



ITEM NO 1  
MEETING DATE February 2, 2015  
STAFF Holland  
HEARING OFFICER

---

## STAFF REPORT

**PROJECT:** Union Place / Revive Major Amendment, FDP #140032

**APPLICANT:** Susan McFaddin  
Seven Generations  
210 West Magnolia Street, #360  
Fort Collins, Colorado 80521

**OWNER:** Revive Properties, LLC  
P.O. Box 720  
Ogallala, NE 69153

### PROJECT DESCRIPTION:

This is a request for a Major Amendment to the Union Place development plan located at the southwest corner of West Willox Lane and North Mason Street. The request proposes to change portions of the plan (Block 2, Block 4 and Block 5) from 37 multi-family dwellings to 37 single-family attached dwellings (commonly referred to as townhomes). This change requires adding individual lot lines between the shared walls of the units. The architectural design of these dwellings is also being amended as well as minor adjustments to the landscape plan. The property is zoned C-S, Service Commercial District. The proposed land use amendment is permitted in the zone district, subject to a Type One review. One Modification of Standard is also proposed to reduce the front building setbacks in Block 4 from 15 feet to 9 feet.

### RECOMMENDATION:

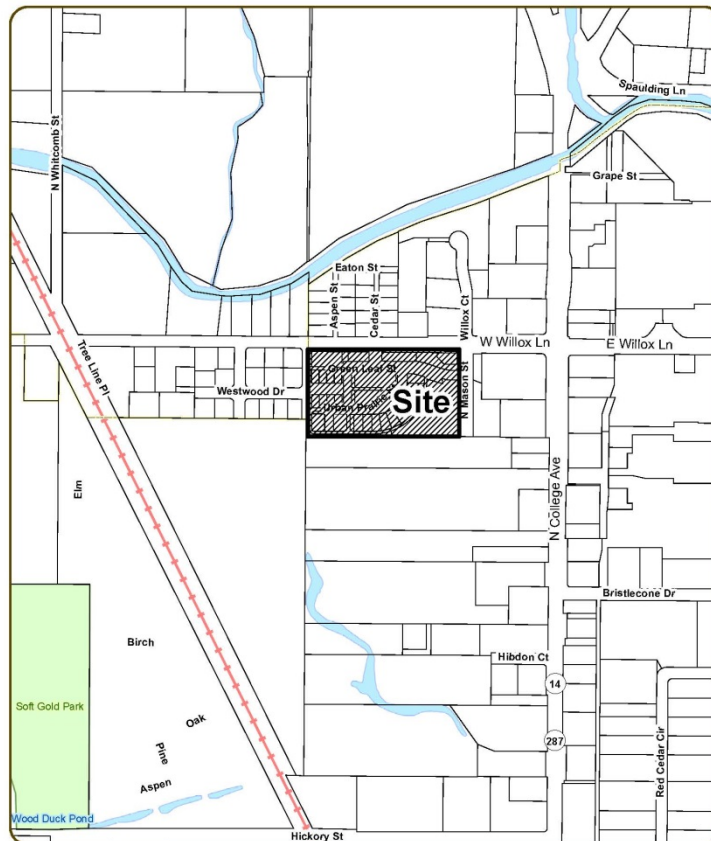
Approval of the Union Place / Revive Major Amendment and Modification of Standard to *Section 3.5.2(E)(2) Setback from Non-arterial Streets*.

### EXECUTIVE SUMMARY:

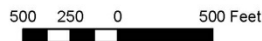
The Union Place / Revive Major Amendment (MJA) complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The MJA complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The MJA complies with relevant standards located in Division 4.22, Service Commercial (C-S) of Article 4 – Districts.
- The Modification of Standard to Section 3.5.2(E)(2) meets the applicable requirements of Section 2.8.2(H), and the granting of this Modification would not be detrimental to the public good.
- The MJA complies with relevant standards located in Article 3 – General Development Standards, provided that the Modification of Standard is approved.

**VICINITY MAP:**



**Union Place / Revive Major Amendment**



**COMMENTS:**

**1. Background:**

The surrounding zoning and land uses are as follows:

<b>Direction</b>	<b>Zone District</b>	<b>Existing Land Uses</b>
North	Service Commercial (C-S); Low Density Mixed-Use Neighborhood (L-M-N)	Single-Family Detached Dwellings
South	Service Commercial (C-S)	North College Mobile Plaza – Manufactured Home Community
East	Service Commercial (C-S)	McDonald’s Fast Food Restaurant; North College Car Wash and Mini-Storage
West	Larimer County Zoning Category “Open” (O)  Low Density Mixed-Use Neighborhood (L-M-N)	Brunswig Subdivision – Located in Larimer County outside of the City limits;  North College Mobile Plaza – Manufactured Home Community

Land Use History:

- The property was annexed into the City of Fort Collins with the North College Annexation in December 1959. It remained un-platted and unimproved until 2009.
- The Union Place development plans were approved in 2009, consisting of 8 single-family homes, 30 triplex units, 37 condominiums and 14 mixed-use units. The maximum approved building height is 40 feet, with all buildings approved as 2 or 3 stories. Approximately 2 acres of the site is designated as a regional detention pond.
- After the 2009 plan approval, the infrastructure for the site was constructed, including all public improvements – which consist of roads, utilities and drainage infrastructure.
- Two Modifications of Standard and two Alternative Compliance requests are approved with the existing Union Place development plans, as follows:

- Two Modifications of Standard approved:
  1. Reduction of minimum parking lot stall dimensions for a standard vehicle width from 8' to 7' (Section 3.2.2(L)), and
  2. Reduction of minimum setback for residential buildings from arterials street ROW from 30' to 15' (Section 3.5.2(D)(1)).
- Two Alternative Compliance Requests:
  1. Landscape plan with no foundations plantings (for the mixed-use buildings) (Section 3.2.1(E)(2)(d)),
  2. Reduction of lot depth along an arterial street from 150' to 80' (Section 3.6.2(E)).
- A Minor Amendment was approved in 2014 which changed the units located in Block 1 from "Triplex" units to "Duplex" units.

**2. Compliance with Applicable Service Commercial (C-S) District Standards:**

The project remains in compliance with all applicable Service Commercial District standards with the following relevant comments provided. Language in this staff report that is taken directly from the Land Use Code (LUC) is shown in *italics*, with certain relevant elements underlined for emphasis.

A. *Section 4.26(B) – Permitted Uses*

The proposed land uses remain consistent with the permitted uses in the Service Commercial District.

The land uses approved with the current approved plans include:

- *Mixed-use Dwellings* (This includes 9 dwellings and 17,000 square feet of non-residential space located in three buildings along West Willox Lane).
- *Two-family dwellings*
- *Single-family detached dwellings*
- *Multi-family dwellings (37 total)*

The amended plans that are proposed in conjunction with this staff report include:

Changing all of the 37 *multi-family dwellings* located in Block 2, Block 4 and Block 5 to *single-family attached dwellings*.

All proposed and currently approved uses are Type One uses subject to an administrative review with a Hearing Officer.

*B. Density, Dimensional Standards, Development Standards, Land Use Standards Section 4.22(D) of the Land Use Code (LUC).*

Many of the zoning districts in the City of Fort Collins have specific zone district standards related to *Density, Dimensional Standards, Development Standards, and Land Use Standards*. However, the C-S District has no specific *Density, Dimensional Standards or Development Standards*. The C-S District does have one *Land Use Standard, Section 4.22(D)*, which states that *the maximum building height shall be three (3) stories*. The project proposes two and three story buildings in compliance with this standard.

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

The project remains in compliance with all applicable General Development Standards with the following relevant comments provided:

*A. Section – 3.2.1 Landscaping*

Street trees are provided at approximately 40-foot intervals along portions of streets, private drives and connecting walkways in accordance with the standards of this section.

All open space tracts, parkways and parking islands remain adequately landscaped in accordance with the minimum requirements, with deciduous shrubs, evergreen shrubs and ornamental grasses provided with adequate spacing.

*B. Section 3.2.2 – Access, Circulation and Parking*

Parking quantities for the amended single-family attached housing type are in conformance with this section, which require that 3-bedroom dwelling units provide at least two parking spaces per dwelling. This is the same parking ratio that was required with the original approval when the housing was considered *multi-family*.

Additionally, the amended project is not proposing changes to the street system, and the majority of this infrastructure is constructed. This street system provides 86 additional parking spaces along the internal private drives. 28 of these “on-street” spaces are required for the residential units that are part of the mixed-use dwellings along West Willox Lane. The remaining 58 “on-street” parking spaces

are available for the commercial component of the mixed-use dwellings as well as guest parking for the residential dwellings.

In conformance with the *Purpose, General Standard and Development Standards* described in this section, staff finds that the parking and circulation system provided with the project is adequately designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit.

*C. Section 3.5.1 Building and Project Compatibility and 3.5.2 Residential Building Standards*

The amended plans propose a new building elevation design for the single-family attached buildings. While there are no *Residential Building Standards* that specifically address materials and building form, the single-family attached building design provides variation in massing, juxtaposed materials and forms, as well as varied patterns of recesses and projections that provide vertical and horizontal interest, breaking down the overall scale of the buildings. Masonry and entrance canopies are used to define and enhance individual unit entrances. The use of materials and patterns is balanced, with colors and textures helping to emphasize and articulate overall building forms.

In compliance with 3.5.2(B) Residential Building Standards – General Standard, staff finds that the proposed single-family detached building design continues to meet the standards of the section by providing adequate architectural articulation and variation, with distinctive building entrances that are oriented towards the public streets in accordance with the general standard.

In compliance with 3.5.2(D) Residential Building Standards – Relationship of Dwellings to Streets and Parking, all of the single-family attached dwellings are oriented towards a street and provide a *connecting walkway* to the street in accordance with the standard.

*D. Section 3.5.2(E)(2) – Residential Building Setbacks from Non-Arterial Streets*

Project proposes a Modification of Standard to this section in conjunction with the amended plans.

**Land Use Code Standard proposed to be modified**, underlined for emphasis:

*3.5.2(E) (2) Setback from Non-arterial Streets. The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building shall be fifteen (15) feet from any public street right-of-way other than an arterial street right-of-way, except for those buildings regulated by Section 3.8.30 of this Code, which*

*buildings must comply with the setback regulations set forth in Section 3.8.30. Setbacks from garage doors to the nearest portion of any public sidewalk that intersects with the driveway shall be at least twenty (20) feet.*

**Request for Modification.** The applicant requests a modification to allow a front building setback of nine (9) feet.

**Land Use Code Modification Criteria:**

*“The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:*

*(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or*

*(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or*

*(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or*

*(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

*Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).*

**Applicant's Justification:**

Applicant's justification narrative:

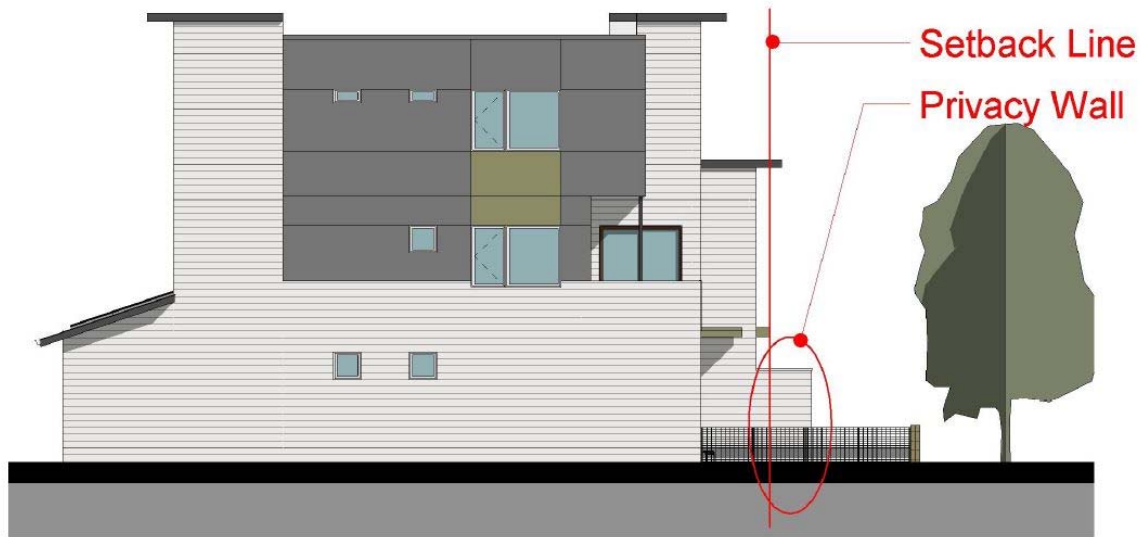
"Union Place is a unique green community of residential, mixed use and commercial uses. Homes within the development will be built to U.S. Department of Energy (DOE) Zero Energy Ready Home standards. They will be high performance, generating energy by geothermal and solar panel systems and will be of a mix of traditional and progressive architectural styles. Within Union Place there are three blocks of townhomes."

