

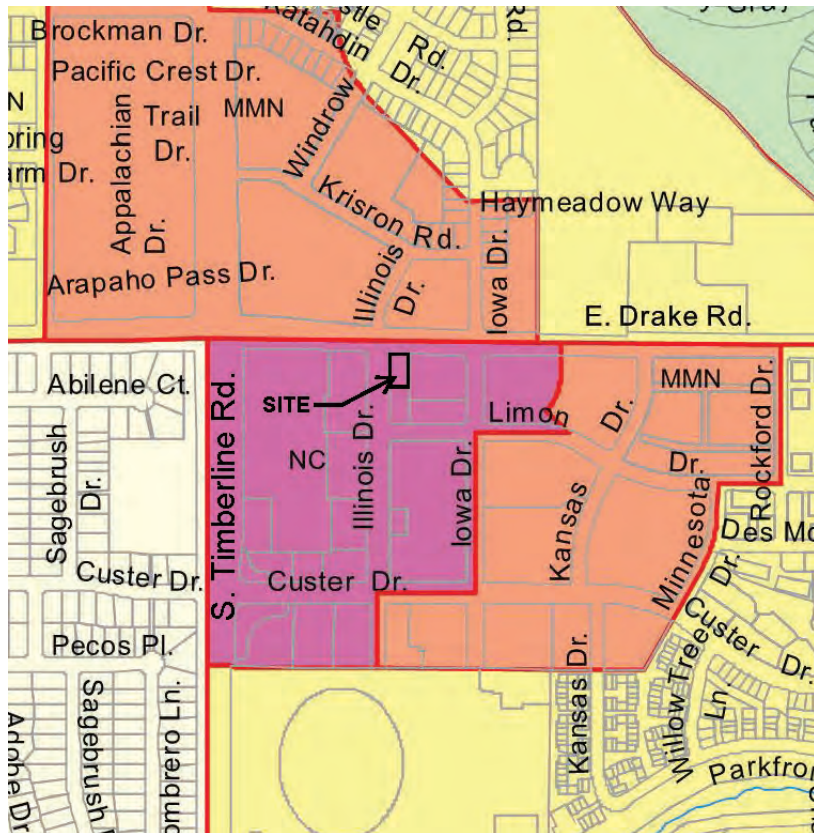
Administrative Hearing: March 25, 2021

Bachus and Schanker Law Office Building, FDP200031

Summary of Request

This is a combination Project Development Plan (PDP) and Final Development Plan (FDP) proposing to replat Lot 1 of the Warren Federal Credit Union-East Drake Subdivision creating two new lots which will be used for commercial and office uses. Two buildings are proposed, one-story in height, with a total of 5,400 square feet of floor area. 28 parking spaces are available with the existing commercial parking lot adjacent to the east of the property. One Modification of Standard is proposed.

Zoning Vicinity Map



Next Steps

If approved by the decision maker, the Final Development Plan review may be completed for the project.

Site Location

Located at the southeast corner of E. Drake Road and Illinois Drive. The site is currently addressed as 2630 Illinois Drive.

Zoning

Neighborhood Commercial (N-C)

Property Owner

Bachus & Schanker, LLC c/o Julie Wolf
Intelligen Commercial Environments, Inc.
6120 Greenwood Plaza Blvd #100
Greenwood Village, CO 80111

Applicant/Representative

Kenneth Merritt
JR Engineering LLC
2900 S College Ave, Suite 3D
Fort Collins, CO 80525

Staff

Jason Holland, City Planner

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Staff Recommendation

Approval of the FDP and Modification of Standard

1. Project Introduction

A. PROJECT DESCRIPTION

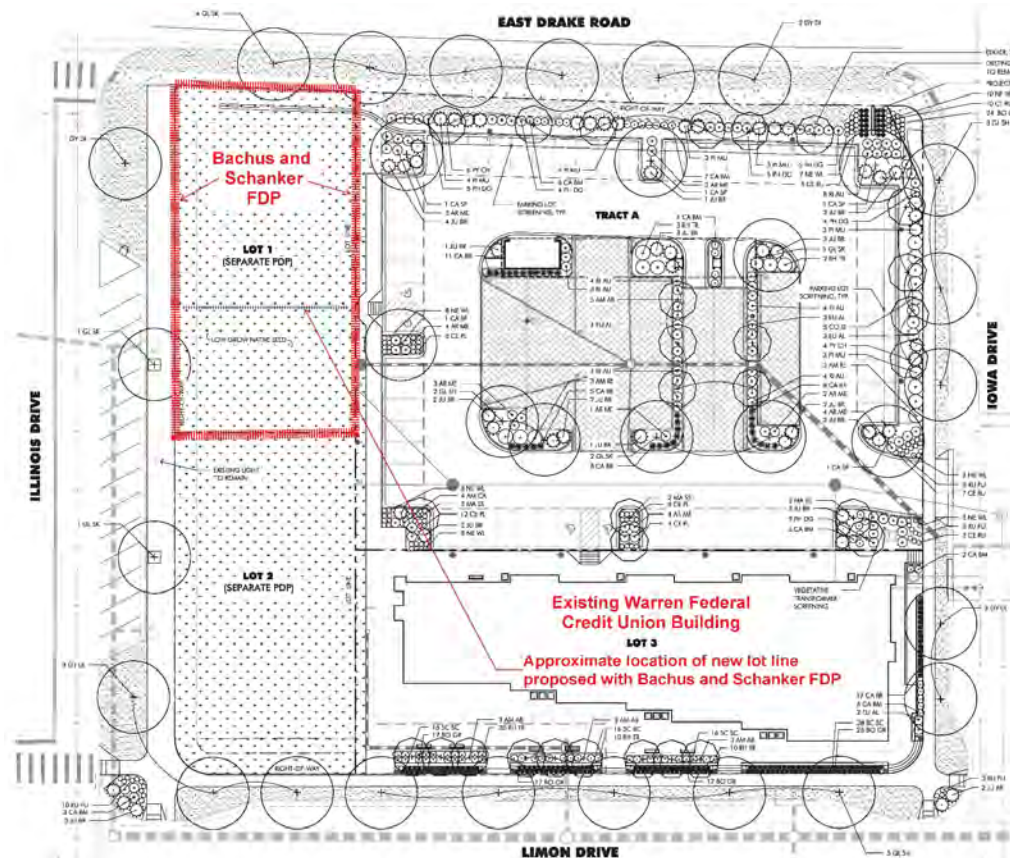
- This is a combination Project Development Plan (PDP) and Final Development Plan (FDP) proposing to replat Lot 1 of the Warren Federal Credit Union-East Drake Subdivision creating two new lots which will be used for commercial and office uses.
- Two buildings are proposed, one-story in height, with a total of 5,400 square feet of floor area.
- 28 parking spaces, interior sidewalks and landscape areas are proposed. 28 parking spaces are available with the existing commercial parking lot adjacent to the east of the property.
- One Modification of Standard is proposed which addresses *Section 3.2.5 – Trash and Recycling Enclosures*.

B. SITE CHARACTERISTICS

1. Background

The property is part of the Righden Farm Overall Development Plan which was first approved in 1999. The majority of the Righden Farm neighborhood has been constructed.

The property is also a part of the Warren Federal Credit Union-East Drake Plat which was approved in 2015. This plat includes approximately two acres and divided the block into three lots and Tract A. Tract A is intended to be used for access, off-street parking and trash/recycling for all lots. The Warren Federal Credit Union building located on Lot 3 is occupied. The Bachus and Schanker FDP location is shown in red below and proposes to further subdivide their property into two new lots.



Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Medium Density Mixed Use Neighborhood (M-M-N)	Neighborhood Commercial (N-C)	Neighborhood Commercial (N-C)	Neighborhood Commercial (N-C)
Land Use	Sidehill residential subdivision	Flats at Ridgen Farm residential subdivision	Rigden Farm Senior Living	Shops at Ridgen Farm

2. Public Outreach

A. NEIGHBORHOOD MEETING

Pursuant to *Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is not required for Administrative (Type 1) projects.

B. PUBLIC COMMENTS

Any communication received between the public notice period and hearing will be forwarded to the Hearing Officer to be considered when making a decision on the project.

3. Article 2 – Applicable Standards

A. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

The PDP complies with all applicable Development Review Procedures in Division 2.2 of the Land Use Code:

1. Conceptual Review - CDR200077

A conceptual review meeting was held on October 15, 2020.

2. Project Development Plan/Final Plan Submittal – FDP 200031

The first submittal of this project was completed on December 18, 2020.

3. Neighborhood Meeting

2.2.2 – Step 2: Neighborhood Meetings -- Not applicable.

4. Notice (Posted, Written and Published)

Posted Notice: December 7, 2020, Sign # 594

Written Hearing Notice: March 11, 2021, 328 addresses mailed.

Published Hearing Notice: March 14, 2021, Coloradoan Confirmation # 0004644136

B. DIVISION 2.8 – MODIFICATION OF STANDARD

The applicant requests one Modification of Standard and provides a justification letter attached to this staff report.

The Land Use Code is adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique or unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. The modification process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of these instances on a case-by-case basis, 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).

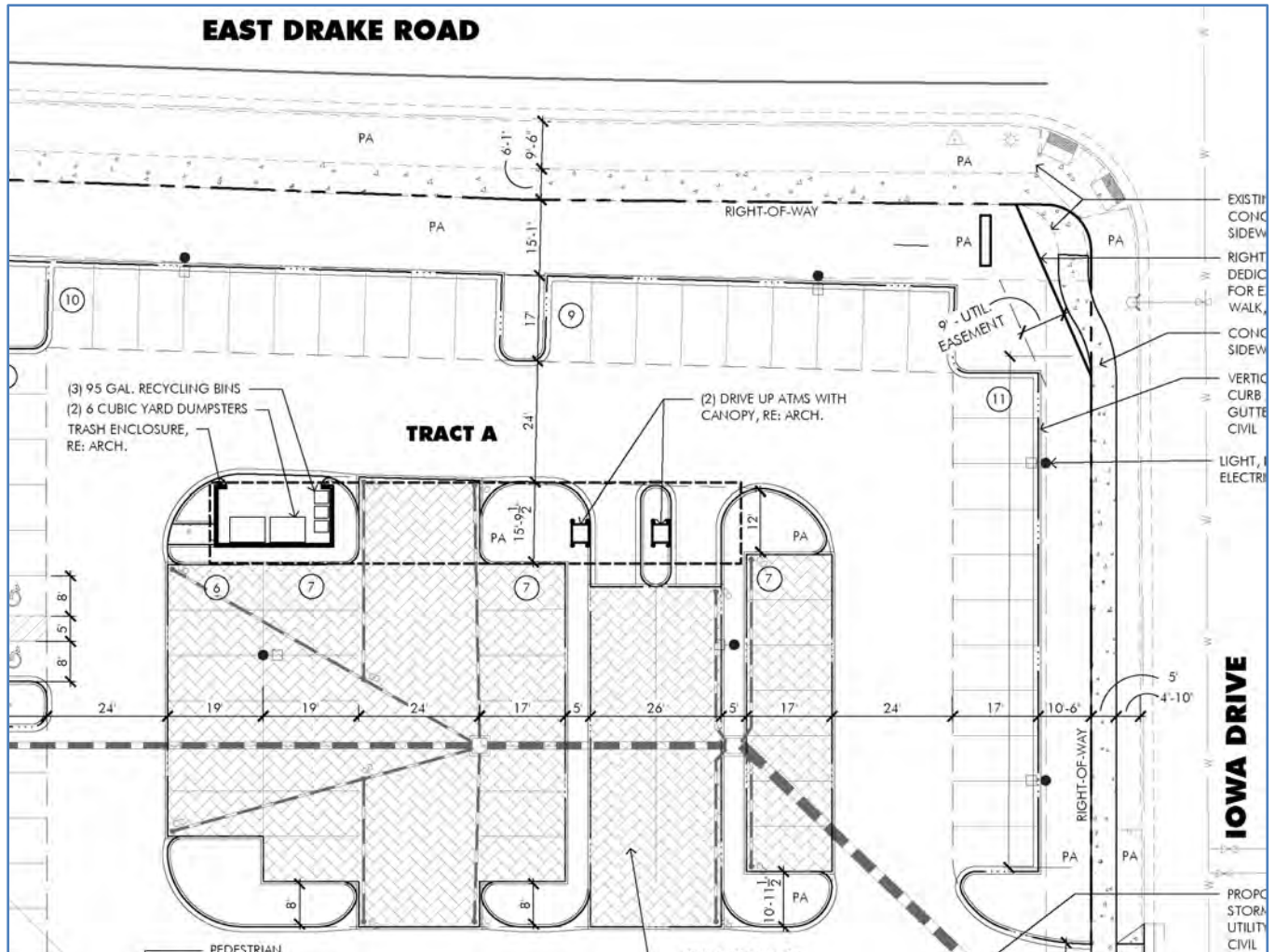
1. Description of the Modification to Trash and Recycling Enclosures – General Standards, *Subsection 3.2.5(C)(3)*:

3.2.5(C)(3) “Development plans must include labeled drawings of all proposed enclosures, internal trash and recycling rooms, staging areas and the like and include all proposed dumpsters, containers, bins and other receptacles and label the capacity of each. Proposed recycling capacity must be at least fifty (50) percent of the proposed trash capacity.”

The Applicant proposes to use the existing trash and recycling enclosure with the existing trash and recycling container sizes approved within Tract A of the Warren Federal Credit Union PDP. This trash enclosure was approved in 2015 and the standards related to recycling capacity have changed, and as underlined in the code provision in 3.2.5(C)(3), recycling capacity must be at least fifty (50) percent of the proposed trash capacity. The Warren Federal Credit Union PDP trash/recycling enclosure provides two 6-yard trash containers and three 95-gallon recycling bins. Each 95-gallon recycling bin equals

approximately 0.47 cubic yards, which means that the total recycling capacity is approximately 1.41 cubic yards. In order to meet the 50% requirement, additional recycling storage is required.

Image from the Approved Warren Federal Credit Union FDP (See Attachment 18):



2. Applicant’s Justification for the Modification to Trash and Recycling Enclosures – General Standards, Subsection 3.2.5(C)(3):

The Applicant’s modification request is attached with this staff report. The Applicant contends that the modification meets one of the four criteria:

Criteria 1 of 4 – *“the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.”*

Applicant:

“The Law Office of Bachus and Schanker have a strict policy that requires that all paper and documents generated by the company that are to be disposed must first be shredded by an outside Legal Document Shredding Service. All Paper that is designated for disposal will be collected and stored in a secured area of the building prior to being shredding by an outside shredding service. On a weekly or bi-weekly basis,

depending on volume of material collected the Document Shredding Service will arrive and shred all paper and documents on-site under the supervision of a Bachus & Schanker representative. After the shredding is complete the shredded material will then be hauled off-site by the Document Shredding Service provider to be recycled. No recyclable paper from the Bachus and Schanker Office will be placed into the existing trash enclosure recycling containers located on site and only a very minimal amount of trash and recycling generated by Bachus & Schanker will be disposed in the existing trash and recycling containers on-site.”

“Therefore the applicant believes that the process of on-site paper shredding, removal and recycling performed on a weekly or bi-weekly basis will ensure that the existing Trash Enclosure and the existing Trash and Recycling Containers as originally designed and installed in 2016 will remain adequate for the existing and future businesses located within the Warren Federal Credit Union development and thus no modifications to either the trash enclosure or its trash and recycling collection containers will be required by the proposed development subject to the approval of this requested Modification of Standard.”

3. Staff Analysis and Findings of Fact for the Modification to *Trash and Recycling Enclosures – General Standards, Subsection 3.2.5(C)(3)*:

Staff finds that the request for the Modification of Standard to *Subsection 3.2.5(C)(3)* is justified by the applicable standards in 2.8.2(H).

The Modification satisfies criterion 2.8.2(H)(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. Staff finds that the modification meets criterion 2.8.2(H)(1) and is not detrimental to the public good because:

- 1) The existing recycling containers located in Tract A of the Warren Federal Credit Union FDP should remain adequate to serve the recycling needs of the overall development, including the 5,400 square feet of office use within the two buildings proposed with the Bachus and Schanker Law Offices FDP. Law offices and financial services uses typically need less recycling space because a portion of the recycling volume is hauled off-site by a document shredding service provider to be recycled. This measure represents an alternative recycling plan that adequately reduces the on-site recycling storage volume needed.
- 2) The other existing commercial uses that utilize the trash and recycling containers are generally considered to be relatively low volume trash and recycling users; current users in the Warren building include financial services, nutrition supplements (general retail) and a fitness center (limited indoor recreation); should there be proposed future changes of use then staff could re-evaluate whether the trash and recycling facilities are adequate to meet the requirements in Section 3.2.5 of the Land use Code.

4. Article 3 – Applicable General Development Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
Section 3.2.1 Landscaping and Tree Protection		
3.2.1(C) General Standard	<p><i>3.2.1(B) Purpose. The intent of this Section is to require preparation of landscape and tree protection plans that ensure significant canopy cover is created, diversified and maintained so that all associated social and environmental benefits are maximized to the extent reasonably feasible. These benefits include reduced erosion and stormwater runoff, improved water conservation, air pollution mitigation, reduced glare and heat build-up, increased aesthetics, and improved continuity within and between developments. Trees planted in appropriate spaces also provide screening and may mitigate potential conflicts between activity areas and other site elements while enhancing outdoor spaces, all of which add to a more resilient urban forest.</i></p> <p>3.2.1(C) General Standard</p> <p><i>All developments shall submit a landscape and tree protection plan, and, if receiving water service from the City, an irrigation plan, that: (1) reinforces and extends any existing patterns of outdoor spaces and vegetation where practicable, (2) supports functional purposes such as spatial definition, visual screening, creation of privacy, management of microclimate or drainage, (3) enhances the appearance of the development and neighborhood, (4) protects significant trees, natural systems and habitat, (5) enhances the pedestrian environment, (6) identifies all landscape areas, (7) identifies all landscaping elements within each landscape area, and (8) meets or exceeds the standards of this Section.</i></p> <ul style="list-style-type: none"> • The project provides a landscape design that meets and exceeds the purpose and general standard for landscaping and tree protection. The tree canopy provided and preserved meets city requirements. In accordance with objectives one through five of the general standards, shrub and ground cover plantings are arranged to provide screening, visual interest and spatial definition around the proposed buildings. • Per criterion 8 in the General Standard, compliance with Section 3.2.1 is further described through the following specific landscape and tree protection design standards applicable to the project. 	Complies
3.2.1(D) Tree Planting Standards 3.2.1(D)(1)(c) Full Tree Stocking	<p>This section requires that all developments establish groves and belts of trees along all city streets, in and around parking lots, and in all landscape areas that are located within fifty (50) feet of any building or structure in order to establish at least a partial urban tree canopy.</p> <p>This section more specifically requires that full tree stocking be provided in all landscape areas within fifty (50) feet of any building or structure. Landscape areas shall be provided in adequate numbers, locations and dimensions to allow full tree stocking to occur along all high use or high visibility sides of any building or structure, in accordance with the spacing standards outlined in this section:</p> <p>Canopy shade trees: 30' - 40' spacing</p> <p>Coniferous evergreens: 20' - 40' spacing</p>	

	<p>Ornamental trees: 20' - 40' spacing</p> <p>Exact locations and spacings may be adjusted at the option of the applicant to support patterns of use, views and circulation as long as the minimum tree planting requirement is met. Canopy shade trees shall constitute at least fifty (50) percent of all tree plantings. Required street trees may be used to contribute to this standard.</p> <ul style="list-style-type: none"> Both of the proposed buildings exceed the tree stocking requirement through a combination of existing trees along the streets and existing trees along the parking lot. Additional new trees are provided as an enhancement that meets and exceeds the tree stocking spacing requirement. All sides of the buildings meet or exceed the tree stocking requirement. A total of 17 trees are provided (or currently exist) around the proposed buildings within 50 feet of the building facades. 	
<p>3.2.1(D)(2) Street Trees</p>	<p>This section requires that canopy shade trees be planted along public sidewalks at thirty-foot to forty-foot spacing and to the extent reasonably feasible, be positioned at evenly spaced intervals. Spacing should also be coordinated to meet utility and traffic separation requirements as described in Section 3.2.1(K).</p> <ul style="list-style-type: none"> There are five existing shade trees along the East Drake Road and Illinois Drive frontage in proximity to the proposed buildings. The tree locations are spaced at acceptable intervals and are positioned to comply with traffic and utility separation requirements as described in Section 3.2.1(K). 	<p>Complies</p>
<p>3.2.1(D)(3) Minimum Species Diversity</p>	<p>Six different tree species are proposed for the 20 trees provided. Species noted in the plant list (Attachment 9, sheet 7 of 12) indicate a maximum of 25% of any one species proposed which meets the diversity standard that requires a maximum percentage of any one species be not more than 33% when 20-39 trees are provided.</p>	<p>Complies</p>
<p>3.2.1(D)(4) Tree Species and Minimum Sizes</p>	<p>All minimum required tree and shrub sizes are met.</p>	<p>Complies</p>
<p>3.2.1(E)(4) Parking Lot Perimeter Landscaping</p>	<p>This section requires one tree per twenty-five linear feet within the parking lot setback areas along a public street and one tree per forty linear feet along a side lot line parking setback area. Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Perimeter landscaping along a street may be located in and should be integrated with the streetscape in the street right-of-way.</p> <ul style="list-style-type: none"> The existing Tract A parking lot was reviewed for compliance with these requirements when the parking lot was approved in 2015 with the Warren Federal Credit Union PDP. Attachment 17 provides a perimeter landscape table demonstrating compliance with this standard. The parking lot perimeter is planted with a combination of trees and shrubs that provide an adequate screen and appropriate transition between the Tract A parking area and surrounding public streets. The existing tree spacing meets and exceeds the 25-foot spacing requirement along the public streets. 	<p>Existing Improvements Comply; no changes proposed or required</p>

	<p>This section also requires screening from the street and abutting uses (walls, fences, berming, plant material, or similar) of at least thirty (30) inches in height for a minimum of seventy percent (70%) of the length of the street frontage shall be provided.</p> <ul style="list-style-type: none"> The Tract A parking lot provides continuous plant material coverage along the East Drake Road and Iowa Drive frontages. No additional plantings are recommended to meet the standard. Plant species selected are appropriate and will achieve a minimum height of thirty inches. 	
<p>3.2.1(E)(5) Parking Lot Interior Landscaping</p>	<p>This section requires six percent of the interior space of all parking lots with less than one hundred spaces to be landscape areas:</p> <ul style="list-style-type: none"> The proposed interior parking area is approximately 33,296 square feet, and 3,817 square feet, or 11% of interior landscape space is provided which exceeds the minimum requirement. This landscaping was provided with the Warren Federal Credit Union PDP and has already been installed. A table is shown on sheet 1 of 2 – Attachment 17 with these figures. 	<p>All Existing Improvements Comply; no changes proposed or required</p>
<p>3.2.1(F) Tree Protection and Replacement</p>	<p>This standard requires that the project preserve and protect existing significant trees within the Limits of Development to the extent reasonably feasible, and these trees may help satisfy the landscaping requirements of the development. Streets, buildings and lot layouts shall be designed to minimize the disturbance to significant existing trees. All required landscape plans shall accurately identify the locations, species, size and condition of all significant trees, each labeled showing the applicant's intent to either remove, transplant or protect.</p> <p>A significant tree is defined in Article 5 as any tree that has a DBH (diameter at breast height) of six inches or more.</p> <p>Any affected tree that is removed shall be replaced with not less than one (1) or more than six (6) replacement trees sufficient to mitigate the loss of value of the removed significant tree. The rated value of the trees is determined by the City Forester in coordination with the Applicant's certified arborist.</p> <ul style="list-style-type: none"> No mitigation trees are required with the project. One tree is being replaced, which is located east of the proposed Lot 1 building. This is a tree within the parking lot landscaping area in Tract A that died and is being replaced. 	<p>Complies</p>
<p>Section 3.2.2 Access, Circulation and Parking</p>		
<p>3.2.2(B) General Standard 3.2.2(C)(1) Development Standards Safety Considerations</p>	<p>In conformance with the Purpose, General Standard, and Development Standards described in this section, the parking and circulation system provided with the project is adequately designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas:</p> <ul style="list-style-type: none"> As required, the sidewalk system provided addresses vehicle conflicts and contributes to the attractiveness of the development. An additional new sidewalk connection is provided near the northeast side of the law office building on Lot 1. This provides an addition direct connection to the public sidewalk on East Drake Road. Connecting walkways are provided on both the east and west sides of the proposed buildings for convenient access into the buildings. 	<p>Complies</p>

