

# Development Review Staff Report

Administrative Hearing: February 4, 2021

## Kechter Townhomes

### Summary of Request

This is a proposed Project Development Plan (PDP), #PDP200010. The plan would develop a 5-acre City of Fort Collins Land Bank property with 54 affordable for-sale townhome units in 11 buildings comprising 4-, 5-, and 6-plexes.

### Location Map – All LMN Zoning



### Next Steps

If approved, the applicant will be eligible to submit a Final Development Plan to finalize engineering and other details and record all plan documents; the applicant could then apply for construction and building permits.

### Site Location

3620 Kechter Rd., just east of Lady Moon Dr.  
Sign #560, Parcel #8604000924.

### Zoning

Low Density Mixed Use Neighborhood (LMN)

### Property Owner

City of Fort Collins  
222 Laporte Avenue, Fort Collins, CO 80204

### Applicant/Representative

Ryan Kelly, TWG, LLC  
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### Staff

Clark Mapes, City Planner

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### Staff Recommendation

Staff recommends approval of two Modifications of Standards and the Project Development Plan including alternative compliance for two standards, with two conditions of approval.

## 1. Project Introduction

### A. PROJECT DESCRIPTION

Notable aspects of the PDP include:

- 54 affordable, for-sale townhomes in 11 buildings comprising 4-, 5-, and 6-plexes.
- Large mature cottonwood trees on the site are retained.
- Buildings are placed along new streets, one of which has full movement access onto Kechter Road on the south, and another which connects to Quasar Way and is stubbed to the property line on the north.
- A walkway connects to Eclipse Lane, which is stubbed to the property line on the east, in lieu of a full street connection.
- The plan includes an Alternative Compliance request for the lack of a vehicular connection to Eclipse Lane.
- The plan includes Alternative Compliance for the lack of tree plantings around the east and north perimeter, where a buffer yard tract on abutting property contains trees that provide the functional equivalent of standard tree planting requirements.
- The plan includes a Modification of a standard to allow two of the same building design to be placed next to each other along the east edge of the site.
- A condition of approval is recommended regarding an ongoing survey of bald eagle usage of the large cottonwood trees.
- A condition of approval is recommended regarding ongoing discussions with nearby homeowners and the Observatory Village HOA about planting a few trees on abutting HOA property.
- The City of Fort Collins Land Bank Program is the owner of the property. The Land Bank proposes to sell the site to a partnership among a nonprofit Community Land Trust, Elevations CLT; the Colorado Department of Housing; affordable housing developer TWG Development; and Housing Catalyst, the City of Fort Collins' Housing Authority.

### B. DEVELOPMENT STATUS/BACKGROUND

#### 1. Annexation and Planning

The property is in the Fossil Creek Reservoir Area Plan area, which was brought into an expanded City Growth Management Area in 1997 as part of a sweeping overhaul of the City's comprehensive plan known as City Plan. That GMA expansion and the adopted plans represented agreement between Larimer County and the City for land use and development to be managed by the City going forward.

In 1999, the Willow Brook Annexations #1 and #2, wrapped around the subject property on the north and east sides. In 2000, the Willow Brook Overall Development Plan was approved for that land, followed in 2001 by the Willow Brook Project Development Plan. Willow Brook is now developed and is known as Observatory Village.

Willow Brook plans designed the street and block network with Quasar Way and Eclipse Lane connections stubbed to the subject property on its north and east sides for future connection, consistent with goals and development requirements intended to knit developments together into interconnected neighborhoods with mixes of different housing types (single-family homes, townhomes, etc.)

The subject property was purchased by the City's Land Bank Program in 2002 and annexed in 2003 as Willow Brook Annexation #3. In 2017, the program determined that the time was right to issue a Request for Proposals for development of affordable housing in home ownership form.

## 2. Surrounding Zoning and Land Use

	North	South	East	West
<b>Zoning</b>	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)
<b>Land Use</b>	Observatory Village Single family subdivision	Radiant Park, Zach Elementary School, and single family subdivisions across Kechter Road	Observatory Village Single family subdivision	City park space and Fossil Ridge Elementary School

### C. OVERVIEW OF MAIN CONSIDERATIONS

The plan has gone through multiple iterations to explore the following issues:

- First and foremost, the process resulted in saving all of the large cottonwood trees, which were all shown to be removed in the initial plan as submitted.
- The trees were a driving factor in subsequent alternatives for street layout and stormwater facilities, with implications for the number of units. During review of the project, the total number of units decreased from 60, to 56, to 54 as proposed today.
- In addition to the time spent on plan iterations to retain the trees, the applicants and staff learned early in the process that bald eagles had been using the trees. This led to a several-month process to understand the implications of local, state, and federal protections and to formulate the approach to an Ecological Characterization Study (ECS). The ECS is still ongoing at the time of this writing to accurately understand usage of the large trees by eagles and recommend any potential mitigation measures depending on results.
- Street access on Kechter Road was another fundamental issue that was resolved through the plan iterations. The initial submittal had no connection; the proposed plan now includes a full movement street connection.
- The Kechter access was key to staff support for not connecting a street to Eclipse Lane, which is stubbed to the site on the east as would typically be required.

## 2. Comprehensive Plan

### A. CITY PLAN (2019) AND RELATED POLICY GUIDANCE

The City’s comprehensive plan (2019 City Plan) was developed with the participation of thousands of community members and embodies the vision and values of the community for the future.

Affordable housing is a pervasive theme throughout the plan, mentioned in the Vision and Values for Livability, Community, Sustainability; in a number of Principles and Policies; and in the City Structure Plan Mixed Neighborhoods description. All of these address needs for attainable and affordable housing options for residents at all income levels to be able to live and work in Fort Collins. Integrating and distributing affordable housing as part of neighborhoods and the community, rather than creating larger concentrations of affordable units in isolated areas, is a longstanding aspect. Compatible design is another key aspect.

Fort Collins City Plan is easily found online, and pertinent policy guidance is found on pp. 17, 20, 25, 27, 28-29, 36, **42-43**, 98, and **114**.

City Plan’s general overall direction is reinforced by related plans and programs including the Affordable Housing Strategic Plan, the City’s Affordable Housing Program, and City Council Strategic Plans. Affordable, for-sale single-family homes (townhomes in this case) are an extraordinarily difficult need to meet in new housing development. This proposal provides 100% affordable, for-sale townhomes.

The 2015-2019 Affordable Housing Plan (AHSP) is being updated at the time of this writing, with the new plan in draft form. It expands the plan to address all housing but still retains the focus set in the AHSP for homes that house low income residents. The new plan specifically calls out a need for housing options other than single family detached houses, such as townhomes. It incorporates the objectives of the AHSP, which built upon guidance from an earlier 2010 edition. Key objectives are:

- Incentivize the production of affordable housing
- Support opportunities to obtain and sustain affordable homeownership
- Refine development incentives and expand funding sources and partnerships

The Land Bank Program is one of the City's affordable housing incentives. In 2017, a City Council Priority directed staff to sell one of the Land Bank parcels for permanently affordable home ownership development. The City issued two requests for proposals before choosing the development team for this project. This project partners with Elevation Community Land Trust, who will purchase the finished units and resell them to qualified low income buyers. The land trust will retain the land by lease and will be a long term steward to assure permanent affordability. The Colorado Division of Housing among others also brings funding to the partnership. A complex package of funding sources is needed as subsidy to provide permanent affordability.

Finally, Fort Collins residents have identified housing affordability as one of the top two concerns in the last 5 years of citywide Community Surveys.

### 3. Public Outreach

#### A. NEIGHBORHOOD MEETING

A neighborhood meeting was held on July 27, 2020 with approximately 90 people in attendance and 16 emails related to the meeting. Main topics were concerns about existing traffic speeding and danger to children; existing traffic volumes related to Zach Elementary school; the value of existing mature cottonwoods on the property for bald eagles, hawks, and owls; and general concerns about affordable townhomes impacting people in the adjacent Observatory Village (the adjacent single-family detached housing development).

### 4. Land Use Code Article 2

#### A. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

##### 1. Conceptual Review – CDR200004

A conceptual review meeting was held on June 5, 2020.

##### 2. Neighborhood Meeting

Pursuant to *LUC Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting was not required for this project which requires an Administrative Hearing as a 'Type 1' project. However, the applicant team recognized the need, and an online neighborhood meeting was held on July 27, 2020. 270 letters were mailed to owners within the notice area.

##### 3. First Submittal - PDP200010

The PDP was submitted on July 24, 2020.

##### 4. Notice (Posted, Written and Published)

Posted Notice: May 19, 2020, Sign #560.

Written Hearing Notice: January 21, 2021, 270 addresses mailed.

Published Hearing Notice: Scheduled for January 28, 2021.

## **B. DIVISION 2.8 – MODIFICATION OF STANDARDS**

The Land Use Code is adopted with the recognition that there will be instances where circumstances in a given development plan may warrant a design solution that does not comply with all standards as written.

Accordingly, code standards include the provision for ‘Modification of Standards’ under certain criteria.

In this case, the plan requires two modifications, one for two buildings with the same building design located next to each other, and the other for the number of parking spaces.

The modification criteria in Land Use Code Division 2.8.2(H) provide for evaluation of modification requests, as follows.

### **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).

### **1. Modification of a building variation standard – Section 3.8.30(F) requiring no two of the same building plan to be placed next to each other**

#### **Overview**

This standard calls for “no two similar buildings next to each other”. This modification request is to allow two buildings with the same design to be placed next to each other in one location along the east side of Street B, at the east edge of the plan. The color scheme is reversed on these two buildings.

**Summary of applicant justification:**

The applicant's modification request is attached. The request is based on lack of detriment to the public good, and on subparagraphs (2) and (4) above -- "defined community need" for affordable housing, and "nominal and inconsequential" when considered from the perspective of the whole plan.

The applicants note that the plan results from a series of iterations that explored issues with staff and community members. The iterations focused on three interrelated issues that were more fundamental than the issue of the side-by-side 5-plexes: 1) preservation of large, mature cottonwood trees that staff and neighbors felt were crucial to retain as a highly notable feature of the property; 2) street connections to Kechter, Quasar, and Eclipse; and 3) the viable number of units in the plan needed to cover costs while keeping the units affordable.

The placement of the two 5-plexes was a secondary consideration driven by those bigger issues. The applicants acknowledge how important it is to avoid a monotonous, impersonal visual and pedestrian environment. They contend that the building design and color schemes provide pedestrian-friendly visual interest that adequately offsets the lack of additional variation that would result from eliminating a unit to replace a 5-plex with a 4-plex. For these reasons, the request contends that this is a nominal and inconsequential aspect of the whole plan that does not create a detriment to the public good.

**Staff Findings:**

Staff finds that the granting of the modification would not be detrimental to the public good and that the plan satisfies criteria in subparagraphs (2) and (4) under Section 2.8.2(H) governing modification requests.

**Detriment to the public good.** Staff finds that modulated building massing, architectural detailing, and color variation provide adequate pedestrian and visual interest, given that this is a lone instance of the same building plan side by side. The residential character and variation throughout the development offset the effect of the two buildings such that their placement is not detrimental to the public good.

**Criterion (2), "defined community need".** Staff's finding reflects clear needs for various types of affordable housing, which are described in the City's comprehensive plan (City Plan), Affordable Housing Strategic Plan, City Council Strategic Plans, and the City's Affordable Housing Program, and other public forums. Affordable, for-sale single-family homes (townhomes in this case) are a particularly difficult need to meet in new housing development, and the plan provides 100% affordable townhomes for sale.

Staff is convinced that maintaining 54 units is crucial to the development program and reflects a necessary balancing of tradeoffs, including the placement of the two 5-plexes.

**Criterion (4), "nominal and inconsequential"** when considered from the perspective of the entire development plan. 10 of the 11 buildings in the plan comply with the standard, and the entire development plan reflects a balance of tradeoffs as explained above. Given this perspective of the entire plan, staff finds that building design and color schemes provide pedestrian-friendly visual interest that adequately offsets the lack of additional variation that would result from switching one of the 5-plexes to a 4-plex to strictly comply with the standard, thus making the issue nominal and inconsequential under the criterion.