"The Modification of Standard request pertains to one block of such townhomes. That being Block 4. The townhomes located on the other two blocks do not encroach upon any setbacks. Furthermore, even on Block 4, the primary structures do not encroach upon the setback. The requested reduced setback is simply to accommodate low privacy walls which are attached to the primary structure and provide privacy separation between townhome units. This is represented in the following images."



Front Elevation





Side Elevation

Summary of Applicant's Justification:

The Applicant requests that the modification be approved and provides the following justification for Criteria 1 and Criteria 4:

*Criteria (1): the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.*

**Applicant's Justification for Criteria 1:**

"This application proposes no setback modification for the primary buildings. The reduced setbacks are simply for low privacy walls which are attached to the primary buildings. The walls are approximately seven feet (7') tall and do not result in a lot pattern or streetscape that is detrimental to the surrounding neighborhood."

*Criteria(4): The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

**Applicant's Justification for Criteria 4:**

"The modification requests a six foot (6') reduction in the non-arterial street setback. Fifteen feet (15') is the standard. As stated above, the

reduced setbacks are simply for low privacy walls which are attached to the primary buildings. The walls are approximately seven feet (7') tall and actually only encroach three feet (3') into the prescribed setback. The greater reduction of six feet (6') was recommended by City staff to match an existing nine foot (9') utility easement. Since the primary buildings themselves do not encroach into the typical setback and because the privacy walls are relatively low (seven feet) and thus inconsequential, the resulting setback will provide adequate visual separation and relief from the street."

"The modification is nominal when compared to the entire development plan that provides high quality, high performing architecture that is sensitive to the character of the surrounding neighborhood, and as such is consistent with the policies of the Land Use Code described in Section 1.2.2 as follows:

- (B) Encouraging innovations in land development and renewal.
- (H) Reducing energy consumption and demand.
- (J) Improving the design, quality and character of new development.
- (L) Encouraging the development of vacant properties within established areas.
- (M) Ensuring that development proposals are sensitive to the character of existing neighborhoods.
- (O) Encouraging a wide variety of housing opportunities at various densities that are well-served by public transportation for people of all ages and abilities."

### **Staff Finding**

Staff finds that the request for a Modification of Standard to Section 3.5.2(E)(2) is justified by the applicable standards in 2.8.2(H)(4). This is because:

- A. The granting of the Modification would not be detrimental to the public good.
- B. The project design satisfies Criteria 4 (2.8.2(H)(4): *The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Staff finds that the Modification of Standard to allow a reduced front setback is nominal and inconsequential because the setback reduction is limited to the projecting privacy walls of the front building elevations. Overall, the front portions of the primary building facades comply with the 15 foot front setback

standard, or exceed the standard by incorporating recessed elements within the front facades. Additionally, the reduced setback is only requested for the single-family detached buildings in Block 4, where these buildings face private drives that are located within interior portions of the site. Because of the location and limited scope of the modification, staff finds that the modification is nominal and inconsequential and that the plan continues to advance the purposes of the Land Use Code as contained in Section 1.2.2 including:

(L) Encouraging the development of vacant properties within established areas and;

(O) Encouraging a wide variety of housing opportunities at various densities that are well-served by public transportation for people of all ages and abilities.

#### **4. Neighborhood Meeting**

A City neighborhood meeting was not required for this project and a meeting was not held.

#### **5. Findings of Fact/Conclusion**

In evaluating the Union Place / Revive Major Amendment (MJA), staff makes the following findings of fact:

- A. The MJA complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The MJA complies with relevant standards located in Division 4.22, Service Commercial (C-S) of Article 4 – Districts.

The Modification of Standard to Section 3.5.2(E)(2) meets the applicable requirements of Section 2.8.2(H)(4), and the granting of this Modification is nominal, inconsequential when considered from the perspective of the entire development plan and would not be detrimental to the public good, because the setback reduction is limited to the projecting privacy walls of the front single-family building elevations in Block 4 and overall, the front portions of the primary building facades comply with the 15 foot front setback standard, or exceed the standard by incorporating recessed elements within the front facades. Additionally, the reduced setback is only requested for the single-family detached buildings in Block 4, where these buildings face private drives that are located within interior portions of the site. Because of the location

internal to the site along private drives, and because the scope of the modification is limited to the privacy walls, staff finds that the modification is nominal and inconsequential, and that the plan continues to advance the purposes of the Land Use Code as contained in Section 1.2.2 including: (L) Encouraging the development of vacant properties within established areas and; (O) Encouraging a wide variety of housing opportunities at various densities that are well-served by public transportation for people of all ages and abilities.

- C. The P.D.P. complies with the relevant standards located in Article 3 – General Development Standards, provided that the Modification of Standard is approved.

**RECOMMENDATION:**

Approval of Union Place / Revive Major Amendment, FDP #140032

**ATTACHMENTS:**

1. Application Narrative
2. Applicant's Modification of Standard Request
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Plat

December 17, 2014

First Final Development Plan Submittal

## UNION PLACE SUBDIVISION, FIRST REPLAT

The site is located west and south of the intersection of West Willox Lane and North College Avenue. Detached single family homes are located adjacent to the property to the south, north and west. Commercial property that includes a fast food restaurant, gas station, and storage units are located immediately east of the property. The property is zoned Service Commercial (CS).

The original Union Place Subdivision included 10.145 acres subdivided into a mix of duplexes, condominiums, and mixed use commercial/residential lots with public right of way and private common area that includes private drives, detention ponds, and open space. At this time all of the roads, utility and drainage infrastructure, and two of the duplex units have been constructed. Onsite landscaping has not been completed.

The site area proposed for the with this replat includes 1.570 acres which consists of Lots 1 and 2 of Block 2, Lots 1 and 2 of Block 4, and Lot 1 of Block 5 of Union Place Subdivision. These five lots were originally proposed for condominiums that would contain 37 single family units. These lots will be now be subdivided into 37 single family attached lots.

Approximately 45% of the original subdivision is comprised of open space and detention ponds to be landscaped primarily with low water plant material. The public right of way and private streets are designed with detached sidewalks with enviro turf sod and street trees proposed in the tree lawn areas. All proposed street lighting in public right of way has been designed and installed by the City of Fort Collins. The onsite street lighting has not been installed, but was designed with the original subdivision.

A homeowners association has been created to own and maintain all private drives and common open space areas. Construction on the proposed single family attached units is expect to begin in early 2015. The single family attached units and the duplexes will continue to be built as market demand dictates. It is anticipated that the mixed use commercial/residential lots along West Willox Lane will develop in a separate phase.

Union Place is a unique green community of residential, mixed use and commercial uses. Homes within the development will be built to U.S. Department of Energy (DOE) Zero Energy Ready Home standards. They will be high performance, generating energy by geothermal and solar panel systems and will be of a mix of traditional and progressive architectural styles.

Street names are all per existing platted right of way, no new names are being proposed.

Chad Adams is the sole member of Placer Development, Inc. which owns Revive Properties, LLC.

December 4, 2014

**Modification Request - Minimum  
Required Building Setbacks  
Block 4 Union Place**



**Modification Description:**

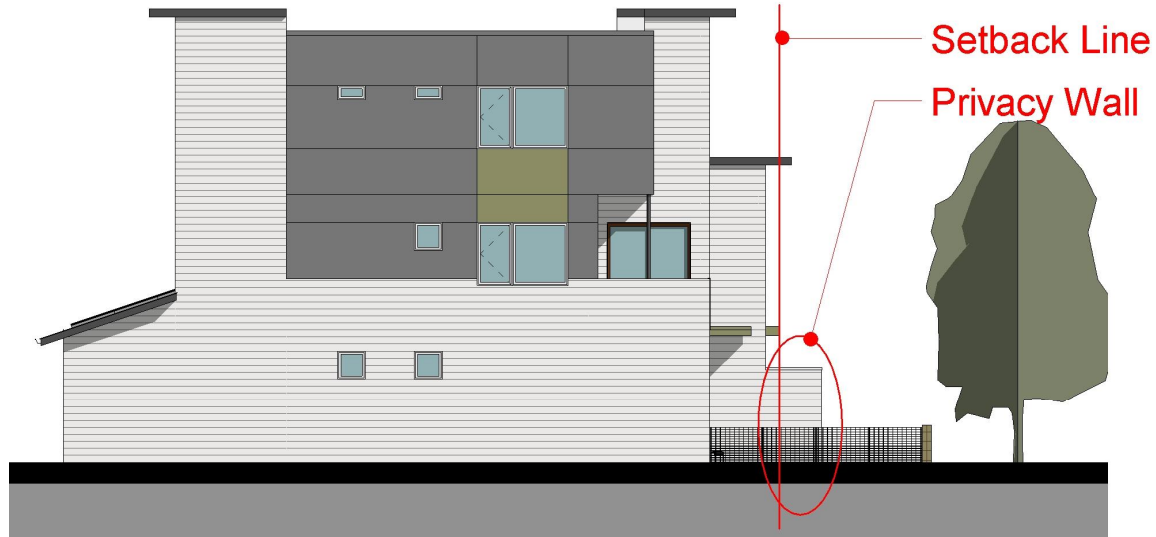
This is a Modification Request to Section 3.5.2(E)(2), which addresses the requirement for a fifteen foot (15') setback from a nonarterial street.

- **Modification to this standard to permit: a setback of nine feet (9').**

**Project & Issue Description:**

Union Place is a unique green community of residential, mixed use and commercial uses. Homes within the development will be built to U.S. Department of Energy (DOE) Zero Energy Ready Home standards. They will be high performance, generating energy by geothermal and solar panel systems and will be of a mix of traditional and progressive architectural styles. Within Union Place there are three blocks of townhomes. The Modification of Standards request pertains to one block of such townhomes. That being Block 4. The townhomes located on the other two blocks do not encroach upon any setbacks. Furthermore, even on Block 4, the primary structures do not encroach upon the setback. The requested reduced setback is simply to accommodate low privacy walls which are attached to the primary structure and provide privacy separation between townhome units. This is represented in the following images.





Side Elevation

**Land Use Code Standard:**

Section 3.5.2(E)(2) states:

*Setback from Nonarterial Streets. The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building shall be fifteen (15) feet from any public street right-of-way other than an arterial street right-of-way, except for those buildings regulated by Section 3.8.30 of this Code, which buildings must comply with the setback regulations set forth in Section 3.8.30. Setbacks from garage doors to the nearest portion of any public sidewalk that intersects with the driveway shall be at least twenty (20) feet.*

**Land Use Code Modification Criteria:**

“The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would

substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

**Modification Criteria, Supporting Findings:**

This request of approval for this modification complies with the standards per Review Criteria 2.8.2(H)(1) through (4) in the following ways:

**Criteria (1):** the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.

**Supporting Findings:**

- **This application proposes no setback modification for the primary buildings. The reduced setbacks are simply for low privacy walls which are attached to the primary buildings. The walls are approximately seven feet (7') tall and do not result in a lot pattern or streetscape that is detrimental to the surrounding neighborhood.**