<p>3.2.2(C)(4) Bicycle Facilities</p>	<p>This standard requires at least 1 bicycle parking space per 4,000 square feet of commercial building space, and a minimum of four spaces. At least one of these spaces must be enclosed/covered.</p> <ul style="list-style-type: none"> Eight bicycle parking spaces are provided with two exterior bicycle racks located near each building entrance (four spaces per location). At least one additional covered bicycle parking space can be accommodated within each building to meet the covered parking requirement. 	<p>Complies</p>												
<p>3.2.2(J) Setbacks (for vehicle use areas)</p>	<p>This section requires that any vehicular use area containing six or more parking spaces or one thousand eight hundred (1,800) or more square feet shall be set back from the street right-of-way and the side and rear yard lot line (except a lot line between buildings or uses with collective parking) consistent with the provisions of this Section, according to the following table:</p> <table border="1" data-bbox="418 695 1308 1083"> <thead> <tr> <th></th> <th>Minimum Average of Entire Landscaped Setback Area (feet)</th> <th>Minimum Width of Setback at Any Point (feet)</th> </tr> </thead> <tbody> <tr> <td>Along an arterial street</td> <td>15</td> <td>5</td> </tr> <tr> <td>Along a nonarterial street</td> <td>10</td> <td>5</td> </tr> <tr> <td>Along a lot line</td> <td>5</td> <td>5</td> </tr> </tbody> </table> <ul style="list-style-type: none"> The existing parking lot located in Tract A complies with these setbacks. The setback along the East Drake Road arterial is at least 15 feet and 10.5 feet along the Iowa Drive nonarterial. 		Minimum Average of Entire Landscaped Setback Area (feet)	Minimum Width of Setback at Any Point (feet)	Along an arterial street	15	5	Along a nonarterial street	10	5	Along a lot line	5	5	<p>All Existing Improvements Comply; no changes proposed or required</p>
	Minimum Average of Entire Landscaped Setback Area (feet)	Minimum Width of Setback at Any Point (feet)												
Along an arterial street	15	5												
Along a nonarterial street	10	5												
Along a lot line	5	5												
<p>3.2.2(K)(2) Nonresidential Parking Requirements</p>	<p>Section 3.2.2(K)(2)(b) Nonresidential Parking Requirements – The existing parking lot in Tract A is approved to be shared amongst the uses on the surround lots. Required parking for the buildings is met as follows.</p> <p>Minimum Required Parking Tabulations:</p> <p>Section 3.2.2(K)(2)(a) outlines both minimum and maximum parking for commercial uses based on the 9,342 square feet proposed:</p> <ol style="list-style-type: none"> Warren Federal Credit Union PDP -- Existing building on Lot 3: <ul style="list-style-type: none"> 2,902 SF financial services – at least 6 spaces required; 8,300 SF retail – at least 17 spaces required; Bachus and Schanker PDP (two buildings proposed): <ul style="list-style-type: none"> Lot 1 (Law Office), 3,200 SF – at least 6 spaces required; Lot 2 (Offices), 2,200 SF – at least 5 spaces required; Warren Federal Credit Union PDP – Future Lot 2 (of the first Plat): <ul style="list-style-type: none"> This is the remaining undeveloped lot at the corner of Illinois/Limon; The Warren PDP lists this site as a 6,500 SF restaurant; 6,500 SF restaurant – at least 32 spaces required; 	<p>All Existing Improvements Comply; no changes proposed or required</p>												

	<p>Tract A Parking Lot Totals:</p> <p>Total Minimum Parking Required:</p> <ul style="list-style-type: none"> ➤ 66 parking spaces total minimum required per the uses noted above. <p>Total Parking Available in Tract A:</p> <ul style="list-style-type: none"> ➤ 88 parking spaces available; ➤ Additional on-street public parking spaces may be available for the uses 	
<p>3.3.2(K)(5) Handicap Parking</p>	<p>This section requires at least four handicap spaces, including one van-accessible handicap space. Parking lots with 76-100 spaces require at least 4 handicap parking spaces.</p> <ul style="list-style-type: none"> • Four handicap spaces are provided in the Tract A parking lot in accordance with the standard. 	<p>Complies</p>
<p>3.3.2(L) Parking Stall Dimensions</p>	<p>This section describes minimum dimensions for off-street parking areas, including short-term commercial parking stalls and drive aisle widths. All parking lot metrics are met.</p>	<p>Complies</p>
<p>3.2.4 Site Lighting</p>	<ul style="list-style-type: none"> • A photometric plan has been submitted and reviewed for the project. • All parking lot and exterior building lighting is provided by down-directional and sharp cut-off fixtures. • As proposed, the project complies with the photometric light levels and lighting design standards in Section 3.2.4. 	<p>Complies</p>
<p>3.2.5 Trash and Recycling Enclosures</p>	<ul style="list-style-type: none"> • The project utilizes the fully screened trash enclosure that is located in Tract A. Walk-in access to recycling and waste containers is provided accordance with the requirements of this section. Masonry walls are provided for the enclosure compatible with the surrounding buildings. • A Modification of Standard is proposed to address subsection 3.2.5(C)(3) which requires that recycling capacity be at least fifty (50) percent of the proposed trash capacity. • Staff anticipates that ample room exists within the trash and recycling enclosure to reconfigure and re-size the containers as needed for existing and future uses if needed. 	<p>Partially Complies; Modification Requested to 3.2.5(C)(3)</p>

B. DIVISION 3.3 – ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C) – Public Sites, Reservations and Dedications	<p>The Applicant is required to dedicate drainage and utility easements as needed to serve the area being developed. In cases where any part of an existing road is abutting or within the tract being developed, the applicant must dedicate such additional rights-of-way as may be necessary to increase such roadway to the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code.</p> <ul style="list-style-type: none"> • No additional right-of-way is required with the project to meet city standards. All street improvements (parking, public sidewalks, and street trees) were provided with the Warren Federal Credit Union PDP. • The proposed plat dedicates all necessary easements as required by the City’s Engineering Services department. 	Complies

C. 3.4.7 – HISTORIC AND CULTURAL RESOURCES

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
Section 3.4.7 Historic and Cultural Resources	This section is not applicable.	N/A

D. 3.5 – BUILDING STANDARDS

The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area. More specific or stringent standards are addressed with the TOD requirements.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(B)(C)(D)(E)(F)(G)(H) – Building Project and Compatibility 3.5.3 – Mixed-Use, Institutional and Commercial Buildings	<p>These standards are designed to ensure compatibility of new buildings with the surrounding context. Nonresidential buildings must provide significant architectural interest and shall not have a single, large, dominant building mass. The street level shall be designed to comport with a pedestrian scale in order to establish attractive street fronts and walkways. Buildings shall be designed with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context.</p> <p><i>“Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development. Brick and stone masonry shall be considered compatible with wood framing and other materials. Architectural compatibility (including, without limitation, building height) shall be derived from the neighboring context.”</i></p>	Complies

	<ul style="list-style-type: none"> The overall designs for each building satisfy the institutional building requirements of Section 3.5.3. "Variation in massing" requirements are satisfied by breaking up the building mass into a series of intersecting wall planes in a module format. Variations in massing, juxtaposed materials and forms, and repeated patterns of recesses and projections provide vertical and horizontal interest, breaking down the overall scale of the building. Attention is given to the variation in material patterns and textures. The use of materials and patterns is balanced, with colors and textures helping to emphasize and articulate overall building forms. Entrances are clearly identified and articulated with entrance awnings and overhangs as a sheltering element. All facades are subdivided and proportioned using features such as windows, architectural insets, masonry and changes in texture and material. 	
3.5.3(C)(1) – Orientation to a Connecting Walkway	Direct walkway connections are provided per this standard from the street sidewalk to the main entries for each building.	Complies
3.5.3(C)(2) – Orientation to Build to Lines for Streetfront Buildings	This standard requires a build-to-range of at least 10 feet and not more than 25 feet from the street right-of-way, with no vehicle use areas between the building and the street. The proposed building is set back at least 10.9 feet in accordance with this standard.	Complies

E. 3.6 TRANSPORTATION AND CIRCULATION

This Section is intended to ensure that the transportation network of streets, alleys, roadways and trails is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.4 – Transportation Level of Service Requirements	<ul style="list-style-type: none"> Traffic Operations and Engineering Departments have reviewed the plan's Transportation Impact Study (TIS) memorandum and determined that no additional improvements are required and that the existing improvements remain consistent with the City of Fort Collins Multi-Modal Transportation Level of Service Manual. No street intersection or lane improvements are required in the area to accommodate the vehicle traffic generated by the development. 	Complies
3.6.6 – Emergency Access	<p>This section is intended to ensure that emergency vehicles can gain access to, and maneuver within, the project so that emergency personnel can provide fire protection and emergency services without delays.</p> <ul style="list-style-type: none"> A fire lane access drive is provided within Tract A to accommodate emergency access per Poudre Fire Authority requirements. 	Complies

F. 3.7 COMPACT URBAN GROWTH

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.7.3 – Adequate Public Facilities	<p>This section requires that any approval of a development is conditioned on the provision of all services necessary to serve the new development. This includes transportation, water, wastewater, storm drainage, fire and emergency services, electrical power and any other public facilities and services as required.</p> <ul style="list-style-type: none"> • The project is located in the City’s service area for water, wastewater and electric utilities. Utilities staff have commented on the project and have concluded that existing infrastructure is capable of serving the proposed project. 	Complies

5. Article 4 – Applicable Standards:

A. DIVISION 4.23 - NEIGHBORHOOD COMMERCIAL DISTRICT (N-C)

The Neighborhood Commercial District is intended to be a mixed-use commercial core area anchored by a supermarket or grocery store and a transit stop. The main purpose of this District is to meet consumer demands for frequently needed goods and services, with an emphasis on serving the surrounding residential neighborhoods typically including a Medium Density Mixed-Use Neighborhood. In addition to retail and service uses, the District may include neighborhood-oriented uses such as schools, employment, day care, parks, small civic facilities, as well as residential uses.

This District is intended to function together with a surrounding Medium Density Mixed-Use Neighborhood, which in turn serves as a transition and a link to larger surrounding low density neighborhoods. The intent is for the component zone districts to form an integral, town-like pattern of development with this District as a center and focal point; and not merely a series of individual development projects in separate zone districts.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.23(B)(2) _ Permitted Uses	The proposed “office” use for each building is a permitted use subject to Type 1 review.	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.23(E) – Development Standards	<ul style="list-style-type: none"> • The project complies with the LUC 4.23(E)(1) Site Planning standards by providing a logical development pattern, with buildings directly oriented along the surrounding streets. Pedestrian sidewalks with street trees integrated into the sidewalk system provide a visual and functional link with the existing grocery anchored neighborhood center to the west as well as existing residential and institutional uses to the north, south and east. • The proposed outdoor plaza space along the south frontage of Lot 3 provides a Central Gathering Space in accordance with LUC 4.23(E)(1)(b), which requires at least one prominent or central location within each geographically distinct Neighborhood Commercial District that includes a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art. Benches, landscaping and retaining walls are provided along the Limon Drive street sidewalk to provide a sense of privacy and transition from the street. • The project is well integrated into the surrounding street system and with the Neighborhood Commercial District as a whole, which includes the grocery-anchored center to the west, which provides an integrated transit stop in accordance with LUC 4.23(E)(1)(c). • The project complies with the LUC 4.23(E)(2)(b) Minimum Building Frontage standards by providing building frontage along at least 50% of the total block frontage, and this is anticipated to be more with the buildout of the remaining lot. • The project complies with the LUC 4.23(E)(2)(d) Building Height by providing a building that is at least 20 feet in height. 	Complies

6. Findings of Fact/Conclusion

In evaluating the request for the Bachus and Schanker Law Office Building, FDP200031, staff makes the following findings of fact:

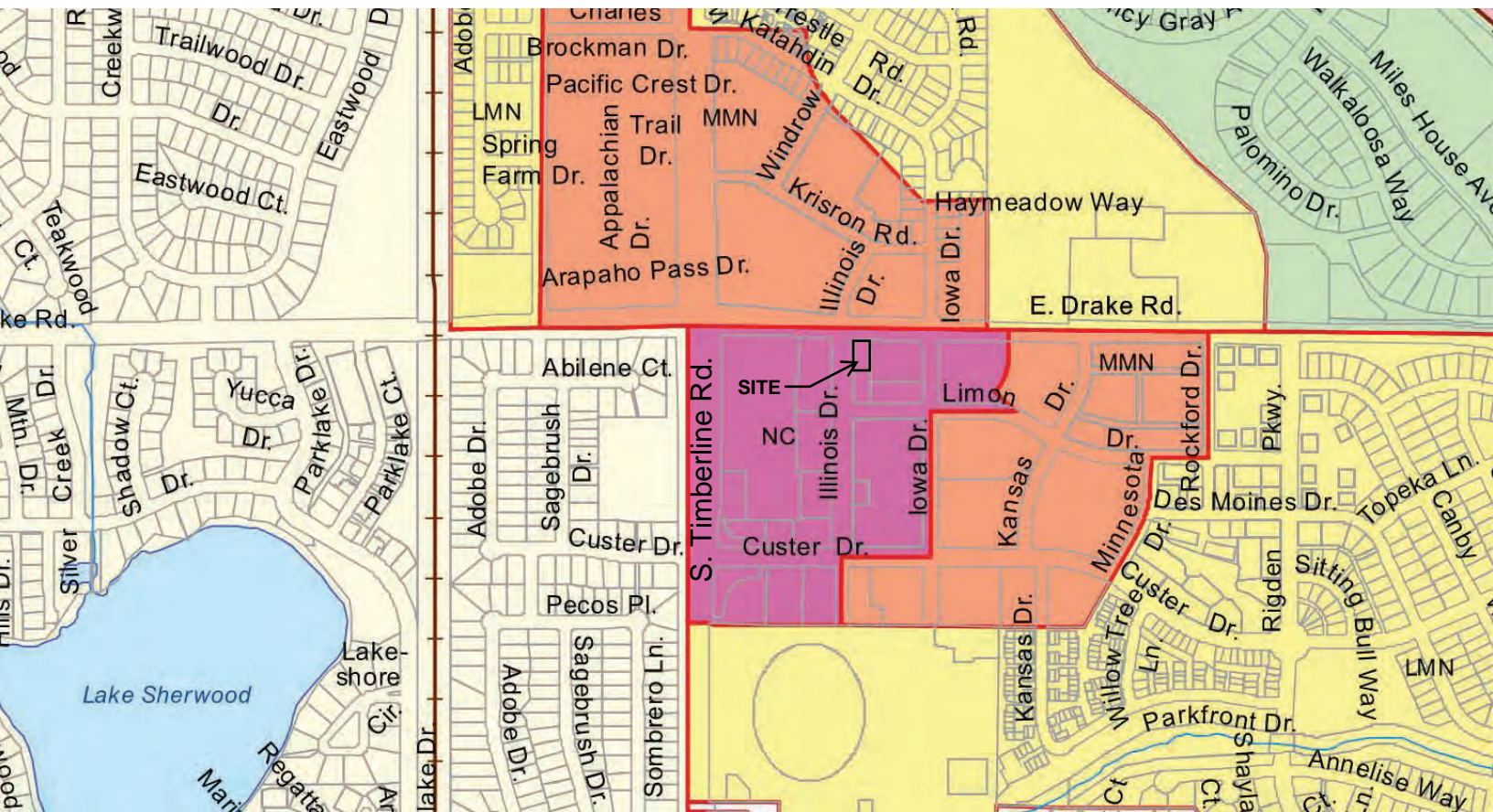
- The Final Development Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Final Development Plan is consistent with the approved Rigden Farm Overall Development Plan (ODP).
- The Modification of Standard to *Trash and Recycling Enclosures – General Standards, Subsection 3.2.5(C)(3)* is not detrimental to the public good and is justified by the applicable standards in 2.8.2(H)(1) as described in the recommended staff findings for this modification on page 6 of this Staff Report.
- The Final Development Plan complies with the relevant standards located in Article 3 – General Development Standards, provided that the Modification of Standard is approved.
- The Final Development Plan complies with the relevant standards located in Division 4.23, Neighborhood Commercial (N-C) of Article 4.

7. Recommendation

Staff recommends approval of the Modification of Standard to *Trash and Recycling Enclosures – General Standards, Subsection 3.2.5(C)(3)* and approval of the Bachus and Schanker Law Office Building, FDP200031 based on the Findings of Fact in this Staff Report.

8. Attachments

1. Zoning Map
2. Sign Posting
3. Coloradoan Notice
4. Hearing Notice Mailed Letter
5. Applicant's Planning Narrative
6. Applicant's modification request – 3.2.5(C)(3)
7. Cover page and Site Plan Sheets
8. Building Elevation Sheets
9. Landscape Plan Sheets
10. Tree Mitigation Sheet
11. Lighting Plan Sheet
12. Plat
13. Utility Plans
14. Traffic Impact Study Memo
15. Drainage Memo
16. Rigden Farm Overall Development Plan (ODP)
17. Warren Federal Credit Union Approved Landscape Plan
18. Warren Federal Credit Union Approved Site Plan
19. Recorded Private Covenants



From: [John Lindell](#)
To: [Development Review Coordinators](#)
Subject: Bach us and Schanker Law Office Building sign #594
Date: Monday, January 11, 2021 8:29:20 AM
Attachments: [IMG_0969.jpg](#)
[ATT00001.txt](#)
[IMG_0970.jpg](#)
[ATT00002.txt](#)
[IMG_0971.PNG](#)
[ATT00003.txt](#)

Bach us and Schanker Law Office Building sign #594 on 1/7/21

DEVELOPMENT
PROPOSAL
UNDER REVIEW
FOR THIS PROPERTY
J&J
221-6750



DEVELOPMENT
PROPOSAL
UNDER REVIEW
FOR THIS PROPERTY

City of
Fort Collins

594

221-6750



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NOTICE OF VIRTUAL PUBLIC HEARING

March 11, 2021

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on March 25, 2021** has been scheduled to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. If you do not have access to the internet or need assistance, call 970-224-6076.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the public hearing so they can attend. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

Please contact me, or Alyssa Stephens at devreviewcomments@fcgov.com or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Jason Holland, City Planner
970.224.6126 | jholland@fcgov.com

HEARING DATE AND TIME

Thursday, March 25, 2021

5:30 P.M.

Remote/Virtual Meeting

Meeting information will be posted at fcgov.com/developmentreview/proposals 48 hours prior to the meeting.

PROPOSAL NAME & LOCATION

Bachus & Schanker Law Office Building – FDP200031

This site is located at the southeast corner of E. Drake Road and Illinois Drive (location map on reverse).

The site is currently addressed as 2630 Illinois Dr.

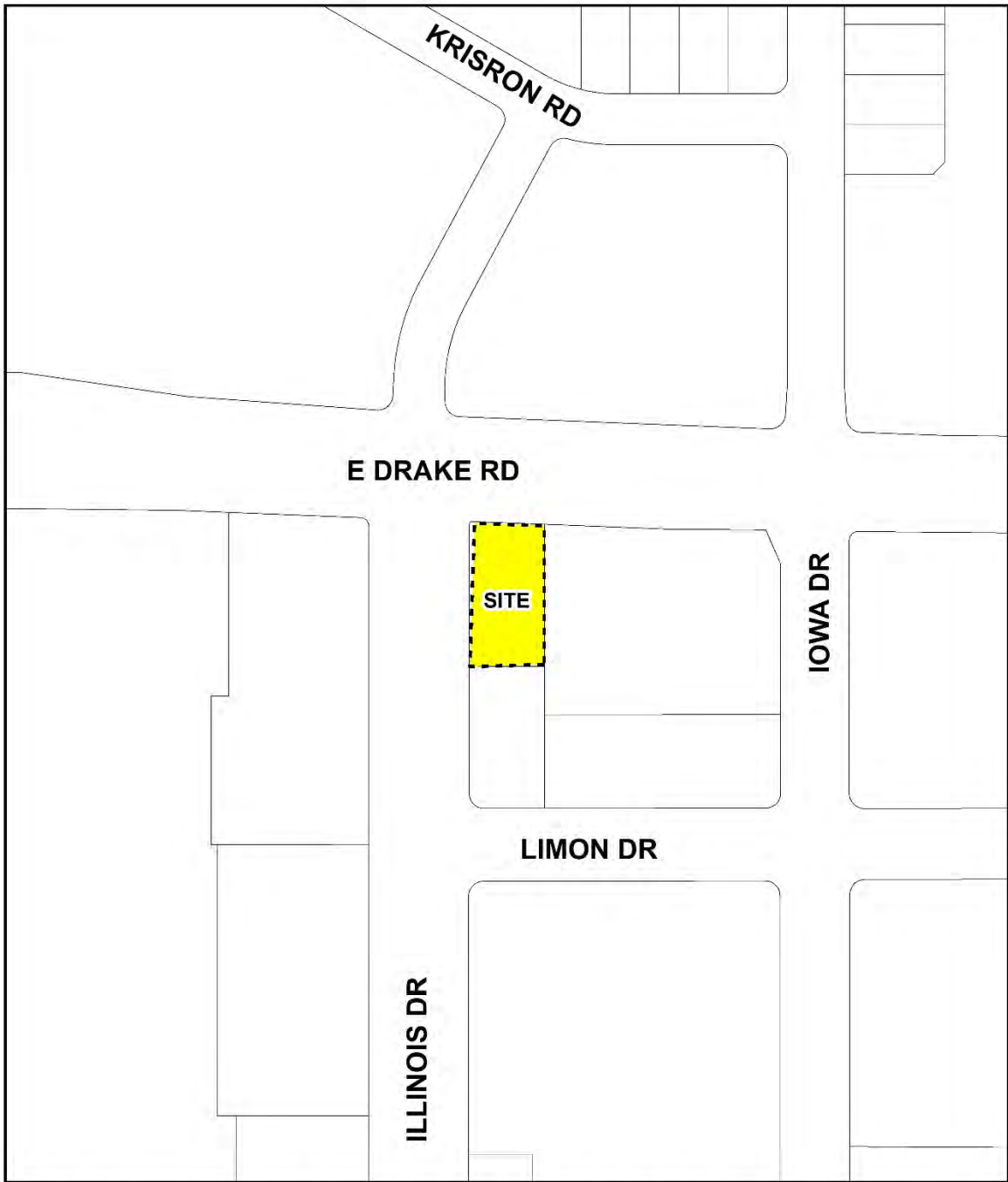
Sign #594, (parcel # 8729213001).

PROPOSAL DESCRIPTION

- This is a combination Project Development Plan and Final Development Plan proposing to replat Lot 1 of the Warren Federal Credit Union-East Drake Subdivision creating two new lots which will be used for commercial and office uses.
- Two buildings are proposed, one-story in height, with a total of 5,400 square feet of floor area.
- 28 parking spaces are available with the existing commercial parking lot adjacent to the east of the property.
- The proposal is within the Neighborhood Commercial (N-C) Zone District and is subject to an Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:
fcgov.com/developmentreview/proposals
- Information About the Review Process:
fcgov.com/CitizenReview



**BACHUS & SCHANKER LAW OFFICE BUILDING
VICINITY MAP**



The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Auxiliary aids and services are available for persons with disabilities. V/TDD: Dial 711 for Relay Colorado.

Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: translate@fcgov.com.