## 2. Modification of a standard for a minimum required number of parking spaces – subsection 3.2.2(K)(1)(a)

### Overview

Subsection 3.2.2.(K)(1)(a) requires a total number of parking spaces for the attached dwelling units as shown below. Relatedly, subsection 3.2.2.(K)(1)(b) allows parking on internal streets in attached and multi-family housing developments to be counted to meet the requirement. 107 parking spaces are required, and the plan provides 99 spaces.

<i>Number of Bedrooms/ Dwelling Unit</i>	<i>Kechter Townhomes Units</i>	<i>Parking spaces per dwelling unit-required</i>	<i>Total required</i>	<i>Provided Off- Street</i>	<i>Provided On Streets</i>
<b>Two</b>	5	1.75	9	54	45
<b>Three</b>	49	2.0	98		
<b>Total spaces required</b>			107		
<b>Total spaces provided</b>				99	

Late in the review process, the applicant team realized that 8 of the street parking spaces in the last plan iteration were not viable upon more detailed measurement of clearances from stop signs and sidewalk ramps, and recognized that some short street segments where continuous parking on both sides would restrict passage of vehicles would not be allowed. The result is that the parking count is short of minimum requirements by 8 spaces.

The applicant team and staff scrutinized every possibility for additional spaces on the plan, or, for reducing the number of dwelling units to lower the requirement and possibly open up space for a few angled or head-in parking spaces, which would be the only way to increase the number provided. This latter approach would require a variance to local street design standards, which would likely not be workable from an operational standpoint.

The applicant team determined that eliminating a unit(s) and the time delay required for another design iteration are not feasible. The only way to continue toward a hearing is to request a Modification of the standard. The request is attached.

### Summary of applicant justification:

The applicant’s modification request is attached. The request is based on lack of detriment to the public good, and on subparagraph (2) above -- “defined community need” for affordable housing.

**Criterion (2), “defined community need”.** The extensive design and review process to retain the large trees had implications for the street layout and reduced the number of units in the plan from the original 60, to 56, to 54 in the proposed plan.

The proposed plan is at a point where the only solution would be to eliminate more of the dwelling units. With the saving of the existing trees and the street parking clearance requirements, there is not sufficient room on the property to provide 107 code-required parking spaces.

The request articulates why, without the proposed modification, the project is financially and logistically infeasible.

The request articulates the need for the affordable housing as defined in City policy documents and discussions. Also, it notes that in 2019 the City’s Internal Housing Task Force presented recommendations to the City Council which included, among others, decreasing development costs by **(i) increasing opportunities for density bonuses; (ii) relaxing parking standards; and (iii) relaxing certain design standards.** Staff’s follow up memorandum outlining the City Council’s direction noted general support for the ideas about flexible development standards that also protect quality of life, safety, and neighborhood character.

The request notes that this modification directly relates to those City Council discussions.

The request notes that the standard does not count parking in driveways toward the requirement when the driveways are in front of garages. However, in reality those driveways will be used as parking for residents and visitors, and those spaces provide a 'cushion' of 44 spaces more than the requirement.

The request contends that to deny the introduction of 54 affordable for sale units because of the delinquency of 8 parking spaces per code, which are offset by the ability to park in the driveways, would be contrary to the community's planning for affordable housing.

**Detriment to the public good.** The request contends that for the reasons above, there is no detriment to the public good.

**Staff Findings:**

Staff finds that the granting of the modification would not be detrimental to the public good and that the plan satisfies criteria in subparagraphs (2) and (4) under Section 2.8.2(H) governing modification requests.

**Detriment to the public good.** Staff finds that the effect of any parking shortage would be largely managed by the residents of the homes and would be contained primarily within the development. To the extent that there could be any spillover parking onto City streets beyond the development's boundaries, that is part of the purposes and function of the City's street network. Although not a determining factor, staff notes that adjacent portions of streets closest to the site include stretches with no facing buildings.


**Criterion (2), "defined community need".** Staff's finding reflects needs for various types of housing that is affordable to residents with various incomes, which are described in multiple documents and other public forums as noted in other parts of this report.

As evaluated under Criteria 2.8.2(H)(2), staff finds that the project **would alleviate the well-defined and described need for affordable housing**; and the modification reflects a necessary balancing of tradeoffs, and is necessary to enable the project to proceed.



**5. Land Use Code Article 3**

**A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS**

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p><b>3.2.1 – Landscaping and Tree Protection</b></p>	<p>The standards of this Section require a development plan to demonstrate a whole approach to landscaping that enhances the appearance and function of the neighborhood, buildings, and pedestrian environment. This includes incorporation of valuable existing trees to the extent reasonably feasible, and that was the greatest issue in the evolution of the whole plan for this proposal.</p> <p>A grove of mature cottonwoods in the southeast corner of the site along Kechter Road, and an even larger cottonwood in the northwest corner, were shown to be removed in the original plan submittal. Subsequent iterations resulted in retaining all of these trees as a driving factor in the plan as proposed. Neighbors and the local newspaper pointed out common observations of bald eagles, hawks, and owls using these trees.</p> <div style="text-align: center;">  <p style="font-size: small; margin-top: 5px;">Google Earth</p> </div> <p>The plan provides:  Street trees as required.  Irrigated turf where appropriate, and mulched planting beds around building foundations.  Appropriate seed mixes in and around the stormwater detention ponds and rain gardens.</p> <p>Tree plantings around buildings: Alternative Compliance</p> <p>The plan does not provide tree plantings around buildings as required in subsection 3.2.1(D) which requires that all developments establish trees in landscape areas within 50 feet of buildings. The rear yards around the perimeter of the plan are 8 feet per the minimum required setback, and the east perimeter behind buildings has a storm drain pipe that prevents trees in the narrow space. That pipe system extends partway around the north perimeter as well, with the same effect.</p> <p>Section 3.2.1 allows for Alternative Compliance as described in subsection (N). The applicant team submitted a request under that subsection, attached. The premise is that abutting property to the east and north is a buffer yard owned by the adjoining HOA which contains trees adequate to meet the requirements, thus accomplishing the purposes of the standard. The buffer yard varies from 30 to 40 feet in depth.</p> <p>The applicant team is also pursuing conversations with owners of the four closest houses with backs or sides that will face the back sides of proposed buildings across the buffer yard. The applicants are willing to plant additional trees in the buffer yard if desired and agreed by the owners and the HOA.</p>	<p>Complies via Alternative Compliance for Tree Stocking; and one potential condition to confirm at the hearing.</p>

	<p>Staff recommends a condition of approval that up to six additional trees be planted in the abutting buffer yard if consistent with a desire and agreement by the HOA.</p> <p><b>Condition of approval:</b></p> <p><b>Staff recommends the following condition of approval to in order to find that the project meets LUC 3.4.1(E) standards:</b></p> <p>Complete the eagle roosting survey (March 2021) prior to FDP approval and if a winter night roost and/or communal roost is determined to exist, then implement the temporal buffering and three other mitigation measures explained in the Bald Eagle Roost Mitigation Measures document dated January 28, 2021.</p> <p>Note that the code provision for Alternative Compliance is very similar to the provisions for Modifications of Standards, and in this case the applicants could request either. They have chosen to request the former, but the request articulates how the plan meets the defined community need for affordable housing, which is a criterion for approval of the latter. Affordability of the townhomes is a factor in the limited space for tree plantings around the buildings.</p>	
<p><b>3.2.1(F) – Tree Mitigation</b></p>	<p>This Section requires that developments retain significant existing trees to the extent reasonably feasible. The plan retains the few existing trees on the site.</p>	<p>Complies</p>
<p><b>3.2.2 – Access, Circulation and Parking – General Standard</b></p>	<p>This Section requires that development projects accommodate the movement of vehicles, bicycles, and pedestrians safely and conveniently, both within the development and to and from surrounding areas.</p> <p>The street and sidewalk network provides for most of the needs of the development. In addition the plan provides:</p> <p>A walkway connection to the east in lieu of a street connection to Eclipse Lane which is stubbed to the east edge of the plan.</p> <p>A walkway connection to park space on the west.</p>	<p>Complies, with a modification for number of parking spaces</p>
<p><b>3.2.2(K)(1)(a) and (b) – Required Number of Off-Street Parking Spaces</b></p>	<p>This subsection requires a minimum number of parking spaces for attached dwellings. A Modification of Standard is requested as explained previously in this report.</p>	<p>Modification Requested</p>
<p><b>3.2.4 – Site Lighting</b></p>	<p>The only lighting will be provided by porch light fixtures attached to the building using fully shielded, down-directional, color temperature 3,000 Kelvin or less fixtures as required; along with any standard street lighting.</p>	<p>Complies</p>

## B. DIVISION 3.4 – NATURAL RESOURCES STANDARDS

The purpose of this Section is to ensure that when property is developed consistent with its zoning designation, the way in which the proposed physical elements of the development plan are designed and arranged on the site will protect the natural habitats and features both on the site and in the vicinity of the site.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p><b>3.4.1 – Natural Habitats</b></p>	<p>This Section applies if any portion of the development site contains natural habitats or features that have significant ecological value, including those that are discovered during site evaluation and reconnaissance associated with the development review process. The Section lists the types of natural habitats and features considered to have significant ecological value.</p> <p>When a development site contains any of the listed types of habitats or features, then the developer must provide an Ecological Characterization Study (ECS) prepared by a professional qualified in the areas of ecology, wildlife biology or other relevant discipline.</p> <p>In this case, the property has a grove of large cottonwood trees in the southeast corner along Kechter Rd., and a single large cottonwood tree in the northwest corner. These trees are to be retained in the plan. Early in the review process, neighbors and others shared observations and photos of bald eagles using the trees, particularly the one in the northwest corner which overlooks a pond on abutting Parks property on the west. The Coloradoan newspaper had run a story on the eagles in February 2019. Neighbors also noted hawks and owls using the trees.</p> <p>One of the listed types of habitats and features is “raptor habitat features, including nest sites, communal roost sites and key concentration areas”, and the information about eagles prompted a special ECS process to assess eagle use of the trees as habitat.</p> <p>An ECS describes any wildlife use of the area, the times or seasons that the area is used by those species and the "value" (meaning feeding, watering, cover, nesting, roosting, perching) that the area provides for such wildlife species. An ECS then recommends any protections to be incorporated into a plan.</p> <p>In this case, a several-month exploration of local, state and federal protections for bald eagle was undertaken, and a specially tailored ECS process was formulated. This involved discussions with the Colorado Division of Parks and Wildlife, the US Fish and Wildlife Service, the applicant team, and the professional firm hired to conduct the ECS.</p> <p>A draft ECS was submitted in December 2020, and a survey of eagle roosting is still ongoing through March 21. At least one tree on site is utilized by bald eagles to some degree. The ongoing survey is conducted twice monthly to determine which trees are being used and whether or not they are being used in a way that would classify as a winter night roost or communal roost.</p> <p><b>Significance of roosts.</b> LUC Section 3.4.1(E) requires buffer zones surrounding natural habitats and features to protect the ecological character from the impacts of the ongoing activity associated with the development. Standards for these buffers include performance standards both numerical distance setbacks from specified natural features.</p> <p>Numerical buffer distances in the Land Use Code range from 1/8 to ¼ to ½ mile depending on the specific type of roost usage.</p> <p>Staff does not recall these bald eagle buffers ever having been applied to a development plan. The different types of roosts are not defined, and the City would typically rely on Colorado Parks and Wildlife guidance on such matters. CPW has been consulted frequently during the review of this project.</p> <p><b>No spatial buffer zone.</b> The ongoing survey will determine if bald eagle use of the trees on site qualifies as a ‘winter night roost’ or ‘communal roost’. However, discussions with CPW have resulted in a finding that no spatial buffer will be applied regardless of the survey findings. To date, these roosts have not been observed.</p>	<p>Condition of Approval</p>

Part of the reasoning is that the eagles have demonstrated a tolerance to non-construction activities such as those already existing in the immediate vicinity.

CPW is familiar with the area surrounding the site and notes that it likely qualifies as a 'Highly Developed Area' under their guidelines and as such they would typically recommend a ¼ mile buffer.

A ¼ mile buffer would cover the entire site as well as surrounding neighborhoods, part of Twin Silo Park, and most of Zach Elementary School. Within all of the listed spatial buffer distances, numerous types of disturbance (noise, vehicular and pedestrian traffic, lighting, etc.) currently exist that the eagles have already acclimated to.