**Criteria (2):** Not applicable

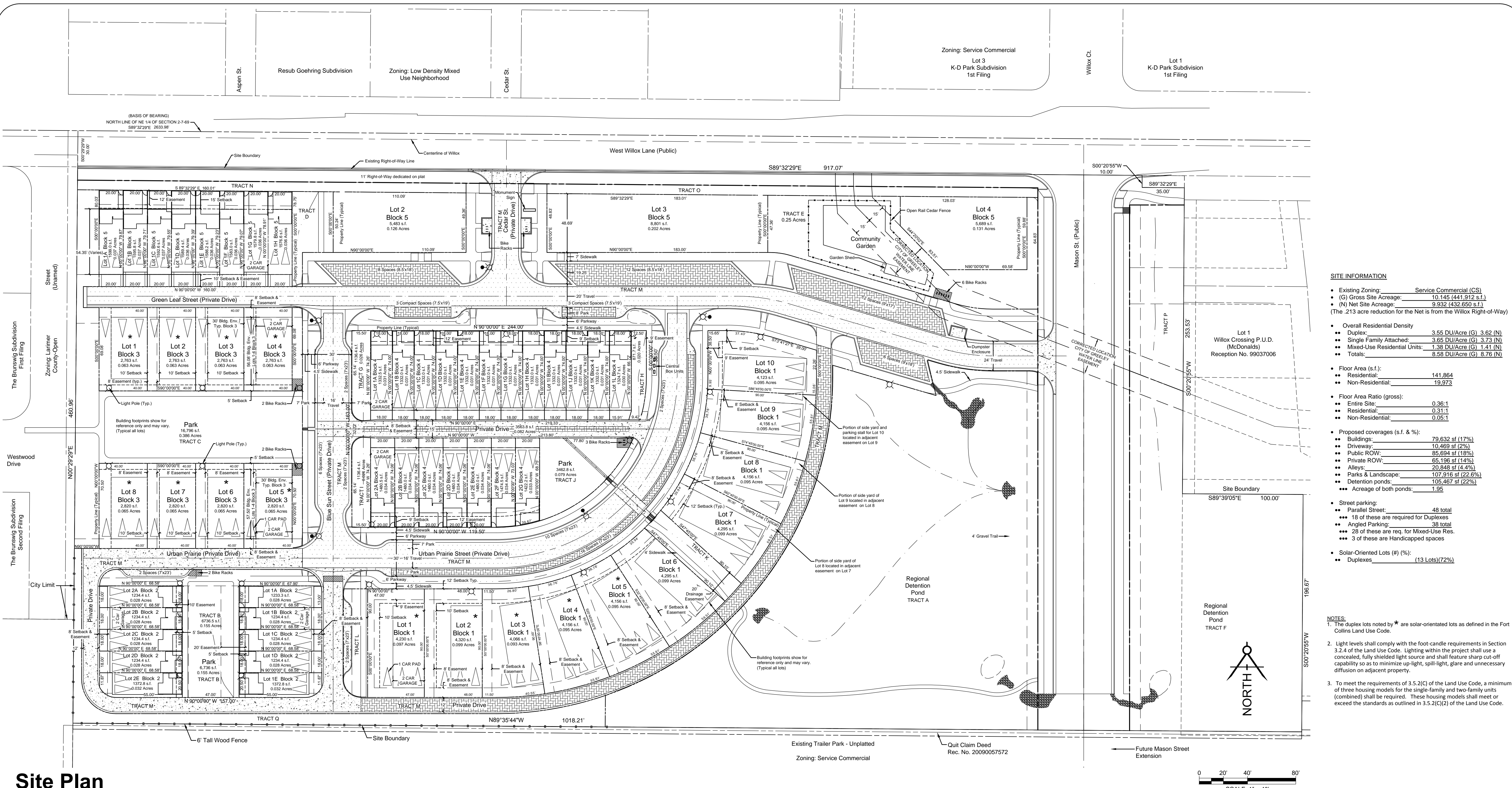
**Criteria (3):** Not Applicable



**Criteria(4):** The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

**Supporting Findings:**

- **The modification requests a six foot (6') reduction in the nonarterial street setback. Fifteen feet (15') is the standard. As stated above, the reduced setbacks are simply for low privacy walls which are attached to the primary buildings. The walls are approximately seven feet (7') tall and actually only encroach three feet (3') into the prescribed setback. The greater reduction of six feet (6') was recommended by City staff to match an existing nine foot (9') utility easement. Since the primary buildings themselves do not encroach into the typical setback and because the privacy walls are relatively low (seven feet – 7') and thus inconsequential, the resulting setback will provide adequate visual separation and relief from the street.**
  
- **The modification is nominal when compared to the entire development plan that provides high quality, high performing architecture that is sensitive to the character of the surrounding neighborhood, and as such is consistent with the policies of the Land Use Code described in Section 1.2.2 as follows:**
  - (B) Encouraging innovations in land development and renewal.**
  
  - (H) Reducing energy consumption and demand.**
  
  - (J) Improving the design, quality and character of new development.**
  
  - (L) Encouraging the development of vacant properties within established areas.**
  
  - (M) Ensuring that development proposals are sensitive to the character of existing neighborhoods.**
  
  - (O) Encouraging a wide variety of housing opportunities at various densities that are well-served by public transportation for people of all ages and abilities.**



**SITE INFORMATION**

- Existing Zoning: Service Commercial (CS)
- (G) Gross Site Acreage: 10.145 (441,912 s.f.)
- (N) Net Site Acreage: 9.932 (432,650 s.f.)  
 (The .213 acre reduction for the Net is from the Willow Right-of-Way)

**Overall Residential Density**

- Duplex: 3.55 DU/Acre (G) 3.62 (N)
- Single Family Attached: 3.65 DU/Acre (G) 3.73 (N)
- Mixed-Use Residential Units: 1.38 DU/Acre (G) 1.41 (N)
- Totals: 8.58 DU/Acre (G) 8.76 (N)

**Floor Area (s.f.):**

- Residential: 141,864
- Non-Residential: 19,973

**Floor Area Ratio (gross):**

- Residential: 0.36:1
- Non-Residential: 0.31:1

**Proposed coverages (s.f. & %):**

- Building: 79,632 sf (17%)
- Driveway: 10,469 sf (2%)
- Public ROW: 85,694 sf (18%)
- Private ROW: 65,196 sf (14%)
- Alleys: 20,848 sf (4.4%)
- Parks & Landscape: 107,916 sf (22.6%)
- Detention ponds: 105,467 sf (22%)
- Acreeage of both ponds: 1.96

**Street parking:**

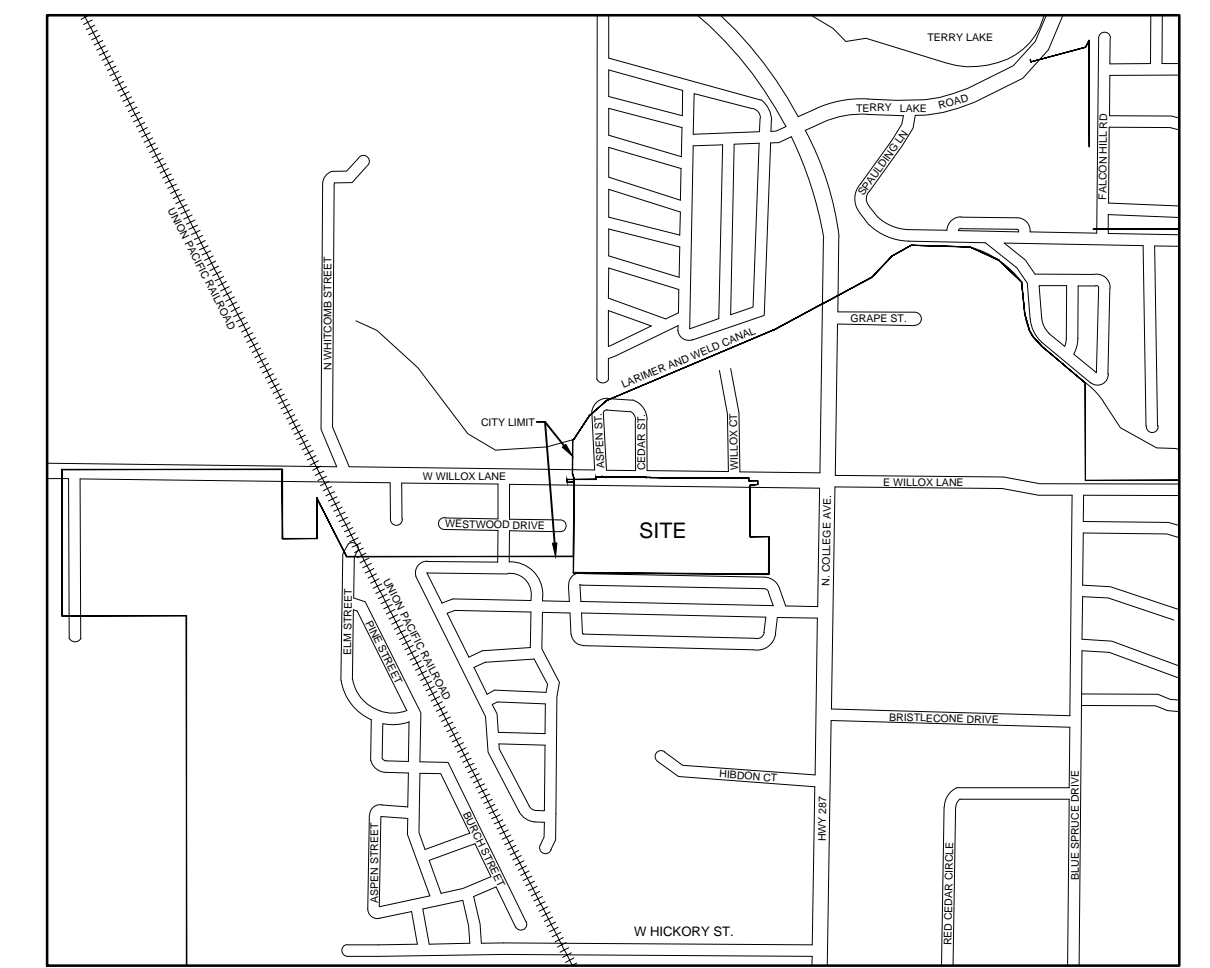
- Parallel Street: 48 total
- 18 of these are required for Duplexes
- Angled Parking: 38 total
- 28 of these are req. for Mixed-Use Res.
- 3 of these are Handicapped spaces

**Solar-Oriented Lots (#) (%):**

- Duplexes: (13 Lots) (72%)

- NOTES:**
- The duplex lots noted by \* are solar-oriented lots as defined in the Fort Collins Land Use Code.
  - Light levels shall comply with the foot-candle requirements in Section 3.2.4 of the Land Use Code. Lighting within the project shall use a concealed, fully shielded light source and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.
  - To meet the requirements of 3.5.2(C) of the Land Use Code, a minimum of three housing models for the single-family and two-family units (combined) shall be required. These housing models shall meet or exceed the standards as outlined in 3.5.2(C)(2) of the Land Use Code.

**Site Plan**



**Vicinity Map**

**CITY OF GREELEY - NOTES FOR WATER LINE EASEMENT**

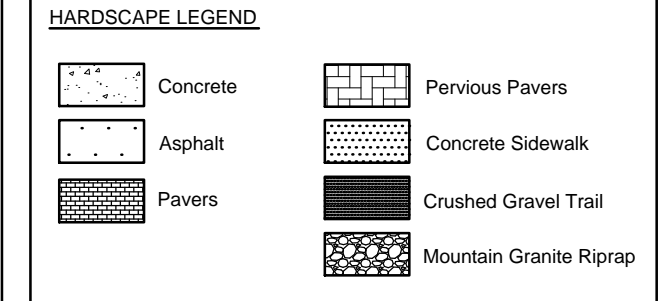
- All easements and rights-of-way crossing the city of Greeley easement are subject to the rights of said city of Greeley easement.
- There shall be no permanent structures, concrete slabs, detention ponds, fences, walls, trees, or other landscaping or items greater than 3 feet in mature growth, or other obstructions within the city of Greeley easement. No cover shall be removed and/or added without written permission from City of Greeley engineer.
- There shall be no other utilities within the city of Greeley easement except at right angle crossings and unless previously approved by the city of Greeley water & sewer department. All plans shall be submitted during the design phase at least two weeks prior to construction and shall show potholed locations and elevations in plan and profile view. Greeley water & sewer will issue appropriate crossing approval.
- In the event that excavation is required for the City of Greeley water pipelines due to water pipeline repairs, replacement or other operations, the excavation will be backfilled safely but surface restoration will not be done by or at the expense of the City of Greeley.
- Greeley water pipeline locations are approximate, contact Keith Inouye at (970) 371-3718 72 hours in advance of any locate request or any construction activities within the Greeley water pipeline easement.
- There shall be no vibratory or heavy sheepsfoot compaction within 20 feet of the existing water transmission pipeline. Static compaction equipment shall be used.
- Greeley pipelines are to have a minimum of six (6) feet of cover at all locations to be used as a land bridge during any construction activities.
- Greeley water line support at crossings shall be incorporated into the design if proposed utility crossing is below the water line using open trench construction.
- Any irrigation lines and/or sprinkler systems located within Greeley easement requires contractor to provide Greeley a full set of landscaping & irrigation/sprinkler system plans for review and approval. Plans to be provided a minimum of 2 weeks prior to construction. Valve boxes are not to be located within Greeley's easement.
- Any work to be done on City of Greeley waterlines(s) shall conform to current City of Greeley specifications.

**DEDICATION, OWNERSHIP, MAINTENANCE TABLE**

TRACT	AREA	DEDICATION & USE	OWNED BY	MAINTAINED BY
A	68,486 SF	DRAINAGE EASEMENT	CITY OF FORT COLLINS	REVIVE PROPERTIES LLC
B	6,736 SF	BLANKET PEDESTRIAN/MOTORIZED ACCESS, DRAINAGE EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
C	16,760 SF	BLANKET PEDESTRIAN/MOTORIZED ACCESS, DRAINAGE EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
D	1,953 SF	BLANKET PEDESTRIAN/MOTORIZED ACCESS, UTILITY EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
E	10,956 SF	BLANKET PEDESTRIAN/MOTORIZED ACCESS & UTILITY EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
F	32,278 SF	DRAINAGE EASEMENT	CITY OF FORT COLLINS	REVIVE PROPERTIES LLC
G	1,136 SF	UTILITY & DRAINAGE EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
H	872 SF	UTILITY EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
I	1,136 SF	UTILITY & DRAINAGE EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
J	3,463 SF	UTILITY & DRAINAGE EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
K	1,801 SF	UTILITY & DRAINAGE EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
L	1,747 SF	BLANKET PEDESTRIAN/MOTORIZED ACCESS, DRAINAGE EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
M	90,265 SF	PUBLIC ACCESS, UTILITY & DRAINAGE EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
N	2,576 SF	PUBLIC ACCESS, UTILITY & DRAINAGE EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
O	3,254 SF	PUBLIC ACCESS, UTILITY & DRAINAGE EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC
P	6,542 SF	DRAINAGE EASEMENT	CITY OF FORT COLLINS	REVIVE PROPERTIES LLC
Q	5,682 SF	DRAINAGE EASEMENT	REVIVE PROPERTIES LLC	REVIVE PROPERTIES LLC

CITY OF GREELEY  
 REVIEWED BY: WATER/SEWER DIRECTOR  
 DATE:

REVIEW DOES NOT CONSTITUTE 'APPROVAL' OF PLANS. PERMITTEE IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.



