

ITEM NO HEARING DATE

May 30, 2013

STAFF Courtney Levingston

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: Provincetowne Filing Five, PDP #130010

APPLICANT: Michael Brake

JR Engineering

2900 S. College Ave. Suite 3D

Fort Collins, CO 80525

OWNER: Shadow Creek Homes, LLC

2535 W. 115th Drive Westminster, CO 80234

PROJECT DESCRIPTION:

This is a request for a subdivision replat of the existing residential lots of Provincetowne Filing Three into larger residential lots. The results of the replat will be the elimination of four Provincetowne Filing Three residential lots. This project proposes to replat lots 4-9 Block 7, lots 1-8 and 15-24 block 8 of Provincetown Filing Three. Block 7 of Filing Three will be reduced from 6 lots down to 5 lots with Filing Five. A portion of Block 8 of Filing Three will be reduced down from 18 lots to 15 lots.

The proposed replat is bounded by Province Road to the north, Crooked Arrow Lane to the east, Snowy Plain Road to the south and Eden Ridge Lane to the west. The site is located in the Low Density Mixed-Use Neighborhood (LMN) Zone District.

RECOMMENDATION: Approval of Provincetowne Filing Five.

EXECUTIVE SUMMARY:

Provincetowne Filing Five complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The P.D.P. complies with process located in Division 2.2 Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The P.D.P. complies with relevant standards located in Article 3 General Development Standards, with conditions.

 The P.D.P. 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 subject property was annexed into the City as part of the Halycon Annexation in December, 1980.

The subject property was part of the original Provincetowne PUD Master Plan that was approved by the Planning and Zoning Board in November, 1982 for single family and multi-family residential, commercial, park, and industrial uses on 410 acres.

The subject property was part of the Amendment to the Provincetowne Overall Development Plan (ODP) that was approved by the Planning and Zoning Board on October 26, 1987 for single family and multi-family residential, church, business service, neighborhood and regional shopping, and recreational uses on 426 acres.

The Planning and Zoning Board approved the Second Amendment to the Provincetowne ODP on September 27, 1993 for the purpose of allowing multi-family residential on a portion of Tract B, previously approved for single family residential. This approval changed 7.64 acres (located at the southwest corner of South Lemay Avenue and Trilby Road) of the overall 30.14 acre Tract B from a single family to multi-family use.

The subject property is part of the Provincetowne Amended ODP that was approved by the Planning and Zoning Board on December 16, 1996 for single family and multi-family residential, neighborhood commercial, and neighborhood parks and open space uses on 160.0 acres. The Board placed a limit of 955 residential dwelling units on the 160 acres, with a maximum residential density of 5.97 dwelling units per acre, on their approval. City Council upheld this decision at their public hearing on February 25, 1997.

The surrounding zoning and land uses are as follows:

N: LMN: Single-family residential (Provincetowne Filing Three)

S: POL: City-owned property (Pelican Marsh Natural Area)

E: LMN: Single-family residential (Provincetowne Filing Three)

W: POL: City-owned property (Water's Way Neighborhood Park)

2. <u>Compliance with Article Four of the Land Use Code – Low Density Mixed-Use Neighborhood District (L-M-N)</u>

Provincetowne Filing Five complies with the applicable requirements of the Low Density Mixed Use Neighborhood District.

A. Section 4.5(A) – Purpose

The purpose of the Low Density Mixed-Use Neighborhood District is as follows:

The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks. Any new development in this District shall be arranged to form part of an individual neighborhood.

The project complies with the purpose of the LMN District as it is part of the larger (86 acre) Provincetowne Filing Three. Provincetowne Filing three provides housing choices and is in easy walking distance to Pelican Marsh natural area, a neighborhood park and a school (Cottonwood Plains Elementary).

B. Section 4.5(B)(2)(a) – Permitted Uses

The applicant is proposing single-family dwelling units, which are permitted in the LMN Zone District.

C. Section 4.5(D)(1) – Density

The minimum average density for LMN District is 4 dwelling units per acre and the maximum density is 9 dwelling units per acre. Eliminating four lots does not significantly impact the overall density in terms of compliance with the LMN standards. The density for Provincetowne Fifth Filing is 6.35 dwelling units per acre, meeting the standard.

3. <u>Compliance with Applicable Article Three of the Land Use Code – General Development Standards</u>

Provincetowne Filing Five complies with all applicable General Development Standards of the Land Use Code.

Division 3.2 - Site Planning and Design Standards

A. Section 3.2.1 – Landscaping and Tree Protection

The Landscape Plan is in compliance with Section 3.2.1(D)(2)(a), as follows:

Because two or more consecutive residential lots along a street each measure between forty and sixty feet in street frontage width, one tree per lot is being be substituted for the thirty-foot to forty-foot spacing requirement.

Division 3.3 – Engineering Standards

A. Section 3.3.1- Plat Standards

The subdivision plat is in compliance with Section 3.3.1(A) General Provisions in that:

- 1) The subdivision plat will be filed and recorded only after having been approved by the Director of Planning, with such approval evidenced in writing on the plat and signed by the City Clerk.
- 2) No building permit or certificate of occupancy shall be issued for construction of any new principal building or no act which changes the use of any building shall be permitted until the subdivision plat is filed and recorded in the City of Fort Collins.

B. Section 3.3.1(B)- Lots

- 1) This standard requires that the general layout of lots, roads, driveways, utilities, drainage facilities be designed in a way that enhances an interconnected street system and preserves natural areas.
- 2) There will be no changes to the public street system and no impacts on natural areas as a result of this replat.

C. Section 3.3.1(C) - Public Sites, Reservations and Dedications

The subdivision plat is in compliance with Section 3.3.1(C) Public Sites, Reservations and Dedications in that:

1) The R.O.W. for Eden Ridge Lane and Shadow Ridge Drive were previously dedicated by the Provincetowne Filing Three subdivision plat.

D. Section 3.5.2(B) – Housing Model Variety

The applicant has provided elevation examples illustrating the three different housing model types, meeting the standards. Per Section 3.8.15, a housing model variety affidavit will be required (and submitted) at time of building permit.

<u>Division 3.6 – Transportation and Circulation</u>

A Section 3.6.4 Transportation Level of Service Requirements

Provincetowne Filing Five is a replat of the previously approved Filing Three. The City Traffic Engineer determined that this replat would not require an updated traffic study.