Lot 1 - Bachus & Schanker Law Office**Lot 2 – Future Office/Commercial Building**

Legal Description - Lots 1 & 2 of the Warren Federal Credit Union – East Drake, Filing Two
Being a Replat of Lots 1 of the Warren Federal Credit Union – East Drake Subdivision

Project Overview

As the owners of Bachus & Schanker made plans to open their first flagship neighborhood law office, they chose to develop within an existing and vibrant mixed-use neighborhood as a long-term investment in the Fort Collins Community. The Warren Federal Credit Union-East Drake property provides a great opportunity for Bachus & Schanker to further develop within the inspired planned environment of the Rigdan Farm Neighborhood.

Bachus & Schanker LLC has had a presence in Northern Colorado and has represented clients from Northern Colorado since our inception in 1996. Currently Northern Colorado is home to our third largest client base, most of which are residents of Fort Collins. In addition to representing citizens of Northern Colorado, Bachus & Schanker has had a long and special relationship with the Fort Collins Community. The very first donation made by the Bachus & Schanker Cares Foundation was to a Fort Collins Baseball Club 9U Baseball Team in 2009. Every year since then, the firm's foundation has contributed to a Youth or High School Sports Teams in Fort Collins. Each of the last five years, the firm's Foundation has also helped facilitate a Toy Giveaway with Kenzi's Causes which has served over 2500 children providing them with new toys and gifts for the holidays.

As we move forward to finish our building and open the doors of our Bachus Schanker Fort Collins Neighborhood Office, we look forward to being an even stronger community partner, local employer, active member of the business community, as well as meeting our clients in their neighborhood. Our Northern Colorado clients will no longer have to drive to Denver for a meeting with their attorney. Our doors will be open for drop in visits, in person meetings to answer questions and serve our clients in Fort Collins and Northern Colorado in whatever way they need us. The firm is looking forward to our Flagship Neighborhood Office serving the thriving community of Fort Collins.

This Bachus & Schanker project will embody the character and vision of City Plan and the NC Zone District for high-quality development. The Bachus & Schanker Law Office and future Lot 2 development represent one of the final remaining infill parcels within the Rigden Farm neighborhood thus further fulfilling the City's Planning goals for a Mixed Use Neighborhood offering a place to Live, Work, Shop and with ample amenities and community gathering space for a broad and diverse neighborhood.

(i) *Statement of appropriate City Plan Principles and Policies achieved by the proposed plan.*

Adherence to City Plan

A fundamental component of City Plan is the Triple Bottom Line Analysis. The overall Warren FCU development exemplifies this key principal as it *“incorporates environmental, economic, and human considerations so that principles, policies, strategies, and implementing actions were developed with consideration of the benefits and tradeoffs across all three of these topic areas.”* Many principles and policies outlined in City Plan are further achieved with the Warren FCU Filing Two development - Bachus & Schanker project. The most significant are listed here:

Economic Health Principles and Policies

- Policy EH 1.1 – Support Job Creation
- Policy EH 1.4 – Target the Use of Incentives to Achieve Community Goals
- Policy EH 4.1 – Prioritize Targeted Redevelopment Areas
- Policy EH 4.2 – Reduce Barriers to Infill Development and Redevelopment

Environmental Health

- Policy ENV 2.6 – Manage Conflicts
- Policy ENV 4.1 – Improve Connectivity
- Policy ENV 15.4 – Enhance the Economy
- Policy ENV 18.2 – Manage Risks
- Policy ENV 19.2 – Pursue Low Impact Development
- Policy ENV 20.2 – Follow Design Criteria for Stormwater Facilities
- Policy ENV 21.1 – Adhere to Drinking Water Quality Standards

Community and Neighborhood Livability

- Policy LIV 4.1 – Ensure Adequate Public Facilities
- Policy LIV 5.1 – Encourage Targeted Redevelopment and Infill
- Policy LIV 6.3 – Encourage Introduction of Neighborhood-Related, Non-Residential Development
- Policy LIV 14.2 – Promote Functional Landscape
- Policy LIV 14.3 – Design Low Maintenance Landscapes
- Policy LIV 15.1 – Modify Standardized Commercial Architecture
- Policy LIV 21.2 – Establish an Interconnected Street and Pedestrian Network
- Policy LIV 22.4 – Orient Buildings to Public Streets or Spaces
- Policy LIV 22.5 – Create Visually Interesting Streetscapes
- Policy LIV 30.3 – Improve Pedestrian and Bicycle Access
- Policy LIV 30.4 – Reduce Visual Impacts of Parking
- Policy LIV 31.2 – Site Layout and Building Orientation
- Policy LIV 31.4 – Design for Pedestrian Activity
- Policy LIV 32.1 – Mix of Uses
- Policy LIV 32.6 – Encourage Human-Scale Architectural Elements
- Policy LIV 32.8 – Design for Safety
- Policy LIV 32.9 – Design to Enhance Activity
- Policy LIV 36.1 – Mix of Uses
- Policy LIV 36.2 – Location
- Policy LIV 36.3 – Scale and Design

Policy LIV 36.4 – Relationship to Surrounding Neighborhoods

(ii) Description of proposed open space, wetlands, natural habitats and features, landscaping, circulation, transition areas, and associated buffering on site and in the general vicinity of the project.

An Ecological Characterization Analysis was not required for this property, as the existing vegetation consists of reestablished native type grasses. As such wetlands, natural habitats and significant natural feature do not exist. The landscape plan fits into the context of the surrounding developments, utilizing sod, planting beds including shrubs, ornamental grasses, and perennials, and deciduous shade and ornamental trees. The property is located within the **Neighborhood Commercial (NC) Zone District**, and the site plan has been designed primarily upon on the standards of this Zone District. For more detail see section (v) below.

(iii) Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.

Lots 1 & 2 when developed along with the adjacent streetscape areas, and outdoor use spaces will be maintained by each of the adjacent property owners.

(iv) Estimate of number of employees for business and commercial uses.

The Bachus & Schanker Law Office will be located on Lot 1. The office building will be approximately 3200 square feet in size and will have 8 -12 employees in order to service the needs of Fort Collins and Northern Colorado Region. Lot 2 is intended as a future General Commercial/Office Uses. The proposed building on Lot 2 will be approximately 2200 square feet in size and may include additional office space and commercial uses. The estimate of employees anticipated for Lot 2 is approximately 4-8.

(v) Description of rationale behind the assumptions and choices made by the applicant.

Located within the Neighborhood Commercial (NC) Zone District, this project exemplifies the purpose and standards envisioned for this district in the City's Land Use Code. The owner and design team used the zone district standards as the key resource in guiding the site and building design. The purpose of the NC Zone District as stated in the City's Land Use Code is stated as follows:

(A) Purpose. The Neighborhood Commercial District is intended to be a mixed-use commercial core area anchored by a supermarket or grocery store and a transit stop. The main purpose of this District is to meet consumer demands for frequently needed goods and services, with an emphasis on serving the surrounding residential neighborhoods typically including a Medium Density Mixed-Use Neighborhood. In addition to retail and service uses, the District may include neighborhood-oriented uses such as schools, employment, day care, parks, small civic facilities, as well as residential uses.

This District is intended to function together with a surrounding Medium Density Mixed-Use Neighborhood, which in turn serves as a transition and a link to larger surrounding low density neighborhoods. The intent is for the component zone districts to form an integral, town-like pattern of development with this District as a center and focal point; and not merely a series of individual development projects in separate zone districts.

Lots 1 & 2 of the Warren FCU Filing Two project illustrates this purpose by providing a Regional Law Office and future General Commercial and Office uses adjacent to an existing mixed use financial and commercial building, supermarket and transit stop and multi-family residential housing all previously developed by others. This overall Warren FCU project serves as a link between the district center (supermarket) to the west and the multi-family residential housing to the east/south, helping meet the demand for office, retail goods and services in the neighborhood. The proposed office and general commercial uses are all permitted uses in the NC district and are subject to a Type I Administrative Review Hearing.

Key design standards in the NC zone district include:

Land Use Standards.

(1) District Boundaries/Edges. Land use boundaries and density changes in the Neighborhood Commercial District shall occur at mid-block locations to the maximum extent feasible, rather than at streets (so that similar buildings face each other).

The Warren FCU – East Drake Filing Two PDP implements the next important phase of development within the overall Warren FCU Development Plan that sees Illinois Drive lined with office, commercial, retail and restaurant uses. The existing credit union is anchored by a large pedestrian plaza that connects the building masses.

(E) Development Standards.

(1) Site Planning.

(a) Overall Plan. The applicant shall demonstrate that the development plan contributes to a cohesive, continuous, visually related and functionally linked pattern within existing or approved development plans within the contiguous Neighborhood Commercial District area in terms of street and sidewalk layout, building siting and character and site design.

The proposed development is compatible with the district based upon the existing office, commercial and retail uses within the Warren FCU Development and the adjacent Rigden Farm shopping center (supermarket directly west of the site). The proposed development provides for much needed “Class A” office space and professional services triggered by the adjacent multi-family residential housing.

The architectural character of the adjacent Warren FCU and Rigden Farm shopping center (supermarket development directly west of the site) can be described as a hybridized aesthetic of traditional main street storefront facades mixed with contemporary forms and accents. The existing

material palette consists of synthetic stucco and masonry (brick and CMU) cladding with some precast concrete detailing, with a neutral and earth-tone color scheme.

The proposed buildings on lots 1 and 2, height, mass, and scale are compatible for their intended uses and also add to the neighborhood's character and quality. The enhanced building façade along the north (Drake Road) and west elevation (Illinois Drive) enhances the pedestrian scale of the development.

The **Bachus & Schanker Law Office proposed on Lot 1** sits at the prominent intersection of East Drake Road and Illinois Drive with strong visibility from the intersection of East Drake Road and Timberline Road. The B&S Law Office has been carefully placed along Illinois Drive with a setback aligning with the existing residential units to the South of the site thus maintaining the visual corridor and building setback continuity with other existing buildings in the vicinity to the site. Entrances to the building are provided on both the east side of the building facing the existing parking lot and on the west sides of the building along Illinois Drive. The intent of the building design is to create a prominent structure with architecture that is consistent with the surrounding area through the use of similar architectural features, building materials, and colors such as steel sunscreens, smooth stucco and stone. An architectural feature element located at the northwest corner of the building will face the intersection of East Drake Road and Illinois Drive and will integrate building signage and takes advantage of the visible building corner extending above the primary roof line of the structure. The facade and floor plate is articulated both horizontally and vertically creating visual interest and shadow. Sloped wall caps were strategically placed to create a termination of the building facades. The roof top mounted mechanical equipment will be screened from the public ROW by a raised parapet wall on the south portion of the building. The highest point of the building is 22'-0" above grade at the apex of the sloped mechanical equipment screen wall that serves as an added architectural design feature and helps to identify and articulate the two entrances to the office building.

The colors of the materials are selected from a palette that was developed by Bachus & Schanker for their corporate branding with the predominant colors consisting of grays, white, black and blues. A thin stone wainscot is integrated into the design to create a base and add a different texture to the façade. In addition, a continuous 8" high smooth dark stone will create a base around the entire perimeter of the structure creating a durable termination of the stucco at finish grade.

The **Future Office / Commercial Building proposed on Lot 2** is sited similarly to that of lot 1. The design of the future Lot 2 building is intended to be both complimentary and compatible in building mass, material, texture, color and overall architectural design. Many features of the B&S Law Office have been integrated into the design of the Lot 2 - Future Office / Commercial building such as the raised architectural elements and facade treatment, horizontal and vertical building articulation the mechanical equipment screening. By creating 2 building located on separate lots, the site allows for open space between the buildings thus creating opportunity for courtyards and landscaping.

The proposed pedestrian sidewalk extension along the east side of Lot 1 will link the pedestrian walk along Drake Road to the overall Warren FCU Development and contributes to a continuous pattern of development and connectivity throughout the neighborhood. The building placement along Illinois Drive also contributes to a town-like streetscape when viewed in context with the buildings currently being constructed south of Drake Road. The placement of the proposed building close to the

intersection of Drake Road and Illinois Drive is consistent with the Land Use Code and provides a visual anchor to this intersection.

(b) Central Feature or Gathering Place. At least one (1) prominent or central location within each geographically distinct Neighborhood Commercial District shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art. This feature and its amenities may be placed on blocks, with shared civic facilities.

The existing Warren FCU building has been designed around an outdoor gathering space located on the south side of the building for maximum solar exposure and year round outdoor use which will serve Lots 1 & 2 of the proposed development as well as creating a central gathering space for the surrounding neighborhood providing seating, hardscaped plaza, and landscape treatments.

(c) Integration of the Transit Stop. Neighborhood Commercial Districts shall be considered major stops on the local transit network. Transit stop facilities, to the maximum extent feasible, shall be integrated into the design of the District, centrally located, and easily accessible for pedestrians walking to and from the surrounding neighborhoods. (See also Division 3.6 Transportation and Circulation.)

A transit stop has previously been integrated into the overall Rigden Farm Development and is located directly west of the site, adjacent to the supermarket. Pedestrian connections to the district center supermarket are currently provided along sides of the Warren FCU project, and the proposed pedestrian sidewalk extension along the east side of the Lot 1 will link the pedestrian walk along Drake Road to the overall Warren FCU Development and contributes to a continuous pattern of development and connectivity throughout the neighborhood.

(2) Block Requirements. All development shall comply with the applicable standards set forth below, unless the decision maker determines that compliance with a specific element of the standard is infeasible due to unusual topographic features, existing development, safety factors or a natural area or feature:

(a) Block Structure. Each Neighborhood Commercial District and each development within this District shall be developed as a series of complete blocks bounded by streets (public or private). See Figures 17A through 17F at Section 4.6(E). Natural areas, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features may form up to two (2) sides of a block.

(b) Block Size. All blocks shall be limited to a maximum size of seven (7) acres, except that blocks containing supermarkets shall be limited to a maximum of ten (10) acres.

(c) Minimum Building Frontage. Forty (40) percent of each block side or fifty (50) percent of the total block frontage shall consist of either building frontage, plazas, or other functional open space.

(d) Building Height. All buildings shall have a minimum height of twenty (20) feet, measured to the dominant roof line of a flat-roofed building, or the mean height between the eave and ridge on a sloped-roof building. In the case of a complex roof with different co-dominant portions, the measurement shall apply to the highest portion. All buildings shall be limited to five (5) stories.

The Overall Warren FCU development is surrounded on all sides by existing public streets and contains an overall block size is 1.21 acres. Lots 1 & 2 building will account for over 40 percent of the overall Warren FCU Building Frontage, and the proposed building heights on Lots 1 & 2 is approximately 22' tall consisting of two one story buildings. No undesirable affects are anticipated by the proposed building height or placement of the building, as the impact of the building on access to sunlight and views has been thoroughly considered.

(3) Canopies.

(a) Primary canopies and shade structures shall be attached to and made an integral part of the main building and shall not be freestanding.

(b) Freestanding secondary canopies and shade structures that are detached from the building, if any, shall be designed with a pitched roof, or have the appearance of a pitched roof through a false mansard or parapet, to match the primary canopy and relate to the neighborhood character.

(c) All canopies shall be designed with a shallow-pitched roof, false mansard or parapet that matches the building. Such roofs, false mansards or parapets shall be constructed of traditional roofing materials such as shingles or cementitious, clay or concrete tiles, or standing seam metal in subdued, neutral colors in a medium value range. The colors shall be designed to relate to other buildings within the commercial center.

(d) Canopy fascias and columns shall not be internally illuminated nor externally illuminated with neon or other lighting technique, nor shall canopy fascias or columns be accented, striped or painted in any color except that of the predominant building exterior color.

(e) There shall be no advertising, messages, logos or any graphic representation displayed on the canopy fascias or columns associated with drive-in restaurants, financial services and retail stores. This prohibition shall not apply to canopies for covering the retail dispensing or sale of vehicular fuels [see Section 3.8.7(E)(13)].

(f) Under-canopy lighting shall be fully recessed with flush-mount installation using a flat lens. There shall be no spot lighting.

The primary building canopies located at each of the building entries is an integral part of the building architecture and helps to define the access to the building and creating a cohesive and unified development for the two buildings.

(vi) The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The Planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.

The submittal includes all items required for a Combined Preliminary/Final Project Development Plan submittal and no Modifications of Standard or Variance from the City' criteria are required at this time.

(vii) Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.

No conflicts between land uses and wetlands/natural habitats exist.

(viii) Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.

As an Administrative (Type 1) review, no neighborhood meeting was required. As such, a neighborhood meeting has not been held.

(ix) Name of the project as well as any previous name the project may have had during Conceptual Review.

Warren Federal Credit Union – East Drake Filing Two

Bachus & Schanker Law Office (Previous name for development during Conceptual Review)

February 2, 2021

Planning & Zoning Administrative Hearing Officer
c/o City of Fort Collins
Current Planning Department
281 North College Ave.
Fort Collins, CO 80524

Re: Bachus & Schanker Law Office Building, FDP200031 - Modification of Standard Request

On behalf of the Applicant, Bachus & Schanker, JR Planners & Engineers respectfully request that you consider the proposed Modification of Standards to Section 3.2.5.(C3) of the City of Fort Collins Land Use Code.

Development Proposal & Background

The Bachus & Schanker Law Office Building is proposed to be located on the southeast corner of East Drake Road and Illinois Drive within the Warren Federal Credit Union – East Drake Road Subdivision. The development proposes to subdivide the existing Lot 1 of the Warren Federal Credit Union – East Drake Subdivision into two new lots. The proposed Lot 1 being approximately 7,095 square feet in size will be for the neighborhood offices of Bachus & Schanker Law, Lot 2 is approximately 3,634 square feet and is intended for a future Commercial Land Use which has not yet been determined. Lots 1 & 2 are Zoned NC – Neighborhood Commercial. When completed the Bachus & Schanker project will embody the character and vision of City Plan for the Neighborhood Commercial Zone District and for high-quality Mixed Use Development. The Bachus & Schanker Law Office and future Lot 2 development represent one of the final remaining infill parcels within the Rigden Farm Neighborhood thus further fulfilling the City's Planning goals for a Mixed Use Neighborhood offering a place to Live, Work, Shop and Play for a broad and diverse community.

Modification of Standard Request to Section 3.2.5(C3) – **Trash and Recycling Enclosure:**

Land Use Code Language: Section 3.2.5 (C3) - General Standards

(3) Development plans must include labeled drawings of all proposed enclosures, internal trash and recycling rooms, staging areas and the like and include all proposed dumpsters, containers, bins and other receptacles and label the capacity of each. Proposed recycling capacity must be at least fifty (50) percent of the proposed trash capacity.

Existing Conditions and Need for Modification: The existing Trash & Recycling Enclosure was approved and constructed in 2016 based on the required development standards in place at that time, however it has been determined by the City that the existing Trash & Recycling Enclosure does not meet the current standards as set forth in 3.2.5(C3) as it related to the recycling capacity being at least fifty (50) percent of the proposed trash capacity. Additionally the current trash enclosure cannot be properly modified in order to meet this new standard without reducing the capacity needed for trash as there is simply not adequate dimensional space within the current trash enclosure to properly accommodate equal capacity for both

trash and recycling materials without greatly reducing the capacity for trash which is currently operating adequately as originally designed in 2016.

Justification for Modification Request

The modification requested presented is in accordance with the review procedures set forth in Section 2.8.2(H) of the Land Use Code states as follows: *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 the decisions makers must also find that the Modification meets one of the following four criteria as described in the Land Use Code.*

The applicant respectfully presents that the proposed development meets the following criteria for approval of the Modification of Standard and the case presented below demonstrates that approval of the Modification would not be detrimental to the public good.

Criteria #1

(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;

Criteria #1 is Applicable as follows:

The Law Office of Bachus and Schanker have a strict policy that requires that all paper and documents generated by the company that are to be disposed must first be shredded by an outside Legal Document Shredding Service. All Paper that is designated for disposal will be collected and stored in a secured area of the building prior to being shredding by an outside shredding service. On a weekly or bi-weekly basis, depending on volume of material collected the Document Shredding Service will arrive and shred all paper and documents on-site under the supervision of a Bachus & Schanker representative. After the shredding is complete the shredded material will then be hauled off-site by the Document Shredding Service provider to be recycled. No recyclable paper from the Bachus and Schanker Office will be placed into the existing trash enclosure recycling containers located on site and only a very minimal amount of trash and recycling generated by Bachus & Schanker will be disposed in the existing trash and recycling containers on-site.

Therefore the applicant believes that the process of on-site paper shredding, removal and recycling performed on a weekly or bi-weekly basis will ensure that the existing Trash Enclosure and the existing Trash and Recycling Containers as originally designed and installed in 2016 will remain adequate for the existing and future businesses located within the Warren Federal Credit Union development and thus no modifications to either the trash enclosure or its trash and recycling collection containers will be required by the proposed development subject to the approval of this requested Modification of Standard.

Criteria #2

(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;

Criteria #2 is Not Applicable

Criteria #3

(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;

Criteria #3 is Not Applicable

Criteria #4

(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.

Criteria #3 is Not Applicable

We appreciate your thoughtful consideration of this proposed Modification of Standard and look forward to your favorable response.