Lot	Land Use	Dwelling Units	% 40' max	Bldg Hgt	Bedrooms	Parking
Lots 1-9 Block 1	Duplexes <sup>(1)</sup>	18	20.7	2-3 stories	31	36
Lot 10 Block 1	Duplex <sup>(1)</sup>	2	2.3	2-3 stories	3	4
Lot 1A-E Block 2	Single Family	5	5.7	2-3 stories	3	15
Lot 2A-2E Block 2	Single Family	5	5.7	2-3 stories	3	15
Lots 1-8 Block 3	Duplexes <sup>(1)</sup>	16	18.4	2-3 stories	31	32
Lot 1A-1L Block 4	Single Family	12	13.8	2-3 stories	3	26
Lot 2A-2G Block 4	Single Family	7	8.0	2-3 stories	3	21
Lot 1A-1H Block 5	Single Family	8	9.2	2-3 stories	3	24
Lot 2 Block 5	Mixed-Use	4	4.6	2-3 stories	3	12
Lot 3 Block 5	Mixed-Use	7	8.0	2-3 stories	3	21
Lot 4 Block 5	Mixed-Use	3	3.4	2-3 stories	3	9
TOTALS		87	100	-	225	128

**Table Notes:**  
 (1) All or a portion of the lots shown as duplexes on Block 1 and Block 3 may also be constructed as single family homes. The information reflected in the chart above assumes duplexes are constructed on those lots. The duplexes are planned to range in size from 1950 sf to 2400 sf. The primary unit is planned to range in size from 1550 sf to 2000 sf, and the secondary unit is planned to be approximately 420 sf.

**UNION PLACE SUBDIVISION LEGAL DESCRIPTION**

THE NORTH 15 ACRES OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 8TH P.M. FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF CONVEYED IN DEED RECORDED NOVEMBER 26, 1976 IN BOOK 1753 AT PAGE 134 AND ALSO EXCEPT THAT PARCEL OF LAND CONVEYED IN DEED RECORDED FEBRUARY 3, 1986 AT RECEPTION NO. 980777 AND ALSO EXCEPT THAT PARCELS OF LAND CONVEYED TO THE CITY OF FORT COLLINS, COLORADO IN DEED RECORDED MARCH 3, 1989 AT RECEPTION NO. 991869 AND RE-RECORDED MARCH 25, 1999 AT RECEPTION NO. 9925160 AND ALSO EXCEPT THAT PARCEL OF LAND CONVEYED TO NORTH COLLEGE LLC IN QUIT CLAIM DEED RECORDED AUGUST 19, 2009 AT RECEPTION NO. 2009005752;

THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/16 CORNER ON THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 02°29'22" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST WILLOW LANE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°32'29" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF WEST WILLOW LANE, A DISTANCE OF 917.07 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, COLORADO IN DEED RECORDED MARCH 3, 1989 AT RECEPTION NO. 991869 AND RE-RECORDED MARCH 25, 1999 AT RECEPTION NO. 9925160 OF THE LARIMER COUNTY, COLORADO RECORDS;

THENCE SOUTH 02°29'22" WEST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 10.00 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE SOUTH 89°32'29" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 36.00 FEET TO THE WEST LINE OF LOT 1, WILLOW CROSSING PUD AS DESCRIBED IN DOCUMENT RECORDED AS RECEPTION NO. 99037006;

THENCE NORTH 02°29'22" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 253.53 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 89°32'29" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 460.96 FEET TO THE POINT OF BEGINNING;

CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

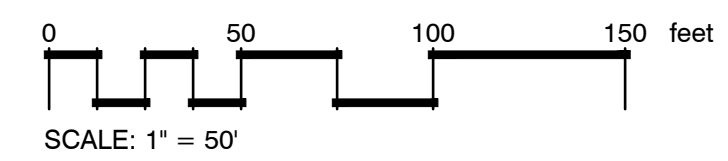
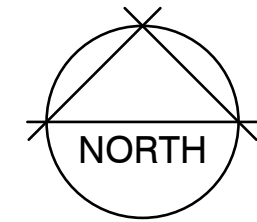
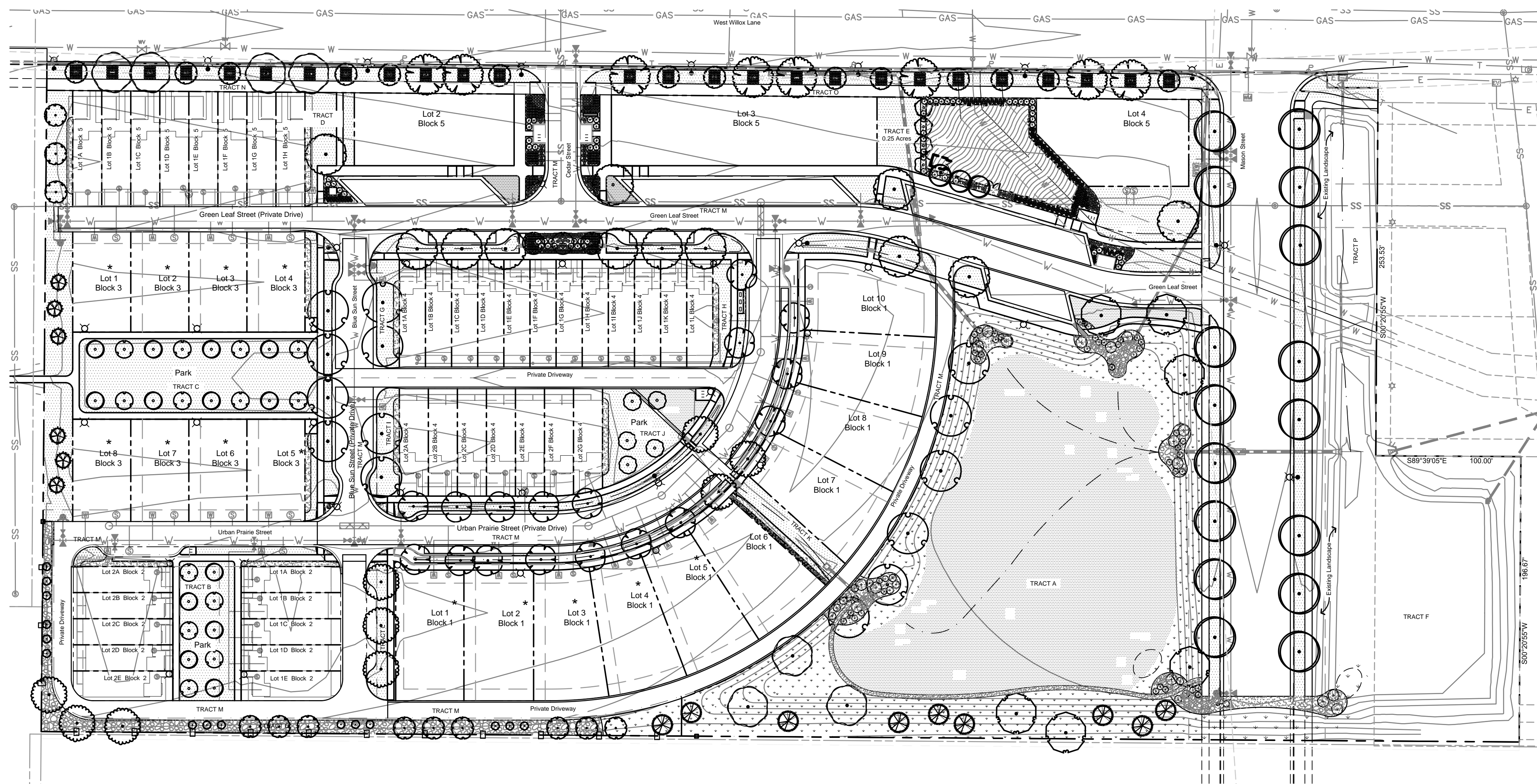
SAID PARCEL CONTAINS 441,912 SQUARE FEET (10.145 ACRES) MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR EXISTING.

**UNION PLACE MAJOR AMENDMENT**  
 SITE PLAN

DATE SUBMITTED: 12/17/2014  
 PREPARED FOR: REVIVE PROPERTIES LLC

REASONS:  
 DATE:  
 BY:  
 CS:  
 NOLL/VO

SHEET NUMBER  
 1  
 OF 1 SHEETS  
 SCALE  
 VERTICAL: 1" = N/A  
 HORIZONTAL: 1" = 40'  
 JOB NUMBER  
 U13003



**GENERAL NOTES:**

- All landscaping shall be irrigated with an automatic sprinkler system. Sod / seed areas shall receive pop-up spray or rotary sprinklers. Planting beds shall receive low volume drip irrigation. The irrigation system will be zoned to irrigate sod, seed and planting beds separately. Native or dryland seed areas are to be non-irrigated. An irrigation plan is required to be submitted to and approved by Fort Collins Utilities prior to the issuance of the building permit, in accordance with the Land Use Code Section 3.2.1.1 requirements.
- Foundation plantings / lawn to be installed by the lot owner or general contractor that will be building on Lots 1 & 2 Block 4, and Lot 1 Block 5, per Land Use Code Section 3.2.1(E)(2)(d).
- Topsoil. To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping. Organic soil amendments shall also be incorporated in accordance with the requirements of Section 3.8.2.1.
- Soil Preparation: Prior to fine grading the soil in all landscaped areas shall be thoroughly loosened to a depth of 6 in to 8 in, by ripping or tilling. Remove all unsuitable soil and debris (including rocks) that are 3 in. or larger in diameter. Till to incorporate soil amendments to a depth of 6 in. Soil amendments included compost that is appropriate for the plantings, site design and soil conditions. Soil amendments shall be applied at a minimum rate of 3 cu. yd. / 1,000 sq. ft.
- Fine grade shall maintain positive drainage away from structures, with smooth flowing land forms that are uniformly compacted for planting, and free of vegetation, surface debris, bumps, and/or depressions.
- Plant Quality. All plants shall be A-Grade or No. 1 Grade, free of any defects, of normal health, height, leaf density and spread appropriate to the species as defined by American Association of Nurserymen standards.
- Installation. All landscaping shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy growth. All landscaping in each phase shall either be installed or the installation shall be secured with a letter of credit, escrow or performance bond for one hundred twenty-five (125) percent of the value of the landscaping prior to the issuance of a certificate of occupancy for any building in such phase.
- 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 curbs, 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.
- The developer shall 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. 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.
- Maintenance. Trees and vegetation, irrigation systems, fences, walls and other landscape elements shall be considered as elements of the project in the same manner as parking, building materials and other site details. The applicant, landowner or successors in interest shall be jointly and severally responsible for the regular maintenance of all landscaping elements in good condition. All landscaping shall be maintained free from disease, pests, weeds and litter, and all landscape structures such as fences and walls shall be repaired and replaced periodically to maintain a structurally sound condition.
- Quantity, container type / size, and species of plant material shall be consistent with the approved landscape plan. In the event of conflict between plant quantities in the plant schedule and species illustrated, the species and quantities illustrated shall be provided.
- Shrub bed areas shall be mulched with to a depth of 3 in. with 3/4" mountain granite installed over weed barrier fabric. Fabric seams to have a minimum overlap of 6 in. Install 3 in. depth of shredded redwood mulch over the root ball of each plant.
- All shrub bed areas shall be edged with 4 in. green, rolled top, interlocking steel edging.
- Contact the Utility Notification Center of Colorado, at least (3) business days prior to construction. The contractor shall verify the location of all utilities in the field prior to excavation / digging.

**CITY OF GREELEY - NOTES FOR WATER LINE EASEMENT**

- All easements and rights-of-way crossing the City of Greeley easement are subject to the rights of said city of Greeley easement.
- There shall be no permanent structures, concrete slabs, detention ponds, fences, walls, trees, or other landscaping or berms greater than 3 feet at mature growth, or other obstructions within the city of Greeley easement. No cover shall be removed and/or added without written permission from City of Greeley water engineer.
- There shall be no other utilities within the city of Greeley easement except at right angle crossings and unless previously approved by the city of Greeley water # sewer department. All plans shall be submitted during the design phase at least two weeks prior to construction and shall show potholed locations and elevations in plan and profile view. Greeley water # sewer will issue appropriate crossing approval.
- In the event that excavation is required for the City of Greeley water pipelines due to water pipeline repairs, replacement or other operations, the excavation will be backfilled safely but surface restoration will not be done by or at the expense of the City of Greeley.
- Greeley water pipeline locations are approximate, contact Keith Ikenoye at (970) 371-3718 72 hours in advance of any locate request or any construction activities within the Greeley water pipeline easement.
- There shall be no vibratory or heavy sheepsfoot compaction within 20 feet of the existing water transmission pipeline. Static compaction equipment shall be used.
- Greeley pipelines are to have a minimum of six (6) feet of cover at all locations to be used as a land bridge during any construction activities.
- Greeley water line support at crossings shall be incorporated into the design if proposed utility crossing is below the water line using open trench construction.
- Any irrigation lines and/or sprinkler systems located within Greeley easement requires contractor to provide Greeley a full set of landscaping # irrigation/sprinkler system plans for review and approval. Plans to be provided a minimum of 2 weeks prior to construction. Valve boxes are not to be located within Greeley's easement.
- Any work to be done on City of Greeley waterline(s) shall conform to current City of Greeley specifications.