4. Neighborhood Meeting

A neighborhood meeting was not required by the Land Use Code nor held for proposed replat. To date, City staff has received one e-mail in support of Provincetowne Filing Five.

5. Findings of Fact/Conclusion

In evaluating the request for the Provincetowne Filing Five Project Development Plan, Staff makes the following findings of fact:

- A. The P.D.P. complies with process located in Division 2.2 Common Development Review Procedures for Development Applications of Article 2 Administration.
- B. The P.D.P. complies with relevant standards located in Article 3 General Development Standards.
- C. The P.D.P. 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 Provincetown Filing Five, Project Development Plan, PDP #130010.

ATTACHMENTS:

- 1. Plat
- 2. Site Plan
- 3. Landscape Plan

Provincetowne Filing Five, PDP #130010 Administrative Hearing

- Building elevations exhibit Public comment 4.
- 5.

PROVINCETOWNE FILING FIVE

BEING A REPLAT OF LOTS 4-9, BLOCK 7 AND LOTS 1-8 AND 15-24, BLOCK 8, PROVINCETOWNE FILING THREE LOCATED IN SECTION 13, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

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

LOTS 4-9, BLOCK 7 AND LOTS 1-8 AND 15-24, BLOCK 8, PROVINCETOWNE FILING THREE AS RECORDED UNDER RECEPTION NO. 20060088535 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO. THE AREA OF SAID LOTS CONTAINING 137,076 SF OR 3.147 ACRES.

BASIS OF BEARINGS: WESTERLY RIGHT OF WAY LINE OF CROOKED ARROW LANE BEING THE COMMON EASTERLY PROPERTY LINE OF LOTS
1 AND 24, BLOCK 8 PROVINCETOWNE FILING THREE. MOUNMENTED ON THE NORTHEAST BY A WITNESS CORNER NAIL
AND SHINER STAMPED LS 28262 AND ON THE SOUTHEAST BY A WITNESS CORNER NAIL AND SHINER STAMPED LS
28262. ASSUMED TO BEAR NO9°43'40"W A DISTANCE OF 170.12 FEET.

THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT TO BE KNOWN AS "PROVINCETOWNE FILING FIVE", SUBJECT TO ALL EASEMENTS AND RIGHTS—OF—WAY NOW ON RECORD OR EXISTING OR INDICATED ON THIS PLAT.

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 O 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

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

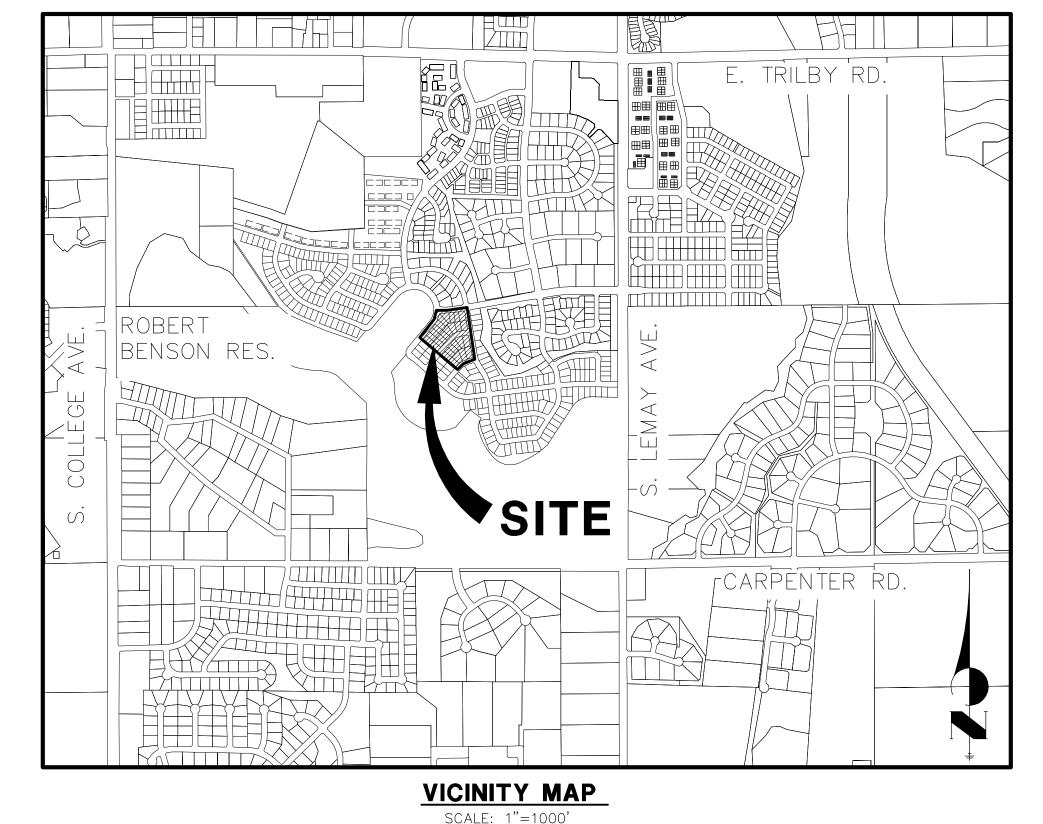
FURTHER, THE OWNER WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY SHALL NOT BE LIABLE TO THE OWNER OR HIS/HER SUCCESSORS IN INTEREST DURING THE WARRANTY PERIOD, FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND 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.

TITLE COMMITMENT NOTE:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LTD. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT—OF—WAY OR TITLE OF RECORD, JR ENGINEERING, LTD. RELIED UPON TITLE ORDER NO. FCC25115148 PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED MARCH 18, 2013.



GENERAL NOTES:

- 1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 2. THE DEVELOPMENT AGREEMENT AND ALL AMENDMENT AGREEMENTS CURRENTLY IN PLACE FOR PROVINCETOWNE FILING NO. 3, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO SHALL CONTINUE TO APPLY TO THE LOTS CREATED BY THIS REPLAT.