Another determining factor is that there are numerous bald eagle resources along the Poudre River Corridor and Fossil Creek Reservoir less than a mile away, including current CPW-recognized roost sites, communal roosts, winter concentration areas, nests, and winter and summer forage areas.

**Temporal buffering.** Instead of a spatial buffer, if usage is found to qualify as a roost, a temporal buffer per CPW's recommendations is recommended as a condition of approval. Outdoor construction activity during roosting season (Nov. 15 to Mar. 15) would only be permitted from 10:00 to 2:00 pm.

With bald eagles observed utilizing the trees on site exhibiting a level of tolerance of existing disturbance and abundant resources nearby, it is likely that construction activities, with an elevated level of noise, activity, and disturbance right on site, is what would warrant mitigation.

**Additional mitigation.** Furthermore, if usage is found to qualify as a roost, then three additional mitigation measures have been agreed upon by applicants and staff in the extensive review process as part of recommending approval.

These are explained in a Raptor Roost Mitigation Measures document, attached. They are:

- Designation of the northwestern cottonwood tree's 'Critical Root Zone' as a 'Natural Habitat Buffer Zone' (defined terms) which would add protection for that tree, which shows signs of decline due to aging.
- Shadow planting of young cottonwoods near the northwestern cottonwood tree.
- Selective pruning of the northwest tree as appropriate to extend its life.

**Condition of approval:**

**Staff recommends the following condition of approval to in order to find that the project meets LUC 3.4.1(E) standards:**

1. Complete the eagle roosting survey (March 2021) prior to FDP approval and if a winter night roost and/or communal roost is determined to exist, then implement the temporal buffering and three other mitigation measures explained in the Bald Eagle Roost Mitigation Measures document dated January 28, 2021.

### C. DIVISION 3.5 - BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<b>3.5.2(D) Building Placement in Relation to Streets</b>	This standard requires buildings to be placed along streets such that walkways lead to entrances without crossing any vehicular use area. The dwellings are simply placed directly fronting onto street sidewalks, which is ideal.	Complies
<b>3.5.2(F) Garage Doors</b>	This standard is to prevent residential streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of homes to dominate the streetscape. Garage doors must be recessed from the face of the home or a porch, and must not comprise more than 50% of the frontage of a dwelling. The garages are recessed from both porches and the front walls of the homes, and the doors comprise 40% of the building frontage.	Complies

### D. DIVISION 3.6 - TRANSPORTATION AND CIRCULATION

This Section is intended to ensure that the transportation system is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<b>3.6.2 – Streets, Streetscapes, Alleys and Easements</b>	<p>This Section requires transportation network improvements for public health, safety and welfare, with requirements in accordance with the <i>Larimer County Urban Area Street Standards</i>, and requires necessary easements for utilities and access.</p> <p>The plan provides new internal streets in conformance with standards, including Alternative Compliance regarding connecting a new street to existing Eclipse Lane which is stubbed to the property line.</p> <p>The plan also includes restriping of Kechter Road abutting the property on the south, related to new street access to and from Kechter.</p>	Complies
<b>3.6.3(F) and (H) – Street Pattern and Connectivity</b>	<p>Subsections 3.6.3(F) requires development plans to connect and extend streets that are stubbed to the boundary of the plan by previous development, while subsection 3.6.3(H) allows for Alternative Compliance <i>not</i> extend and connect a street stub in a given instance.</p> <p>Quasar Way is stubbed to the north side of the development plan, and Eclipse Lane likewise on the east.</p> <p>Through a series of iterations in the review process, the plan has ended up providing:</p> <ul style="list-style-type: none"> <li>• Extension and connection to Quasar Way on the north;</li> <li>• Walkway-only connection to the Eclipse Lane sidewalk on the east;</li> <li>• Full street access to and from Kechter Road on the south.</li> </ul> <p>A request for Alternative Compliance is attached for the walkway-only connection to Eclipse, in lieu of a standard street connection.</p> <p><b>Alternative Compliance Review Criteria</b></p> <p>To approve an alternative plan, the decision maker must find that the alternative plan accomplishes the purposes of Division 3.6, Transportation and Circulation, equally well or better than would a plan which complies with the pertinent standards, and that any</p>	Complies, with Alternative Compliance for Eclipse Lane Connectivity

	<p>reduction in access and circulation for vehicles maintains facilities for bicycle, pedestrian and transit, to the maximum extent feasible.</p> <p>In reviewing the proposed alternative plan, the decision maker must take into account whether the alternative design minimizes impacts on natural features, fosters nonvehicular access, provides for distribution of the development's traffic without exceeding level of service standards, enhances neighborhood continuity and connectivity and provides direct, sub-arterial street access to any parks, schools, neighborhood centers, commercial uses, employment uses and Neighborhood Commercial Districts within or adjacent to the development from existing or future adjacent development within the same section mile.</p> <p><b>Applicants Request</b></p> <p>The applicants provided a request for Alternative Compliance, attached. It explains that the proposed alternative plan provides affordable housing that furthers the goals of adopted City plans; meets Level of Service requirements; minimizes impacts on natural features; provides for strong bike and pedestrian connections while addressing neighborhood connectivity objections; and makes it feasible to deliver 54 rare for-sale affordable housing units while providing high-quality design.</p> <p><b>Staff Findings</b></p> <p>The alternative plan without the Eclipse street connection is a result of:</p> <ul style="list-style-type: none"> <li>• Incorporating space to retain large existing cottonwood trees into the project, to minimize impacts on natural features; and</li> <li>• Introducing new street access to and from Kechter Road, which serves the main function that Eclipse would have provided.</li> </ul> <p>The plan fosters nonvehicular access with a conveniently located walkway connection to Eclipse, in lieu of a street. The overall plan provides a convenient system of streets and sidewalks, and a walkway to park and school space on the west.</p> <p>The applicant team and staff explored iterations of all alternatives with and without connections to Quasar, Eclipse, and partial or full access on Kechter.</p> <p>The vehicular connection provided at Quasar is important as a vehicular street connection to and from the north without significant circuitous routes, while a vehicular connection at Eclipse was found less important once agreement was reached on full access to Kechter, because the main vehicular function of Eclipse would have been to access Kechter via Jupiter Drive on the east.</p> <p>The plan balances tradeoffs with important trees, the number of dwelling units needed for financial viability of the plan, and implications of access on Kechter.</p>	
<p><b>3.6.4 – Transportation Level of Service Requirements</b></p>	<p>This Section contains requirements for the transportation needs of proposed development to be safely accommodated by the existing transportation system, or that appropriate mitigation of impacts will be provided by the development in order to meet adopted Level of Service (LOS) standards. A Transportation Impact Study (TIS) was required under this Section to evaluate the traffic generation and distribution added by the development.</p> <p>The most significant change to the existing transportation system is a new full movement access on Kechter Road, which requires restriping for an eastbound left turn lane. In order to accommodate the new turn lane, parking along the south side of Kechter will need to be removed, which is consistent with arterial roadway standards.</p> <p>Staff finds that the plan complies with Level of Service (LOS) requirements for vehicular traffic, pedestrians and bikes.</p>	<p>Complies</p>



<b>3.6.6 – Emergency Access</b>	<p>This Section requires adequate access for emergency vehicles and persons rendering fire protection and emergency services.</p> <p>Poudre Fire Authority staff participated in plan review and finds that the straightforward arrangement of dwellings along streets provides the needed access.</p>	Complies
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### E. DIVISION 3.8.30 – DESIGN STANDARDS FOR SINGLE FAMILY ATTACHED DWELLINGS

This Section is intended to promote variety in building form and product, visual interest, access to parks, pedestrian-oriented streets and compatibility with surrounding neighborhoods.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<b>3.8.30(C) – Access to a Park, Central Feature or Gathering Place</b>	This standard requires useable outdoor space within the development or within ¼ mile of at least 90% of the dwelling units. The location complies with Radiant Park across Kechter Road, Twin Silo Park and Fossil Ridge High School across Lady Moon Drive, and also abuts park space along the west.	Complies
<b>3.8.30(D) – Block Requirements</b>	This subsection requires a framework of blocks with a maximum block size of 7 acres. The plan provides blocks defined by new streets within the 5-acre property.	Complies
<b>3.8.30(F)(1)</b>	Buffer yards shall be provided along the property line of abutting existing single- and two-family dwellings. Where single family houses abut the plan on the north and west, a buffer yard exists as part Willow Brook plans (Tracts W and Z, labeled as 'Bufferyard'). This space varies from 30-40 feet in its narrowest portions.	Complies via existing abutting buffer yard
<b>3.8.30(F)(2) – Design Standards for Multi-Family Dwellings</b>	<p>This subsection requires building variation in townhome and apartment developments with more than three buildings. In this case, with 11 buildings, at least three distinctly different building designs are required, with no similar buildings placed next to each other.</p> <p>Staff finds that the plan meets the standards with one exception, for which a modification of a standard is requested as discussed previously in this report. The modification is to allow two buildings with the same design to be placed next to each other along the east side of Street B, at the east edge of the plan. The color scheme is reversed on these two buildings.</p> <p>Different building designs must vary significantly in footprint size and shape, unique entrance features and architectural elevations, roof forms, massing proportions and other characteristics, within a coordinated overall theme. Such variation must not consist solely of different combinations of the same building features.</p> <ul style="list-style-type: none"> <li>• The plan provides four main building plans: 4-plexes, 4-plexes with accessible units, 5-plexes, and 6-plexes. Each of these building plans comes with two different color schemes.</li> <li>• Building designs incorporate differing arrangements of two-story and single-story massing modulation, pitched roof forms, porch roofs at entrances, window patterns, and lap and board-and-batten siding. The single-car garages are recessed and comprise less than 50% of building frontage.</li> </ul>	Complies with a requested Modification of a standard

**6. Land Use Code Article 4**

**A. DIVISION 4.5 – LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (LMN)**

The LMN zone district was created in 1997 as part of a sweeping update of the City’s comprehensive plan that resulted in the original *City Plan* document and the Land Use Code.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<b>4.5(A) - Purpose</b>	<p>This Section states:</p> <p><i>“Purpose. 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.”</i></p> <p>The project adds a housing choice and is designed with characteristics that are in harmony with the neighborhood.</p>	Complies
<b>4.5(B) - Permitted Uses</b>	The proposed Single Family Attached residential use is permitted.	Complies
<b>4.5(D)(1) – Residential Density</b>	Density standards limit development plans to a maximum of 12 dwelling units per acre for affordable housing. The plan proposes 10.4 units per acre.	Complies
<b>4.5(D)(3) – Residential Density</b>	LMN zone district standards include requirements for access to ‘Neighborhood Centers’ for development plans over 40 acres.	N.A.
<b>4.5(E)(1) – Street System Block Size</b>	LMN zone district standards include a standard that requires the local street system to limit block size to 12 acres maximum. A similar standard for attached and multi-family residential development, in Section 3.8.30, limits block size as noted previously in this report. The plan provides blocks defined by new streets within the 5-acre property.	Complies
<b>4.5(E)(2) – Street System Block Size</b>	This standard requires a mid-block pedestrian connection along any block face longer than 700 feet. The entire property is 624 feet in its longest dimension.	N.A.

## Findings of Fact/Conclusion

In evaluating the request for the Kechter Townhomes PDP#200010, staff makes the following findings of fact and conclusions:

The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.

The Project Development Plan complies with pertinent standards located in Article 3 – General Development Standards with two modifications of standards.

Staff supports the request for Modification of Standards to subsection 3.2.2(K)(1)(a) – Required Number of Parking Spaces to allow 99 parking spaces instead of the 107 that the standard requires.

The modification would not be detrimental to the public good and the request satisfies criterion (2) in subsection 2.8.2(H) because the parking as designed is a critical component the plan that enables the development of affordable housing in the form of homes for sale, which is a clearly defined and described problem of community-wide concern; and any impacts from the lower number are mitigated by the opportunity for parking in driveways in front of garages (44 spaces) which are not included as part of the 99 parking spaces provided.

Staff supports the request for Modification of Standards to Section 3.8.30(F)(2), Variation Among Buildings, to allow two buildings with the same plan to be located next to each other in one location.

The modification would not be detrimental to the public good and the request satisfies criteria (2) and (4) in subsection 2.8.2(H). The modification is not detrimental to the public good because modulated building massing, architectural detailing, and color variation provide adequate pedestrian and visual interest, given that this is a lone instance of the same building plan side by side. The residential character and variation throughout the plan offset the effect of the two buildings such that their placement is not detrimental to the public good.