**CITY OF GREELEY**  
 Reviewed By: Water/Sewer Director  
 Date: \_\_\_\_\_  
 Review does not constitute "approval" of plans.  
 Permittee is responsible for accuracy and completeness of plans.

**TREE / UTILITY SEPARATION CRITERIA:**

- Provide the following separation between trees and utilities:
  - Forty (40) feet between shade trees and streetlights. Fifteen (15) between ornamental trees and street lights.
  - Twenty (20) feet between shade and/or ornamental trees and traffic control signs and devices.
  - Ten (10) feet between trees and water or sewer mains.
  - Six (6) feet between trees and water or sewer lines.
  - Four (4) feet between trees and gas lines.
  - Four (4) feet between trees and underground electrical lines, to the extent reasonably feasible.
- Provide four (4) feet between shrubs and utility mains / services.
- No vegetation other than ground cover or turf shall be planted in front of a Fire Department Connection (FDC). Minimum clearance of three (3) on each side of FDC.
- No plant with a mature height of 24" or more shall be planted within a sight distance triangle. Deciduous trees branched to a height of 6 ft. above the curb line are permitted.
- Plant locations may be modified in the field to maintain separation criteria, as approved by the City Forester or the Director. Tree / utility separations shall not be used as a means of avoiding the planting of required street trees.

**TREE PROTECTION NOTES:**

- 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.
- All protected existing trees shall be pruned to the City of Fort Collins Forestry standards.
- Prior to and during construction, barriers shall be erected around all protected existing trees with such barriers to be of orange fencing a minimum of four (4) feet in height, secured with metal T-posts, no closer than six (6) feet from the trunk or one-half (1/2) of the drip line, whichever is greater. There shall be no storage or movement of equipment, material, debris or fill within the fenced tree protection zone.
- During the construction stage of development, the applicant shall prevent the cleaning of equipment or material on the storage and 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 "ribbed off," rather than erecting protective fencing around each tree as required in subsection (G)(3) above. This may be accomplished by placing metal T-post stakes a maximum of fifty (50) feet apart and tying ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.
- 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

**SEEDING NOTES:**

- Seeding shall take place after soil preparation and final grade activities are complete.
- Seed with a Brillion or drill seeder in two perpendicular passes. In areas that are inaccessible by equipment, spread seed evenly with a broadcast spreader and cover lightly with 1/4" in. of soil.
- Water seed to maintain proper moisture for proper germination. Monitor irrigation application and frequency to prevent soil erosion. Provide temporary irrigation of dryland areas as needed for establishment of seed.
- Adjust irrigation according to root system establishment. Mow for initial weed control after the grass is mature.
- During the warranty period, provide weed control that is appropriate for the grass type and season.
- Multi Color High Altitude Mix - Seed Rate: 40 lbs / Acre sf
  - 30% Epiam Crested Wheatgrass
  - 25% Sheep Fescue
  - 15% Perennial Rye
  - 15% Chewings Fescue
  - 10% Canada Bluegrass
  - 5% Rocky Mountain Wildflower Mx
- Dura Turf Plus Lawn Mx - Seed Rate: 6 lbs / 1,000 sf
  - 80% Emerald III Tall Fescue
  - 10% Four-Play Perennial Ryegrass
  - 10% Parkland Kentucky Bluegrass

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	QTY	DETAIL
1	Mountain granite rip rap over weed barrier fabric.	5,855 sf	
2	3" depth of 3/4" mountain granite over weed barrier fabric in all planting beds and in all unplanted "rock areas" as called out on the plan.	11,975 sf	
3	Bike Rack	18	5/L-3
4	Dumpster Enclosure. The dumpster enclosures for Lot 2 and Lot 3 are to be located with the lot and installed at the time of building construction.		6/L-3
5	8' x 10' planting bed typical for all plantings along West Wilcox Lane.		
6	Porous Landscape Detention (PLD). RE: Civil Drawings		
7	2" Swale Section. RE: Civil Drawings		
8	Street tree, moderate water use turf and irrigation system in this area to be installed with private lot landscaping.		
9	Future 8' x 10' Garden Bed. Design to meet architectural standards of the community.		
10	3" wide crusher fines trail, 4" compacted depth of gray breeze over weed barrier fabric. No edging.	959 sf	
11	Community Garden: Area to receive typical soil preparation and grade work. Additional amendment and cultivation by community gardeners.	4,762 sf	
12	Community Garden Fence. Open rail cedar fence with double 4" gates for 8' clear opening. Gates will not be locked.	319 lf	4/L-3

**LEGEND**

SYMBOL	DESCRIPTION
	Mountain Granite Rip Rap
	3/4" Mountain Granite
	Crusher fines trail
	Concrete trail
	Community garden area
	Bike Rack
	Dryland Seed
	Envroturf Sod

**PLANT LEGEND:**

DECIDUOUS TR	Quantity	Species %	Botanical	Common	Cont
CS	9	5%	Catalpa speciosa	Northern Catalpa	2" B&B
CO	6	3%	Celtis occidentalis	Common Hackberry	2" B&B
GS	12	7%	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	2" B&B
GI	16	9%	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	2" B&B
GD	14	8%	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2" B&B
QR	7	4%	Quercus robur	English Oak	2" B&B
QF	12	7%	Quercus robur 'Fastigiata'	Pyramidal English Oak	2" B&B
TG	17	9%	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" B&B
UA	8	4%	Ulmus x 'Accolade'	Accolade Elm	2" B&B
TOTAL	101				
EVERGREEN TR	Quantity		Botanical	Common	Cont
JM	15	8%	Juniperus scopulorum 'Medora'	Medora Juniper	#15 CNT.
PP	6	3%	Pinus edulis	Pinon Pine	6" B&B
PN	9	5%	Pinus nigra	Austrian Black Pine	6" B&B
TOTAL	30				
FRUIT TREES	Quantity		Botanical	Common	Cont
MDC	13	7%	Malus domestica 'Cortland'	Semi Dwarf Cortland Apple	1-3/4" B&B
MDM	13	7%	Malus domestica 'McIntosh'	Semi Dwarf McIntosh Apple	1-3/4" B&B
PA	3	2%	Prunus americana	American Plum	1-3/4" B&B
PCN	5	3%	Prunus cerasus 'North Star'	North Star Cherry	1-3/4" B&B
PS	2	1%	Prunus domestica 'Stanley'	Stanley Plum	1-3/4" B&B
PE	2	1%	Prunus persica 'Early Elberta'	Early Elberta Peach	1-3/4" B&B
TOTAL	38				
ORNAMENTAL	Quantity		Botanical	Common	Cont
AG	3	2%	Acer ginnala 'Flame'	'Flame' Amur Maple	1-3/4" B&B
CV	14	8%	Crataegus crus-galli inermis TM	Thornless Cockspur Hawthorn	1-3/4" B&B
TOTAL	17				
TREE TOTAL	183				
DECIDUOUS SH	Quantity		Botanical	Common	Cont
AI	15		Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	#5 CNT.
CA	69		Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	#5 CNT.
CL	23		Cytisus x 'Lena'	Broom	#5 CNT.
RG	11		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5 CNT.
SI	16		Salix irrorata	Blue Stem Willow	#5 CNT.
TOTAL	134				
GRASSES	Quantity		Botanical	Common	Cont
HS	214		Helictotrichon sempervirens	Blue Oat Grass	#1 CNT.
PH	645		Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#1 CNT.
TOTAL	859				
PERENNIALS	Quantity		Botanical	Common	Cont
HH	186		Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1 CNT.
HI	58		Hemerocallis x 'Ice Carnival'	Daylily	#1 CNT.
TOTAL	244				
SOD/SEED	Quantity		Botanical	Common	Cont
	30,830		Dryland Seed	Multi-Color High Altitude Mix	seed (Availble from Arkansas Valley Seed Co.)
				Dura Turf Plus	seed (Availble from Sharp Bros. Seed Co.)
	89,208		Irrigated Turf		

**WATER BUDGET:**

Description	Area (S.F.)	Hydrozone	Water Use (gal./s.f.)	Total Water Use (gal.)
Irrigated Turf	89,208	Moderate	10	892,080
Dryland Grass	30,830	Very Low		0
Planting Beds	11,975	Low	3	35,925
Community Garden	4,762	Moderate	10	47,620
Hardscape, rock areas, trails	6,814	Very Low		0
<b>Total</b>	<b>143,589</b>		<b>8</b>	<b>975,625</b>



Know what's below.  
 Call before you dig.

PREPARED FOR:  
**REVIVE PROPERTIES LLC**  
 PO BOX 720  
 OGALLALA, NE 69153  
 CONTACT: Susan McFaddin  
 970-420-0000

PROJECT TITLE:

**Union Place Major Amendment**

**West Wilcox Lane and Mason Street, Fort Collins, Colorado**

All drawings and written material appearing herein constitute the original unpublished work of the Landscape Architect / Irrigation Designer and may not be duplicated, used or disclosed without the written consent of the Landscape Architect.

PROJECT NUMBER: **C206**

ISSUED FOR: **Submittal**      DATE: **12-5-14**

REVISIONS:      DATE:      -      -

**Landscape Cover Sheet**

SHEET NUMBER: **L-1**



Know what's below.  
 Call before you dig.

PREPARED FOR:  
 REVIVE PROPERTIES LLC  
 PO BOX 720  
 OGALLALA, NE 69153  
 CONTACT: Susan McFaddin  
 970-420-0000

PROJECT TITLE:  
 Union Place  
 Major  
 Amendment

West Willox Lane and  
 Mason Street,  
 Fort Collins, Colorado

All drawings and written material appearing herein constitute the original unpublished work of the Landscape Architect / Irrigation Designer and may not be duplicated, used or disclosed without the written consent of the Landscape Architect.

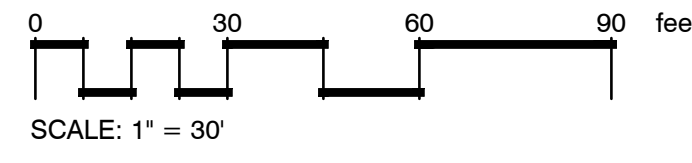
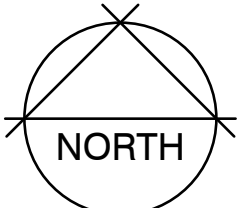
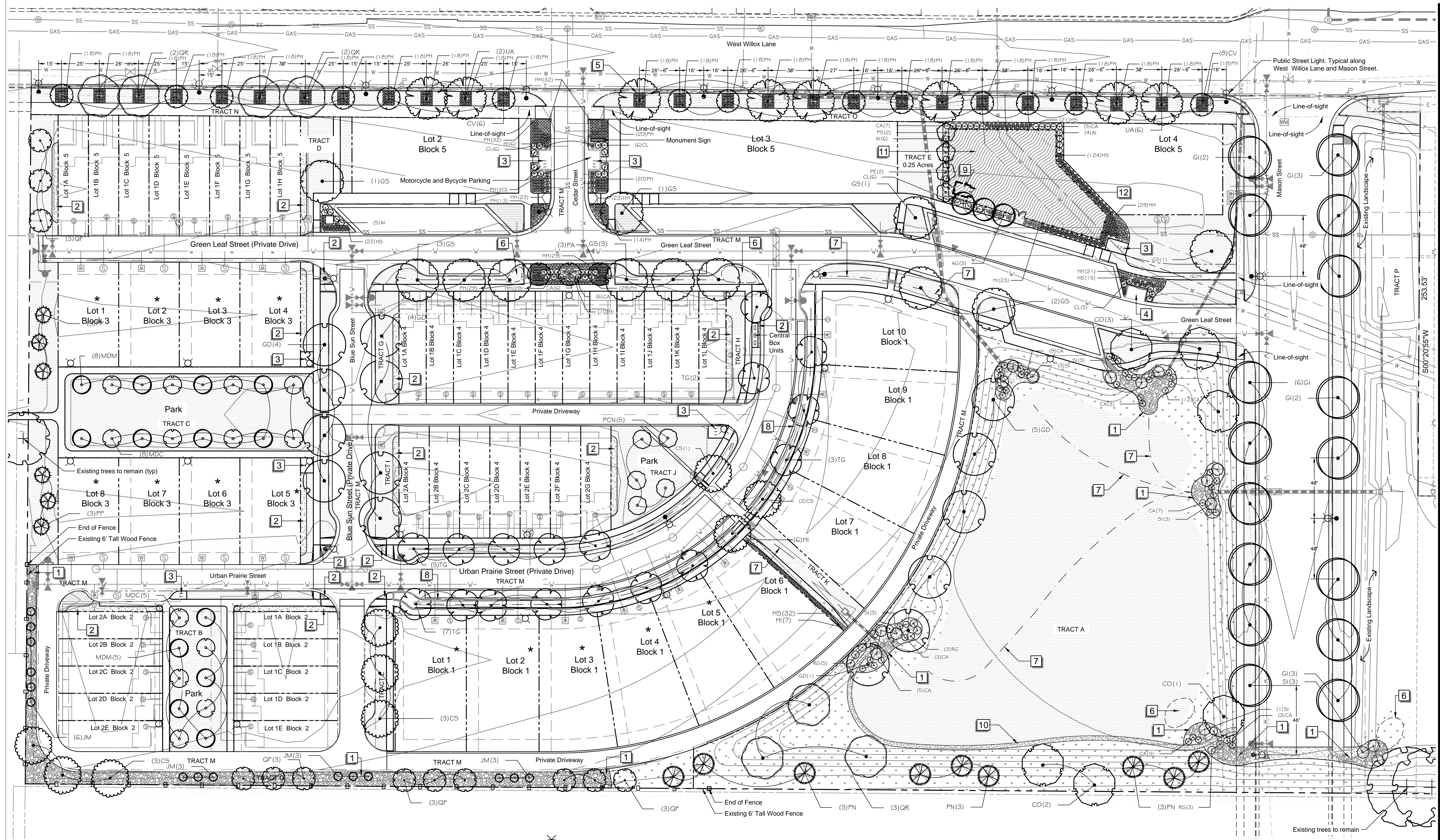
PROJECT NUMBER: C206