PROPERTY OWNER:

PROVINCETOWNE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MCWHINNEY REAL ESTATE SERVICES, INC. A COLORADO CORPORATION, MANAGER

STATE OF COLORADO)S.S.
COUNTY OF LARIMER	
THE FOREGOING INSTRUMENT WA	AS ACKNOWLEDGED BEFORE ME THIS DAY OF, 2013,
BY, AS	OF MCWHINNEY REAL ESTATE SERVICES, INC. A COLORADO CORPORATION, AS
MANAGER OF PROVINCETOWNE,	LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIA	NL SEAL.
MY COMMISSION EXPIRES	
	NOTARY PUBLIC

ATTORNEY'S CERTIFICATION:

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

ADDRESS:	ATTORNEY	
	ADDRESS:	

SURVEYOR'S STATEMENT:

I, MICHAEL SHAWN BRAKE, 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.

MICHAEL SHAWN BRAKE, PLS	
COLORADO REGISTERED PROFESSIONAL	
LAND SURVEYOR NO. 28262	
FOR AND ON BEHALF OF JR ENGINEERING, LLC.	

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:

DIRECTOR OF PLANNING

BY THE DIRECTOR	OF PLANNING	THE CITY OF	FORT COLLINS,	COLORADO -	THIS	DAY OF	_,A.D., 20

PROVINC	ETOWNE	FILING	FIVE
JOB NO.	39459.	00	

SHEET 1 OF 2

FEBRUARY 28, 2013



7200 S. Alton Way, Suite C100, • Centennial, CO 80112 303—740—9393 • Fax: 303—721—9019 • www.jrengineering.com

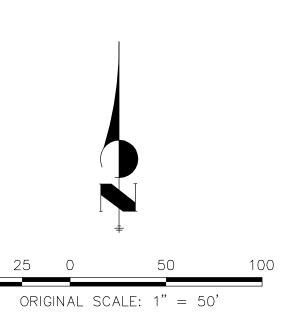
PROVINCETOWNE FILING FIVE

BEING A REPLAT OF LOTS 4-9, BLOCK 7 AND LOTS 1-8 AND 15-24, BLOCK 8, PROVINCETOWNE FILING THREE LOCATED IN SECTION 13, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO





- RECOVERED #4 REBAR WITH
 YELLOW PLASTIC CAP
 STAMPED: LS 28262 JR ENG
- O SET NAIL & BRASS DISC IN CONCRETE STAMPED: PE-PLS 28262



C1	28°30'06"	271.50	27.86	N25°52'40"E	133.67
C2	28*30'06"	271.50	27.86	N25°52'40"E	133.67
C3	28*30'06"	271.50	27.86	N25°52'40"E	133.67
C4	79°49'26"	20.00	27.86	N51°32'20"E	25.66
C5	11°10'44"	641.48	125.16	N85°51'41"E	124.96
C6	11°10'44"	641.48	125.16	N85*51'41"E	124.96
C7	11°10'44"	641.48	125.16	N85*51'41"E	124.96
C8	90'00'00"	15.00	23.56	S54°43'40"E	21.21
C9	89*59'56"	15.00	23.56	N35°16'18"E	21.21
C10	12°05'36"	191.50	40.42	S74*13'28"W	40.34
C11	12°02'46"	191.50	40.26	S62*09'18"W	40.19
C12	15*56'30"	191.50	53.28	S48°09'40"W	53.11
C13	9*43'19"	138.50	23.50	S45°03'04"W	23.47
C14	30°21'32"	138.50	73.39	S65°05'30"W	72.53

