCHING GATES</b>	36, 48 and 60 inches wide
<b>FEATURES</b>	3-1/2 inch pickets with 5/8 inch spacing Middle rail on 5 and 6-foot heights Galvanized steel support

**Heritage**

**OPTIONAL TOT LOT WOODEN FENCE**  
FENCE HEIGHT IS 6 FOOT  
NOT TO SCALE

**LEGEND**

- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED SEEDED TURF
- PRIVATE GARDEN
- ANNUAL PLANTING BED

SCALE 1"=30'

JOB NO. \_\_\_\_\_ 85010  
ACAD FILE \_\_\_\_\_ 85010  
DRAWN \_\_\_\_\_ LAB AG  
CHECKED \_\_\_\_\_ TCH

SUBMITTAL: \_\_\_\_\_

REVISIONS: \_\_\_\_\_ 2/8/00  
\_\_\_\_\_ 3/9/00  
\_\_\_\_\_ 4/12/00  
\_\_\_\_\_ 5/3/00

SHEET TITLE:  
**OPTIONAL TOT LOT**  
SHEET NO.  
**3 of 11**

FIXTURE SCHEDULE

1449 RIVERSIDE AVENUE  
FT. COLLINS CO 80524  
TELE- 970-493-2025  
FAX- 970-493-2026

PARKING LOT LIGHTING: POLE MOUNTED AREA LIGHTS ARE TO BE "UAT TYPE" FIXTURE,  
80 WATT H.P.S. LIGHT FIXTURE SHALL HAVE FLAT, LIGHTLY DIFFUSED  
LENS. FIXTURE MOUNTED ON 18' HIGH POLE WITH SIDE ARM MOUNTING.  
ARCHITECTURAL AREA LIGHTING "UNIVERSE COLLECTION"  
UCY-ANG-II-804PS-DBZ-FLD-SLA4-PR4-4R6 OR EQUAL.

(A) SINGLE POLE, SINGLE FIXTURE = 5

TOTAL NUMBER OF POLES = 5  
TOTAL NUMBER OF FIXTURES = 5

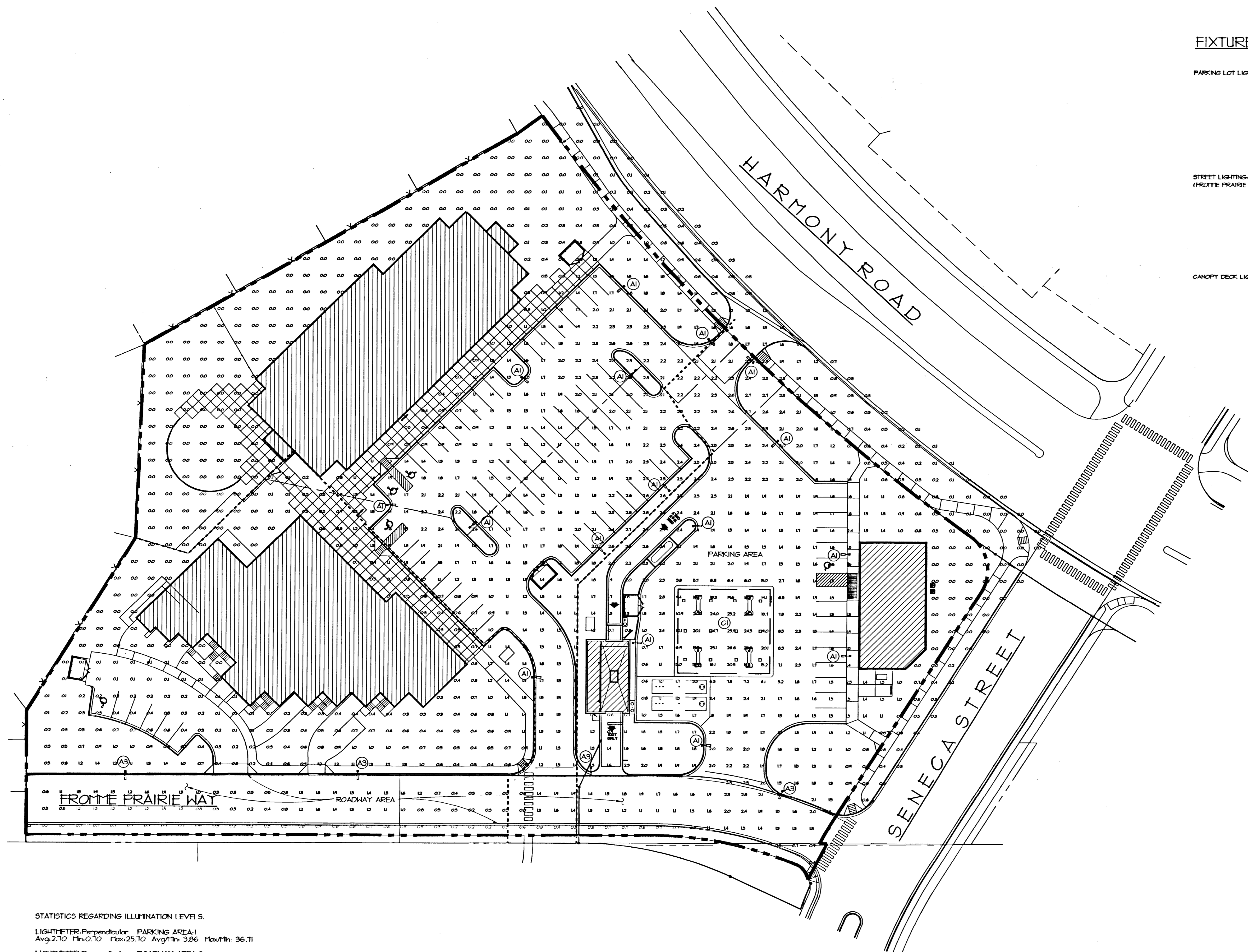
STREET LIGHTING:  
(FROTHE PRAIRIE WAY) POLE MOUNTED AREA LIGHTS ARE TO BE "UAT TYPE" FIXTURE,  
80 WATT H.P.S. LIGHT FIXTURE SHALL HAVE FLAT, LIGHTLY DIFFUSED  
LENS. FIXTURE MOUNTED ON 18' HIGH POLE WITH SIDE ARM MOUNTING.  
ARCHITECTURAL AREA LIGHTING "UNIVERSE COLLECTION"  
UCY-ANG-II-804PS-DBZ-FLD-SLA4-PR4-4R6 OR EQUAL.