ISSUED FOR: DATE:  
 Submittal 12-5-14

REVISIONS: DATE:  
 - -

SHEET TITLE:  
 Landscape Plan

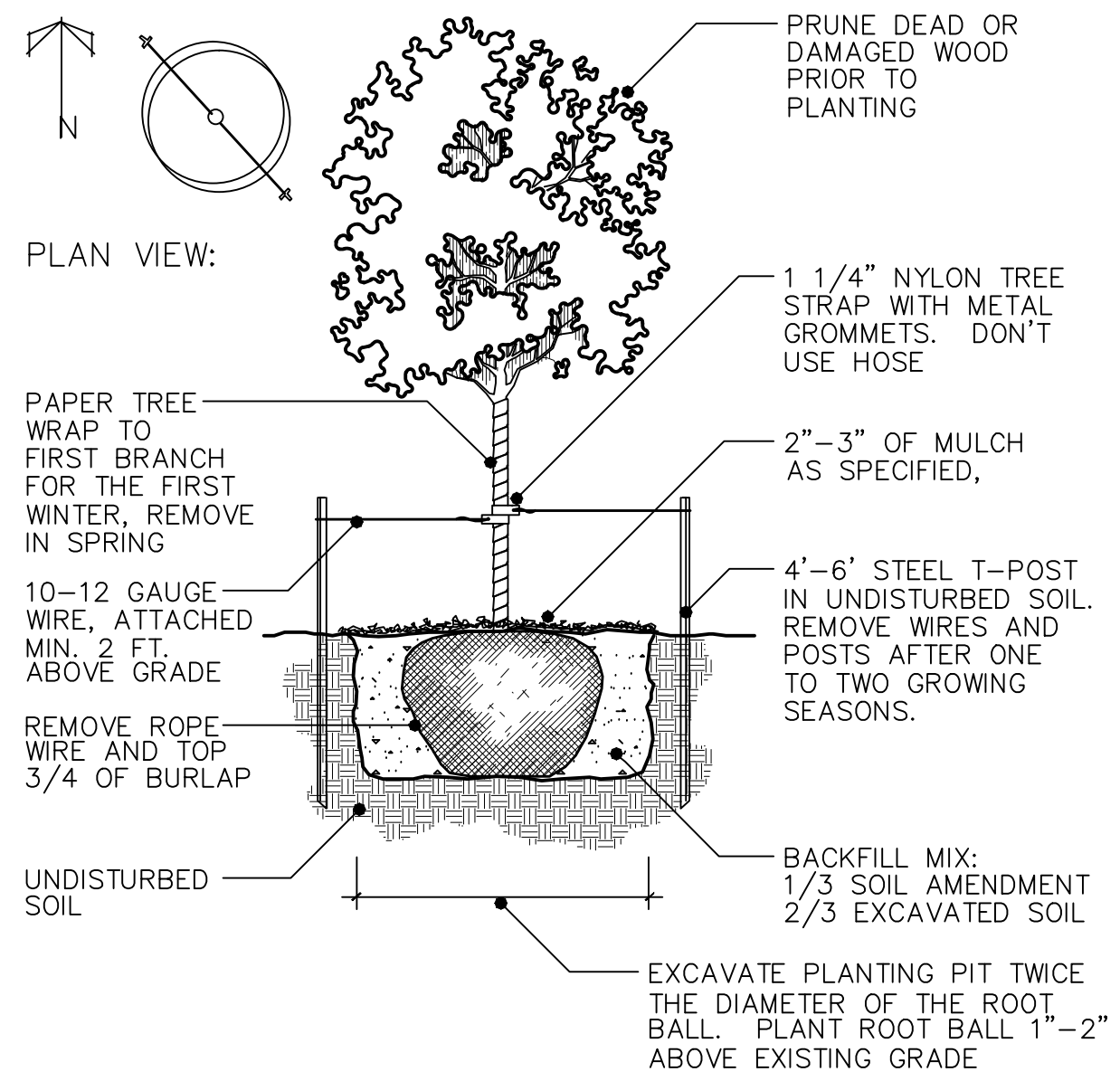
SHEET NUMBER:  
 L-2



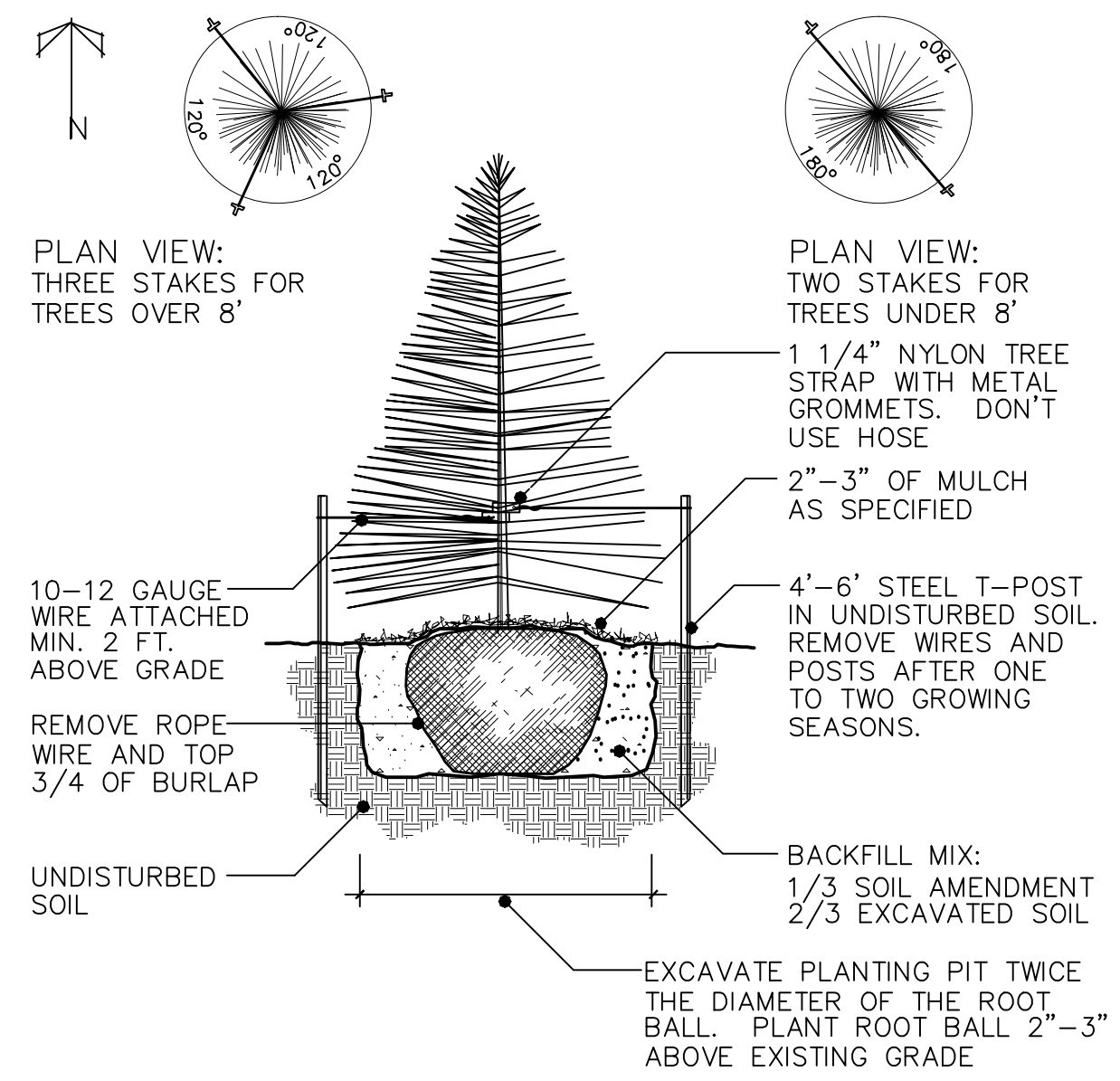
**LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Mountain Granite Rip Rap		Dryland Seed
	3/4" Mountain Granite		Enviro turf Sod
	Crusher fines trail		
	Concrete trail		
	Community garden pathway		
	Community garden area		
	Bike Rack		

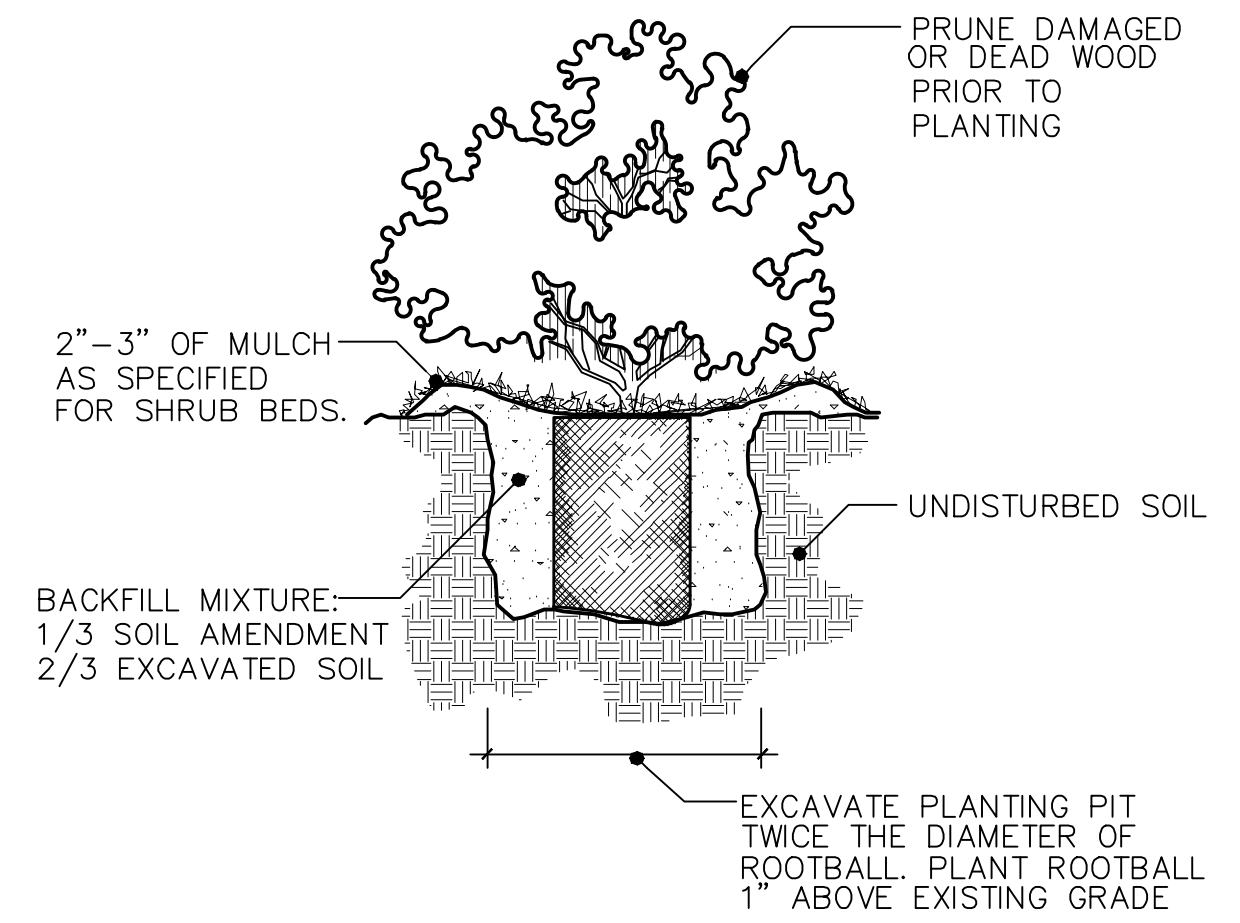
CITY OF GREELEY  
 Reviewed By: \_\_\_\_\_  
 Water/Sewer Director  
 Date: \_\_\_\_\_  
 Review does not constitute "approval" of plans.  
 Permittee is responsible for accuracy and  
 completeness of plans.