Sincerely,



Ken Merritt, RLA, APA
Director of Planning
JR Engineering

BACHUS & SCHANKER LAW OFFICE BUILDING

WARREN FEDERAL CREDIT UNION - EAST DRAKE, FILING TWO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY OWNER

BACHUS & SCHANKER, LLC
ATTN: JULIE WOLFE W/ ICE3D
1010 COLFAX AVE. 650
DENVER, CO 80202
P~303.523.8000

PLANNER/LANDSCAPE ARCHITECT

JR ENGINEERING, LLC
ATTN: KEN MERRITT, APA RLA
2900 SOUTH COLLEGE AVE, SUITE 3D
FORT COLLINS, CO 80525
P~970.305.6754
KMERRITTF@JRENGINEERING.COM

ARCHITECT

ALLER ARCHITECTS, PC
ATTN: MICK ALLER
2900 SOUTH COLLEGE 3A
FORT COLLINS, CO 80525
P~970.286.2617
MICK@ALLER-ARCHITECTS.COM

ENGINEER

JR ENGINEERING, LLC
ATTN: TIM HALOPOFF, PE
2900 SOUTH COLLEGE AVE, SUITE 3D
FORT COLLINS, CO 80525
P~970.491.9888
THALOPOFF@JRENGINEERING.COM

SURVEYOR

JR ENGINEERING, LLC
ATTN: JARROD ADAMS, PLS
2900 SOUTH COLLEGE AVE, SUITE 3D
FORT COLLINS, CO 80525
P~303.740.9393
JADAMS@JRENGINEERING.COM

LAND USE DATA

<ul style="list-style-type: none"> EXISTING ZONING PROPOSED LAND USE MAX. BUILDING HEIGHT PERMITTED / ALLOWED BY ZONING CODE MAX. BUILDING HEIGHT PROPOSED GROSS SITE AREA ESTIMATED FLOOR AREA 	<p>NC - NEIGHBORHOOD COMMERCIAL OFFICE/COMMERCIAL 5 STORIES</p> <p>25' (1 STORY)</p> <p>0.25 A.C./10,129 S.F</p> <p>7,045 S.F</p> <p>3,634 S.F</p> <p>5,400 S.F</p> <p>3,200 S.F</p> <p>2,200 S.F</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SITE COVERAGE (LOT 1 AND LOT 2)

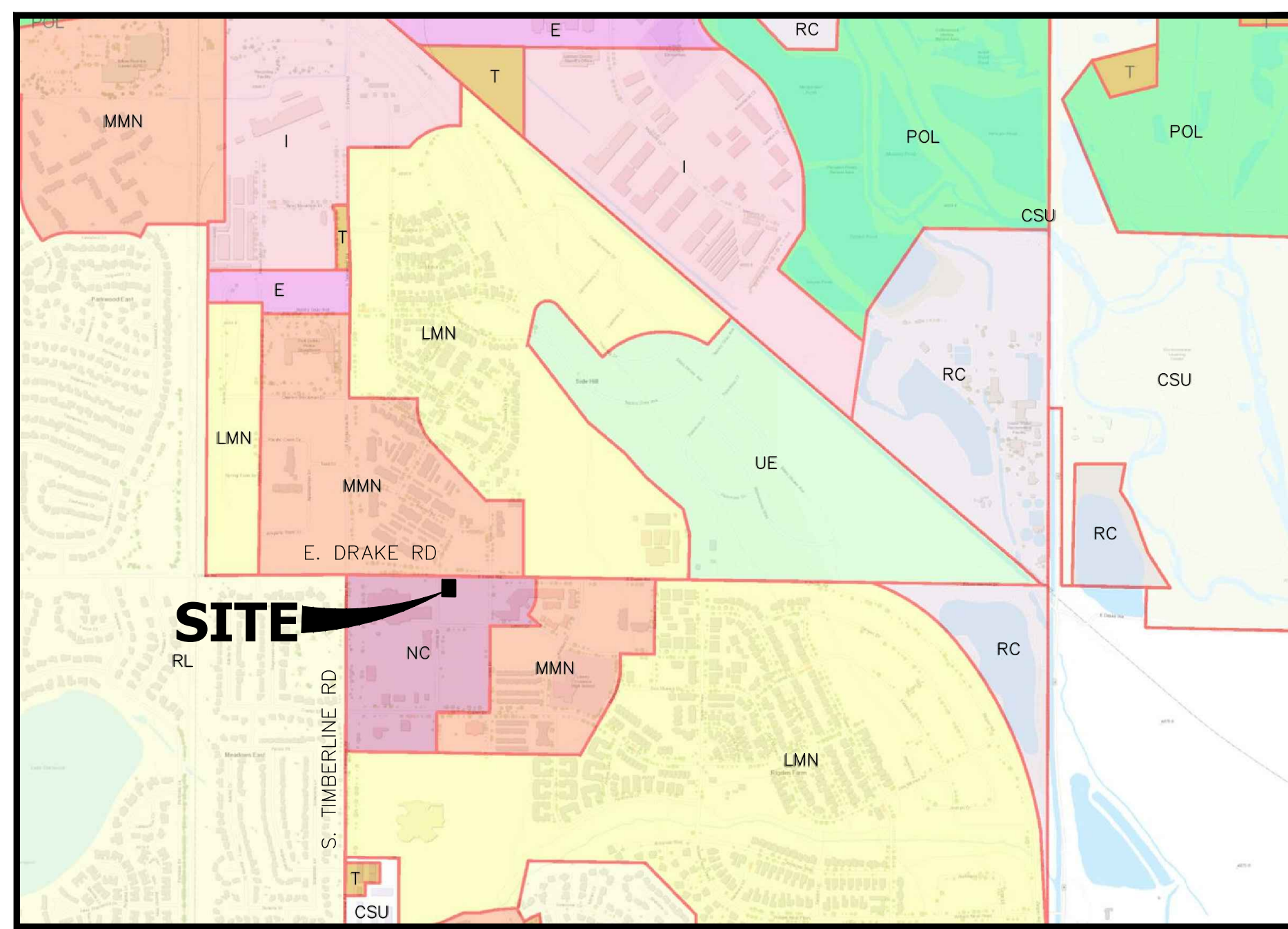
	AREA	PERCENTAGE
PRIVATE BUILDING COVERAGE	5,400 S.F	50.33%
LOT 1	3,200 S.F	29.82%
LOT 2	2,200 S.F	20.51%
PRIVATE DRIVES & PARKING	0 S.F	0%
LANDSCAPE AREA AND WALKS (OPEN SPACE)	5,332 S.F	49.70%
PUBLIC ROW	0 S.F	0%
ACTIVE RECREATIONAL USE	0 S.F	0%
TOTAL SITE COVERAGE	10,729 S.F	100%

ON SITE PARKING

	REQUIRED	PROVIDED
LOT 1 - 3,200 S.F OFFICE (2-4 / 1,000 S.F)	6-13 PK-SP	THE APPROVED PDP FOR THE WARREN FEDERAL CREDIT UNION - EAST DRAKE DEVELOPMENT ALLOCATED 14-28 PARKING SPACES FOR LOT 1 WHICH EXCEEDS THE REQUIRED PARKING FOR THE PROPOSED LOT 1 & LOT 2 USES.
LOT 2 - 2,200 S.F GENERAL COMMERCIAL/OFFICE (2-4 / 1,000 S.F)	4-9 PK-SP	
MINIMUM PARKING ALLOWED	10 PK-SP	
MAXIMUM PARKING ALLOWED	22 PK-SP	
PARKING PROVIDED (MIN/MAX)	10-22 PK-SP	14-28 PARKING SPACES ALLOCATED PER ORDINAL PDP
ADA ACCESSIBLE ACCESS	2	2
TOTAL PARKING LOT 1 & LOT 2		86

BICYCLE PARKING

	REQUIRED	PROVIDED
LOT 1 - 3,200 S.F OFFICE (1 / 4,000 SF; MIN 4 SP)	4 - 3 FIXED/UNCOVERED 1 ENCLOSED IN BLDG.	4 FIXED/UNCOVERED 1 ENCLOSED IN BLDG.
LOT 2 - 2,200 S.F OFFICE/COMMERCIAL (1 / 4,000; MIN 4 SP)	4 - 3 FIXED/UNCOVERED 1 ENCLOSED IN BLDG.	4 FIXED/UNCOVERED 1 ENCLOSED IN BLDG.



VICINITY MAP

SCALE:
1"=1000'

GENERAL SITE PLAN NOTES

- 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.
- 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.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING SURFACES.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN SHALL BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS. EACH SINGLE FAMILY DETACHED HOME, AND THE LANDSCAPE ASSOCIATED WITH EACH LOT, SHALL BE CONSTRUCTED IN PHASES ON AN INDIVIDUAL BASIS.
- ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 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 THESE FINAL PLANS 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.
- FIRE HYDRANTS MUST MEET OR EXCEED Poudre FIRE AUTHORITY STANDARDS.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- ALL SIDEWALKS AND RAMPS 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.
- 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 THE PROPERTY OWNER OF EACH LOT. THE PROPERTY OWNER OF EACH LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
- 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 Poudre FIRE AUTHORITY 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 Poudre 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 OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- PROPOSED SIDEWALKS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND ADJACENT PROPERTY GRADES.
- JOB SITE SHALL BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
- ANY AREA DISTURBED BY CONSTRUCTION, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED TO AN EQUIVALENT CONDITION PRIOR TO START OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IN ANY EXCAVATIONS ARE LEFT EXPOSED AFTER CONSTRUCTION HOURS.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY CONSTRUCTION WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY BE IN CONFLICT WITH THE APPROVED PLAN. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF FORT COLLINS IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORMWATER SEWER SYSTEM OR ADJACENT WATER WAYS, ETC. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORMWATER SEWER SYSTEM, OR ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM WORK DONE ON THIS PROJECT DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. THROUGHOUT THE CONSTRUCTION OF THE PROJECT. CALL FOR UTILITY LOCATES THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-422-1987.
- TRASH ENCLOSURE, PER THE DECLARATION COVENANT CONDITION RESTRICTION AND EASEMENTS FOR THE SUBJECT PROPERTY THE OWNER'S OF LOTS 1 AND 2 SHALL HAVE TO USE THE COMMON AREA TRASH ENCLOSURE AREA LOCATED WITHIN TRACT A. ADDITIONALLY THE OWNER OF LOT 1 WILL WORK WITH THE WARREN FEDERAL CREDIT UNION BUSINESS OWNERS ASSOCIATION TO BRING THE EXISTING TRASH AND RECYCLING AREA UP TO CURRENT CITY REQUIREMENTS INCLUDING TO HAVE EQUAL CAPACITY FOR BOTH TRASH AND RECYCLING.

SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS SITE PLAN
3	EXTENDED VIEW SITE PLAN
4	ENLARGED SITE PLAN
5	TREE MITIGATION PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE PLANT, LIST DETAILS & NOTES
8-II	ARCHITECTURAL ELEVATIONS & PERSPECTIVES
12	PHOTOMETRIC & LIGHTING PLAN

OWNERS CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED)

DATE

(PRINT NAME)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____ BY _____

(PRINT NAME)

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

CDNS DIRECTOR CERTIFICATION

APPROVED BY THE DIRECTOR COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO

ON THIS _____ DAY OF _____ A.D., 20____

COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES DIRECTOR

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

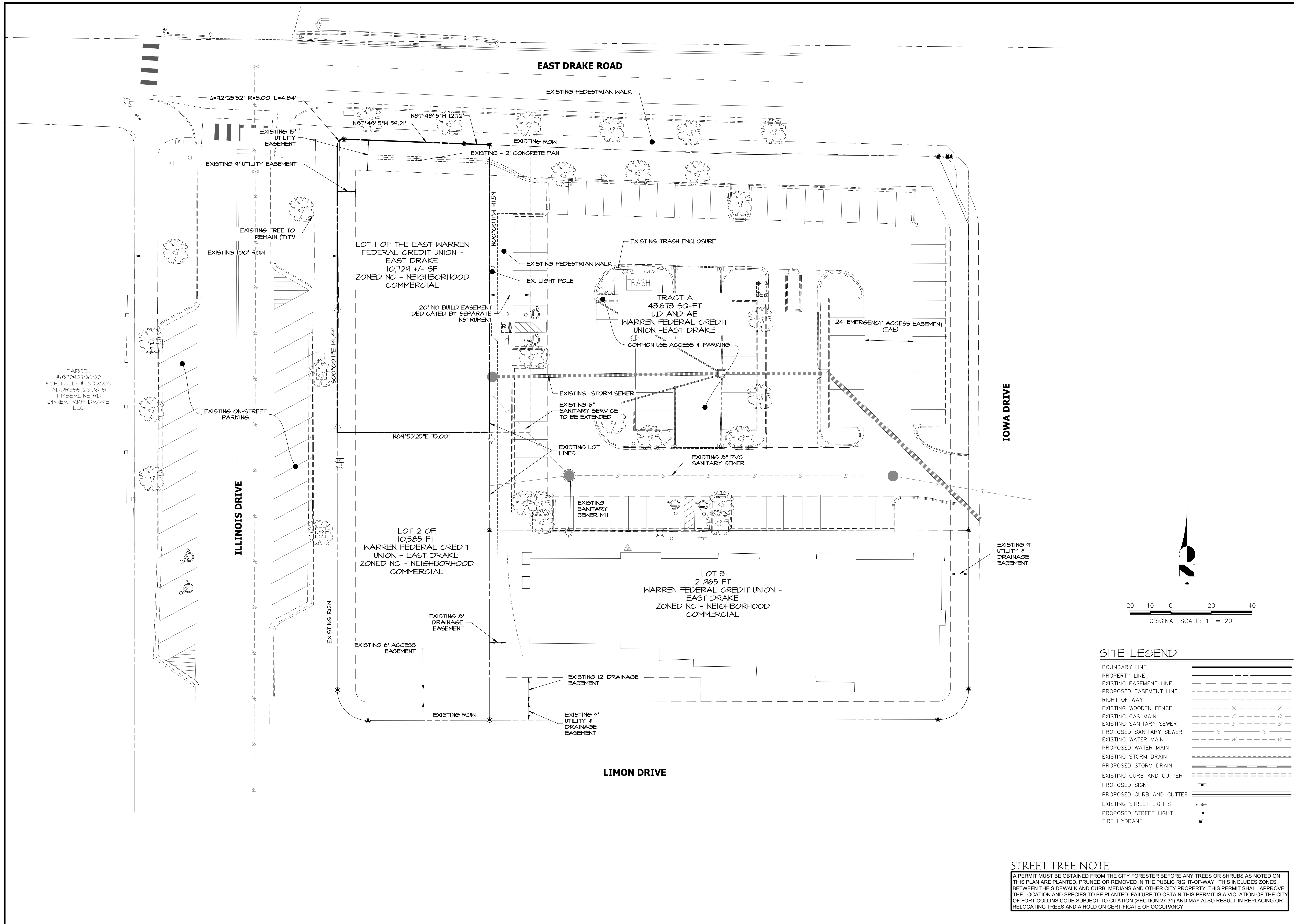
PREPARED FOR:
BACHUS & SCHANKER, LLC
1010 COLFAX AVE. #650
DENVER, CO 80202
JULIE WOLFE W/ ICE3D
(303)523-8000
JULIE@ICE3D.COM

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	NO.	COMMENTS
ARJ	1/26/21	1	REVISED PER CITY COMMENTS DATED 1/8/21	
A/JH	3/5/21	2	REVISED PER CITY COMMENTS DATED 2/26/21	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	3/5/21	-	ARJ	

BACHUS & SCHANKER LAW OFFICE BUILDING
COVER SHEET
PROJECT DEVELOPMENT PLAN



SITE LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EXISTING EASEMENT LINE	---
PROPOSED EASEMENT LINE	---
RIGHT OF WAY	---
EXISTING WOODEN FENCE	-X-X-
EXISTING GAS MAIN	-G-G-
EXISTING SANITARY SEWER	-S-S-
PROPOSED SANITARY SEWER	-S-S-
EXISTING WATER MAIN	-W-W-
PROPOSED WATER MAIN	-W-W-
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
EXISTING CURB AND GUTTER	
PROPOSED SIGN	•
PROPOSED CURB AND GUTTER	
EXISTING STREET LIGHTS	•
PROPOSED STREET LIGHT	•
FIRE HYDRANT	•

STREET TREE NOTE
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	N/A	3/5/21	N/A	ARJ	

BACHUS & SCHANKER LAW
 OFFICE BUILDING
 EXISTING CONDITIONS
 SITE PLAN
 PROJECT DEVELOPMENT PLAN

SHEET 2 OF 12
 JOB NO. 39792.00



Know what's below.
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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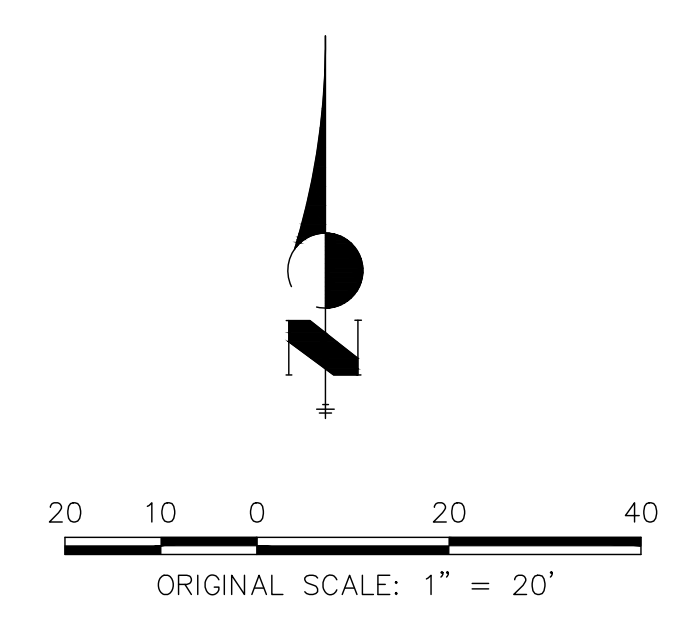
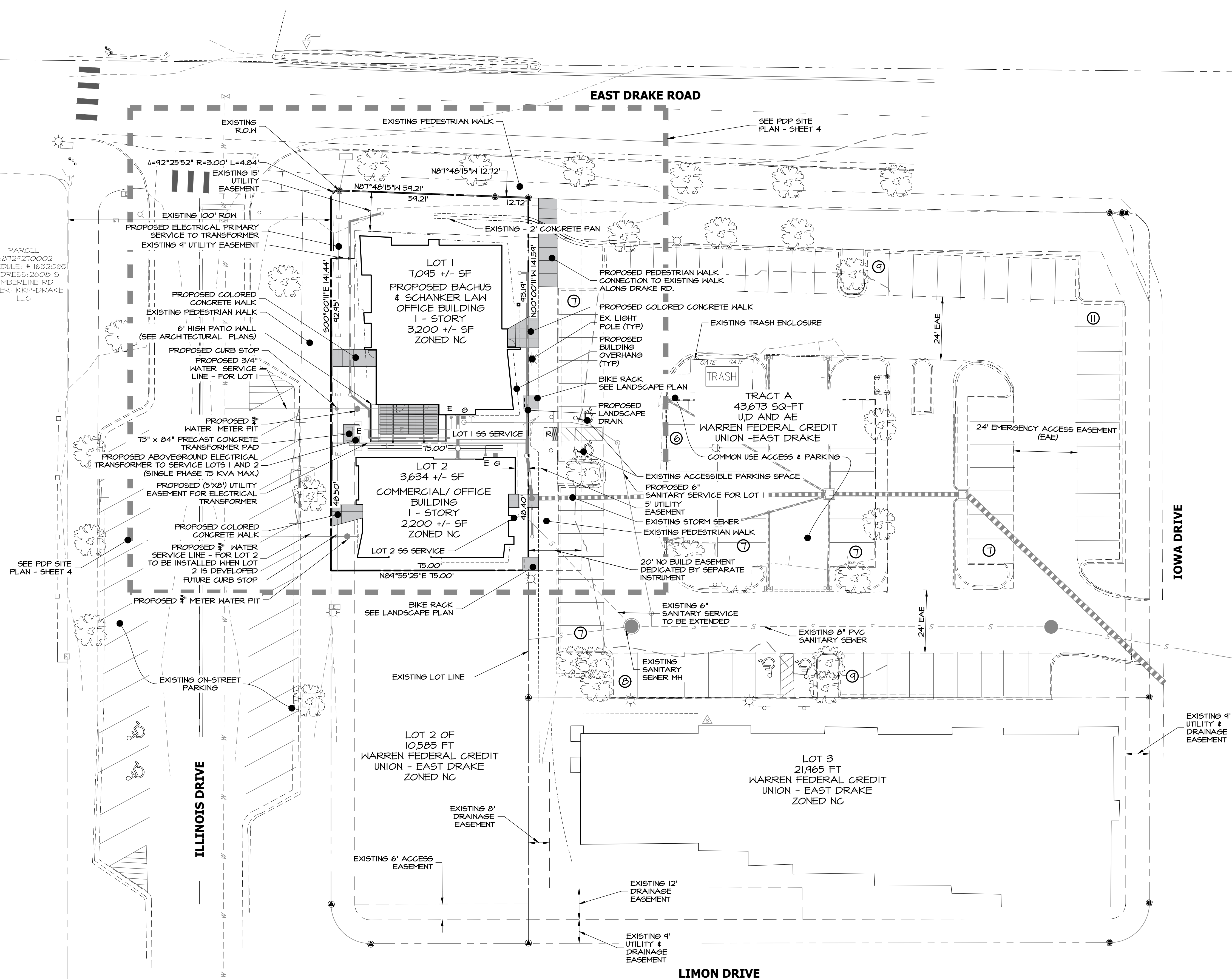
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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BACHUS & SCHANKER LAW
OFFICE BUILDING
EXTENDED VIEW SITE PLAN
PROJECT DEVELOPMENT PLAN

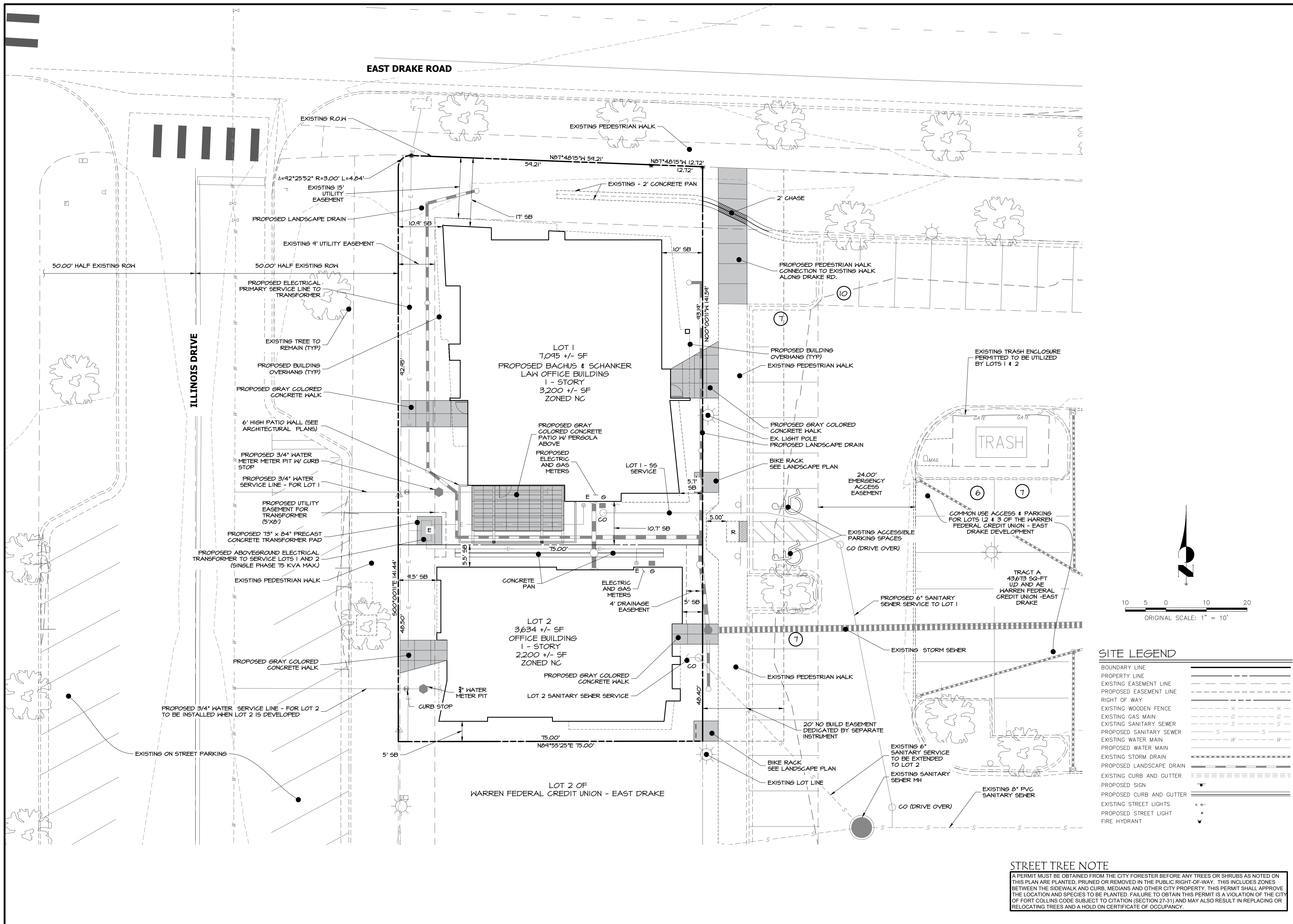
PARCEL #8129210002
SCHEDULE # 16320285
ADDRESS 2608 S
TIMBERLINE RD
OWNER: KKP-DRAKE
LLC



SITE LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EXISTING EASEMENT LINE	---
PROPOSED EASEMENT LINE	---
RIGHT OF WAY	---
EXISTING WOODEN FENCE	--- X --- X ---
EXISTING GAS MAIN	--- G --- G ---
EXISTING SANITARY SEWER	--- S --- S ---
PROPOSED SANITARY SEWER	--- S --- S ---
EXISTING WATER MAIN	--- W --- W ---
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PROPOSED SIGN	--- S --- S ---
PROPOSED CURB AND GUTTER	--- S --- S ---
EXISTING STREET LIGHTS	--- S --- S ---
PROPOSED STREET LIGHT	--- S --- S ---
FIRE HYDRANT	--- S --- S ---

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2	REVISED PER CITY COMMENTS DATED 2/26/21	A.JH	3/5/21

1"=10'	H-SCALE	N/A	3/5/21	ARJ	ARJ
PROPERTY LINE	---				
EXISTING EASEMENT LINE	---				
PROPOSED EASEMENT LINE	---				
RIGHT OF WAY	---				
EXISTING WOODEN FENCE	-X-X-				
EXISTING GAS MAIN	-G-G-				
EXISTING SANITARY SEWER	-S-S-				
PROPOSED SANITARY SEWER	-S-S-				
EXISTING WATER MAIN	-W-W-				
PROPOSED WATER MAIN	-W-W-				
EXISTING STORM DRAIN	-SD-SD-				
PROPOSED LANDSCAPE DRAIN	-LD-LD-				
EXISTING CURB AND GUTTER	-CG-CG-				
PROPOSED SIGN	-S-S-				
PROPOSED CURB AND GUTTER	-CG-CG-				
EXISTING STREET LIGHTS	-SL-SL-				
PROPOSED STREET LIGHT	-SL-SL-				
FIRE HYDRANT	-FH-FH-				