C16 90°00'04" 15.00 23.56 N54°43'42"W 21.21

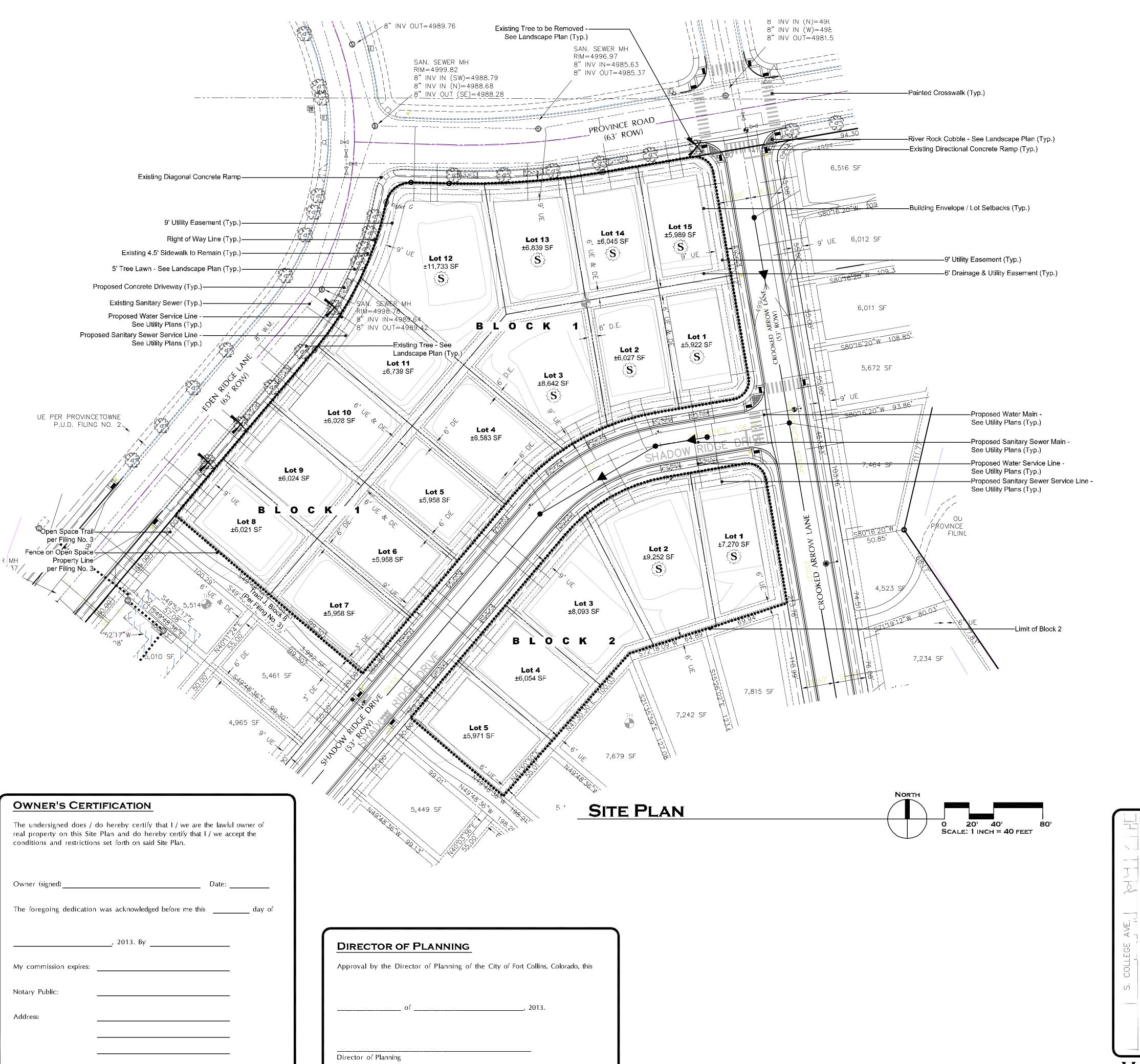
CURVE TABLE

RADIUS LENGTH CHORD BEARING CHORD

PROVINCETOWNE FILING FIVE JOB NO. 39459.00 FEBRUARY 28, 2013 SHEET 2 OF 2



7200 S. Alton Way, Suite C100, • Centennial, CO 80112 303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com



LEGAL DESCRIPTION

Lots 4 - 9 of Block 7 and Lots 1 - 8 and 15 - 24, Block 8, Provincetowne Filing Three as recorded under Reception No 20060088535 in the Larimer County Clerk and Recorder's Office, located in the Southeast 1/4 of Section 13, Township 6 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado. The area of said lots containing 137,076 SF or 3.147 acres.

ZONING INFORMATION

Existing / Proposed Zoning: LMN - Low Density Mixed Use Neighborhood District 5 - 8 DU / Ac. Density Range:

Gross / Net Land Area: ±3.147 Ac. 20 DU Proposed Units: 6.35 DU / Ac. Proposed Density: Affordable Units: None Required

LOT AND BUILDING STANDARDS

Maximum Building Setbacks:

Front Yard: 20' (to Front-Loaded Garage) 15' (to Living Areas) Side Yard:

Rear Yard: 15' (to Structure) 8' (to Porch)

Notes

- 1. Existing conditions and base information, including proposed utilities, were provided by the Client.
- 2. All setbacks measured from property lines / public rights of way.
- 3. All driveway aprons shall be a minimum of 20' from back of walk to garage door. Driveway locations shown on this plan are preliminary and may be adjusted.
- All single family detached lots shall use either a recessed front-loaded garage or a side-loaded garage in compliance with City Code.
- Right of Way dedication previously occurred with Provincetowne Filing Three. No additional Right of Way is proposed.
- 7. Affordable Housing Units were previously assigned with Provincetowne Filing Three. No additional affordable housing is proposed.
- 8. The Builder shall provide the required Housing Variety Affidavit at the time of Building Permit.

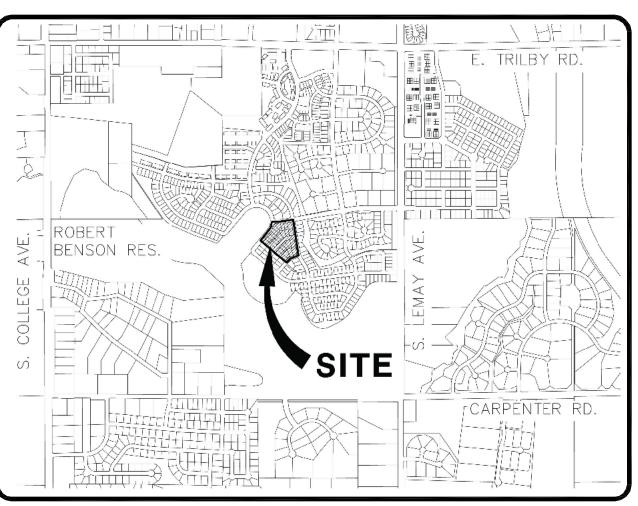
SOLAR ORIENTATION SUMMARY

 $\{S\}$ Denotes Solar Orientation Lot (per Code Section 3.2.3)

of Lots Compliance in Compliance Lots Block 1 47% 7 Lots 15 Lots 40%Block 2 2 Lots 5 Lots 9 Lots 20 Lots 45%

Note: Filing Five was platted as 24 lots when it was a part of Filing Three.

Of these, 9 were Solar lots, or 38%.