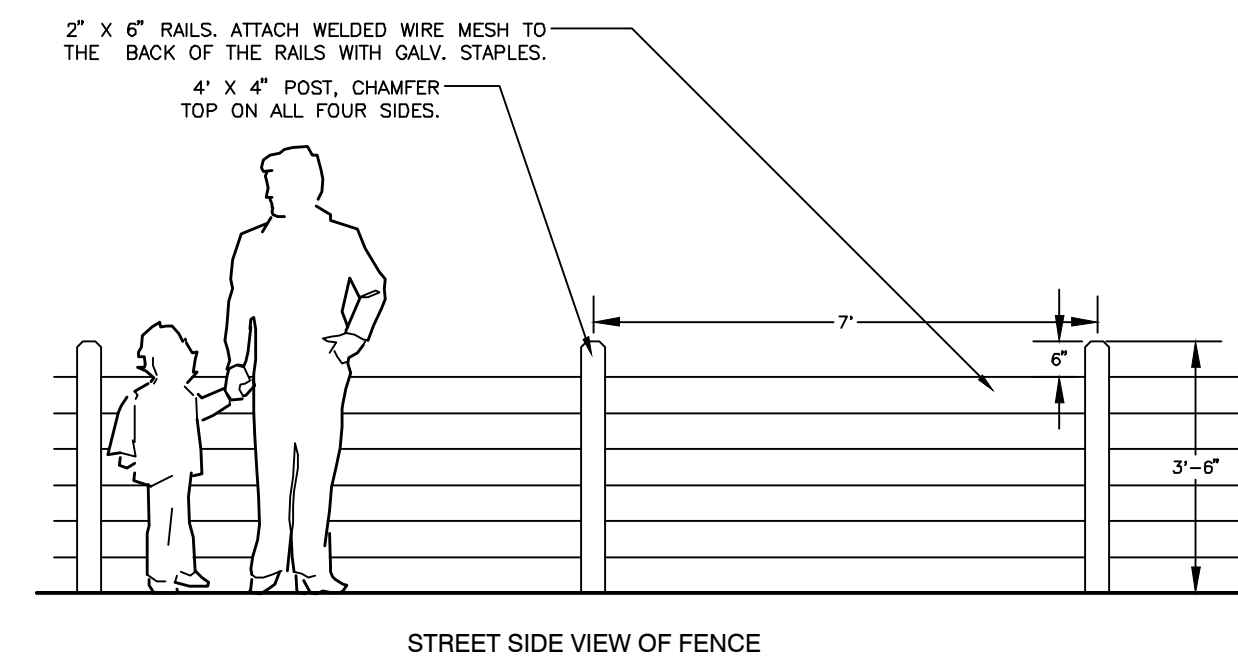
**1** DECIDUOUS TREE PLANTING  
NTS 329343.39-01



**2** CONIFEROUS TREE PLANTING  
NTS 329343.39-02

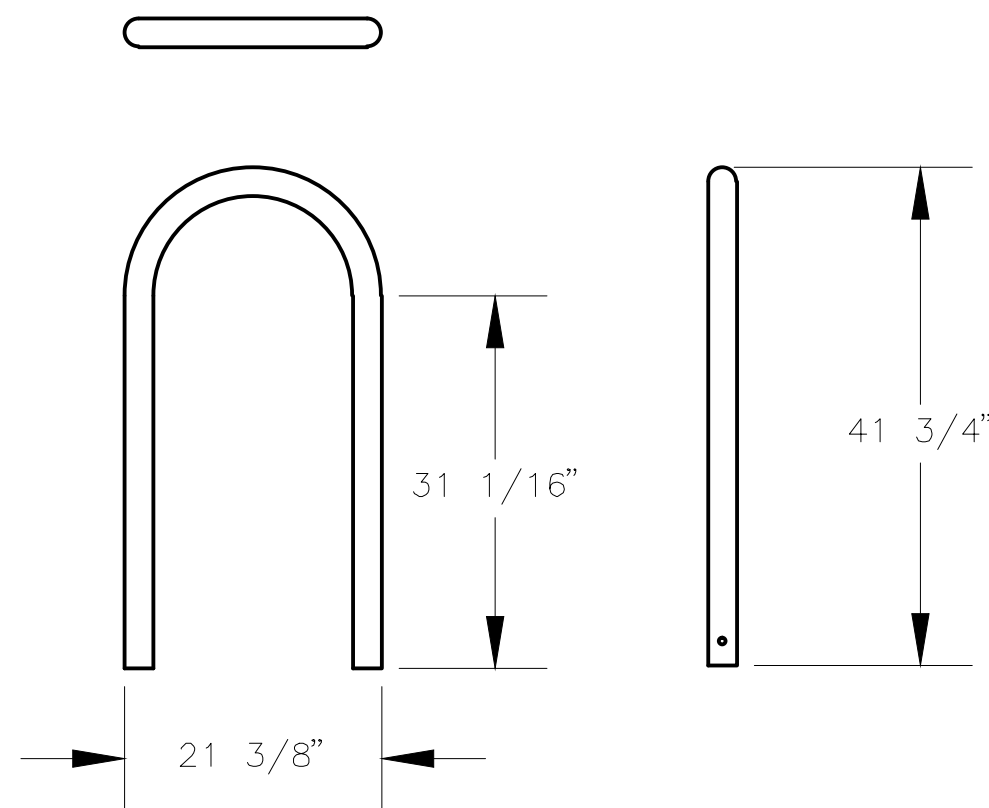


**3** SHRUB PLANTING  
NTS 329333.13-04



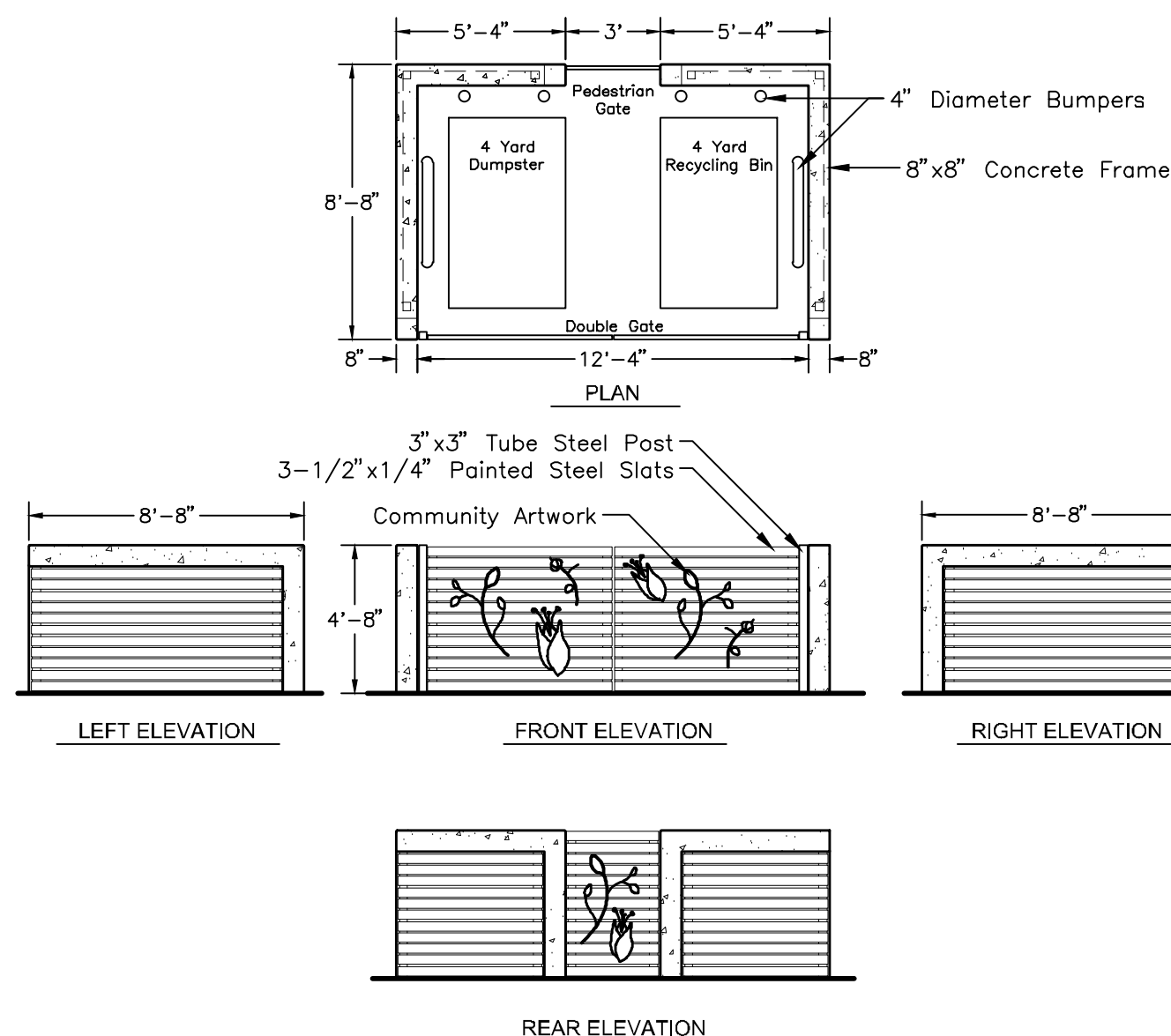
**4** OPEN RAIL CEDAR FENCE  
NTS 32 3129.13-06

NOTES:  
1. FENCE TO BE CONSTRUCTED OF NO. 1 ROUGH SAWN CEDAR. STAIN COLOR TBD.  
2. 2 IN. X 4 IN. WELDED WIRE TO BE STAPLED TO BACK OF RAILS. WIRE TO EXTEND FROM THE TOP EDGE OF THE TOP RAIL TO THE GROUND.



NOTES:  
1. Bike rack to be 2-3/8" OD, SCH 40 steel pipe.  
2. Powder coat finish. Color TBD.  
3. Imbed in concrete

**5** BIKE RACK  
NTS 323018-01



**6** DUMPSTER ENCLOSURE  
NTS 323020-01



Know what's below.  
Call before you dig.

PREPARED FOR:  
REVIVE PROPERTIES LLC  
PO BOX 720  
OGALLALA, NE 69153  
CONTACT: Susan McFaddin  
970-420-0000

PROJECT TITLE:  
Union Place  
Major  
Amendment

West Wilcox Lane and  
Mason Street,  
Fort Collins, Colorado

All drawings and written material appearing herein constitute the original unpublished work of the Landscape Architect / Irrigation Designer and may not be duplicated, used or disclosed without the written consent of the Landscape Architect.