The modification satisfies criterion (2), “defined community need”, because the plan provides affordable housing in the form of homes for sale, which is a clearly need of community-wide concern, and the building program is critical for project viability, reflecting a necessary balancing of competing demands for space in the plan, with the placement of the two 5-plexes being part of the balance.

The modification satisfies Criterion (4), “nominal and inconsequential” when considered from the perspective of the entire development plan because 10 of the 11 buildings in the plan comply with the standard, and the entire development plan reflects a balance of tradeoffs as noted above; and given this perspective of the entire plan, the modulated building design and color schemes provide pedestrian-friendly visual interest that offsets the lack of additional variation that would result from switching one of the 5-plexes to a 4-plex to strictly comply with the standard.

The Project Development Plan complies with pertinent standards located in Division 4.5 Low Density Mixed-Use Neighborhood in Article 4 – Districts.

## 7. Recommendation

Staff recommends that the Hearing Officer approve the two Modifications of Standards to Land Use Code Sections and subsections 3.2.2(K)(1)(a) and 3.8.30(F); and approve Kechter Townhomes PDP#200010, including Alternative Compliance for subsections 3.2.1 (D) and 3.4.1(E) based on the Findings of Fact and supporting explanations found in the staff report, with two conditions to be satisfied if found necessary, pending ongoing work and conversations:

- Complete current discussions with abutting homeowners and their HOA and if desired and agreed by those parties, then the applicant shall plant up to six additional trees in the abutting bufferyard, with adjustment of the HOA irrigation system to irrigate the new trees, in collaboration with the owners and HOA.
- Complete the eagle roosting survey (March 2021) and if a winter night roost and/or communal roost is determined to exist, then implement the temporal buffering and three other mitigation measures explained in the Bald Eagle Roost Mitigation Measures document dated January 28, 2021.

## 8. Attachments

1. Applicants Narrative
2. Request for Modification of a Standard – Number of Parking Spaces
3. Request for Modification of a Standard – Building Variation in One Instance
4. Request for Alternative Compliance – Tree Planting in Rear Perimeter Areas
5. Request for Alternative Compliance – Street Connectivity at Eclipse Lane
6. Site and Landscape Plans
7. Whole Layout Diagram
8. Architecture
9. Utility Plans
10. Plat
11. Neighborhood Meeting Notes
12. Ecological Characterization Study
13. Raptor Survey and Mitigation Measures
14. Traffic Impact Study

# KECHTER TOWNHOMES

## Project Development Plan

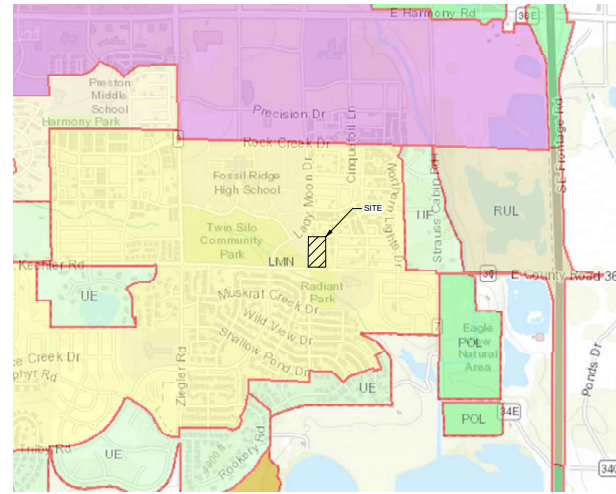
KECHTER  
TOWNHOMES

PDP SUBMITTAL

### GENERAL NOTES

- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- ALL CONSTRUCTION OF PUBLIC INFRASTRUCTURE WITHIN THIS DEVELOPMENT PLAN WILL BE COMPLETED IN ONE PHASE. EACH SINGLE FAMILY ATTACHED AND DETACHED HOME AND THE LANDSCAPE ASSOCIATED WITH EACH LOT, SHALL BE CONSTRUCTED IN PHASES ON AN INDIVIDUAL BASIS.
- A MODIFICATION TO THE 30' SINGLE FAMILY SET BACK FROM AN ARTERIAL (SEE SECTION 3.5.2(E)(1)) HAS WAS PROVIDED WITH THE POP SUBMITTAL.
- ALL SINGLE FAMILY DETACHED HOMES SHALL MEET OR EXCEED THE GARAGE DOOR STANDARDS AS OUTLINED IN 3.5.2(E) OF THE LAND USE CODE.
- A MINIMUM OF TWO HOUSING MODELS SHALL BE REQUIRED. THESE HOUSING MODELS SHALL MEET OR EXCEED THE STANDARDS AS OUTLINED IN 3.5.2(C) OF THE LAND USE CODE.
- ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT CANDLE REQUIREMENTS IN SECTION 3.5.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
- SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
- THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND SNOW REMOVAL INSIDE THEIR PROPERTY BOUNDARY. ALL OTHER LANDSCAPE MAINTENANCE AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF A HOME OWNERS ASSOCIATION.
- FIRE HYDRANTS MUST MEET OR EXCEED POLICE FIRE AUTHORITY STANDARDS UNLESS AN APPROVED VARIANCE IS PROVIDED BY THE POLICE FIRE AUTHORITY. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL SIDEWALKS AND RAMPS WITHIN THE PUBLIC ROW MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR PHOTO-VOLTAIC COLLECTORS IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE, CLOTHES LINES (IF LOCATED IN BACK YARDS), DOOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
- ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
- PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POLICE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS. BUILDING NUMBERS APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

### VICINITY MAP



SCALE: 1" = 1200'

### LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN THE SE 1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERS THE EAST LINE OF SAID SE 1/4 AS BEARING S 01 DEGREES 37'29" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID SECTION 4 AND RUN THENCE N 03 DEGREES 20' W, 624.88 FEET;  
THENCE EAST 349.25 FEET;  
THENCE S 03 DEGREES 30' E 624.88 FEET;  
THENCE WEST 349.25 FEET TO THE POINT OF BEGINNING

### PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Director Signature \_\_\_\_\_

### OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DOESN'T HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, BY \_\_\_\_\_

(PRINT NAME) \_\_\_\_\_

AS \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

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

### LAND USE CHART

EXISTING ZONING		L1-N		
<b>DENSITY</b>				
<b>GROSS DENSITY</b>				
AREA	217800 (5 ACRES)			
TOTAL DWELLING UNITS	54			
DENSITY	10.8 DU/AC			
<b>AREA COVERAGE</b>				
<b>GROSS AREA</b>				
TOTAL AREA (SF)	TOTAL AREA (ACRES)	% OF GROSS PDP AREA		
BUILDING COVERAGE	49231	1.13	22.60	
DRIVES AND PARKING	13963	0.32	6.41	
OPEN SPACE AND LANDSCAPE	62568	1.44	28.73	
DETENTION	10699	0.25	4.91	
HARDSCAPE	10110	0.02	0.46	
PUBLIC STREET RIGHT-OF-WAY	66355	1.52	30.47	
KECHTER STREET RIGHT-OF-WAY	13974	0.32	6.42	
<b>TOTAL GROSS COVERAGE</b>	<b>217800 SF</b>	<b>5.00 AC</b>	<b>100.00</b>	
<b>UNIT TYPE SUMMARY</b>				
	DWELLING UNITS (DU)	TOTAL BEDROOMS	PARKING RATIO	REQUIRED PARKING
SINGLE FAMILY ATTACHED (2-BED)	5	10	1.75DU	9
SINGLE FAMILY ATTACHED (3-BED)	49	147	2.0DU	98
<b>TOTAL</b>	<b>54</b>	<b>157</b>		<b>107</b>
<b>LOT SUMMARY</b>				
	# OF LOTS	TOTAL LOT AREA	% OF GROSS PDP AREA	
SINGLE FAMILY ATTACHED	54	119304	54.12	
<b>BUILDING HEIGHT</b>				
	BUILDINGS	MAXIMUM HEIGHT	STORIES	
SINGLE FAMILY ATTACHED-BUILDINGS TYPE 1	D,B	MAIN BLDG: 32'-0"	2	
SINGLE FAMILY ATTACHED-BUILDINGS TYPE 2	H,I	MAIN BLDG: 32'-0"	2	
SINGLE FAMILY ATTACHED-BUILDINGS TYPE 3	A,C,F,G	MAIN BLDG: 29'-4"	2	
SINGLE FAMILY ATTACHED-BUILDINGS TYPE 4	E,J,K	MAIN BLDG: 29'-4"	2	
<b>PROJECT PARKING</b>				
	PROVIDED	REQUIRED		
OFF STREET PARKING	0			
ON STREET PARKING	54			
SINGLE FAMILY ATTACHED GARAGE PARKING	54			
<b>TOTAL</b>	<b>108</b>	<b>107</b>		

### SHEET INDEX

GROSS / NET (GROSS AREA AND NET AREA ARE THE SAME)	
SHEET TITLE	SHEET #
COVER SHEET	L1.0
SITE PLAN	L2.0
SITE PLAN	L2.1
LANDSCAPE PLAN	L3.0
LANDSCAPE PLAN	L3.1
LANDSCAPE NOTES	L3.2
TREE MITIGATION PLAN	L4.0
FLOOR PLANS	A1.1
ELEVATIONS	A1.2
COLOR ELEVATIONS	A1.3
3D VIEWS	A1.4
TYPICAL DETAILS	A1.5
FLOOR PLANS	A2.1
ELEVATIONS	A2.2
COLOR ELEVATIONS	A2.3
3D VIEWS	A2.4
FLOOR PLANS	A3.1
ELEVATIONS	A3.2
COLOR ELEVATIONS	A3.3
COLOR ELEVATIONS	A3.3A
3D VIEWS	A3.4
3D VIEWS	A3.4A
FLOOR PLANS	A4.1
ELEVATIONS	A4.2
COLOR ELEVATIONS	A4.3
COLOR ELEVATIONS	A4.3A
3D VIEWS	A4.4
3D VIEWS	A4.4A

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PREPARED BY:



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ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
1	PDP SUBMITTAL	07/22/2020
2	PDP SUBMITTAL #2	12/23/2020

No.	DESCRIPTION	DATE

COVER SHEET

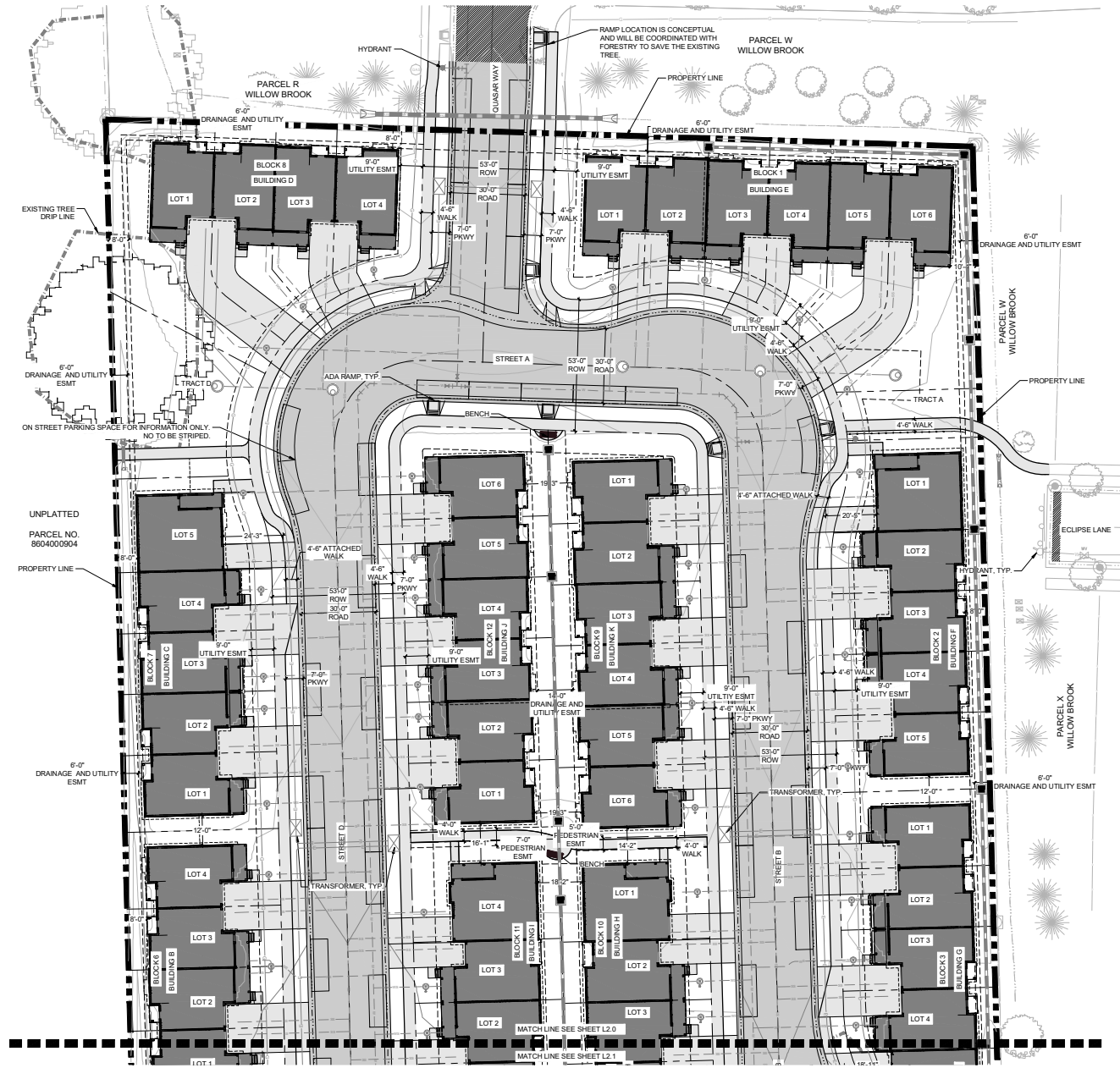
SEAL:



PROJECT No.: 020-020  
DRAWN BY: AG  
REVIEWED BY: RL  
DRAWING NUMBER:

L1.0

Plotted By: Alex Layout: L2.0 SITE PLAN Printed On: 11/3/2021 2:30 PM File Name: L1.0 SITE PLAN.dwg



**LEGEND**

- — — — — PROPERTY BOUNDARY
- - - - - LOT LINE
- - - - - SANITARY SEWER SERVICE UTILITY
- - - - - WATER UTILITY
- - - - - WATER UTILITY SERVICE
- - - - - STORM DRAIN UTILITY
- - - - - GAS UTILITY
- - - - - DRAINAGE OR UTILITY EASEMENT
- - - - - EXISTING FENCE
- - - - - PICKET FENCE
- EXISTING TREE

**KECHTER TOWNHOMES**

**PDP SUBMITTAL**

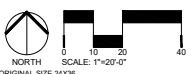
FORT COLLINS, CO  
PREPARED BY:



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ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
1	PDP SUBMITTAL	07/22/2020
2	PDP SUBMITTAL #2	12/23/2020

REVISIONS	
No.	DESCRIPTION

**SITE PLAN**

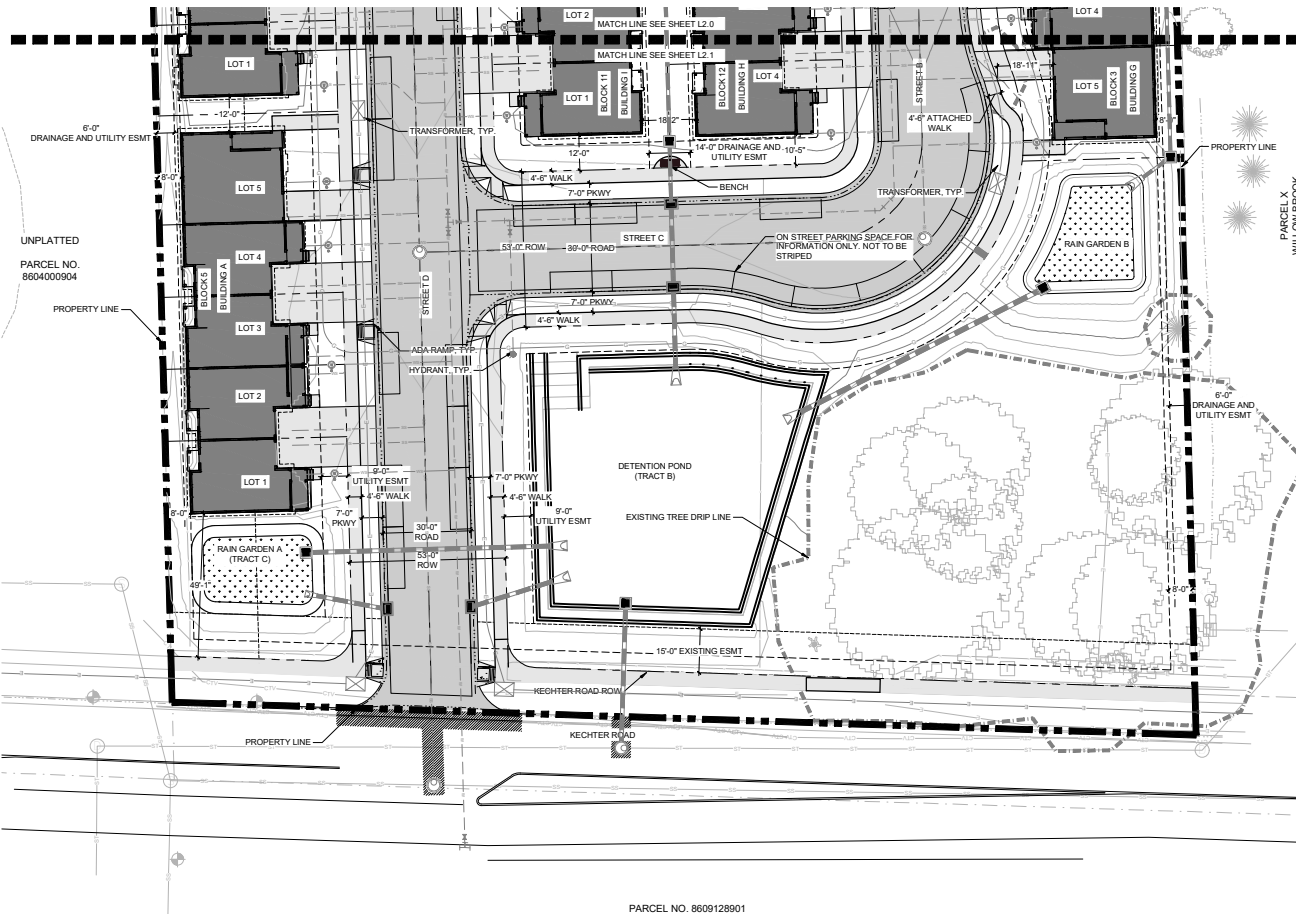
SEAL:



PROJECT No: 020-020  
DRAWN BY: AG  
REVIEWED BY: RL  
DRAWING NUMBER:



Plotted By: Alex Layout: L2.1 SITE PLAN Printed On: 11/3/2021 2:30 PM File Name: L2.1 SITE PLAN.dwg



**LEGEND**

- = PROPERTY BOUNDARY
- = LOT LINE
- = SANITARY SEWER SERVICE UTILITY
- = WATER UTILITY
- = WATER UTILITY SERVICE
- = STORM DRAIN UTILITY
- = GAS UTILITY
- = DRAINAGE OR UTILITY EASEMENT
- = EXISTING FENCE
- = PICKET FENCE
- = EXISTING TREE



**KECHTER TOWNHOMES**

**PDP SUBMITTAL**

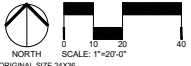
FORT COLLINS, CO  
PREPARED BY:



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ISSUED		
No.	DESCRIPTION	DATE
1	PDP SUBMITTAL	07/22/2020
2	PDP SUBMITTAL #2	12/23/2020

REVISIONS		
No.	DESCRIPTION	DATE

**SITE PLAN**

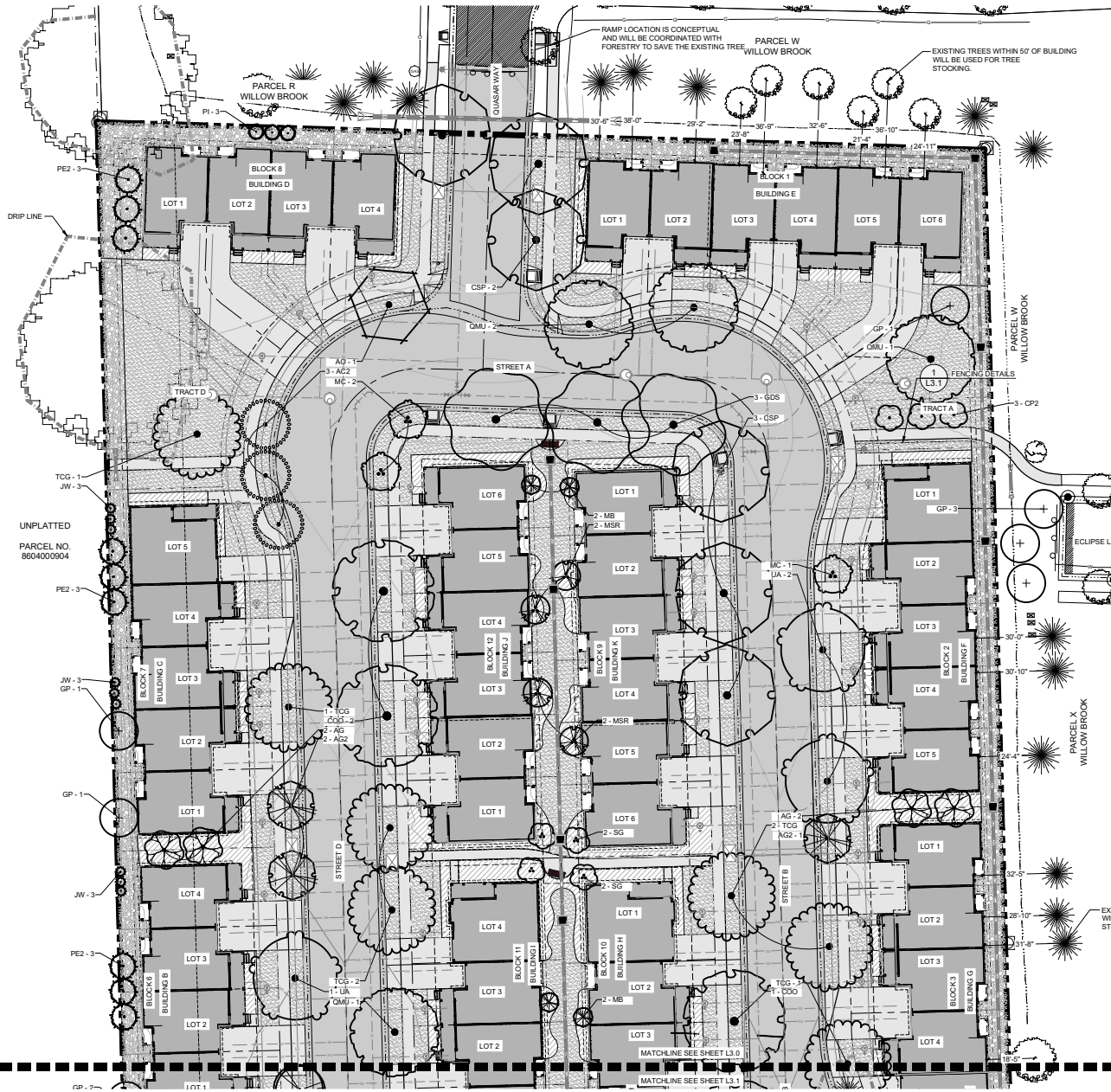
SEAL:



PROJECT No.	020-020
DRAWN BY:	AG
REVIEWED BY:	RL
DRAWING NUMBER:	

**L2.1**

PARCEL NO. 8609128901



**REFERENCE NOTES SCHEDULE**

SYMBOL	LANDSCAPE MATERIAL DESCRIPTION	QTY	DETAIL
[Symbol]	WOOD MULCH (MEDIUM HYDROZONE)	10,015 SF	
[Symbol]	IRRIGATED TURF (HIGH HYDROZONE)	28,064 SF	
[Symbol]	ROCK MULCH (MEDIUM HYDROZONE)	10,285 SF	
[Symbol]	NATIVE SEED MIX (LOW HYDROZONE)	24,833 SF	
[Symbol]	DETENTION POND SEED MIX	5,861 SF	
[Symbol]	EXISTING TURF	3,468 SF	
[Symbol]	RAIN GARDEN (VERY LOW)	1,672 SF	

NOTE: ALL MULCH BEDS WILL HAVE PLANT MATERIALS IN THEM. INDIVIDUAL PLANTS WILL BE PLACED AND LABELED AT FINAL PLANS.