VICINITY MAP

Planning • Landscape Architecture •Graphics

PO Box 1889

Fort Collins, Colorado 80522-1889 970.472.9125 T

www.vignettestudios.com

970.494.0728 F



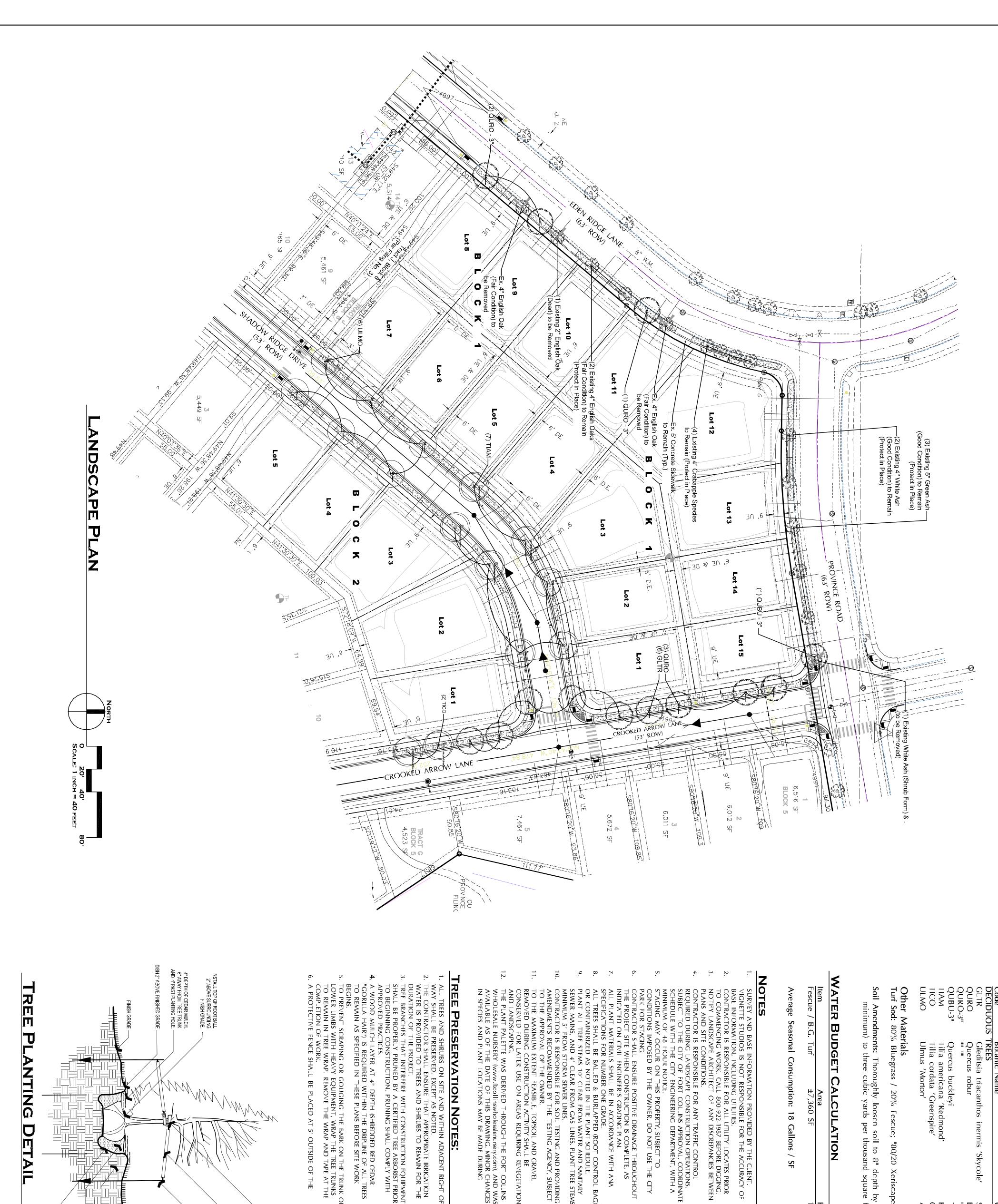
Prepared for JR Engineering 7200 S. Alton Way, Suite C400 Centennial, CO 80112 303.740.9393 T www.jrengineering.com Contact: Mike Brake, PE

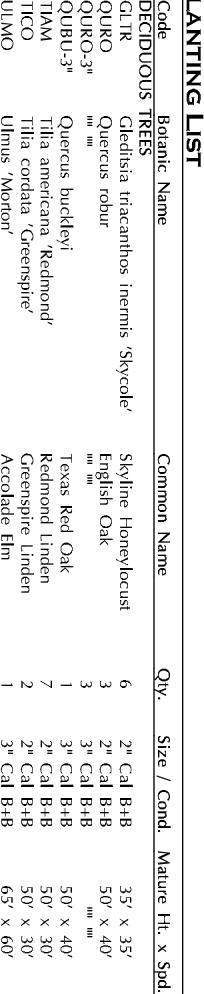


ACAD FILE: PROVINCETOWNE5.DWG DRAWN:_ CHECKED: 10 May 2013 ISSUE DATE:_ REVISIONS

MINOR AMENDMENT SITE PLAN

SHEET NO:





Quercus buckleyi Tilia americana 'Redmond' Tilia cordata 'Greenspire' Ulmus 'Morton'

escue; "80/20 Xeriscape Blend" by Korby Sod, LLC or approved equal.

Soil Amendments: Thoroughly loosen soil to 8" depth by mechanical means. Apply aged steer manure (six month minimum) to three cubic yards per thousand square feet (3 CY / 1000 SF) to 6" depths.

Area ±7,360 Hydrozone 18 Gal / SF / Season (High)

VIDED BY THE CLIENT. LE FOR THE ACCURACY OF

OF FORT COLLIN TY ENGINEERING NOTICE. NY TRAFFIC CONTROL TRUCTION OPERATIONS, INS APPROVAL. COORDINATE NG DEPARTMENT, WITH A

rty, subject to ?. Do not use the city DRAINAGE THROUGHOUT

ING PLAN. CORDANCE WITH ANA

topsoil and gravel ctivity shall be as requiring revegetation

APPED (ROOT CONTROL BAG),
HE PLANT SCHEDULE.
ROM WATER AND SANITARY
GAS LINES. PLANT TREE STEMS

SUBJECT TO NOTE 15 BELOW.
QUANTITIES ARE PROVIDED FOR CONTRACTOR CONVENIENCE. THE
QUANTITIES ARE PROVIDED FOR CONTRACTOR CONVENIENCE. THE
QUANTITIES IN
THE RESPONSIBLE FOR VERIFYING ALL QUANTITIES. IN
THE EVENT OF A CONFLICT BETWEEN THE PLAN AND QUANTITIES
SHOWN, THE PLAN SHALL PREVAIL.

ALL LANDSCAPING PROPOSED WITH INSTALLATION MUST BE
INSTALLED OR SECURED WITH AN IRREVOCABLE LETTER OF
CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125%
OF THE VALUATION OF THE MATERIALS AND INSTALLATION PRIOR
TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE
ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED,
PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS
INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS,
AND OTHER CITY PROPERTY. THIS PERMIT SHALL INCLUDE 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.

THE DEVELOPER SHALL CONTACT THE CITY FORESTER TO INSPECT
ALL STREET TREE PLANTINGS AT COMPLETION OF THE
DEVELOPMENT. ALL TRESS NEED TO HAVE BEEN INSTALLED AS
SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE
PLANTING IS REQUIRED BEFORE FINAL APPROVAL. FAILURE TO
OBTAIN APPROVAL BY THE CITY FORESTER FOR STREET TREES IN A
PHASE SHALL RESULT IN A HOLD ON CERTIFICATE OF
OCCUPANCY FOR FUTURE PHASES OF THE DEVELOPMENT.
A LICENSED ARBORIST WILL BE REQUIRED FOR ALL TREE
REMOVAL, TRANSPLANTING, AND/OR PRUNING AS NOTED ON
THESE PLANS.