BACHUS & SCHANKER LAW OFFICE BUILDING
ENLARGED SITE PLAN
PROJECT DEVELOPMENT PLAN

SHEET 4 OF 12
 JOB NO. 39792.00

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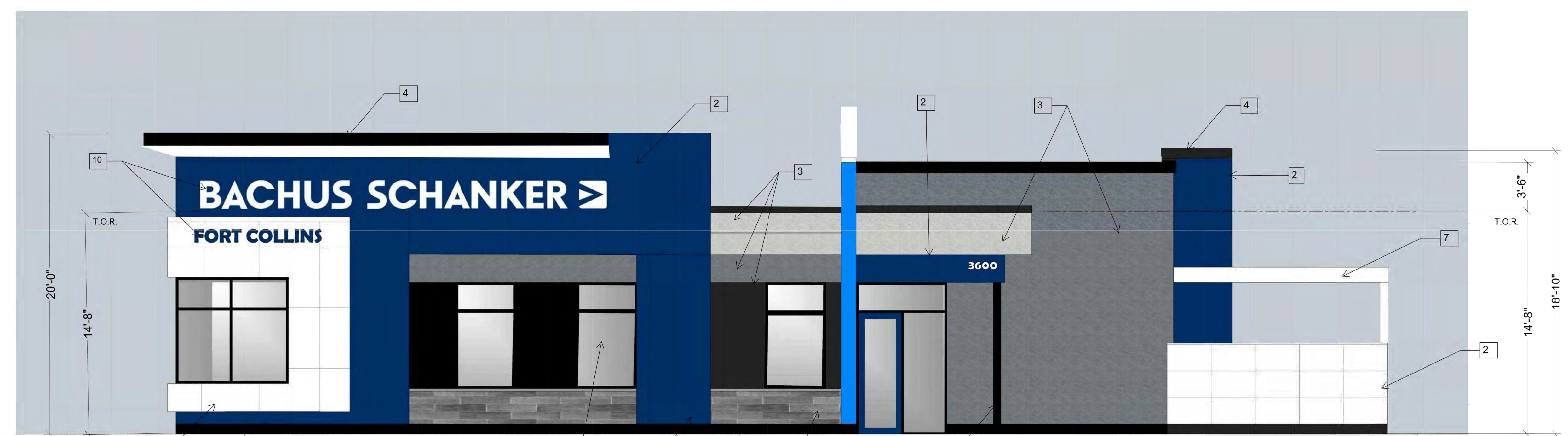
COLOR/MATERIALS CODE

-  SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW9177 SALTY DOG
-  SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW7006 WHITE
-  SAND TEXTURE -AMERISTONE - MIDNIGHT STORM - DRYVIT
-  SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW7673 PEWTER CAST
-  SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW6595 BLUE CHIP
-  SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS BLACK
-  4 GENERAL SHALE ARISTOCRAFT COMPRESSED CONCRETE 1 1/2" THINSTONE, URBANA CITYSCAPES.
-  REFLECTIVE GLASS, 44% REFLECTIVITY, VLT 36%, meets 3.5.1(E)(3) MAXIMUM REFLECTIVITY OF 60%



WEST ELEVATION LOT 1
 1/4" = 1'-0"

- 1) 4" X 24" THINSTONE
- 2) SMOOTH SANDED STUCCO EFIS
- 3) TEXTURED STUCCO EFIS
- 4) PRE-FINISHED METAL CAP FLASHING (BLACK)
- 5) 8" X 16" X 2" PAINTED BLOCK
- 6) 12" PAINTED STEEL CHANNEL LOUVER
- 7) 12" STEEL TUBE TRELIS ON 6" X 6" STEEL TUBE COLUMNS
- 8) 6" STEEL TUBE COLUMN
- 9) BLACK ANODIZED ALUMINUM STOREFRONT WITH REFLECTIVE GLASS
- 10) SIGNAGE SHOWN FOR INFORMATION ONLY. TO BE SUBMITTED WITH PERMIT.
- 11) ELECTRIC METER PAINTED TO MATCH WALL.
- 12) GAS METER PAINTED TO MATCH WALL.



SOUTH ELEVATION LOT 1
 1/4" = 1'-0"

No.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS DATED 1/8/21	ARJ	1/26/21
2	REVISED PER CITY COMMENTS DATED 2/26/21	A/JH	3/5/21

H-SCALE	1/4"=1'-0"	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
V-SCALE	1/4"=1'-0"	3/5/21	XXX	XXX	XXX

BACHUS & SCHANKER LAW
 OFFICE BUILDING
 ARCHITECTURAL ELEVATIONS
 & PERSPECTIVES
 PROJECT DEVELOPMENT PLAN



ALLER ARCHITECTS PC
 2900 S. COLLEGE AVE. SUITE 3A
 FORT COLLINS, COLORADO 80525
 (970) 286-2617



EAST ELEVATION LOT1
1/4" = 1'-0"

- 1) 4" X 24" THINSTONE
- 2) SMOOTH SANDED STUCCO EFIS
- 3) TEXTURED STUCCO EFIS
- 4) PRE-FINISHED METAL CAP FLASHING
- 5) 8" X 16" X 2" PAINTED BLOCK
- 6) 12" PAINTED STEEL CHANNEL LOUVER
- 7) 12" STEEL TUBE TRELLIS ON 6" X 6" STEEL TUBE COLUMNS
- 8) 6" STEEL TUBE COLUMN
- 9) BLACK ANODIZED ALUMINUM STOREFRONT WITH REFLECTIVE GLASS
- 10) SIGNAGE SHOWN FOR INFORMATION ONLY. TO BE SUBMITTED WITH PERMIT.
- 11) ELECTRIC METER PAINTED TO MATCH WALL.
- 12) GAS METER PAINTED TO MATCH WALL.



SOUTH ELEVATION LOT1
1/4" = 1'-0"

COLOR/MATERIALS CODE

- SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW9177 SALTY DOG
- SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW7006 WHITE
- SAND TEXTURE -AMERISTONE - MIDNIGHT STORM - DRYVIT
- SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW7673 PEWTER CAST
- SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW6595 BLUE CHIP
- SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS BLACK
- 4 GENERAL SHALE ARISTCRAFT COMPRESSED CONCRETE 1 1/2" THINSTONE, URBANA CITYSCAPES.
- REFLECTIVE GLASS: 44% REFLECTIVITY, VLT 36%, meets 3.5.1(E)(3) MAXIMUM REFLECTIVITY OF 60%



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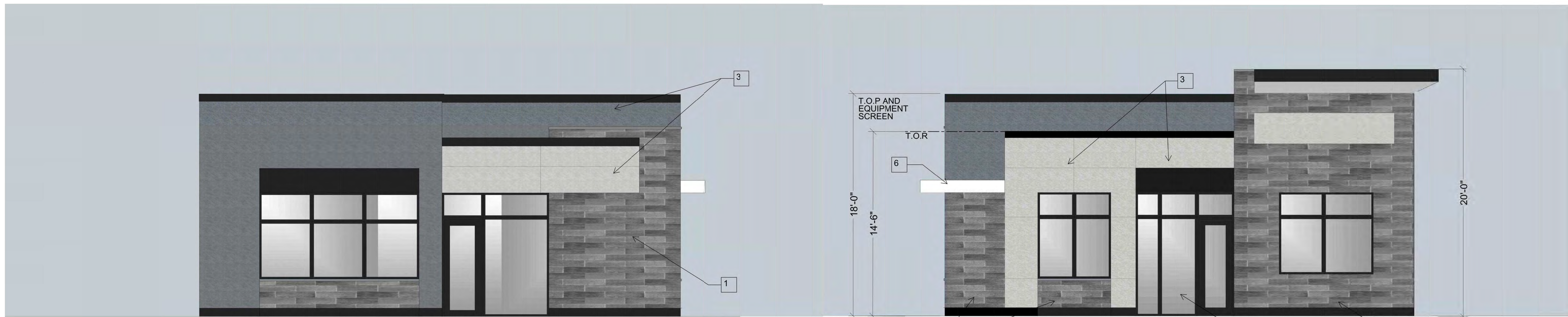
PREPARED FOR
BACHUS & SCHANKER, LLC
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A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
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NO.	REVISION	DATE	BY	DATE
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ARCHITECTURAL ELEVATIONS
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PROJECT DEVELOPMENT PLAN



WEST ELEVATION LOT 2
1/4" = 1'-0"

EAST ELEVATION LOT 2
1/4" = 1'-0"

COLOR/MATERIALS CODE

- SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW9177 SALTY DOG
- SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW7006 WHITE
- SAND TEXTURE -AMERISTONE - MIDNIGHT STORM - DRYVIT
- SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW7673 PEWTER CAST
- SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS SW6595 BLUE CHIP
- SMOOTH FINISH DEMANDIT DRYVIT SHERWIN WILLIAMS BLACK
- 4 GENERAL SHALE ARISTCRAFT COMPRESSED CONCRETE
1 1/2" THINSTONE, URBANA CITYSCAPES.
- REFLECTIVE GLASS: 44% REFLECTIVITY, VLT 36%, meets 3.5.1(E)(3) MAXIMUM REFLECTIVITY OF 60%



NORTH ELEVATION LOT 2
1/4" = 1'-0"

- 1) 4" X 24" THINSTONE
- 2) SMOOTH SANDED STUCCO EFIS
- 3) TEXTURED STUCCO EFIS
- 4) PRE-FINISHED METAL CAP FLASHING
- 5) 8" X 16" X 2" PAINTED BLOCK
- 6) 12" PAINTED STEEL CHANNEL LOUVER
- 7) 12" STEEL TUBE TRILIS ON 6" X 6" STEEL TUBE COLUMNS
- 8) 6" STEEL TUBE COLUMN
- 9) BLACK ANODIZED ALUMINUM STOREFRONT WITH TINTED GLASS
- 10) SIGNAGE SHOWN FOR INFORMATION ONLY. TO BE SUBMITTED WITH PERMIT.
- 11) ELECTRIC METER PAINTED TO MATCH WALL.
- 12) GAS METER PAINTED TO MATCH WALL.



SOUTH ELEVATION LOT 2
1/4" = 1'-0"


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BACHUS & SCHANKER LAW
OFFICE BUILDING

ARCHITECTURAL ELEVATIONS
& PERSPECTIVES

PROJECT DEVELOPMENT PLAN

SHEET 10 OF 12

JOB NO. 39792.00



NORTHEAST PERSPECTIVE



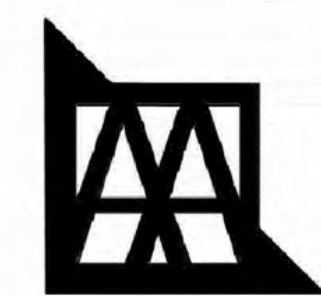
NORTHWEST PERSPECTIVE



WEST PERSPECTIVE



EAST PERSPECTIVE



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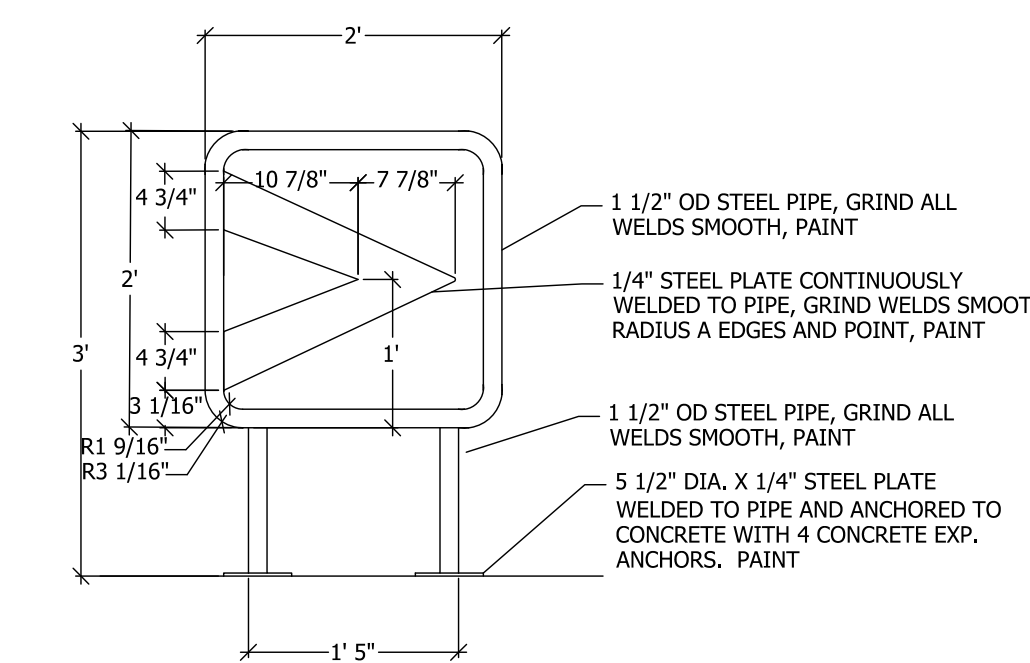
EAST DRAKE ROAD

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE TO BE PRESERVED
- PROPOSED MINOR/1' CONTOUR
- PROPOSED MAJOR/5' CONTOUR
- STEEL HEADER W/ DRAINAGE HOLES - 1" O.C.
- TURF TYPE A: IRRIGATED HYBRID KENTUCKY X TEXAS BLUE GRASS SOD, TURF MASTER ENVIROTURF OR APPROVED EQUAL
- ROCK MULCH
40% 2"-3" DIA. RIVER ROCK
60% 4"-6" DIA. COBBLE
GRAVEL MULCH SHALL BE A MINIMUM OF 3" LAYER OF MULCH OVER WEED BARRIER.
- CONIFEROUS TREE
6' HGT (MIN)
- DECIDUOUS STREET/ SHADE TREE,
2" CALIPER
- ORNAMENTAL TREE, 1 1/2" CALIPER
- DECIDUOUS SHRUB, 5 GALLON CONTAINER
CONIFEROUS/ EVERGREEN SHRUB, 5 GALLON CONTAINER
- PERENNIAL/ORNAMENTAL GRASSES,
1 OR 5 GALLON CONTAINER
- FIRE HYDRANT
- EXISTING LIGHT POLE

NOTES

- ROCK MULCH:** ROCK MULCH
40% 2"-3" DIA. RIVER ROCK
60% 4"-6" DIA. COBBLE
GRAVEL MULCH SHALL BE A MINIMUM OF 3" LAYER OF MULCH OVER WEED BARRIER.
- WOOD MULCH:** WOOD MULCH SHALL BE A MINIMUM OF 3 LAYERS OF SHREDDED REDWOOD BARK OVER WEED BARRIER. OMIT WEED BARRIER IN AREAS PLANTED WITH 1 GALLON PERENNIALS AND IN ALL TREE PLANTING RINGS.
- WATER METERS:** NO TREES OR SHRUBS SHALL BE PLANTED WITHIN 5' OF WATER METERS AND FIRE HYDRANTS.



BIKE RACK DETAIL
2 BIKE RACKS REQUIRED AT EACH CONCRETE PAD.

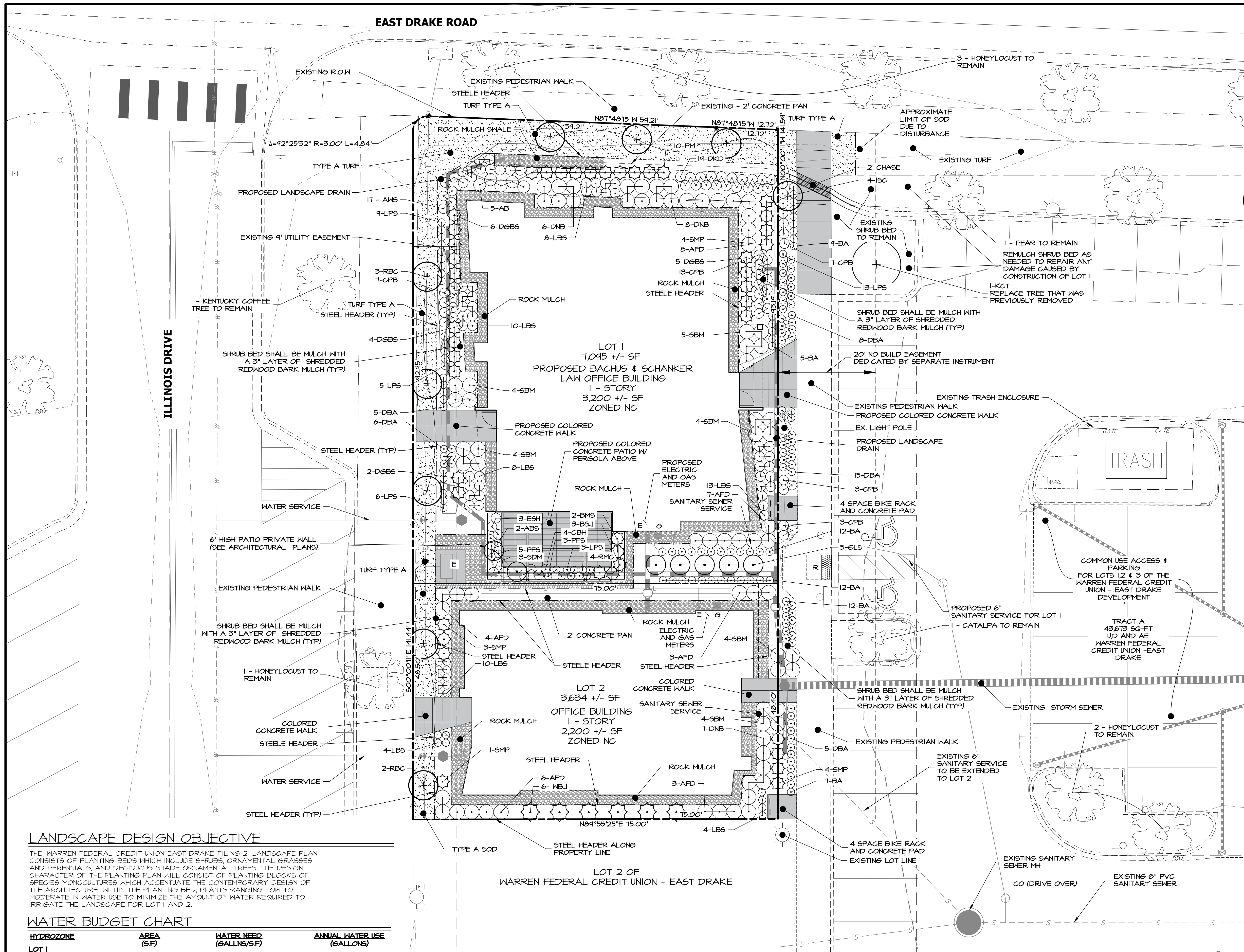
SITE LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RIGHT OF WAY
- EXISTING WOODEN FENCE
- EXISTING GAS MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING STORM DRAIN
- PROPOSED LANDSCAPE DRAIN
- EXISTING CURB AND GUTTER
- PROPOSED SIGN
- PROPOSED CURB AND GUTTER
- EXISTING STREET LIGHTS
- PROPOSED STREET LIGHT
- FIRE HYDRANT

STREET TREE NOTE

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 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

ILLINOIS DRIVE



LANDSCAPE DESIGN OBJECTIVE

THE WARREN FEDERAL CREDIT UNION EAST DRAKE FILING 2' LANDSCAPE PLAN CONSISTS OF PLANTING BEDS WHICH INCLUDE SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS, AND DECIDUOUS SHADE ORNAMENTAL TREES. THE DESIGN CHARACTER OF THE PLANTING PLAN WILL CONSIST OF PLANTING BLOCKS OF SPECIES MONOCULTURES WHICH ACCENTUATE THE CONTEMPORARY DESIGN OF THE ARCHITECTURE. WITHIN THE PLANTING BED, PLANTS RANGING LOW TO MODERATE IN WATER USE TO MINIMIZE THE AMOUNT OF WATER REQUIRED TO IRRIGATE THE LANDSCAPE FOR LOT 1 AND 2.

WATER BUDGET CHART

HYDROZONE	AREA (SF)	WATER NEED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
LOT 1			
HIGH	428	18	16104
MODERATE	778	10	7780
LOW	1,715	0	0
TOTAL LOT 1	3,421		24884 GAL/YR
LOT 2			
HIGH	165	18	2970
MODERATE	304	10	3040
LOW	448	0	0
TOTAL LOT 2	917		6010 GAL/YR
TOTAL GALLONS (LOT 1 AND LOT 2)			30894 GAL/YR

LOTS 1 & 2 TOTAL GALLONS/SF/YEAR 7.2 GALLONS/SF/YEAR
 LOT 1 GALLONS/SF/YEAR 7.5 GALLONS/SF/YEAR
 LOT 2 GALLONS/SF/YEAR 6.2 GALLONS/SF/YEAR

- 1) THE AVERAGE SHALL NOT EXCEED A MAXIMUM OF 15 GALLONS/SF SEASON
- 2) 'HIGH' HYDROZONE INCLUDES SOD AREA; 'MODERATE' HYDROZONE INCLUDES SHRUB, PERENNIAL AND ORNAMENTAL GRASS PLANTING BEDS, 'LOW' HYDROZONES INCLUDES ROCK MULCH PERIMETER SURROUNDING THE BUILDING.