**PLANT SCHEDULE**

SYMBOL	QTY	COMMON NAME	CONT	CAL
AC2	3	COLUMBIAN NORWAY MAPLE	B & B	1"
AD	7	OHIO BUCKEYE	B & B	1"
CSP	8	WESTERN CATALPA	B & B	1"
COO	6	WESTERN HACKBERRY	B & B	1"
CP2	9	PRAIRIE SENTINEL COMMON HACKBERRY	B & B	1"
GDS	12	PRINCETON SENTRY MAIDENHAIR TREE	B & B	1"
PA2	3	SEEDLESS COFFEE TREE 'ESPRESSO'	B & B	1"
GB	3	LANCELEAF POPLAR	B & B	1"
GMU	8	BUCKLEY OAK	B & B	1"
TCG	3	CHINKAPIN OAK	B & B	1"
UA	7	GREENSPIRE LINDEN	B & B	1"
UA	5	ACCOLADE ELM	B & B	1"
<b>EVERGREEN TREES</b>				
JW	15	WOODWARD COLUMBIAN JUNIPER	B & B	6 HT
PI	3	FASTIGIATE SPRUCE	B & B	6 HT
PE2	9	ERECT SCOTCH PINE	B & B	6 HT
<b>MITIGATION TREES</b>				
AG4	2	BIGTOOTH MAPLE	B & B	2"
AG3	3	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2"
<b>ORNAMENTAL TREES</b>				
AG2	7	BIGTOOTH MAPLE	B & B	1"
AG	6	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	1"
CC	1	EASTERN REDBUD	B & B	1"
MSR	4	STAR MAGNOLIA	B & B	1"
MC	4	CORALBURST CRABAPPLE	B & B	1"
MB	4	RED BARRON CRAB APPLE	B & B	1"
PA4	2	AUTUMN GLAZE PEAR	B & B	1"
SG	6	PRESIDENT GREVY LILAC	B & B	1"

NOTE: TREES IDENTIFIED AS MITIGATION TREES SHALL BE PROVIDED AT THE INCREASE SIZE PER DIVISION 3.2.1 (F)(1) OF THE FORT COLLINS LAND USE CODE.

**LEGEND**

- [Symbol] = PROPERTY BOUNDARY
- [Symbol] = LOT LINE
- [Symbol] = SANITARY SEWER SERVICE UTILITY
- [Symbol] = WATER UTILITY
- [Symbol] = WATER UTILITY SERVICE
- [Symbol] = STORM DRAIN UTILITY
- [Symbol] = GAS UTILITY
- [Symbol] = DRAINAGE OR UTILITY EASEMENT
- [Symbol] = EXISTING FENCE
- [Symbol] = PICKET FENCE
- [Symbol] = EXISTING TREE
- [Symbol] = MITIGATION TREE
- [Symbol] = EXISTING TREE

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 APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 23.01) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

**KECHTER TOWNHOMES**

**PDP SUBMITTAL**

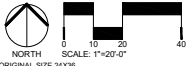
FORT COLLINS, CO  
PREPARED BY:



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ISSUED

No.	DESCRIPTION	DATE
1	PDP SUBMITTAL	07/22/2020
2	PDP SUBMITTAL #2	12/23/2020

REVISIONS

No.	DESCRIPTION	DATE

**LANDSCAPE PLAN**

SEAL:



PROJECT No.	020-020
DRAWN BY:	AL
REVIEWED BY:	RL
DRAWING NUMBER:	

**L3.0**

Plotted By: Alex Layton, L.L.1 LANDSCAPE PLAN Printed On: 1/13/2021 2:31 PM File Name: L.L.1 LANDSCAPE PLAN.dwg

**REFERENCE NOTES SCHEDULE**

SYMBOL	LANDSCAPE MATERIAL DESCRIPTION	QTY	DETAIL
	WOOD MULCH (MEDIUM HYDROZONE)	10,015 SF	
	IRRIGATED TURF (HIGH HYDROZONE)	28,064 SF	
	ROCK MULCH (MEDIUM HYDROZONE)	10,285 SF	
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NOTE: ALL MULCH BEDS WILL HAVE PLANT MATERIALS IN THEM. INDIVIDUAL PLANTS WILL BE PLACED AND LABELED AT FINAL PLANS.

**PLANT SCHEDULE**

TREES	QTY	COMMON NAME	CONT	CAL
AC2	3	COLUMNAR NORWAY MAPLE	B & B	1"
AD	7	OHIO BUCKEYE	B & B	1"
CSP	8	WESTERN CATALPA	B & B	1"
COO	6	WESTERN HACKBERRY	B & B	1"
CP2	9	PRAIRIE SENTINEL COMMON HACKBERRY	B & B	1"
GP	12	PRINCETON SENTRY MAIDENHAIR TREE	B & B	1"
GDS	5	SEEDLESS COFFEE TREE 'ESPRESSO'	B & B	1"
PA2	3	LANCELEAF POPLAR	B & B	1"
QB	5	BUCKLEY OAK	B & B	1"
OMU	8	CHINKAPII OAK	B & B	1"
TCG	7	GREENSPIRE LINDEN	B & B	1"
UA	5	ACCOLADE ELM	B & B	1"

EVERGREEN TREES	QTY	COMMON NAME	CONT	CAL
JW	15	WOODWARD COLUMNAR JUNIPER	B & B	6" HT
PI	3	FASTIGIATE SPRUCE	B & B	6" HT
FEZ	9	ERECT SCOTCH PINE	B & B	6" HT

MITIGATION TREES	QTY	COMMON NAME	CONT	CAL
AG4	2	BIGTOOTH MAPLE	B & B	2"
AG3	3	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2"

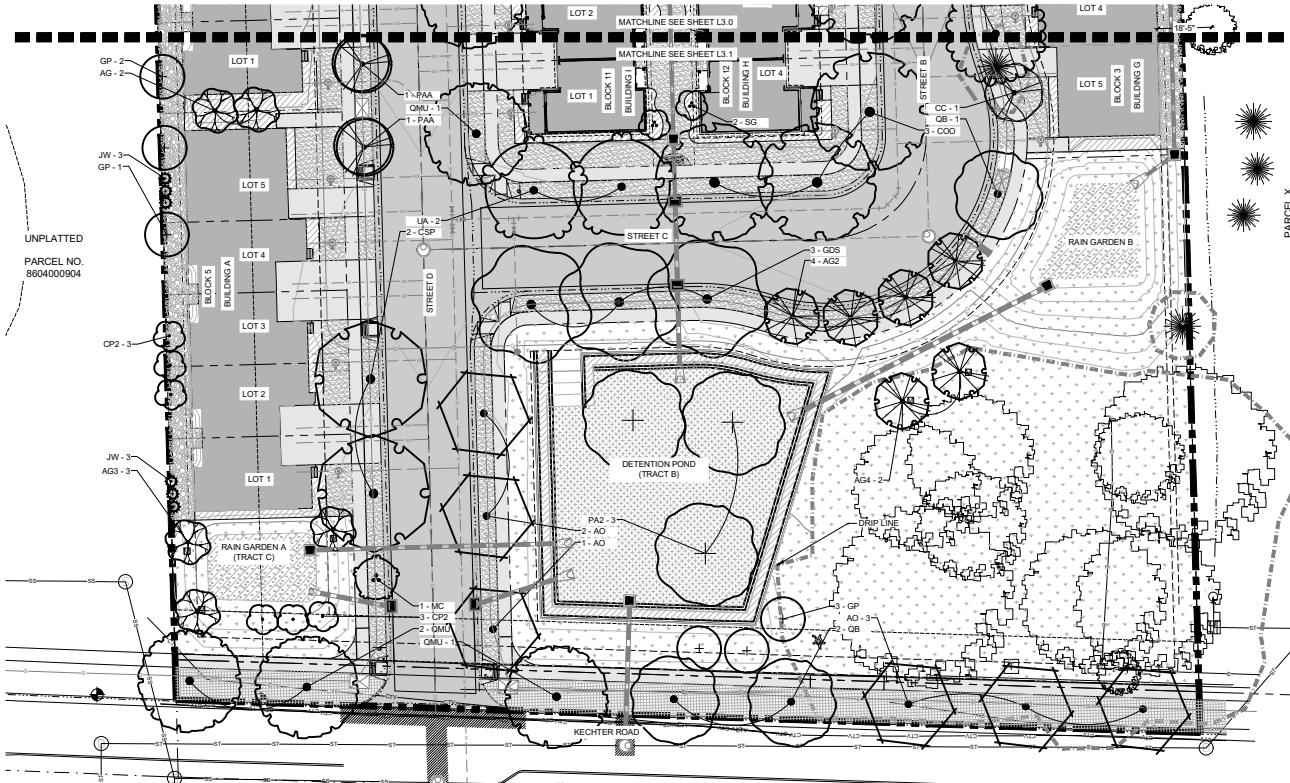
  

ORNAMENTAL TREES	QTY	COMMON NAME	CONT	CAL
AG2	7	BIGTOOTH MAPLE	B & B	1"
AD	6	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	1"
CC	1	EASTERN REDBUD	B & B	1"
MSR	4	STAR MAGNOLIA	B & B	1"
MC	4	CORALBURN CRABAPPLE	B & B	1"
MB	4	RED BARRON CRAB APPLE	B & B	1"
PAA	2	AUTUMN GLAZE PEAR	B & B	1"
SG	6	PRESIDENT GREVY LILAC	B & B	1"

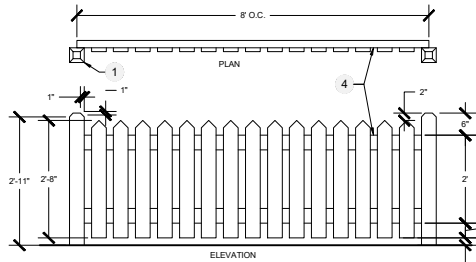
NOTE: TREES IDENTIFIED AS MITIGATION TREES SHALL BE PROVIDED AT THE INCREASE SIZE PER DIVISION 3.2.1 (F)(1) OF THE FORT COLLINS LAND USE CODE.