ALL TREES AND SHRUBS ON SITE AND WITHIN ADJACENT RIGHT OF WAY SHALL BE PRESERVED, EXCEPT AS NOTED.
THE CONTRACTOR SHALL ENSURE THAT APPROPRIATE IRRIGATION WATER IS PROVIDED TO TREES AND SHRUBS TO REMAIN FOR THE DURATION OF THE PROJECT.
TREE BRANCHES THAT INTERFERE WITH CONSTRUCTION EQUIPMENT SHALL BE PROPERLY PRUNED BY A CERTIFIED TREE ARBORIST PRIOR TO BEGINNING CONSTRUCTION. PRUNING SHALL COMPLY WITH APPROVED PRACTICES.
A WOOD MULCH LAYER AT 4" DEPTH (SHREDDED RED CEDAR

ULCH LAYER AT 4" DEPTH (SHREDDED RED CEDAR AIR") IS REQUIRED WITHIN THE DRIPLINE OF ALL TREES AS SPECIFIED IN THESE PLANS BEFORE SITE WORK

THE BACK OF EXISTING CURB FOR ALL TREES TO REMAIN ITHE LIMITS OF WORK. NO WORK SHALL OCCUR WITHIN ENCED AREA EXCEPT UNDER THE DIRECT SUPERVISION OF THE CAPE ARCHITECT AND APPROVED BY THE CITY FORESTER. OMPACTION AND GRADING SHALL BE AVOIDED UNDER THE VE OF TREES TO REMAIN.

ORAGE OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN ORAGE OF THE TREES TO REMAIN.

AND POSITIVE DRAINAGE AWAY FROM THE TRUNKS OF TREES AMIN

S 1 INCH OR LARGER THAT MUST BE SEVERED SHALL BE JALLY TO PRODUCE A CLEAN CUT AND PROMPTLY

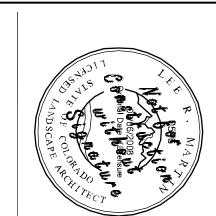
1½" WIDE HEAVY NYLON STRAF WITH EYELETS.

SHEET TITLE:

MINOR AMENDMENT

LANDSCAPE PLAN

Provincetowne Filing Five Minor Amendment Site Plan Fort Collins, Colorado



REQUIRED BY SITE CONDITIONS OR PLANT ALL QUANTITY, QUALITY, AND DESIGN E CONSISTENT WITH THESE DRAWINGS,

JR Engineering
7200 S. Alton Way, Suite C400
Centennial, CO 80112
303.740.9393 T
www.jrengineering.com
Contact: Mike Brake, PE

970.472.9125 T 970.494.0728 F www.vignettestudios.

PO Box 1889 Fort Collins, Colorado 80522-1889

VIGNETTE



BASEMENT FLOOR

Building Sections

Crawlspace w/ Patio Home & Partial Bsm

B-B

OPTIONAL FULL
BASEMENT

Crawlspace w/ Patio Home

A-A

Partial and Full Basement

TREADS - STAIRS WITH

BASEMENT CONFIGURATION

BASEMENT FLOOR

TYPICAL CONSTRUCTION ASSEMBLIES:

A. <u>TYPICAL ROOF CONSTRUCTION:</u> COMPOSITION ROOF SHINGLES ON 15# FELT UNDERLAYMENT ON 15/32" O.S.B. SHEATHING ON TRUSSES @ 24" O.C. W

> TYPICAL SIDING WALL CONSTRUCTION: MANUFACTURED HARDBOARD LAP SIDING ON HOUSE WRAP ON 15/32" O.S.B. SHEATHING ON 2x4 STUDS @ 16" O.C. (U.O.N.) W/ R-13 BATT INSULATION. INTERIOR:

1/2" GYPSUM BOARD. B2. TYPICAL STONE VENEER WALL

ADHERED SYNTHETIC STONE VENEER ON 15# FELT WATER-RESISTIVE BARRIER ON 15/32" O.S.B. SHEATHING ON 2x4 STUDS @ 16" O.C. (U.O.N.) W/ R-13 BATT INSULATION. INTERIOR: 1/2" GYPSUM BOARD. B3. TYPICAL BRICK VENEER WALL

CONSTRUCTION: BRICK VENEER W/ GALV. TIES @ 16" O.C. SUPPORTING 2.67 SQ. FT. (MAX.) ON HOUSE WRAP ON 7/16" O.S.B. SHEATHING ON 2x4 STUDS @ 16" O.C. (U.O.N.) W/ R-13 BATT INSULATION. INTERIOR: 1/2" GYPSUM

TYPICAL FRAME FLOOR CONSTRUCTION: 3/4" T.&G. O.S.B. SHEATHING ON 11 7/8" I-JOISTS AS NOTED ON STRUCTURAL PLANS. MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.

D. TYPICAL EXTERIOR AND INTERIOR LOAD-BEARING WALL CONSTRUCTION 2X4 STUDS @ 16" O.C. W/ 2-2X4 TOP PLATES AND I-2X4 BOTTOM PLATE (U.O.N.)

TYPICAL INTERIOR NON-LOAD BEARING <u>WALL CONSTRUCTION:</u> 2X4 STUDS @ 24" O.C. W/ I-2X4 TOP PLATE AND I-2X4 BOTTOM PLATE (U.O.N.)

EXTERIOR ELEVATION NOTES

[NOTE_EXTELEV]

I. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

PROVIDE ROOF AND SOFFIT VENTS AS 3. PROVIDE ATTIC VENTS EQUAL TO 1/150 OF ATTIC AREA OR 1/300 OF ATTIC AREA PROVIDED (Min.) 50% AND (Max.) 80% OF

VENTS ARE IN UPPER ATTIC. ALL VENTS TO HAVE CORROSIVE-RESISTANT METAL MESH W 1/4" OPENINGS. NOT USED

5. ALL EXPOSED METAL TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE. RUN ALL PLUMBING/ EXHAUST VENTS TO REAR OF HOUSE.

6. DO NOT SPLICE TRIM OR FASCIA BOARD AT OR ABOVE ANY OPENINGS. NO TRIM BOARDS SHALL BE CUT SHORTER

THAN 3'-0".