(A3) SINGLE POLE, SINGLE FIXTURE = 4

TOTAL NUMBER OF POLES = 4  
TOTAL NUMBER OF FIXTURES = 4

CANOPY DECK LIGHTS: CANOPY DECK LIGHTS ARE RUID LIGHTING "CONSTELLATION SERIES,"  
RECESSED, 80 WATT METAL HALIDE, WITH FLAT, PATTERNED,  
TAPERED GLASS LENS. BOTTOM OF CANOPY DECK AT 8'-0"  
ABOVE FINISHED GRADE.  
(MAXIMUM FOOTCANDLES UNDER CANOPY SHALL BE 25 fc)

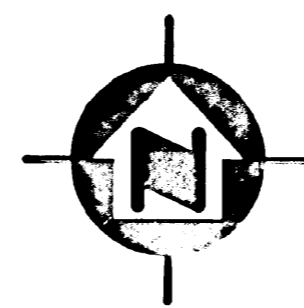
(C) FLUSH MOUNT CANOPY DECK FIXTURES  
W/ FLAT PATTERNED LENS = 12



STATISTICS REGARDING ILLUMINATION LEVELS.

LIGHT METER, Perpendicular PARKING AREA:1  
Avg: 2.10 Fm: 0.10 Max: 25.10 Avg/Fm: 3.86 Max/Fm: 36.71

LIGHT METER, Perpendicular ROADWAY AREA:2  
Avg: 1.00 Fm: 0.20 Max: 2.80 Avg/Fm: 5.00 Max/Fm: 14.00



SCALE: 1"=30'-0"

JOB NO: 95010/2569-99  
ACAD FILE: 110F11  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
REVISIONS: 2/11/00  
4/19/00  
5/05/00  
8/30/00

SHEET TITLE:  
FINAL  
ILLUMINATION PLAN  
SHEET NO:  
11 OF 11

Overlook / Seneca Center P.U.D.  
FINAL P.U.D. LIGHTING PLAN  
FORT COLLINS, COLORADO



## **Ryan Mounce**

---

**From:** Tom Hannon <brasskey.tom@gmail.com>  
**Sent:** Tuesday, September 16, 2014 3:59 PM  
**To:** Ryan Mounce; Eagle Cliffs  
**Subject:** 1721 W. Harmony Rd Emergency Access Easement

*To: Ryan Mounce, City of Fort Collins*

*Dear Mr. Mounce,*

*We are aware that the City of Fort Collins is in need of an Emergency Access Easement ("EAE") for the Harmony Road entrance to the Seneca Center retail development and the proposed Prairie Village town homes, and that this EAE will need to be granted prior to Final Platting for the town homes. The Emergency Access Easement would be contained within the existing driveway paving that provides entrance to our customers, and would overlap an existing cross access agreement between the three property owners in the development. There would be no access rights taken that do not already exist for the general public and for the owners. The purpose of the easement would be to satisfy the requirements of the Poudre Fire Authority.*

*We are also aware that Ken Mitchell, representing Prairie Village, will be responsible for all costs associated with the EAE and that the only requirement for Seneca Center would be our approval and signature on the final Easement document.*

*Subject to our final review, we agree to grant such easement.*

*Respectfully Submitted,*

*The Seneca Center Condominium Association Board of Directors  
By Brass Key Property Management  
By Tom Hannon*

--

Tom Hannon  
Brass Key Property Management  
115 Riverside Ave.  
Fort Collins, CO 80524  
Office: 970-224-9134  
Cell: 970-430-5328  
Fax: 970-224-5347

Website: [brasskey.biz](http://brasskey.biz)