**LEGEND**

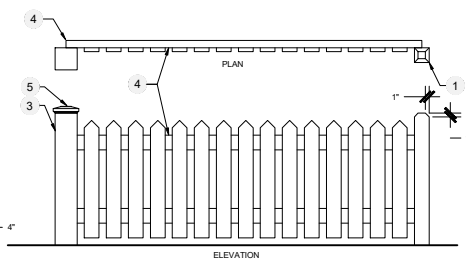
- = PROPERTY BOUNDARY
- = LOT LINE
- = SANITARY SEWER SERVICE UTILITY
- = WATER UTILITY
- = WATER UTILITY SERVICE
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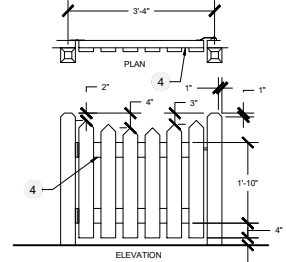
- 1 4" X 4" CEDAR POST, PAINTED WHITE
- 2 1" X 4" CEDAR PICKET, PAINTED WHITE
- 3 6" X 6" CEDAR POST, PAINTED WHITE. LOCATED AT END OF FENCE RUNS.
- 4 2" X 4" CEDAR RAIL, PAINTED WHITE
- 5 6" X 6" WOOD FLAT FANCY POST CAP BY HOME DEPOT MODEL #189301. PAINTED WHITE



36" TYPICAL



36" START/END SECTION



36" GATE

**1 FENCING DETAILS**

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 APPROVE THE SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 21.31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

**KECHTER TOWNHOMES**

**PDP SUBMITTAL**

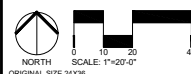
FORT COLLINS, CO  
PREPARED BY:



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ORIGINAL SIZE 24X36

ISSUED	DATE
1 PDP SUBMITTAL	07/22/2020
2 PDP SUBMITTAL #2	12/23/2020

REVISIONS	DATE
No. DESCRIPTION	DATE

**LANDSCAPE PLAN**

SEAL:



PROJECT No.: 020-020  
DRAWN BY: AG  
REVIEWED BY: RL  
DRAWING NUMBER:

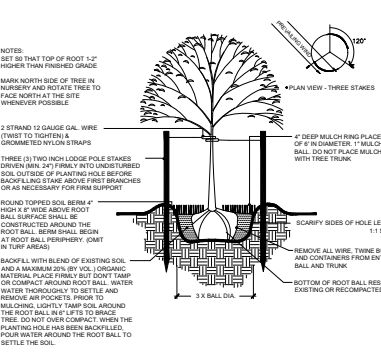
**L3.1**

OP-KET-01



## GENERAL LANDSCAPE NOTES

- PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE, FREE OF ANY DEFECTS OF NORMAL HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAHS) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT. UPRIGHT JUNIPERS MAY BE IN CONTAINER. PLANTS MAY BE DIVIDED TO FIT CONTAINERS.
  - CANOPY TREES (AS STREET TREE) = 1.25' CAL
  - CANOPY TREES = 1.0' CAL
  - ORNAMENTAL TREES = 1.0' CAL
  - EVERGREEN TREES = 4.0' HT
  - SHRUBS = 1 GALLON CONT.
- IRRIGATION:** ALL LANDSCAPE AREAS WITH THE SITE INCLUDING TURF, SEEDS, SHRUBS BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AND SEED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUBS BEDS AND TREES SHALL BE IRRIGATED WITH AN AUTOMATIC TRICKLE IRRIGATION SYSTEM OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- 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.
- SOIL AMENDMENTS:** SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGH LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCH OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS OR AREAS TO BE PLANTED HAVE BEEN THOROUGHLY LOOSENEED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
- INSTALLATION AND DIAGNOSTICS:** ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE SHALL BE INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- MAINTENANCE:** TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THE FINAL PLANS SHALL BE CONSIDERED AN 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.
- REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
  - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
  - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
  - 15 FEET BETWEEN TREES AND PUBLIC WATER AND STORM SEWER MAIN LINES
  - 4 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES
  - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
  - 4 FEET BETWEEN TREES AND GAS LINES
- ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER IFC 3-107(F)(6)
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 3' SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF SIGNAGE. TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 4' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 30" IN HEIGHT AND OF AN OPEN DESIGN.
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION, THE PROPERTY OWNER OR THE APPLICANT. PROVISIONS FOR SNOW REMOVAL ON ALL ADJACENT STREET AND PRIVATE DRIVE SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS SHALL BE MAINTAINED.
- THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- LANDSCAPING WITHIN RESIDENTIAL LOTS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE RESIDENTIAL LOT, AND THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON THE RESIDENTIAL LOT.
- THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE MAINTAINED WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES LISTED IN THE PLANT LIST, SPECIES LISTED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE TILDED TO A MINIMUM DEPTH OF THREE INCHES.
- IRRIGATED TURF SHALL BE MATCHED BLUEGRASS/KENTUCKY BLUEGRASS/HYBRID REVELLE OR APPROVED EQUIVALENT.
- EDGING BETWEEN GRASS AND SHRUBS BEDS SHALL BE 1/8" X 4" ROLLED TOP STEEL 60' LENGTH WITH TOP OF SOO DR APPROVED EQUAL.
- ATTACHED SINGLE FAMILY AND COMMON OPEN SPACE DETAILED LANDSCAPE PLANS WILL BE PROVIDED AT A FUTURE PLAN LEVEL.



1 TREE PLANTING DETAIL - WOOD POSTS  
SCALE: NTS 1:2 LPL2-PLA-02

## PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AC2	3	ACER PLATANOIDES 'COLUMNARE' / COLUMNAR NORWAY MAPLE	B & B	1"
	AO	7	AESCULUS GLABRA / OHIO BUCKEYE	B & B	1"
	CSP	8	CATALPA SPECIOSA / WESTERN CATALPA	B & B	1"
	COO	6	CELTIS OCCIDENTALIS / WESTERN HACKBERRY	B & B	1"
	CP2	9	CELTIS OCCIDENTALIS PRARIE SENTINEL / PRARIE SENTINEL COMMON HACKBERRY	B & B	1"
	GP	12	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B	1"
	GDS	6	GYMNOCLADUS DIOICUS 'ESPRESSO' / SEEDLESS COFFEE TREE 'ESPRESSO'	B & B	1"
	PA2	3	POPULUS X ACUMINATA / LANCELEAF POPLAR	B & B	1"
	QB	3	QUERCUS BUCKLEYI / BUCKLEY OAK	B & B	1"
	QMU	8	QUERCUS MUEHLBERGII / CHINKAPIN OAK	B & B	1"
	TCG	7	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	B & B	1"
	UA	5	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	1"
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	JW	15	JUNIPERUS SCOPULORUM 'WOODWARD' / WOODWARD COLUMNAR JUNIPER	B & B	6' HT
	PI	3	PICEA PUNGENS 'ISELI FASTIGIATE' / FASTIGIATE SPRUCE	B & B	6' HT
	PE2	9	PINUS SYLVESTRIS 'FASTIGIATA' / ERECT SCOTCH PINE	B & B	6' HT
MITIGATION TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AG4	2	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B & B	2"
	AG3	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2"
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AG2	7	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B & B	1"
	AG	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	1"
	CC	1	CERDIS CANADENSIS / EASTERN REDBUD	B & B	1"
	MSR	4	MAGNOLIA STELLATA 'ROYAL STAR' / STAR MAGNOLIA	B & B	1"
	MC	4	MALLUS X 'CORALBURST' / CORALBURST CRABAPPLE	B & B	1"
	MB	4	MALLUS X 'RED BARRON' / RED BARRON CRAB APPLE	B & B	1"
	PAA	2	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE PEAR	B & B	1"
	SG	6	SYRINGA VULGARIS 'PRESIDENT GREVY' / PRESIDENT GREVY LLAC	B & B	1"

## SEED MIXES

DRYLAND NATIVE SEED			
SPECIES	PREFERRED VARIETIES	SEEDED RATE LBS/ACRE (DRILLED)	
LELYMUS CINEREUS / GREAT BASIN WILDOYE	MANCARG	3	
NASSELLA VIRIDULA / GREEN NEEDLE GRASS	LCOORM	2	
ACHNATHERUM HYMENOIDES / INDIAN ICEGRASS	PALOMA, NEZPAR	1	
ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	PRIMAR, REVENUÉ	2	
ELYMUS LANCEOLATUS / THICKSPIKE WHEATGRASS	CRITANA	3	
PASCOPYRUM SMITHI WESTERN WHEATGRASS	ARRIBA, BARTON	4	
		15	

WATER QUALITY NATIVE SEED			
SPECIES	PREFERRED VARIETIES	SEEDED RATE LBS/ACRE (DRILLED)	
LELYMUS CINEREUS / GREAT BASIN WILDOYE	MANCARG	3	
NASSELLA VIRIDULA / GREEN NEEDLE GRASS	LCOORM	2	
ACHNATHERUM HYMENOIDES / INDIAN ICEGRASS	PALOMA, NEZPAR	1	
ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	PRIMAR, REVENUÉ	2	
ELYMUS LANCEOLATUS / THICKSPIKE WHEATGRASS	CRITANA	3	
PASCOPYRUM SMITHI WESTERN WHEATGRASS	ARRIBA, BARTON	4	
SCHIZACHYRIUM SCOPULARUM / LITTLE BLUESTEM	BLAZE	3	
		18	

## REQUIRED LANDSCAPE

REQUIRED LANDSCAPE	LINEAR FEET	PROVIDED TREES	REQUIRED TREES	DIFFERENCE
FRONTAGE OF STREETS A, B, C, D	2330	41	59	
CANOPY STREET TREES PROVIDED AT 30'-40' O.C		41		
ORNAMENTAL STREET TREES PROVIDED AT 20'-40' O.C		18		
TOTAL PROVIDED		59		0
KECHTER ROAD	290	8	8	0
CANOPY STREET TREES PROVIDED AT 30'-40' O.C		8		
TOTAL PROVIDED		8		0
MITIGATION TREES		5	5	0
OVERALL TOTAL		72	72	0

## WATER USE TABLE

PERIOD/DURATION	DATE(S)	WATER DEMAND (GALONS)	ANNUAL WATER USE
High	06/04/21	81	567,000
Normal	06/05/21	10	72,000
Low	06/06/21	10	72,000
TOTAL	06/06/21	101	711,000
MINIMUM WATER USE NOT TO EXCEED 1 GAL/100 SQ. YARD/AVERAGE OVER THE SITE			

## STREET TREE NOTES

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

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 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.

## SPECIES DIVERSITY

TREE SPECIES DIVERSITY	# OF TREES	% OF TOTAL
<b>CANOPY TREES</b>	<b>77</b>	<b>53.85</b>
ACER PLATANOIDES 'COLUMNARE'	3	2.10
AESCULUS GLABRA	7	4.90
CATALPA SPECIOSA	8	5.59
CELTIS OCCIDENTALIS	6	4.20
CELTIS OCCIDENTALIS PRARIE SENTINEL	9	6.29
GINKGO BILOBA 'PRINCETON SENTRY'	12	8.39
GYMNOCLADUS DIOICUS 'ESPRESSO'	6	4.20
POPULUS X ACUMINATA	3	2.10
QUERCUS BUCKLEYI	3	2.10
QUERCUS MUEHLBERGII	8	5.59
TILIA CORDATA 'GREENSPIRE'	7	4.90
ULMUS X 'ACCOLADE'	5	3.50
<b>EVERGREEN TREES</b>	<b>27</b>	<b>18.88</b>
JUNIPERUS SCOPULORUM 'WOODWARD'	15	10.49
PICEA PUNGENS 'ISELI FASTIGIATE'	3	2.10
PINUS SYLVESTRIS 'FASTIGIATA'	9	6.29
<b>ORNAMENTAL TREES</b>	<b>39</b>	<b>27.57</b>
ACER GRANDIDENTATUM	7	4.90
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	6	4.20
CERDIS CANADENSIS	1	0.70
MAGNOLIA STELLATA 'ROYAL STAR'	4	2.80
MALLUS X 'CORALBURST'	4	2.80
MALLUS X 'RED BARRON'	4	2.80
PYRUS CALLERYANA 'AUTUMN BLAZE'	2	1.40
SYRINGA VULGARIS 'PRESIDENT GREVY'	6	4.20
<b>MITIGATION TREES</b>	<b>5</b>	<b>3.50</b>
ACER GRANDIDENTATUM	2	1.40
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	3	2.10
<b>TOTAL</b>	<b>143</b>	<b>100.00</b>

## TREE PROTECTION NOTES

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FALL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE TURBANCE.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERRECTED 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 DBP 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 OR 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 ZONES BY UNCLE SAMMING AREAS, ROAD RIGHTS-OF-WAY AND UTILTY EASEMENTS MAY BE "BRIDGED OFF" RATHER THAN ERRECTING PROTECTIVE FENCING AROUND EACH TREE. BRIDGES SHALL BE CONSTRUCTED AS FOLLOWS: THIS MAY BE ACCOMPLISHED BY PLACING METAL T POSTS AT A MAXIMUM OF FIFTY (50) FEET APART AND TYING BIRCH 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 EQUAL TO 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

9. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENDURING NO ACTIVE NESTS IN THE AREA.