PROJECT NUMBER: C206

ISSUED FOR: DATE:  
Submittal 12-5-14

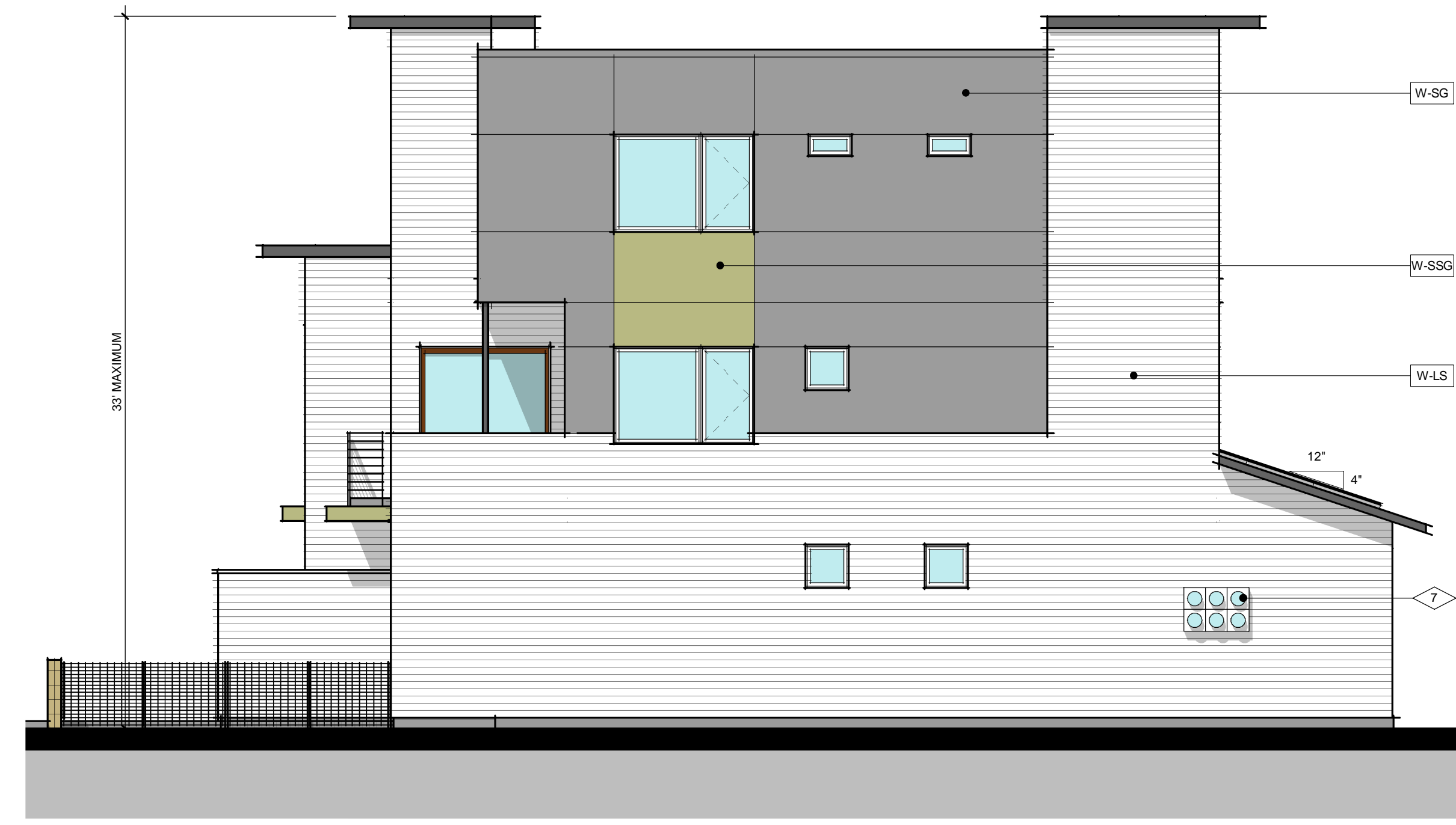
REVISIONS: DATE:  
- -

SHEET TITLE:  
Landscape  
Details

SHEET NUMBER:  
L-3



① Front Elevation  
3/16" = 1'-0"



② Right Side Elevation  
3/16" = 1'-0"

KEY NOTES		MATERIALS LEGEND	
1	VINYL WINDOW - WHITE	W-CM	CONCRETE MASONRY - STACK BOND W/ INTEGRAL BUFT COLOR - PROVIDE SOAP FOR CAP AT LOW WALLS
2	CEMENT FIBER FASCIA - DEEP GRAY COLOR	R-CS	COMPOSITION SHINGLES - WARM GRAY COLOR
3	REVEAL IN STUCCO	W-LS	LAP SIDING - WHITE COLOR
4	STEEL RAILINGS - DEEP GRAY COLOR	W-SG	STUCCO - GRAY COLOR
5	TUBE STEEL COLUMNS - DEEP GRAY COLOR	W-SSG	STUCCO - SAGE GREEN COLOR
6	ALUMINUM GARAGE DOORS - GRAY COLOR		
7	ELECTRICAL GEAR - PAINT ALL CABINETS TO MATCH BUILDING MATERIALS		
9	STEEL FENCING & GATES - DEEP GRAY COLOR		
10	PHOTOVOLTAIC PANELS		

NOTE: ELEVATIONS SHOWN HEREIN ARE FOR THE BUILDINGS ON BLOCK 2 BUT ARE REPRESENTATIVE FOR THE LARGER BUILDINGS ON BLOCKS 4 & 5 AS WELL.



③ Rear Elevation  
3/16" = 1'-0"



④ Left Side Elevation  
3/16" = 1'-0"

# UNION PLACE SUBDIVISION, FIRST REPLAT

BEING A REPLAT OF BLOCK 2, BLOCK 4, AND LOT 1, BLOCK 5, UNION PLACE SUBDIVISION,  
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 7 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 PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER(S) OF THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF NORTHEAST QUARTER (NE1/4) OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK 2,  
BLOCK 4,  
AND  
LOT 1, BLOCK 5,  
UNION PLACE SUBDIVISION

CONTAINS 1.570 ACRES MORE OR LESS.

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 AS **UNION PLACE SUBDIVISION, FIRST REPLAT** (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, 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. THE CITY'S RIGHTS UNDER EASEMENTS, THE RIGHT TO INSTALL, MAINTAIN AND USE GATES IN ANY FENCES THAT CROSS THE EASEMENT, 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 THE 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 WEEDS, NUISANCE 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 THE 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:**  
REVIVE PROPERTIES, LLC

BY: \_\_\_\_\_  
NAME:  
TITLE:

STATE OF COLORADO)  
) ss.  
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2014, BY \_\_\_\_\_ AS MANAGER OF REVIVE PROPERTIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

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

**MAINTENANCE GUARANTEE:**

THE OWNER 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 OWNERS SHALL ALSO CORRECT, 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 UNPREPARED 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 DEFECT IN MATERIALS AND WORKMANSHIP, AS WELL AS DEFECTS CAUSED BY OR CONSISTING OF SETTLING TRENCHES, FILL OR EXCAVATIONS.

**REPAIR GUARANTEE (CONTINUED):**

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 DAMS, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING 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 LEGAL 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 PLANE, AND ARCHITECTURAL ELEVATION, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN BUYING ANY PORTION OF THE DEVELOPMENT.

**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 RECORDED 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)(7) OF THE LAND USE CODE.

ATTORNEY: \_\_\_\_\_  
NAME:  
ADDRESS:

REGISTRATION NO. \_\_\_\_\_

**APPROVED AS TO FORM, CITY ENGINEER:**

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
CITY ENGINEER

**PLANNING APPROVAL:**

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

**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 OWNER'S 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.

NOTICE OF THE AFFORDABLE HOUSING RESTRICTIVE COVENANT NOTICE IS HEREBY GIVEN THAT THE PROPERTY CONTAINED WITHIN THIS PLAT, OR PORTIONS THEREOF, ARE RESTRICTED WITH REGARD TO PRESERVING THE AFFORDABILITY OF CERTAIN DWELLING UNITS AS PER SECTION 5.1.2 OF THE CITY CODE. SEE RECEPTION NUMBER \_\_\_\_\_ FOR A RECORDED COPY OF THE COVENANTS.



VICINITY MAP

**OWNER & DEVELOPER:**  
REVIVE PROPERTIES, LLC  
P.O. BOX 720  
OGALLALA, NE 69153

**ENGINEER:**  
SAM ELIASON  
UNITED CIVIL DESIGN GROUP, LLC  
1501 ACADEMY CT., SUITE 203  
FORT COLLINS, CO 80524

**SURVEYOR:**  
LAINE LANDAU  
WILLIAM H. SMITH & ASSOCIATES, INC.  
508 W. 66TH ST.  
FORT COLLINS, CO 80538

**PLANNER:**  
JOHN GETTMAN  
CENTENNIAL DESIGN, LLC  
601 S. 9TH ST.  
BERTHOUD, CO 80513

**ARCHITECT:**  
GREG FISHER  
GREG D. FISHER, ARCHITECT PLLC  
3115 CLYDE STREET  
FORT COLLINS, CO 80524

**BUILDER:**  
DAVE PHILLIPS  
PHILGREEN CONSTRUCTION  
1414 BLUE SPRUCE DR., UNIT B  
FORT COLLINS, CO 80524

LAND USE BREAKDOWN	NO.	TOTAL AREA	AVERAGE AREA	LARGEST LOT	SMALLEST LOT
TOWNHOME LOTS	37	51,497 SF	1,392 SF	1,599 SF	1,233 SF
TRACTS	NA	13,344 SF	NA	NA	NA
PRIVATE ALLEY	NA	3,564 SF	NA	NA	NA

TRACT	OWNER & MAINTENANCE	PURPOSE
B	REVIVE PROPERTIES, LLC	BLANKET EASEMENT FOR PEDESTRIAN ACCESS AND DRAINAGE
G	REVIVE PROPERTIES, LLC	BLANKET EASEMENT FOR DRAINAGE & UTILITIES
H	REVIVE PROPERTIES, LLC	BLANKET EASEMENT FOR UTILITIES
I	REVIVE PROPERTIES, LLC	BLANKET EASEMENT FOR DRAINAGE & UTILITIES
J	REVIVE PROPERTIES, LLC	BLANKET EASEMENT FOR DRAINAGE & UTILITIES

**NOTES:**

1. BASIS OF BEARINGS: ASSUMED SOUTH 89°32'29" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH 1/4 CORNER BY A 3" ALUMINUM CAP, L.S. 20123 IN A MONUMENT BOX AND AT THE NORTHEAST CORNER BY A 3" BRASS STATE HWY. DEPT CAP IN A MONUMENT BOX. THE DISTANCE UNIT IS THE "US SURVEY FOOT".
2. STEWART TITLE GUARANTY CO. COMMITMENT NO. 01330-49957, DATED OCTOBER 22, 2014 AT 8:00 A.M., WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT. PLEASE REFER TO THE ABOVE CITED TITLE COMMITMENT FOR ADDITIONAL TERMS AND CONDITIONS EXCEPTED FROM TITLE INSURANCE COVERAGE. SAID COMMITMENT COVERS MORE PROPERTY THAN INCLUDED HEREON.
3. THE ABOVE DESCRIBED PARCEL CONTAINS A GROSS AREA OF 1.570 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.
4. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X, THE AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL MAP NO. 08069C0977G DATED JUNE 17, 2008.
5. THE SUBJECT PROPERTY IS ZONED C-5 - SERVICE COMMERCIAL PER THE CITY OF FORT COLLINS ON-LINE ZONING MAP.
6. THIS MAP REFERS TO THE NE1/4 OF THE NE1/4 OF SECTION 2. THE ORIGINAL LEGAL DESCRIPTION (1870 PATENT) IS ACTUALLY FOR LOT 2 OF SECTION 2. THE COMMON USAGE OF THE REFERENCE TO THE ALIQUOT PART IS USED HERE, RECOGNIZING THAT WHILE THE DESCRIPTION IS NOT ACCURATE, IT HAS BEEN IN CONTINUOUS USE SINCE 1876 AND IS A CONVENIENT REFERENCE.
7. ALL STRUCTURES CONSTRUCTED UPON LOTS WITHIN THIS REPLAT ARE REQUIRED TO BE EQUIPPED WITH AN APPROVED FIRE SPRINKLER SYSTEM.
8. BLANKET UTILITY EASEMENT: A BLANKET UTILITY EASEMENT IS DEDICATED OVER THE LOTS INCLUDED IN THIS REPLAT AND SHOWN HEREON OVER THE ENTIRE LOT EXCEPT WHERE SUCH LOT IS COVERED BY A BUILDING. PRIOR TO BUILDING CONSTRUCTION THE ARCHITECTURAL PLANS AND SITE PLAN SHOULD BE CONSULTED.
9. BLANKET MAINTENANCE EASEMENT: ACCESS ONTO ADJACENT TOWNHOME LOTS FOR THE PURPOSE OF MAINTAINING TOWNHOME UNITS IS PERMITTED AS DEFINED IN THE COVENANTS RECORDED IMMEDIATELY FOLLOWING THIS PLAT. PLEASE REFER TO SAID DOCUMENT FOR RESTRICTIONS.
10. ALL LITIGATION BETWEEN DEVELOPER AND BUYER WILL GO TO ARBITRATION.
11. SPECIFIC LOT SETBACKS ARE DEFINED ON SHEET 2 OF 2.

**SURVEYORS STATEMENT:**

I, LAINE A. LANDAU, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS OF UNION PLACE SUBDIVISION, FIRST REPLAT WAS PREPARED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

LAINE A. LANDAU DATE \_\_\_\_\_  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 31159  
FOR AND ON BEHALF OF WILLIAM H. SMITH & ASSOCIATES, INC. ASSOCIATES, INC.

NOTICE:  
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SAID DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



PREPARED FOR:  
REVIVE PROPERTIES, LLC  
SUBMITTAL DATE:  
DECEMBER 5, 2014



WILLIAM H. SMITH & ASSOCIATES, INC.  
SURVEYING CONSULTANTS  
1501 ACADEMY CT., SUITE 203  
FORT COLLINS, CO 80524  
PHONE: 970-663-4444  
FAX: 970-663-4967  
WWW.UCIVILDIG.COM

**FINAL PLAT**  
**UNION PLACE SUBDIVISION, FIRST REPLAT**  
 BEING A REPLAT OF BLOCK 2, BLOCK 4, AND LOT 1, BLOCK 5,  
 UNION PLACE SUBDIVISION, FORT COLLINS, COLORADO

REVISIONS	
NO.	DESCRIPTION
1	DRAFT FOR REVIEW
2	FOR REVIEW COMMENTS FOR 1ST SUBMITTAL

SCALE  
VERTICAL: NA  
HORIZONTAL: 1"= 30'

SHEET

1

OF 2 SHEETS  
PROJECT NUMBER  
2013006