PREPARED FOR

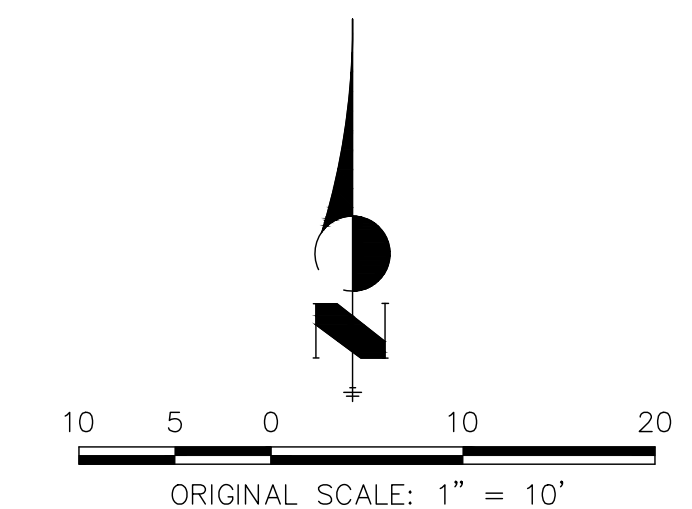
BACHUS & SCHANKER, LLC
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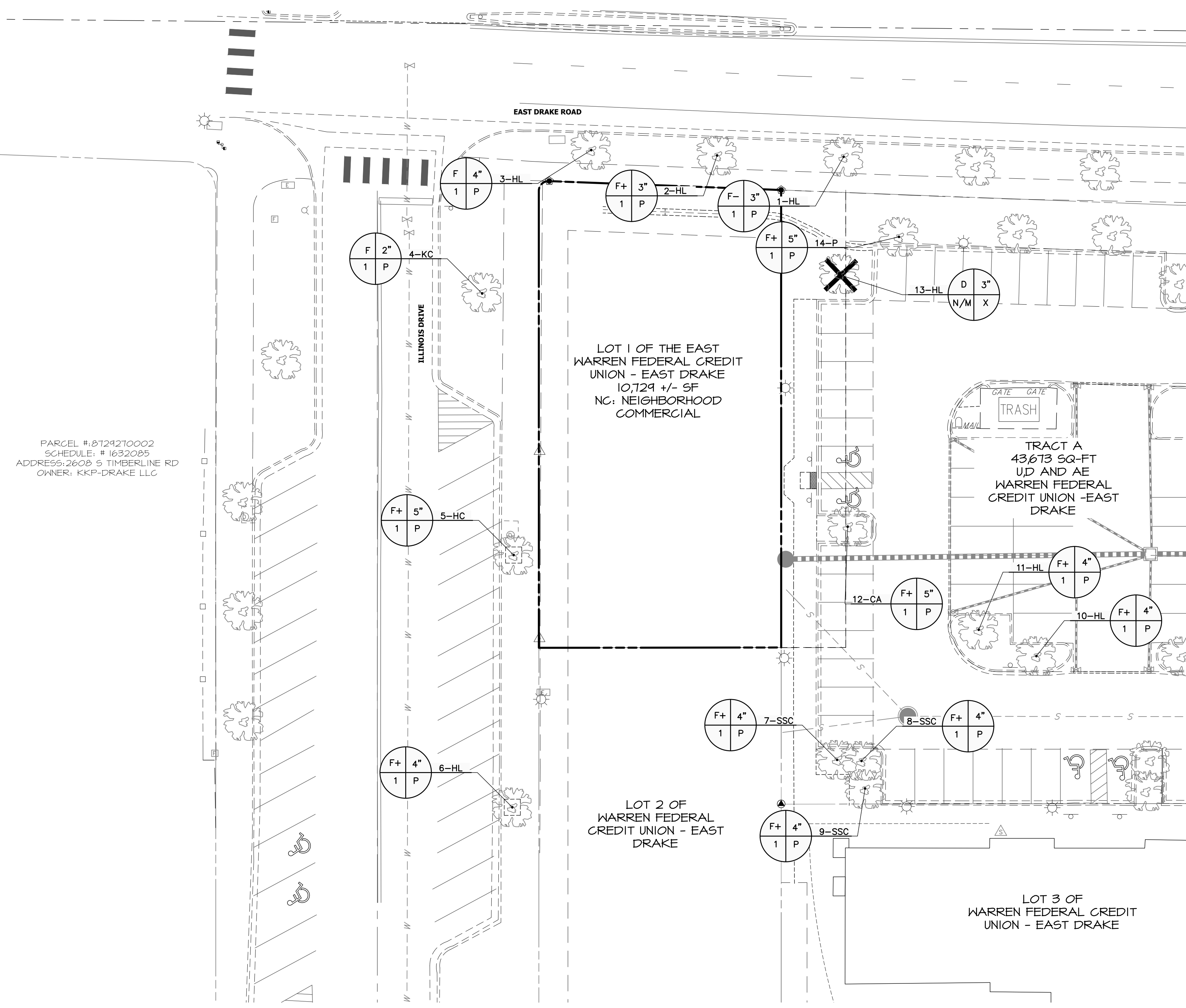
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1"=10'	N/A	3/5/21	ARJ	ARJ	

BACHUS & SCHANKER LAW
 OFFICE BUILDING
 LANDSCAPE PLAN
 PROJECT DEVELOPMENT PLAN





PARCEL #: 0729270002
 SCHEDULE #: 1632095
 ADDRESS: 2608 S TIMBERLINE RD
 OWNER: KKP-DRAKE LLC

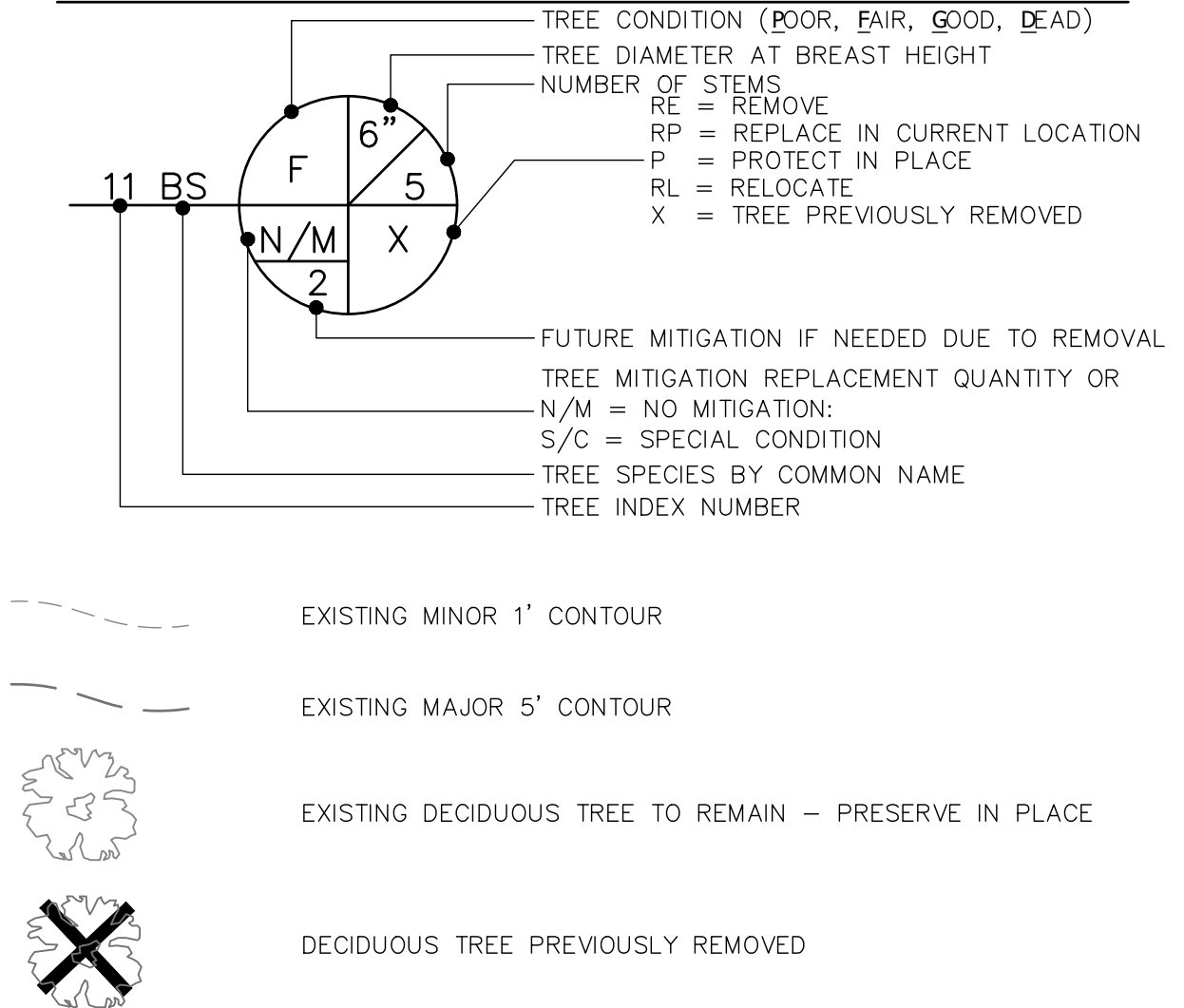
LOT 1 OF THE EAST WARREN FEDERAL CREDIT UNION - EAST DRAKE
 10,129 +/- SF
 NC: NEIGHBORHOOD COMMERCIAL

TRACT A
 43,673 SQ-FT
 UD AND AE
 WARREN FEDERAL CREDIT UNION - EAST DRAKE

LOT 2 OF WARREN FEDERAL CREDIT UNION - EAST DRAKE

LOT 3 OF WARREN FEDERAL CREDIT UNION - EAST DRAKE

LEGEND



TREE PROTECTION NOTES

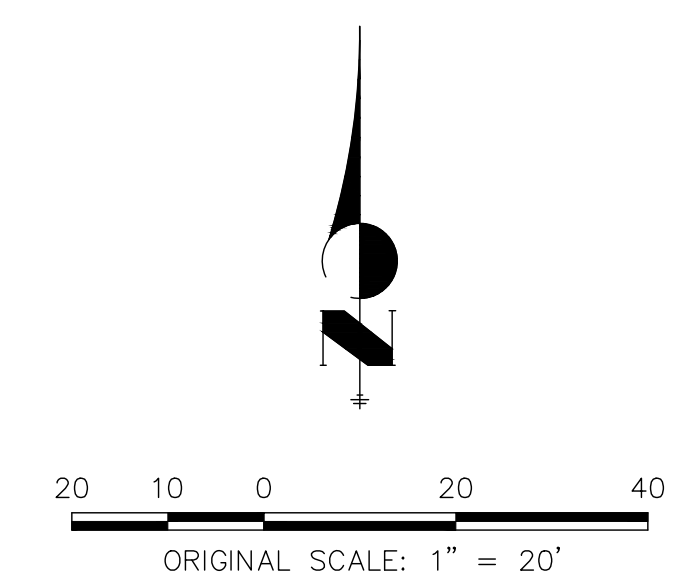
PER CITY LAND USE CODE 32.1 G THE FOLLOWING TREE PROTECTION SPECIFICATIONS SHALL APPLY

- 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 FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. 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 TPOSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL 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 OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERRECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(5) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART, AND TYING RIBBON OR ROPE FROM STAKETO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREAST HEIGHT (IN)	AUGER DISTANCE FROM FACE OF TREE (FT)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15

TREE MITIGATION MATRIX

INDEX NUMBER	TREE SPECIES	CONDITION	REASON FOR REMOVAL	TREE DIAMETER (INCH)	REMOVED OR REMAIN	TREE MITIGATION QUANTITY IF NEEDED	TREE MITIGATION REQUIRED
TREE INVENTORY AND MITIGATION INFORMATION							
1	HL HONEY LOCUST	FAIR-	-	3"	PERSERVE IN PLACE	1	0
2	HL HONEY LOCUST	FAIR+	-	3"	PERSERVE IN PLACE	1	0
3	HL HONEY LOCUST	FAIR	-	4"	PERSERVE IN PLACE	1	0
4	KC KENTUCKY COFFEE TREE	FAIR	-	2"	PERSERVE IN PLACE	1	0
5	HL HONEY LOCUST	FAIR+	-	5"	PERSERVE IN PLACE	1	0
6	HL HONEY LOCUST	FAIR+	-	4"	PERSERVE IN PLACE	1	0
7	SSC SPRING SNOW CRABAPPLE	FAIR+	-	4"	PERSERVE IN PLACE	1	0
8	SSC SPRING SNOW CRABAPPLE	FAIR+	-	4"	PERSERVE IN PLACE	1	0
9	SSC SPRING SNOW CRABAPPLE	FAIR+	-	4"	PERSERVE IN PLACE	1	0
10	HL HONEY LOCUST	FAIR	-	4"	PERSERVE IN PLACE	1	0
11	HL HONEY LOCUST	FAIR+	-	4"	PERSERVE IN PLACE	1	0
12	CA CATALPA	FAIR+	-	5"	PERSERVE IN PLACE	1	0
13	CA STUMP (CATALPA)	DEAD	-	3"	PREVIOUSLY REMOVED	1	0
14	P PEAR	FAIR+	-	5"	PERSERVE IN PLACE	1	0



STREET TREE NOTE

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BACHUS & SCHANKER LAW
 OFFICE BUILDING

TREE MITIGATION PLAN

PROJECT DEVELOPMENT PLAN



WARREN FEDERAL CREDIT UNION-EAST DRAKE, FILING TWO

A REPLAT OF LOT 1, WARREN FEDERAL CREDIT UNION-EAST DRAKE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.

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

STATEMENT OF OWNERSHIP AND SUBDIVISION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNER(S) OF THE FOLLOWING DESCRIBED LAND:
 LOT 1, WARREN FEDERAL CREDIT UNION-EAST DRAKE RECORDED UNDER RECEPTION NO. 20160036800 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
 THE ABOVE DESCRIBED TRACTS CONTAIN 10,726 SQUARE FEET OR 0.2462 ACRES, MORE OR LESS

FOR THEMSELVES AND THEIR SUCCESSORS IN INTEREST FANCHER SARCHET, LLC, INC AND THE CITY OF FORT COLLINS HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT TO BE KNOWN AS WARREN FEDERAL CREDIT UNION-EAST DRAKE FILING NO. 2, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. THE RIGHTS AND OBLIGATIONS OF THE PLAT SHALL RUN WITH THE LAND.

CERTIFICATE OF DEDICATION:

THE OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO (HEREAFTER "CITY"), FOR PUBLIC USE, FOREVER, A PERMANENT RIGHT-OF-WAY FOR STREET PURPOSES AND THE "EASEMENTS" AS LAID OUT AND DESIGNATED ON THIS PLAT; PROVIDED, HOWEVER, THAT (1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED, AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN STREETS SO DEDICATED UNTIL SUCH TIME AS THE PROVISIONS OF THE MAINTENANCE GUARANTEE HAVE BEEN FULLY SATISFIED. THE STREETS DEDICATED ON THIS PLAT ARE THE FEE PROPERTY OF THE CITY AS PROVIDED IN SECTION 31-23-107 C.R.S. THE CITY'S RIGHTS UNDER THE EASEMENTS INCLUDE THE RIGHT TO INSTALL, OPERATE, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REMOVE AND REPLACE WITHIN THE EASEMENTS PUBLIC IMPROVEMENTS CONSISTENT WITH THE INTENDED PURPOSE OF THE EASEMENTS; THE RIGHT TO INSTALL, MAINTAIN AND USE GATES IN ANY FENCES THAT CROSS THE EASEMENTS; THE RIGHT TO MARK THE LOCATION OF THE EASEMENTS WITH SUITABLE MARKERS; AND THE RIGHT TO PERMIT OTHER PUBLIC UTILITIES TO EXERCISE THESE SAME RIGHTS. OWNER RESERVES THE RIGHT TO USE THE EASEMENTS FOR PURPOSES THAT DO NOT INTERFERE WITH THE FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED. THE CITY IS RESPONSIBLE FOR MAINTENANCE OF ITS OWN IMPROVEMENTS AND FOR REPAIRING ANY DAMAGE CAUSED BY ITS ACTIVITIES IN THE EASEMENTS, BUT BY ACCEPTANCE OF THIS DEDICATION, THE CITY DOES NOT ACCEPT THE DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE CITY. OWNER WILL MAINTAIN THE SURFACE OF THE EASEMENTS IN A SANITARY CONDITION IN COMPLIANCE WITH ANY APPLICABLE WEED, NUISANCE OR OTHER LEGAL REQUIREMENTS.

EXCEPT AS EXPRESSLY PERMITTED IN AN APPROVED PLAN OF DEVELOPMENT OR OTHER WRITTEN AGREEMENT WITH THE CITY, OWNER WILL NOT INSTALL ON THE EASEMENTS, OR PERMIT THE INSTALLATION ON THE EASEMENTS, OF ANY BUILDING, STRUCTURE, IMPROVEMENT, FENCE, RETAINING WALL, SIDEWALK, TREE OR OTHER LANDSCAPING (OTHER THAN USUAL AND CUSTOMARY GRASSES AND OTHER GROUND COVER). IN THE EVENT SUCH OBSTACLES ARE INSTALLED IN THE EASEMENTS, THE CITY HAS THE RIGHT TO REQUIRE THE OWNER TO REMOVE SUCH OBSTACLES FROM THE EASEMENTS. IF OWNER DOES NOT REMOVE SUCH OBSTACLES, THE CITY MAY REMOVE SUCH OBSTACLES WITHOUT ANY LIABILITY OR OBLIGATION FOR REPAIR AND REPLACEMENT THEREOF, AND CHARGE THE OWNER THE CITY'S COSTS FOR SUCH REMOVAL. IF THE CITY CHOOSES NOT TO REMOVE THE OBSTACLES, THE CITY WILL NOT BE LIABLE FOR ANY DAMAGE TO THE OBSTACLES OR ANY OTHER PROPERTY TO WHICH THEY ARE ATTACHED. THE RIGHTS GRANTED TO THE CITY BY THIS PLAT INURE TO THE BENEFIT OF THE CITY'S AGENTS, LICENSEES, PERMITTEES AND ASSIGNS.

MAINTENANCE GUARANTEE:

THE OWNER HEREBY WARRANTS AND GUARANTEES TO THE CITY, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND USE CODE AND/OR THE TRANSITIONAL LAND USE REGULATIONS, AS APPLICABLE. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE CITY SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND WHICH ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.

REPAIR GUARANTEE:

THE OWNER HEREBY WARRANTS AND GUARANTEES TO THE CITY, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND USE CODE AND/OR THE TRANSITIONAL LAND USE REGULATIONS, AS APPLICABLE. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE CITY SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND WHICH ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.

NOTICE OF OTHER DOCUMENTS:

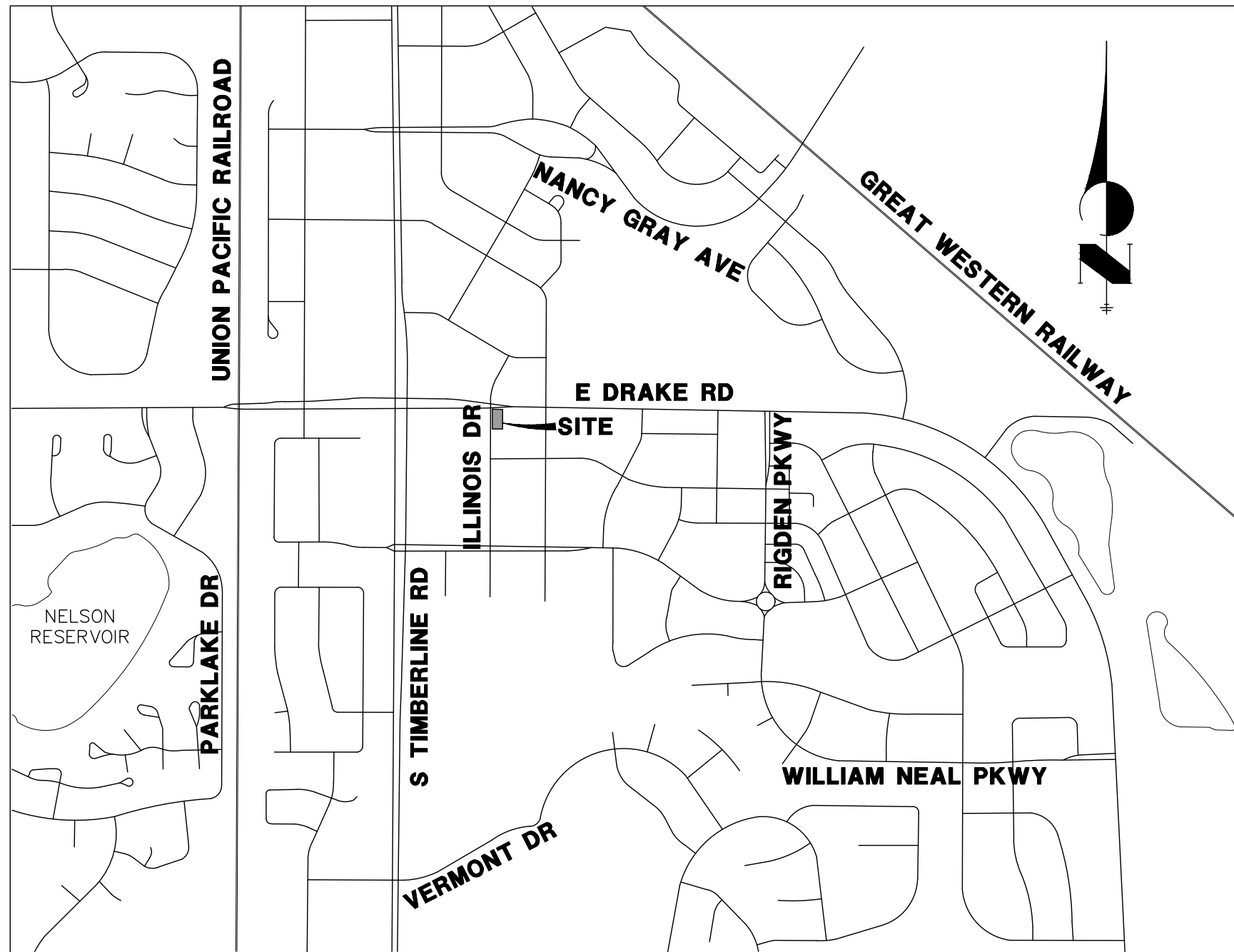
ALL PERSONS TAKE NOTICE THAT THE OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT. THE OWNER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT, ALONG WITH THE OBLIGATIONS UNDER THIS PLAT, RUN WITH THE LAND. THE SAID DOCUMENTS MAY ALSO BE AMENDED FROM TIME TO TIME AND MAY INCLUDE, WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

ATTORNEY'S CERTIFICATE:

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

ATTORNEY: _____
 ADDRESS: _____

 REGISTRATION NUMBER: _____



VICINITY MAP
1"=1000'

OWNERSHIP CERTIFICATION:

FANCHER SARCHET, LLC

BY: _____

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____A.D.

COUNTY OF)
 STATE OF) SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED

BEFORE ME THIS ___ DAY OF _____ 20____, BY _____

AS _____ OF _____, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____ 20____

NOTICE

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

GENERAL NOTES:

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
- THERE ARE 2 LOTS ON THIS SUBDIVISION PLAT.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR EMERGENCY AND PUBLIC VEHICULAR ACCESS.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. 922691, PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED AUGUST 28, 2020 AT 8:00 A.M.
- BASIS OF BEARING: THE WEST LINE OF TRACT A, WARREN FEDERAL CREDIT UNION-EAST DRAKE RECORDED UNDER RECEPTION NO. 20160036800 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, BEING MONUMENTED AT THE NORTH BY A NAIL AND SHINER, IN THE CONCRETE WALK, STAMPED "LS 36548" AND AT THE SOUTH BY A 1.25" BLUE PLASTIC CAP "LLEGLBBL", BEARING S00°00'11"E, AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE.
- THERE SHALL BE NO PRIVATE CONDITIONS, COVENANTS OR RESTRICTIONS THAT PROHIBIT OR LIMIT THE INSTALLATION OF RESOURCE CONSERVING EQUIPMENT OR LANDSCAPING THAT ARE ALLOWED BY SECTIONS 12-120 - 12-122 OF THE CITY CODE.
- THE DEVELOPMENT AGREEMENT (RECEPTION NO. 20160037649) DATED JUNE 6TH, 2016, BETWEEN THE CITY OF FORT COLLINS AND BLUE FEDERAL CREDIT UNION FOR THE PROPERTY LEGALLY DESCRIBED AS WARREN FEDERAL CREDIT UNION-EAST DRAKE SHALL APPLY TO THIS REPLAT.

APPROVED AS TO FORM, CITY ENGINEER:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO

THIS _____ DAY _____ OF _____ A.D., .

 CITY ENGINEER

PLANNING APPROVAL:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY _____ OF _____ A.D.,

 DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

SURVEYOR'S CERTIFICATE:

I, JARROD ADAMS, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FORGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JARROD ADAMS
 LICENSED COLORADO LAND SURVEYOR
 COLORADO P.L.S. NO. 38252
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



FEMA FLOODPLAIN NOTE:

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR LARIMER COUNTY, COLORADO, MAP NUMBER 08069C100F, EFFECTIVE DATE DECEMBER 19, 2006.

WARREN FEDERAL CREDIT UNION
 EAST DRAKE, FILING TWO
 JOB NO. 39792.00
 MARCH 16, 2021
 SHEET 1 OF 2



WARREN FEDERAL CREDIT UNION-EAST DRAKE, FILING TWO

A REPLAT OF LOT 1, WARREN FEDERAL CREDIT UNION-EAST DRAKE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.