## KECHTER TOWNHOMES

## PDP SUBMITTAL

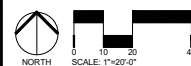
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ORIGINAL SIZE 24X36

ISSUED	NO.	DESCRIPTION	DATE
1	PDP SUBMITTAL		07/22/2020
2	PDP SUBMITTAL #2		12/23/2020

REVISIONS	NO.	DESCRIPTION	DATE

## LANDSCAPE NOTES

SCALE:

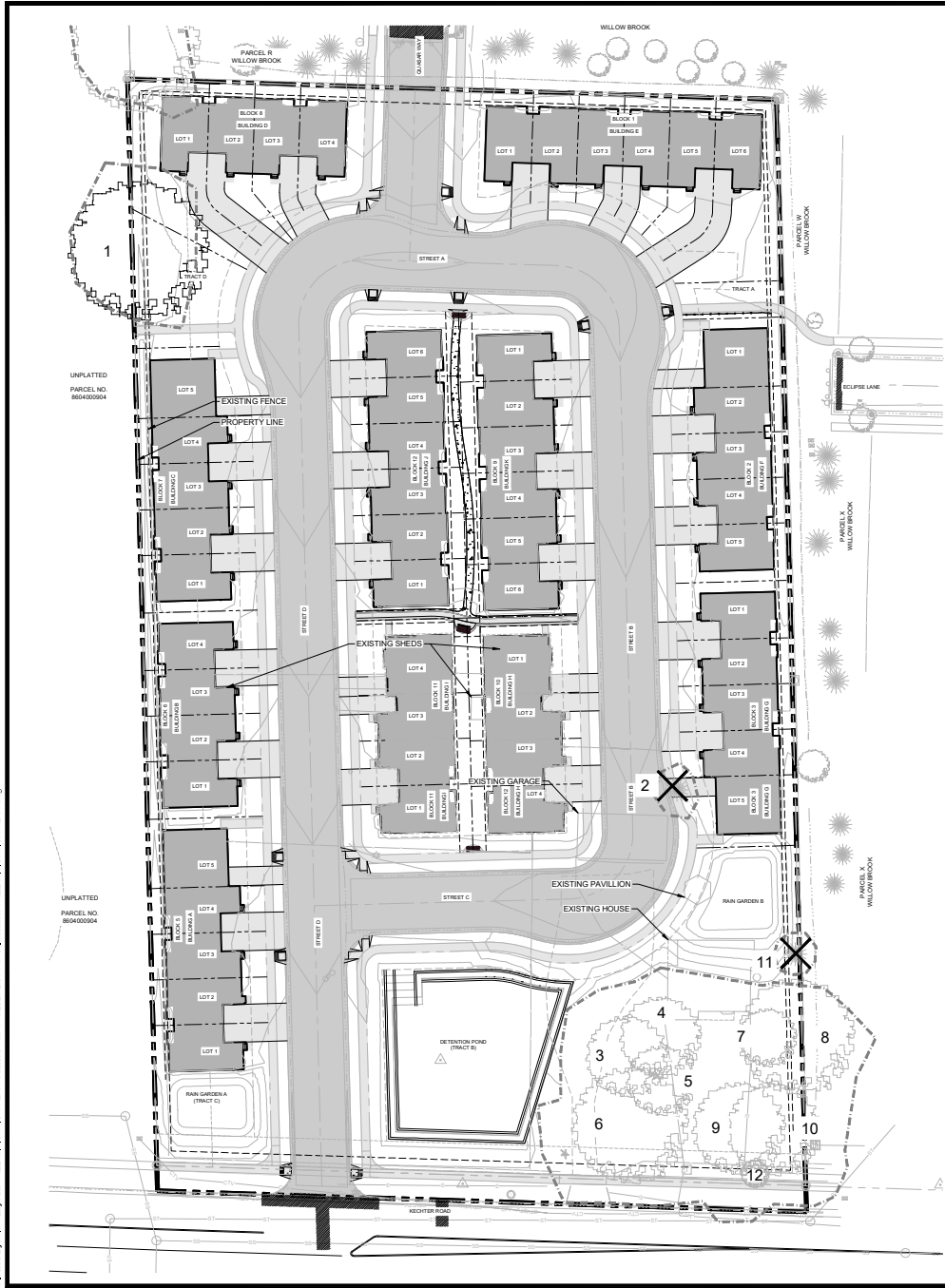


PROJECT No.: 020-020  
DRAWN BY: AG  
REVIEWED BY: RL  
DRAWING NUMBER:

L3.2

Pinned By: Aiko Sieben - Layout: L3.2 LANDSCAPE NOTES - Printed On: 11/3/2021 2:31 PM File Name: L1 LANDSCAPE PLAN.rvt

Plotted By: Alex Layout: TREE MITIGATION PLAN Printed On: 1/13/2021 2:31 PM File Name: TREE MITIGATION PLAN.dwg



### TREE MITIGATION LEGEND



### TREE MITIGATION SUMMARY

#	TYPE	DBH	CONDITION	MITIGATION VALUE	NOTES	REMOVAL
1	COTTONWOOD	90"	FAIR -	6		NO
2	PONDEROSA PINE	(2) 14"	FAIR +	2.5		YES- R.O.W CONSTRUCTION
3	COTTONWOOD	42"	FAIR	3.5		NO
4	COTTONWOOD	38"	FAIR	3.5		NO
5	COTTONWOOD	35"	FAIR	3.5		NO
6	COTTONWOOD	62"	FAIR -	6		NO
7	COTTONWOOD	31"	FAIR -	3		NO
8	COTTONWOOD	70"	FAIR -	6		NO
9	COTTONWOOD	48"	FAIR, FAIR -	5		NO
10	COTTONWOOD	64"	FAIR -	5		NO
11	BLUE SPRUCE	13"	FAIR	2		YES- NEW GRADING
12	ASH	9"	FAIR	1.5		NO
TOTAL				46		

TYPE	COUNT	REQUIRED MITIGATION TREES
TREES PRESERVED	10	
TREES TO BE REMOVED	2	5
<b>TOTAL</b>	<b>12</b>	<b>5</b>

LOCATION	COUNT
MITIGATION TREES PROPOSED TO BE PLANTED ON-SITE	5
MITIGATION TREES PROPOSED TO BE PLANTED OFF-SITE	0
PAYMENT IN LIEU (ASSUMES \$450 PER TREE)	0
<b>TOTAL</b>	<b>5</b>

MITIGATION TREES	PROVIDED	REQUIRED
CANOPY TREE	0	
ORNAMENTAL TREE	5	
<b>TOTAL</b>	<b>5</b>	<b>5</b>

NOTE: NO TREES SHALL BE REMOVED DURING THE SONGSPRO NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

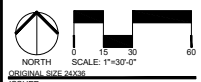
## KECHTER TOWNHOMES

### TREE MITIGATION PLAN

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PREPARED BY:



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urban design | entitlement  
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ISSUED		
No.	DESCRIPTION	DATE
1	PDP SUBMITTAL	07/22/2020
2	PDP SUBMITTAL #2	12/23/2020
REVISIONS		
No.	DESCRIPTION	DATE

### TREE MITIGATION PLAN

SEAL:



PROJECT No.	020-020
DRAWN BY:	AG
REVIEWED BY:	RL
DRAWING NUMBER:	

L4.0



**KECHTER TOWNHOMES**

**PDP SUBMITTAL**

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It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client shall be responsible for any defects in construction if these procedures are not followed.

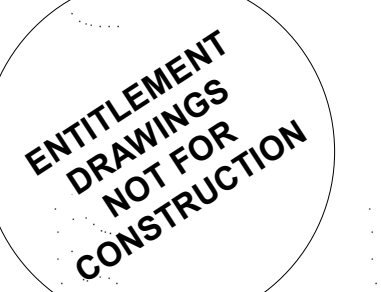
**ORIGINAL SIZE 24X36**

Sheet Issue & Revision Log		
No	Description	Date
1	PDP SUBMITTAL	07/22/2020
2	PDP SUBMITTAL #2	12/23/2020

REVISIONS		
No	Description	Date

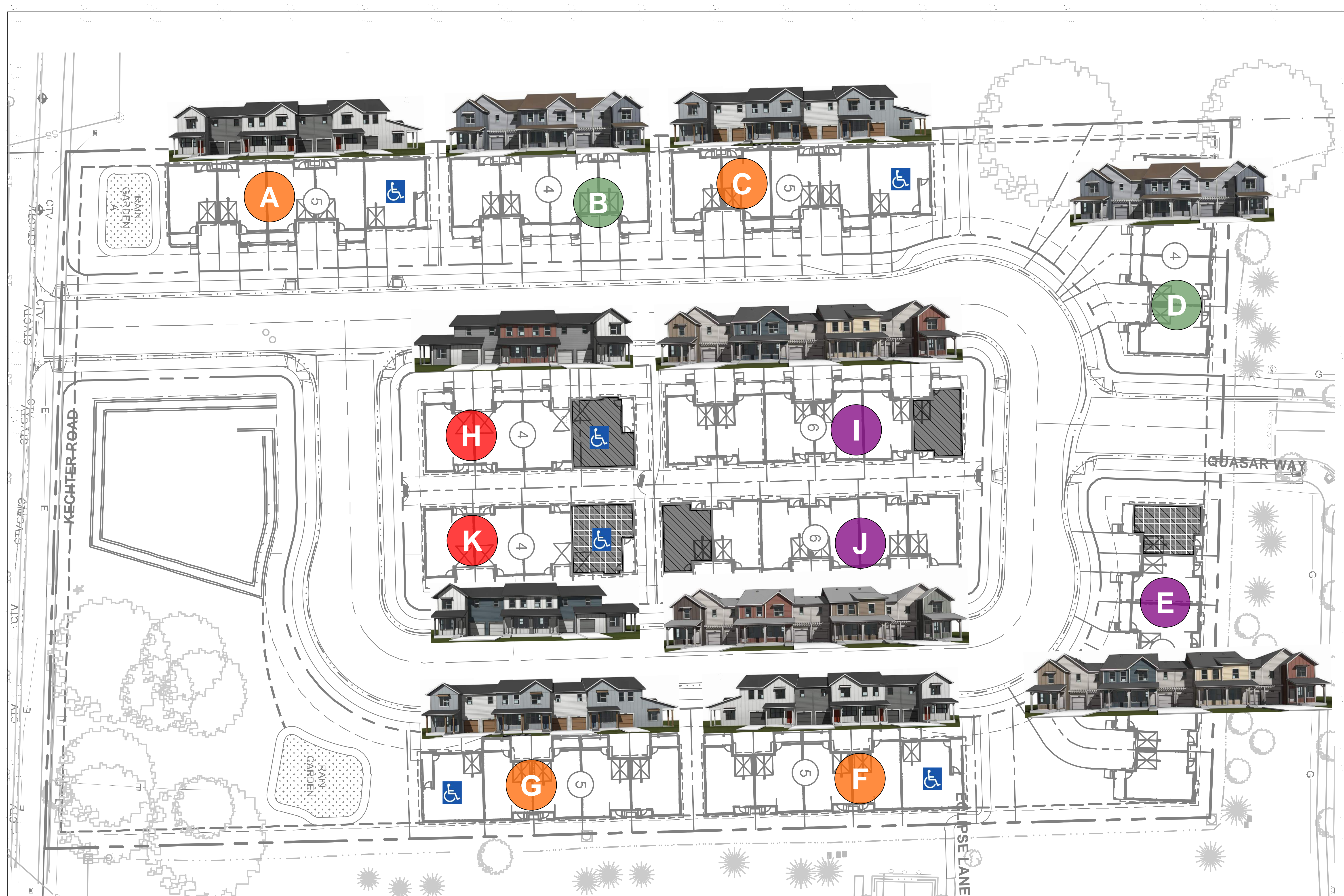
**SITE DIAGRAM**

SEAL:



PROJECT No:	Project # 19_014_00
DRAWN BY:	WS
REVIEWED BY:	CR
DRAWING NUMBER:	

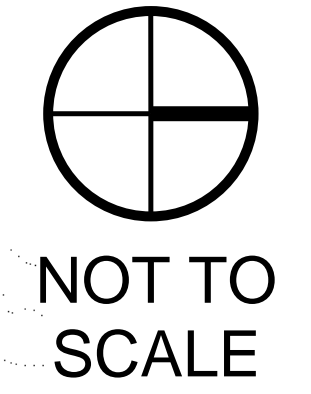
FOR INFORMATION ONLY



**A** BUILDING LETTER  
(COLOR CODED PER BUILDING TYPE)

ACCESSIBLE UNIT (6 TOTAL)  
(REQUIRED PER C.R.S., TITLE 9, ARTICLE 5)

TWO-BEDROOM UNIT (5 TOTAL)  
(THE REMAINDER ARE THREE-BEDROOMS)







2/ 3D VIEW OF FRONT



5/ 3D VIEW OF BACK



2/ 3D VIEW OF FRONT



5/ 3D VIEW OF BACK