INSTALL GUTTER AT ALL HORIZONTAL FASCIAS PER CODE.

erie S Provincetowne Filing Fort Collins, CO **Family** Single

5



JOB NO: PROJ NIER: DRAWN: OLSONWAY CHECKED:

UNIT 2380 A3.A

Elevation "A"

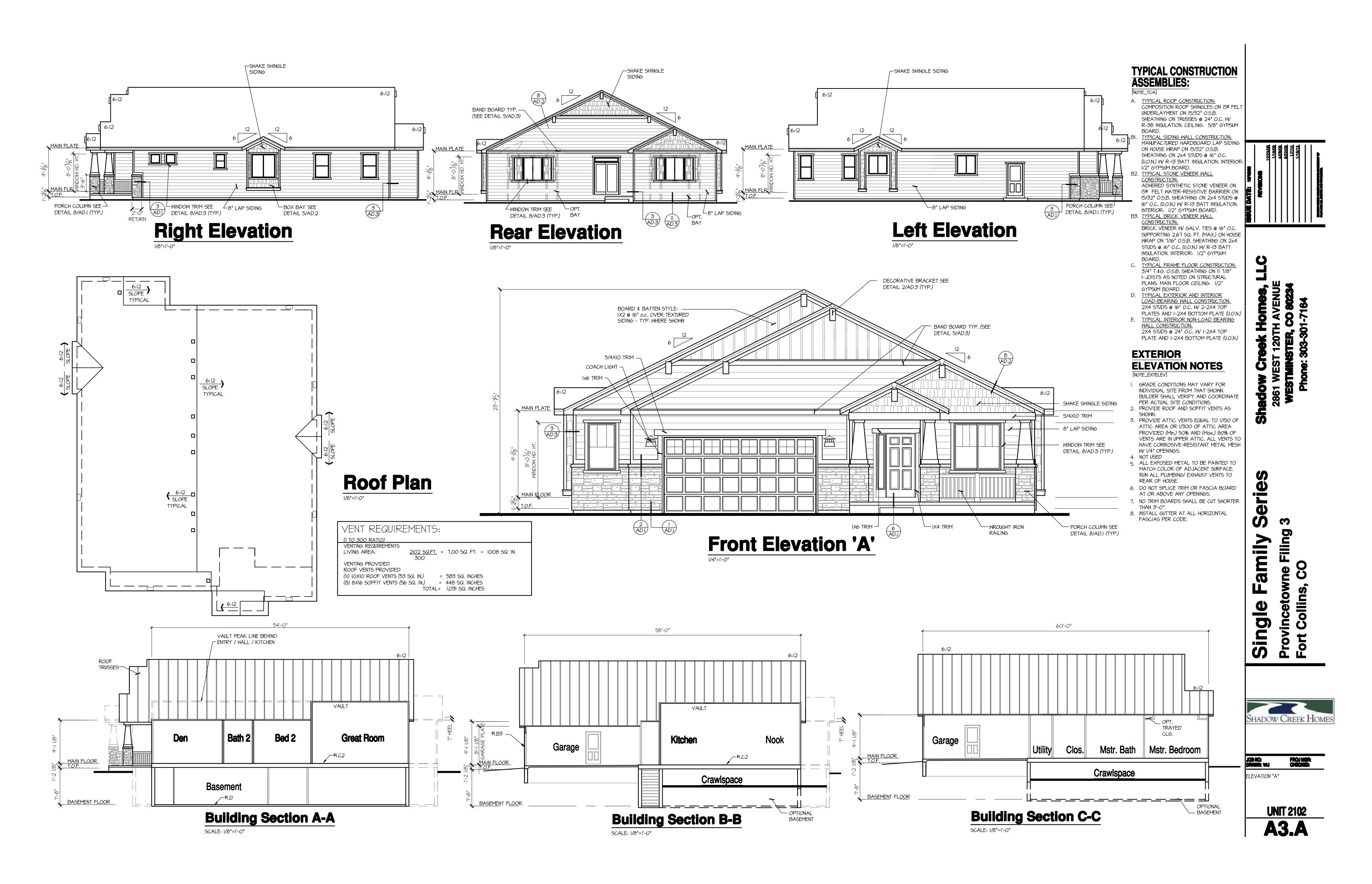
Great Rm

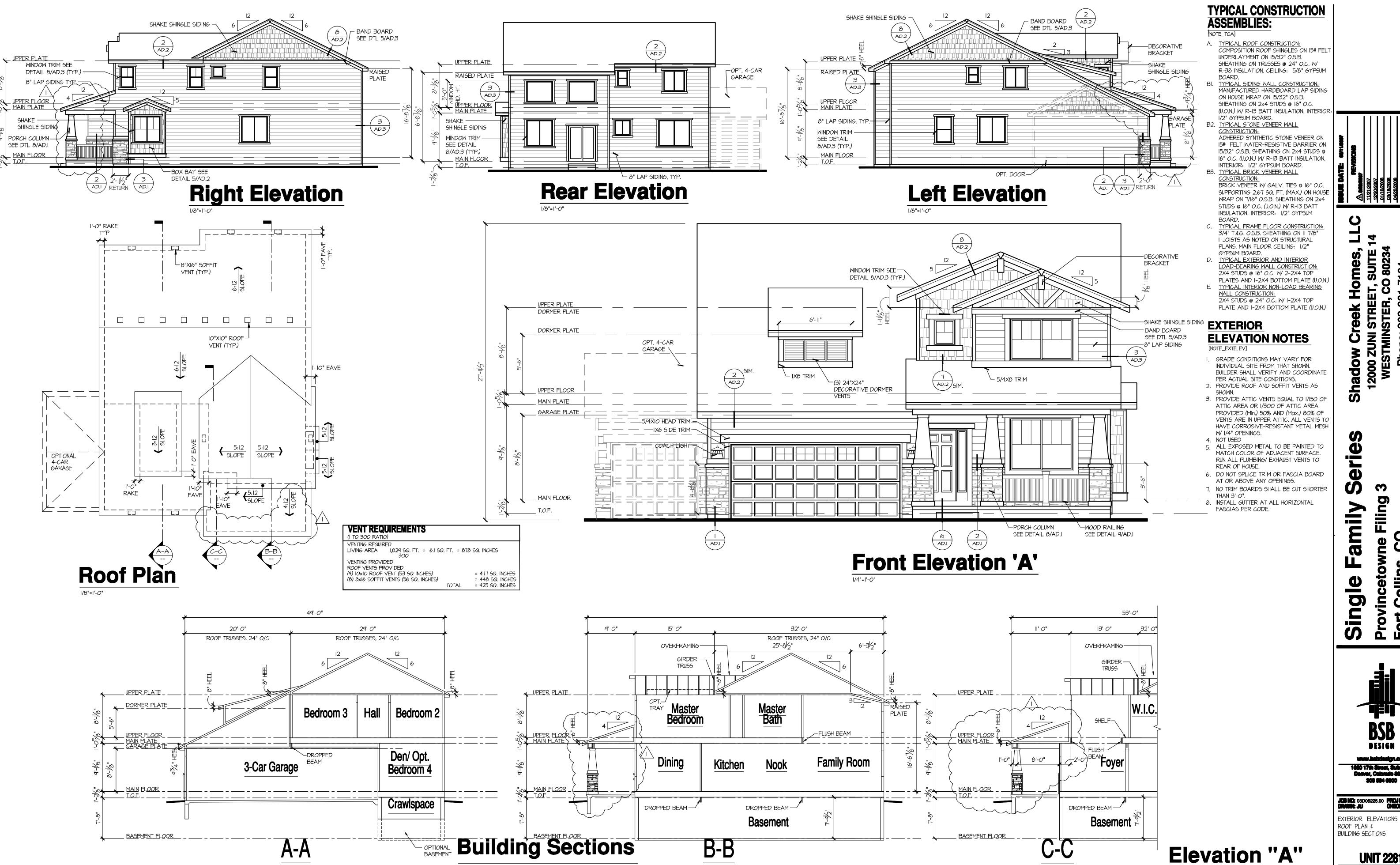
BASEMENT FLOOR

Crawlspace

C-C

OPTIONAL FULL OR PARTIAL BASEMENT





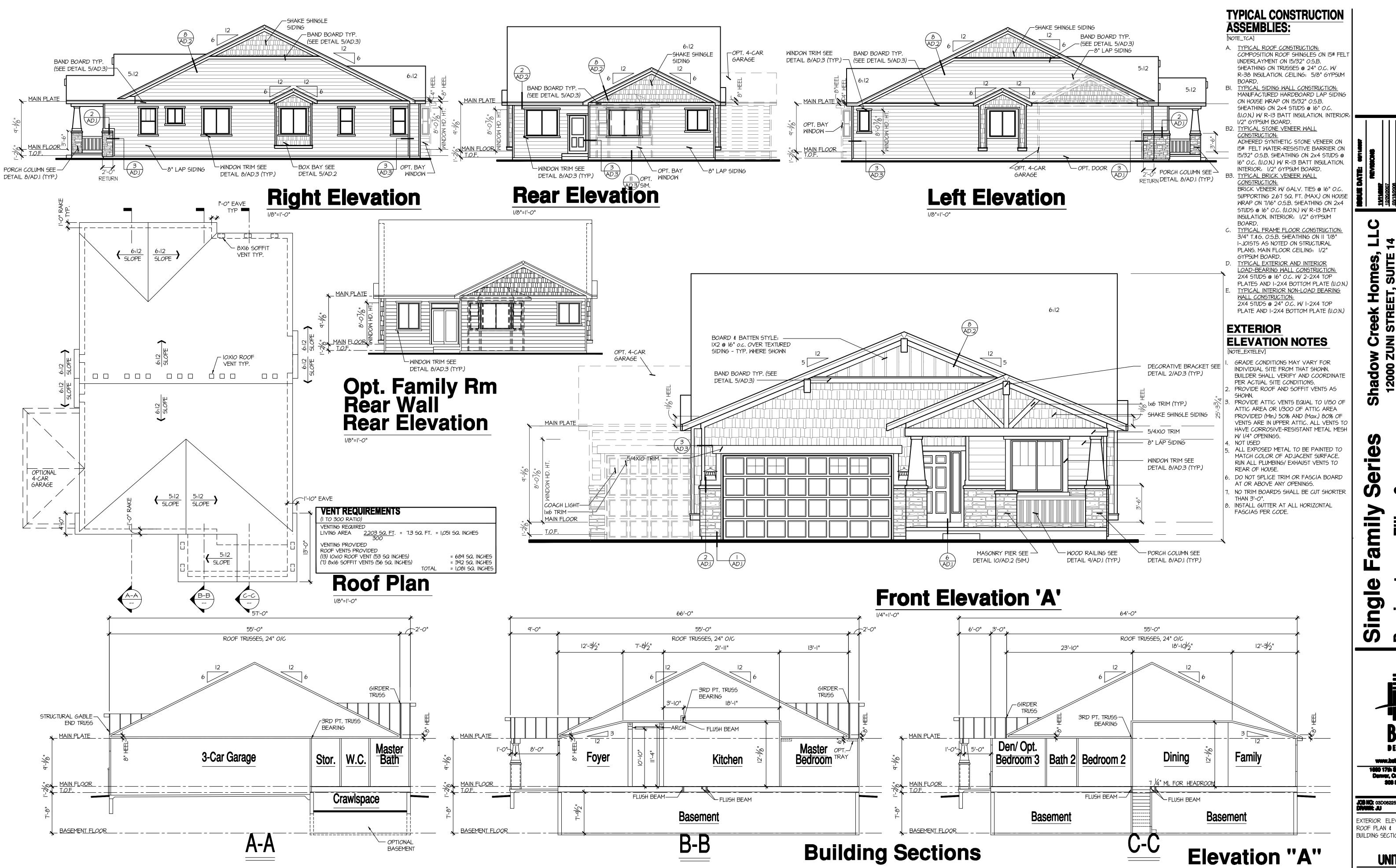
Family Single

Shadow Cro



UNIT 2281

A3.A



Family Single



JOBNO: 03D06225.00 PROJMER: DS DRAWN: JU CHECKED: COE

EXTERIOR ELEVATIONS ROOF PLAN &
BUILDING SECTIONS

UNIT 1625 A3.A

Courtney Levingston

From:

Stansfield, Charles <cstansfield@2lti.com>

Sent:

Tuesday, May 21, 2013 4:28 PM

To:

Courtney Levingston

Subject:

comment on Provincetowne Filing Five, Project Development Plan

Follow Up Flag:

Flag for follow up

Flag Status:

Flagged

I am the owner of a home at 816 Crooked Creek Way. Replatting of 24 residential lots of Provincetowne Filing 3 into 20 residential lots will make the lots larger will benefit everyone in the community in that each lot will be more valuable and desirable with less density in the community. I support this filing.

Charles Stansfield

Second Language Testing, Inc.

6135 Executive Blvd.

Rockville, MD 20852

301-231-6046, ext 1.

Cstansfield@2LTI.com

www.2LTl.com