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

SIDEHILL-FILING ONE
REC. NO. 20030144107

LEGEND

- SET 18" #5 REBAR W/ PINK PLASTIC CAP STAMPED "JR ENG LS 38252"
- RECOVERED NAIL AND SHINER STAMPED "LS 37963"
- RECOVERED NAIL AND SHINER STAMPED "LS 36548"
- CALCULATED POSITION
- 75.00' PROPOSED BOUNDARY DIMENSIONS
- L1 PROPOSED EASEMENT DIMENSIONS
- 98.39' EXISTING BOUNDARY DIMENSIONS

EAST DRAKE ROAD

(R.O.W. VARIES)
REC. NO. 20030144107
REC. NO. 2001059220
REC. NO. 2001007023
BOOK 5, PAGE 19

ILLINOIS DRIVE

(100' R.O.W.)
REC. NO. 20040108605

$\Delta=92^{\circ}25'52''$
 $R=3.00'$
 $L=4.84'$
 $CH=4.33'$
 $N46^{\circ}02'09''E$

$S87^{\circ}48'15''E$
12.72'

$S87^{\circ}48'15''E$ 59.21'

$S87^{\circ}48'15''E$ 122.73'

$S89^{\circ}26'53''E$ 98.39'

15' UTILITY & DRAINAGE EASEMENT
REC. NO. 20160036800

9' UTILITY & DRAINAGE EASEMENT
REC. NO. 20160036800

UTILITY EASEMENT
TO BE DEDICATED
BY THIS PLAT

20' NO BUILD EASEMENT
REC. NO.

LOT 1
7,095 SF
0.1629 AC

LOT 2
3,634 SF
0.0834 AC

TRACT A,
WARREN FEDERAL CREDIT
UNION-EAST DRAKE
REC. NO. 20160036800

$S00^{\circ}00'11''E$ 141.44'
 $S00^{\circ}00'11''E$ 141.59'

$S00^{\circ}00'11''E$ 190.07'
W. LINE, TRACT A, WARREN
FEDERAL CREDIT UNION-EAST DRAKE

$N00^{\circ}00'11''W$ 126.76'

LOT 2,
WARREN FEDERAL CREDIT
UNION-EAST DRAKE
REC. NO. 20160036800

RECOVERED 1.25"
BLUE PLASTIC CAP
"ILLEGIBLE"

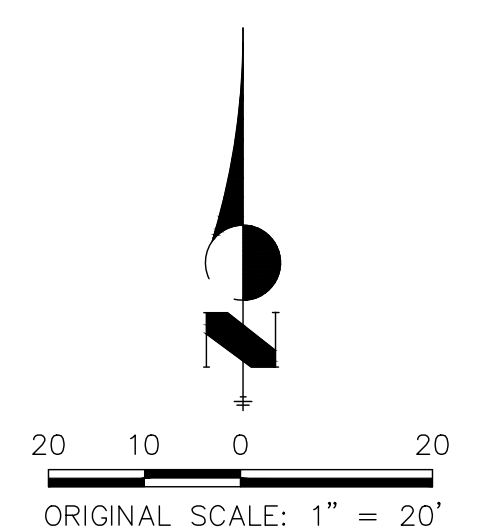
LOT 3,
WARREN FEDERAL CREDIT
UNION-EAST DRAKE
REC. NO. 20160036800

RECOVERED 1.25"
YELLOW PLASTIC CAP
STAMPED "LS 37963"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'11"W	8.00'
L2	N89°59'49"E	2.75'
L3	S00°00'11"E	11.00'
L4	S89°59'49"W	2.75'
L5	N00°00'11"W	3.00'
L6	S89°59'49"W	4.00'
L7	N00°00'11"W	19.50'
L8	N89°59'49"E	4.00'

RIGDEN FARM, 8TH FILING, THE
SHOPS AT RIGDEN FARM
REC. NO. 20040108605



WARREN FEDERAL CREDIT UNION
EAST DRAKE, FILING TWO
JOB NO. 39792.00
MARCH 16, 2021
SHEET 2 OF 2

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

UTILITY PLANS FOR BACHUS & SCHANKER LAW OFFICE BUILDING

WARREN FEDERAL CREDIT UNION - EAST DRAKE, FILING TWO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.

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

FEBRUARY 2021

PROPERTY OWNER

BACHUS & SCHANKER, LLC
ATTN: JULIE WOLFE W/ ICE3D
1010 COLFAX AVE 650
DENVER, CO 80202
P~303.523.800
JULIE@CE3D.COM

PLANNER/LANDSCAPE ARCHITECT

JR ENGINEERING, LLC
ATTN: KEN MERRITT, APA RLA
2900 SOUTH COLLEGE AVE, SUITE 3D
FORT COLLINS, CO 80525
P~970.305.6754
KMERRITTF@JRENGINEERING.COM

ARCHITECT

ALLER ARCHITECTS, PC
ATTN: MICK ALLER
2900 SOUTH COLLEGE 3A
FORT COLLINS, CO 80525
P~970.286.2617
MICK@ALLER-ARCHITECTS.COM

ENGINEER

JR ENGINEERING, LLC
ATTN: ANDREW HUGILL, PE
2900 SOUTH COLLEGE AVE, SUITE 3D
FORT COLLINS, CO 80525
P~719.352.5077
AHUGILL@JRENGINEERING.COM

SURVEYOR

JR ENGINEERING, LLC
ATTN: JARROD ADAMS, PLS
2900 SOUTH COLLEGE AVE, SUITE 3D
FORT COLLINS, CO 80525
P~303.740.9393
JADAMS@JRENGINEERING.COM

UTILITY CONTACTS

ELECTRIC
FORT COLLINS UTILITIES
700 WOOD STREET,
FORT COLLINS, CO 80521
CODY SNOWDON (970) 416-2306

GAS
XCEL ENERGY
4200 S COUNTY ROAD 15H,
LOVELAND, CO 80537
STEPHANIE RICH (970) 225-7828

PHONE
CENTURYLINK
DEB THOMAS (970) 377-6406

STORMWATER
FORT COLLINS UTILITIES
700 WOOD STREET,
FORT COLLINS, CO 80521
EMAIL: WLAMARQUE@FCGOV.COM
WES LAMARQUE (970) 416-2418

WATER UTILITIES ENGINEER
FORT COLLINS UTILITIES
700 WOOD STREET,
FORT COLLINS, CO 80521
EMAIL: WLAMARQUE@FCGOV.COM
WES LAMARQUE (970) 416-2418

BENCHMARK

PROJECT DATUM: NAVD88

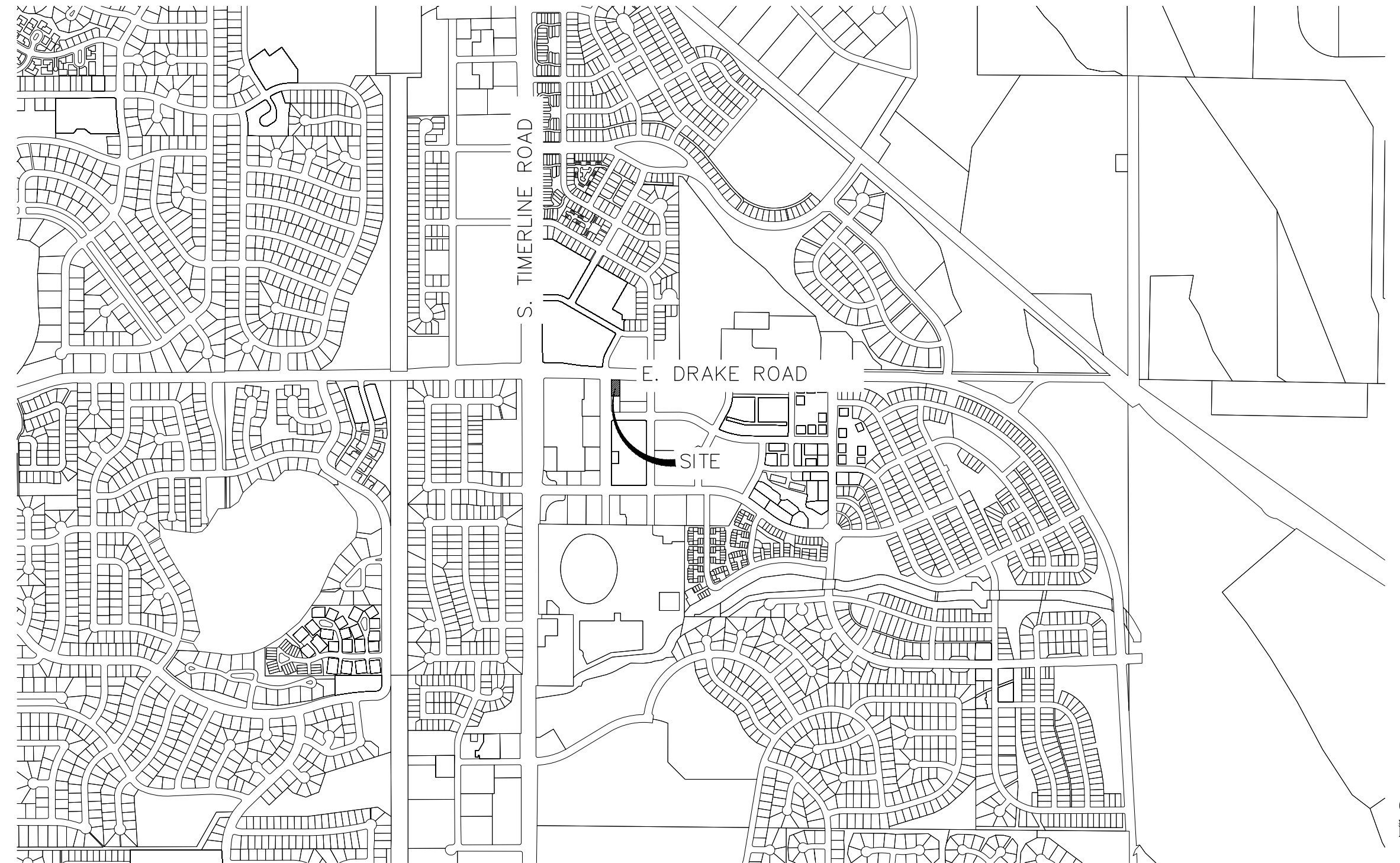
BENCHMARK # 5-07, BEING A 1-3/4" ALUMINUM CAP STAMPED "5-07" LOCATED AT THE SOUTHWEST CORNER OF RIGDEN PARKWAY AND DRAKE ROAD ON THE SOUTHWEST CORNER OF A CATCH BASIN ELEVATION: 4926.96

PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) = NAVD88 DATUM - 3.19'

BASIS OF BEARINGS

THE WEST LINE OF TRACT A, WARREN FEDERAL CREDIT UNION-EAST DRAKE RECORDED UNDER RECEPTION NO. 20160036800 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, BEING MONUMENTED AT THE NORTH BY A NAIL AND SHINER IN THE CONCRETE WALK, STAMPED "LS 36548" AND AT THE SOUTH BY A 1.25" BLUE PLASTIC CAP "ILLEGIBLE", BEARING S00°00'11"E, AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE.



VICINITY MAP

SCALE: 1"=1000'

SHEET INDEX

1	COVER SHEET
2	CITY OF FORT COLLINS GENERAL NOTES
3	GENERAL NOTES
4	OVERALL LEGEND
5	DEMOLITION PLAN AND EXISTING CONDITIONS
6	GRADING PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8	DRAINAGE PLAN
9	UTILITY PLAN
10-12	DETAIL SHEET

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BACHUS & SCHANKER, LLC
1010 COLFAX AVE. 650
DENVER, CO 80202
JULIE WOLFE W/ ICE3D
P-303.523.8000
JULIE@CE3D.COM

J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

REVISION	BY	DATE
1	ARJ	2/1/21
2	A/JH	3/4/21

BACHUS & SCHANKER LAW OFFICE BUILDING
COVER SHEET
SHEET 1 OF 12
JOB NO. 3979200

City of Fort Collins, Colorado UTILITY PLAN APPROVAL		
APPROVED BY:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date
CHECKED BY:		Date

CITY OF FORT COLLINS GENERAL NOTES

- 1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS...

38. THE DESIGNER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARKS FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS. THE INFORMATION SHALL BE AS FOLLOWS:

BASIS OF BEARING: THE WEST LINE OF TRACT A, WARREN FEDERAL CREDIT UNION—EAST DRAKE RECORDED UNDER RECEPTION NO. 20160036800 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, BEING MONUMENTED AT THE NORTH BY A NAIL AND SHINER...

PROJECT DATUM: NAVD88

BENCHMARK # 5-07, BEING A 1-3/4" ALUMINUM CAP STAMPED "5-07" LOCATED AT THE SOUTHWEST CORNER OF RIGDEN PARKWAY AND DRAKE ROAD ON THE SOUTHWEST CORNER OF A CATCH BASIN ELEVATION: 4926.96

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IF NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) = NAVD88 DATUM - 3.19'

- 39. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
40. DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION...

CITY OF FORT COLLINS CONSTRUCTION NOTES

A. STANDARD GRADING, EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

- 1. THE EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
2. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
3. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY...

B. STREET IMPROVEMENTS NOTES

- 1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET AND GENERAL NOTES SHEETS OF THESE PLANS.
2. A PAVING SECTION DESIGN, SIGNAGE AND STAMPED BY A COLORADO LICENSED ENGINEER MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL...

- 6. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE.
7. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND AS PER THE RIGHT-OF-WAY WORK PERMIT TRAFFIC CONTROL PLAN.

C. TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

- 1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.
2. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
3. ALL SIGNAGE SHALL BE PER LOCAL ENTITY STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.

D. STORM DRAINAGE NOTES

- 1. THE CITY OF FORT COLLINS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
2. ALL RECOMMENDATIONS OF THE FINAL DRAINAGE AND EROSION CONTROL STUDY "LOT 1, 3 AND TRACT A WARREN FEDERAL CREDIT UNION - EAST DRAKE - FINAL DRAINAGE REPORT", DATED MARCH 2016, BY INTERVEST CONSULTING & THE MEMORANDUM "LOT 1, 3 AND TRACT A WARREN FEDERAL CREDIT UNION - EAST DRAKE - FINAL DRAINAGE REPORT" - 1ST AMENDMENT & FINAL DRAINAGE REPORT FOR THE RE-PLAT OF LOT 1 OF THE WARREN FEDERAL CREDIT UNION DATED FEBRUARY 2021, BY JR ENGINEERING SHALL BE FOLLOWED AND IMPLEMENTED.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY THESE NOTES AS UNAUTHORIZED FOR REVISION.

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Table with columns: No., REVISION, H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY. Includes revision history for city comments dated 1/8/21, 2/1/21, 2/26/21, 2/26/21, 02/03/21.

BACHUS & SCHANKER LAW
OFFICE BUILDING
CITY OF FORT COLLINS
GENERAL NOTES



Know what's below.
Call before you dig.

JR ENGINEERING GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF LARIMER COUNTY, CITY OF FORT COLLINS, EAST LARIMER COUNTY WATER DISTRICT, BOXELDER SANITATION DISTRICT, COLORADO DEPARTMENT OF TRANSPORTATION, FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE JURISDICTIONAL FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS, THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.
- RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATION.
- THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVINGS, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
- FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. SHALL BE PROTECTED AND REMAIN IN SERVICE. IF IMPROVEMENTS EXIST, EXTEND OR LOWER TO FINAL SURFACE USE LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
- OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
- ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
- ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 2.0% PERPENDICULAR TO DIRECTION OF TRAVEL. MAXIMUM GRADE OF HANDICAPPED ACCESSIBLE WALKS MUST BE LESS THAN 5.0% IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ALL HANDICAP RAMPS IS 8.3% OVER A MAXIMUM 6" RISE. MAXIMUM GRADE AT HANDICAP PARKING IS TYPICALLY LESS THAN 2.0% IN ALL DIRECTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS AND RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. HANDICAP RAMPS SHALL CONFORM TO CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC.)
- PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRILPLINE OF TREES. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE SEEDED AND MULCHED.
- THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.
- LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OR OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.
- REFERENCE EARTH ENGINEERING CONSULTANTS PROJECT NO. 1202069 "GEOTECHNICAL SUBSURFACE EXPLORATION REPORT WARREN FEDERAL CREDIT UNION -LOT 1 PAD 'A' AND 'B' SOUTHEAST OF EAST DRAKE ROAD AND ILLINOIS DRIVE FORT COLLINS, COLORADO" DATED OCTOBER 22, 2020 FOR PRELIMINARY GEOTECHNICAL RECOMMENDATIONS.
- ALL SATISFACTORY SOILS SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
- EXISTING AND PROPOSED IMPORTED MATERIALS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER TO VERIFY SATISFACTORY SOIL CHARACTERISTICS.
- LIMIT DISTURBANCE TO AREAS WITHIN SILT FENCE. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED PER CITY OF FORT COLLINS STANDARDS.
- REFERENCE THE STORM WATER MANAGEMENT PLAN (SWMP) FOR PLACEMENT AND DETAILS OF EROSION CONTROL MEASURES, WHICH SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT. EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO CONSTRUCTION.
- THE EXTENT OF EROSION CONTROL PROTECTION MAY NEED TO BE ADJUSTED DURING THE PROCESS OF CONSTRUCTION, BASED ON SITE CONDITIONS AND THE PERFORMANCE OF THE EROSION CONTROL MEASURES. TO SUPPLY SUFFICIENT EROSION CONTROL AND MINIMIZE DOWNSTREAM WATERWAY POLLUTION, EROSION CONTROL PROTECTION MUST BE INSPECTED AND REPAIRED/REPLACED IN INTERVALS DICTATED IN THE SWMP.

EROSION CONTROL NOTES:

- LOCATE/RELOCATE, AND MAINTAIN STABILIZED STAGING AREAS, VEHICLE TRAFFIC CONTROL AREAS, AND CONCRETE WASHOUT AREAS AS REQUIRED DURING CONSTRUCTION.
- LIMIT OF CONSTRUCTION TO BE CONTAINED WITHIN APPROVED UTILITY/GRADING AREAS AND PROPERTY LINES.
- PROVIDE EROSION CONTROL MEASURES ACROSS ALL PHASES OF FUTURE ROW AREAS PER STANDARD DETAILS.
- PROVIDE EROSION CONTROL MEASURES ACROSS SITE AS REQUIRED DURING CONSTRUCTION.
- ALL LOTS SHALL HAVE EROSION CONTROL PROTECTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORMWATER MANAGEMENT PLAN, WHICH SHALL CONTAIN AN UP-TO-DATE MAPPING OF EROSION CONTROL MEASURES AT ALL TIMES.
- REFERENCE EARTH ENGINEERING CONSULTANTS PROJECT NO. 1202069 "GEOTECHNICAL SUBSURFACE EXPLORATION REPORT WARREN FEDERAL CREDIT UNION -LOT 1 PAD 'A' AND 'B' SOUTHEAST OF EAST DRAKE ROAD AND ILLINOIS DRIVE FORT COLLINS, COLORADO" DATED OCTOBER 22, 2020 FOR PRELIMINARY GEOTECHNICAL RECOMMENDATIONS.
- ALL SATISFACTORY SOILS SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
- EXISTING AND PROPOSED IMPORTED MATERIALS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER TO VERIFY SATISFACTORY SOIL CHARACTERISTICS.
- CONTRACTOR TO PROTECT AND MAINTAIN ALL EXISTING EROSION CONTROL MEASURES IN PLACE FROM THE FILING 4 CONSTRUCTION.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY		DATE	
								REVISED PER CITY	COMMENTS DATED	REVISED PER CITY	COMMENTS DATED
		02/03/21	XXX			1	REVISED PER CITY	1/8/21	ARJ	2/1/21	
						2	REVISED PER CITY	2/26/21	A/H	3/4/21	

BACHUS & SCHANKER LAW
 OFFICE BUILDING
 GENERAL NOTES



Know what's below.
 Call before you dig.

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	A ---	A ---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	---x---	---x---
CHAIN LINK FENCE	---o---	---o---
WOOD FENCE	---◇---	---◇---
MASONRY FENCE	---□---	---□---
GUARDRAIL	---□---	---□---
CONC. BARRIER	---□---	---□---
CABLE TV	---TV---	---TV---
ELECTRIC	---E---	---E---
FIBER OPTIC	---FO---	---FO---
GAS MAIN	---G---	---G---
IRRIGATION MAIN	---IRR---	---IRR---
OIL/PETRO. MAIN	---O---	---O---
OVERHEAD UTILITY	---OHU---	---OHU---
SANITARY SEWER	---S---	---S---
STORM DRAIN	---SD---	---SD---
TELEPHONE	---T---	---T---
WATER MAIN	---W---	---W---
RAW WATER LINE	---RWL---	---RWL---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	---6100---	---6100---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	---	---
SILT FENCE	---SF---	---SF---
100 YEAR FLOODPLAIN	---100YR---	---100YR---
500 YEAR FLOODPLAIN	---500YR---	---500YR---
FLOODWAY	---FLDWY---	---FLDWY---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
SANITARY SEWER		
LINE MARKER	Mkr Sop ^o	
SERVICE MARKER	△	
CLEAN-OUT	○	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	⊕	
FIRE CONNECTION	⊕	
MANHOLE	⊙	●
BEND	⊕	⊕
BLOW-OFF VALVE	⊕	⊕
WELL	⊙	●
METER	⊙	●
VALVE	⊕	⊕
REDUCER	⊕	⊕
RESTRAINED JOINT	⊕	⊕
CROSS	⊕	⊕
PLUG W/ THRUST BLOCK	⊕	⊕
TEE	⊕	⊕
REVERSE ANCHOR	⊕	⊕
ANODE	⊕	⊕
AIR & VACUUM VALVE ASSEMBLY	⊕	⊕
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	⊕
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	
METER	⊕	⊕
VALVE	⊕	⊕
PLUG	⊕	⊕
TEE	⊕	⊕
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	□	
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	□	
ELECTRICAL METER	⊕	⊕
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	□	
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	□	
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊕	⊕
GUY ANCHOR	⊕	⊕
GUY POLE	⊕	⊕
MISC. UTILITIES		
VENT PIPE	VP ^o VP	●
TEST HOLE DESIGNATOR	TH#	
	FIRM/AGENCY	

MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	●AC
BRASS CAP - FOUND	●BC
BENCHMARK - FOUND	⊕
CROSS - FOUND	+
MONUMENT - SET	○
MONUMENT - FOUND (DEFAULT)	●
MONUMENT - FOUND (ALTERNATE 1)	■
MONUMENT - FOUND (ALTERNATE 2)	▣
MONUMENT - FOUND (ALTERNATE 3)	▲
MONUMENT - FOUND (ALTERNATE 4)	△
MONUMENT - FOUND (ALTERNATE 5)	●
MONUMENT - FOUND (ALTERNATE 6)	●
MONUMENT - FOUND (ALTERNATE 7)	●
NAIL & WASHER - FOUND	● NAIL & WASHER
PANEL - FOUND	■
PK NAIL - FOUND	● PK NAIL
ROW MONUMENT - FOUND	⊕
ROW MARKER - FOUND	⊕
SECTION CORNER - FOUND	⊕
SECTION CORNER - SET	⊕
QUARTER-SECTION CORNER - FOUND	⊕
QUARTER-SECTION CORNER - SET	⊕
SECTION CENTER - FOUND	⊕
SECTION CENTER - FOUND	⊕
CONTROL/TRVERSE POINT - SET	△

TRAFFIC LEGEND

	EXISTING	PROPOSED
PARKING METER	⊕	⊕
TRAFFIC SIGNAL BOX	⊕	⊕
TRAFFIC SIGNAL POLE	⊕	⊕
TRAFFIC SIGNAL BARRICADE	⊕	⊕
GUARD RAIL POST	⊕	⊕
IMPACT ATTENUATOR	⊕	⊕
BRIDGE STYLE HIGHWAY SIGN POST	⊕	⊕
CANTILEVER STYLE HIGHWAY SIGN POST	⊕	⊕
RAILROAD MARKER/SIGN	⊕	⊕
STREET LIGHT	⊕	⊕
STREET LIGHT - SINGLE	⊕	⊕
STREET LIGHT - DOUBLE	⊕	⊕
LUMINAIRE	⊕	⊕
ALTERNATE LUMINAIRE	⊕	⊕
SIGNAL MAST ARM W/ LUMINAIRE	⊕	⊕
PEDESTAL POLE FOUNDATION	⊕	⊕
TRAFFIC SIGNAL POLE	⊕	⊕
ROUND PULL BOX	⊕	⊕
MEDIUM PULL BOX	⊕	⊕
LARGE PULL BOX (20X33X15)	⊕	⊕
SIGNAL HEAD WITHOUT BACK PLATE	⊕	⊕
SIGNAL HEAD WITH BACK PLATE	⊕	⊕
PEDESTRIAN SIGNAL HEAD	⊕	⊕
VIDEO IMAGE DETECTOR	⊕	⊕
OPTICOM DETECTOR	⊕	⊕
VEHICLE DETECTION ZONE	⊕	⊕

STORM WATER MANAGEMENT

	KEY	SYMBOL
CHECK DAM	⊕	⊕
CONSTRUCTION ROAD STABILIZATION	⊕	⊕
CURB SOCK INLET PROTECTION	⊕	⊕
CONCRETE WASHOUT AREA	⊕	⊕
DIVERSION DITCH AND DIKE, TEMPORARY	⊕	⊕
DIVERSION CHANNEL, TEMPORARY	⊕	⊕
DEWATERING	⊕	⊕
EROSION CONTROL BLANKET	⊕	⊕
INLET FILTER	⊕	⊕
INLET PROTECTION	⊕	⊕
MULCHING	⊕	⊕
OUTLET PROTECTION	⊕	⊕
PAVED FLUME	⊕	⊕
PERMENENT SEEDING	⊕	⊕
REINFORCED CONCRETE DAM	⊕	⊕
ROUGH CUT STREET CONTROL	⊕	⊕
SEDIMENT BASIN	⊕	⊕
SEDIMENT CONTROL LOG	⊕	⊕
SILT FENCE	⊕	⊕
SURFACE ROUGHENING	⊕	⊕
STABILIZED STAGING AREA	⊕	⊕
SEDIMENT TRAP	⊕	⊕
STRAW BALE BARRIER	⊕	⊕
TERRACING	⊕	⊕
TEMPORARY SEEDING	⊕	⊕
TEMPORARY STREAM CROSSING CULVERT/BRIDGE	⊕	⊕
TEMPORARY STREAM CROSSING FORD TYPE	⊕	⊕
TEMPORARY SLOPE DRAIN	⊕	⊕
VEHICLE TRACKING CONTROL	⊕	⊕
VEHICLE TRACKING CONTROL WITH WASH RACK	⊕	⊕

DRAINAGE REPORT PLANS

	KEY
BASIN DESIGNATION (NO COEFFICIENT)	⊕
BASIN DESIGNATION (1 COEFFICIENT)	⊕
BASIN DESIGNATION (2 COEFFICIENTS)	⊕
ANALYSIS POINT IDENTIFIER	⊕
BASIN DESIGNATION (HISTORIC)	⊕
BASIN DESIGNATION (DEVELOPED)	⊕
SUB-BASIN DESIGNATION (DEVELOPED)	⊕
DRAINAGE PIPE IDENTIFIER	⊕
DRAINAGE POINT IDENTIFIER (HEXAGONAL)	⊕
DRAINAGE POINT IDENTIFIER (TRIANGULAR)	⊕
SWMM DESIGNATION 1	⊕
SWMM DESIGNATION 2	⊕
SWMM DESIGNATION 3	⊕
SWMM DESIGNATION 4	⊕

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS	⊕	⊕
TREE - DECIDUOUS	⊕	⊕
SHRUB/BUSH	⊕	⊕
SHRUBS AND BUSHES	⊕	⊕
IRRIGATION BOX	⊕	⊕
IRRIGATION SPRINKLER	⊕	⊕
IRRIGATION VALVE	⊕	⊕
BOLLARD	⊕	⊕
FLAGPOLE	⊕	⊕

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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BACHUS & SCHANKER, LLC
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DENVER, CO 80202
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JULIE@ICE3D.COM

J.R. ENGINEERING
A Westman Company
Central 303-740-9883 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	REVISD PER CITY COMMENTS DATED 1/8/21	ARJ	2/1/21
2	REVISED PER CITY COMMENTS DATED 2/26/21	A/JH	3/4/21

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	02/03/21	N/A	N/A	N/A

BACHUS & SCHANKER LAW
OFFICE BUILDING
OVERALL LEGEND

SHEET 4 OF 12
JOB NO. 3979200



Know what's below.
Call before you dig.

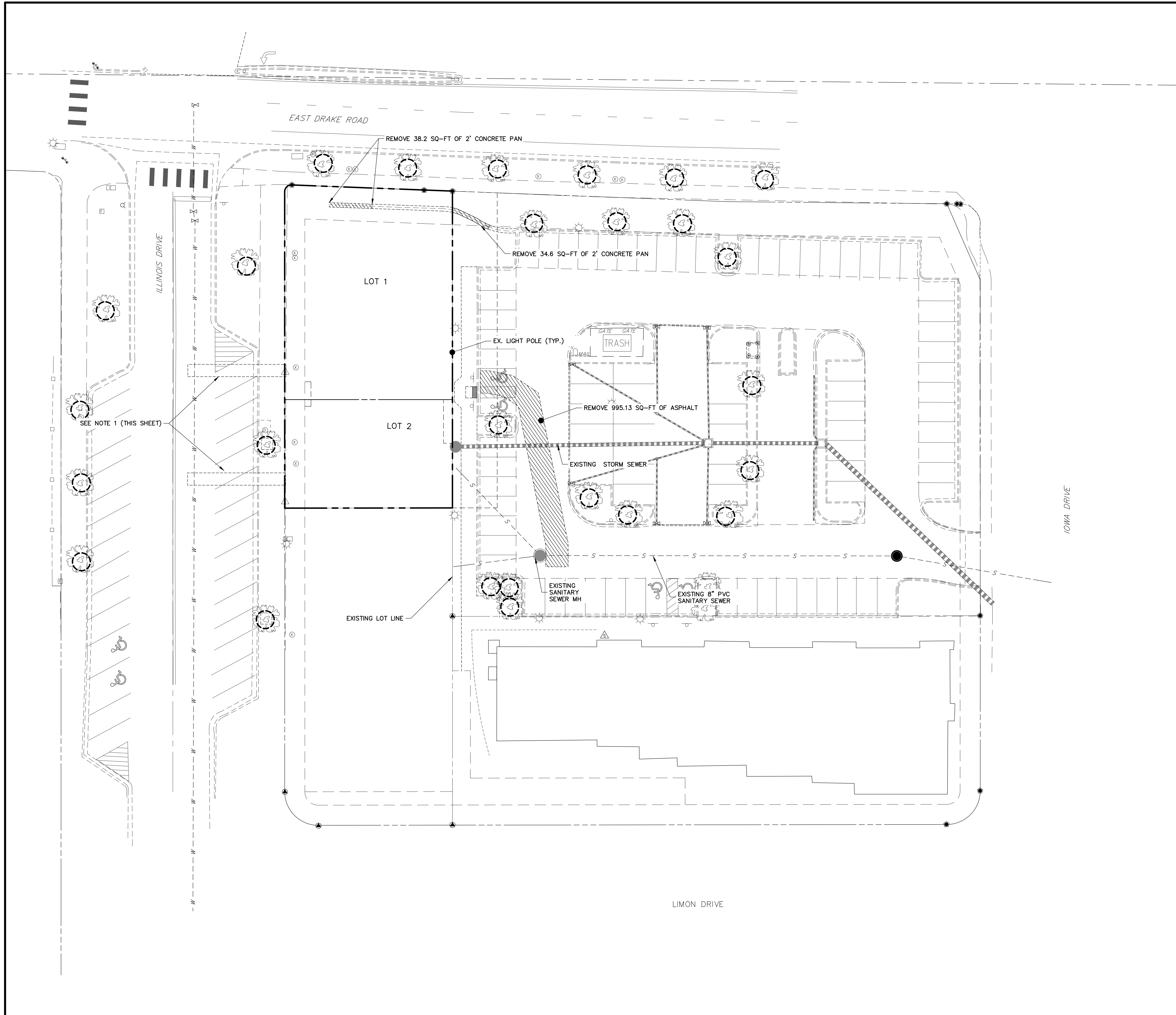


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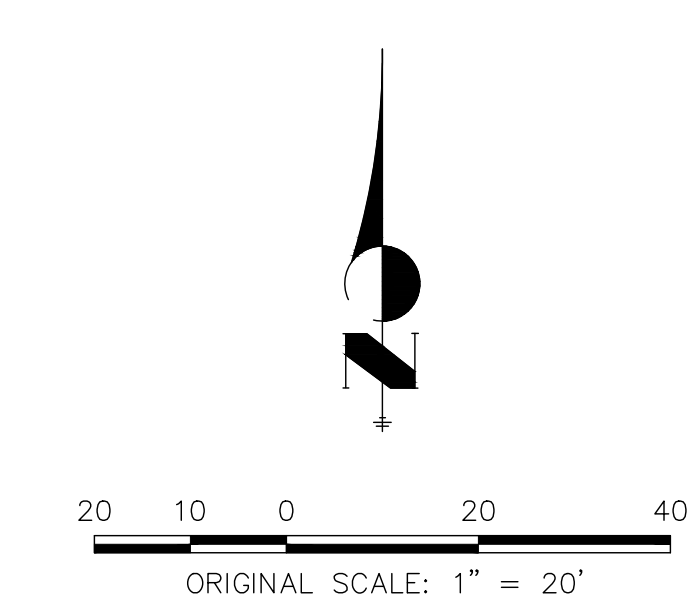
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DENVER, CO 80202
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Fort Collins 970-491-9888 • www.jrengineering.com



NOTES:
1. LIMITS OF STREET REPAIR ARE APPROXIMATE, FINAL LIMITS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR AT THE TIME THE STREET CUTS ARE MADE. ALL REPAIRS ARE TO BE TO CITY STANDARDS.

DEMO LEGEND:
[Symbol] X ITEMS TO BE REMOVED
[Symbol] TREE PROTECTION (SEE TREE MITIGATION PLANS)
[Symbol] REMOVE/REPLACE EXISTING



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date
CHECKED BY:		Date

No.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS DATED 1/8/21	ARJ	2/1/21
2	REVISED PER CITY COMMENTS DATED 2/26/21	A/JH	3/4/21

H-SCALE	1"=20'
V-SCALE	N/A
DATE	02/03/21
DESIGNED BY	ARJ
DRAWN BY	ARJ
CHECKED BY	

BACHUS & SCHANKER LAW
OFFICE BUILDING
DEMOLITION PLAN AND
EXISTING CONDITIONS

SHEET 5 OF 12
JOB NO. 3979200



Know what's below.
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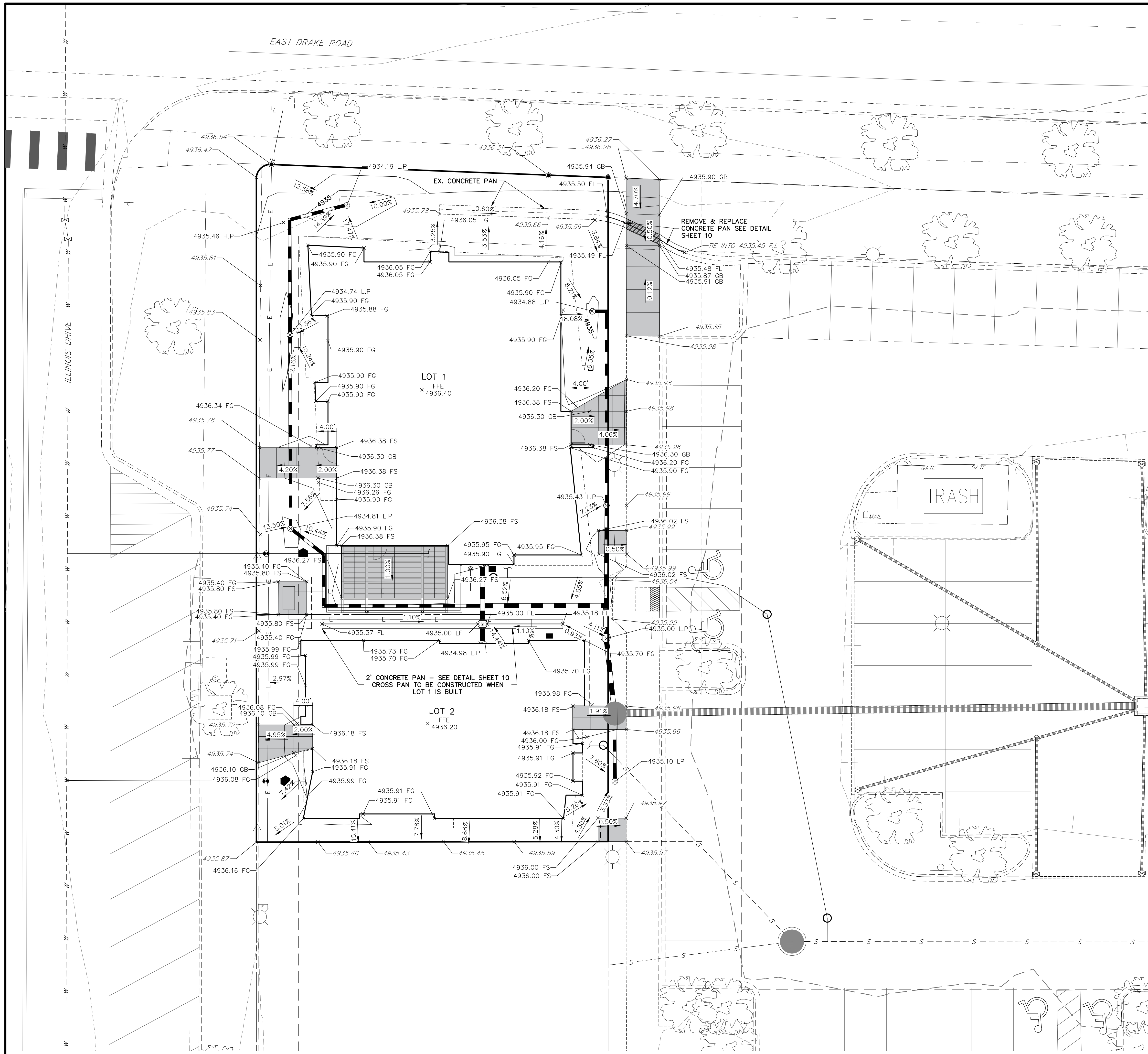
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS DATED 1/28/21	ARJ	2/1/21
2	REVISED PER CITY COMMENTS DATED 2/26/21	ARJ	3/4/21

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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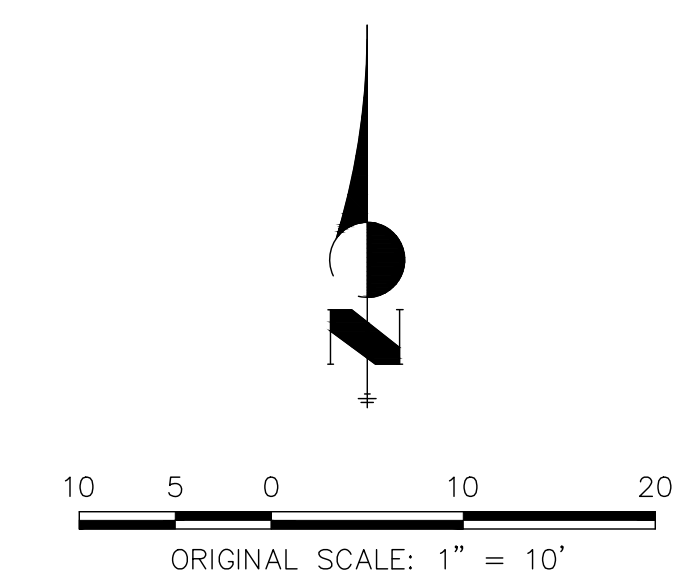
BACHUS & SCHANKER LAW
OFFICE BUILDING
GRADING PLAN

SHEET 6 OF 12
JOB NO. 3979200



LAYER LINETYPE LEGEND

RIGHT OF WAY	
BOUNDARY LINE	
PROPERTY LINE	
EASEMENT LINE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
FLOWLINE ELEVATION	XXXX.XX FL
FLOWLINE/GRADE BREAK	XXXX.XX FL/GB
TOP OF FOUNDATION ELEV.	XXXX.XX TOF
FINISH GRADE ELEVATION	XXXX.XX FG
FINISH SURFACE ELEVATION	XXXX.XX FS
EXISTING SURFACE ELEVATION	XXXX.XX
HIGH POINT	XXXX.XX H.P.
LOW POINT	XXXX.XX L.P.



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date
CHECKED BY:		Date



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LEGEND

- SILT FENCE
- LIMITS OF CONSTRUCTION
- VEHICLE TRAFFIC CONTROL
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- SEDIMENT CONTROL LOG

NOTES

- SEE LANDSCAPE PLAN FOR DETAILS REGARDING REVEGETATION METHODS W/ RESPECT TO PERMANENT STABILIZATION.
- A VEHICLE TRACKING PAD (VTP) SHALL BE PLACED. AT ALL EXITS FROM THE SITE TO PREVENT TRACK-OUT ONTO CITY STREETS. IF TRACK-OUT DOES OCCUR, THE OWNER/CONTRACTOR SHALL IMMEDIATELY SWEEP THE STREET OF DEBRIS.



10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

City of Fort Collins, Colorado UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
City Engineer

CHECKED BY: _____ Date _____
Water & Wastewater Utility

CHECKED BY: _____ Date _____
Stormwater Utility

CHECKED BY: _____ Date _____
Parks & Recreation

CHECKED BY: _____ Date _____
Traffic Engineer

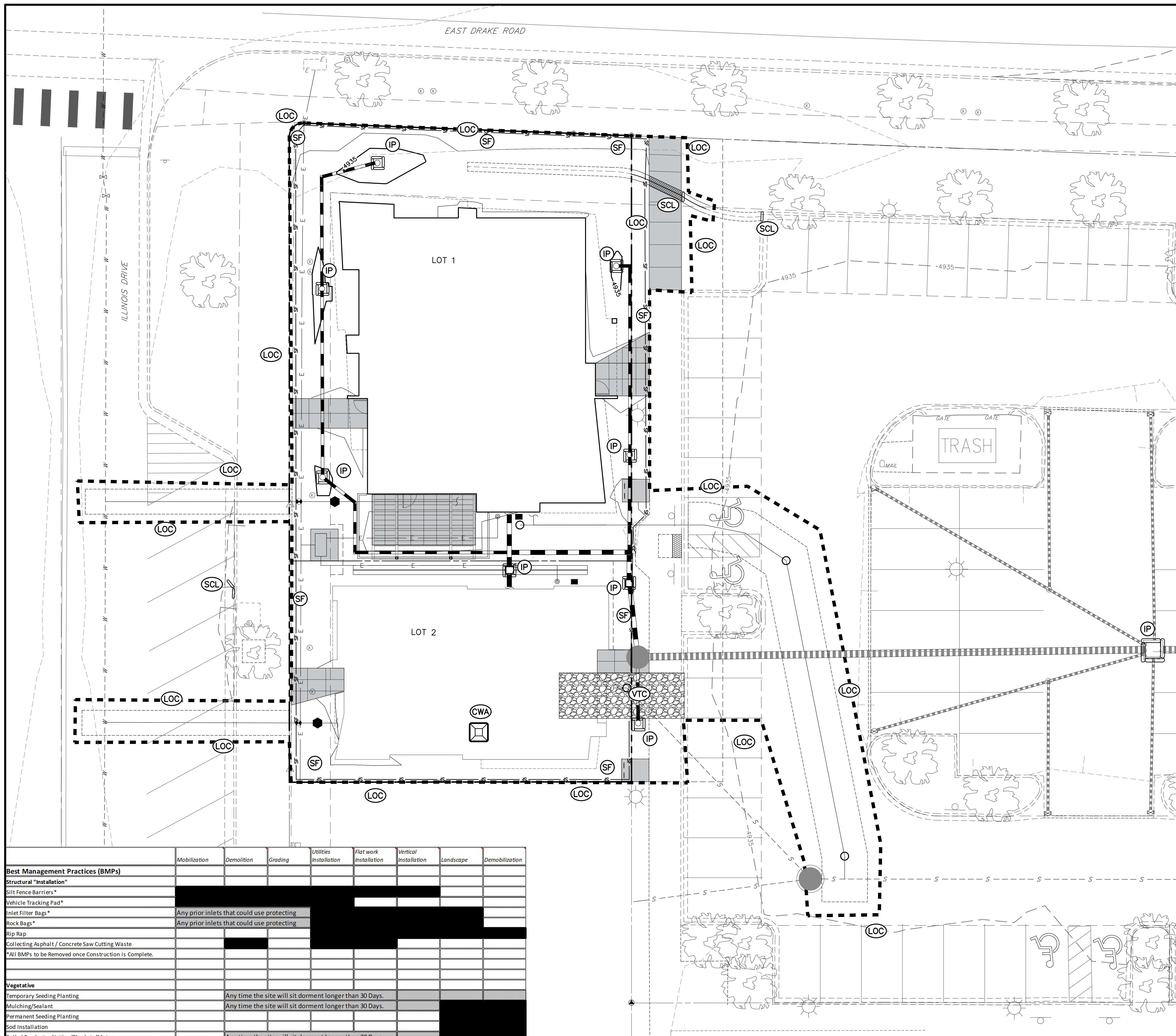
CHECKED BY: _____ Date _____
Environmental Planner

CHECKED BY: _____ Date _____

BACHUS & SCHANKER LAW
OFFICE BUILDING
EROSION AND SEDIMENT
CONTROL PLAN

SHEET 7 OF 12

JOB NO. 3979200



	Mobilization	Demolition	Grading	Utilities Installation	Flat work Installation	Vertical Installation	Landscape	Demobilization
Best Management Practices (BMPs)								
Structural "Installation"								
Silt Fence Barriers*								
Vehicle Tracking Pad*								
Inlet Filter Bags*		Any prior inlets that could use protecting						
Rock Bags*		Any prior inlets that could use protecting						
Rip Rap								
Collecting Asphalt / Concrete Saw Cutting Waste								
*All BMPs to be Removed once Construction is Complete.								
Vegetative								
Temporary Seeding Planting		Any time the site will sit dormant longer than 30 Days.						
Mulching/Sealant		Any time the site will sit dormant longer than 30 Days.						
Permanent Seeding Planting								
Sod Installation								
Roller Products - Netting/Blankets/Mats		Any time the site will sit dormant longer than 30 Days.						



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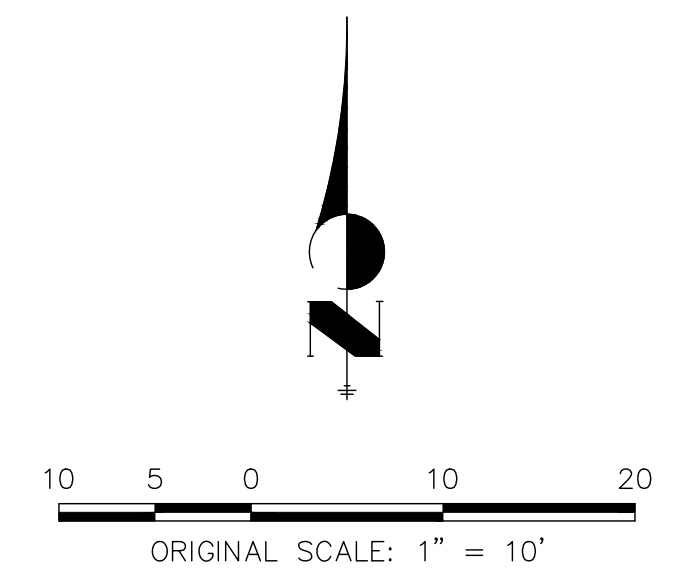
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BASIN SUMMARY TABLE							
Tributary Sub-basin	Area (acres)	Percent Impervious	C ₁₀	C ₁₀₀	t _c (min)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)
1A	0.15	59.0%	0.70	0.87	10.0	0.4	1.0
2A	0.02	37.0%	0.50	0.62	7.0	0.0	0.1
1B	0.07	72.9%	0.81	1.00	11.0	0.2	0.5
2B	0.01	2.0%	0.25	0.31	6.0	0.0	0.0
3B	0.01	25.3%	0.42	0.52	9.0	0.0	0.0

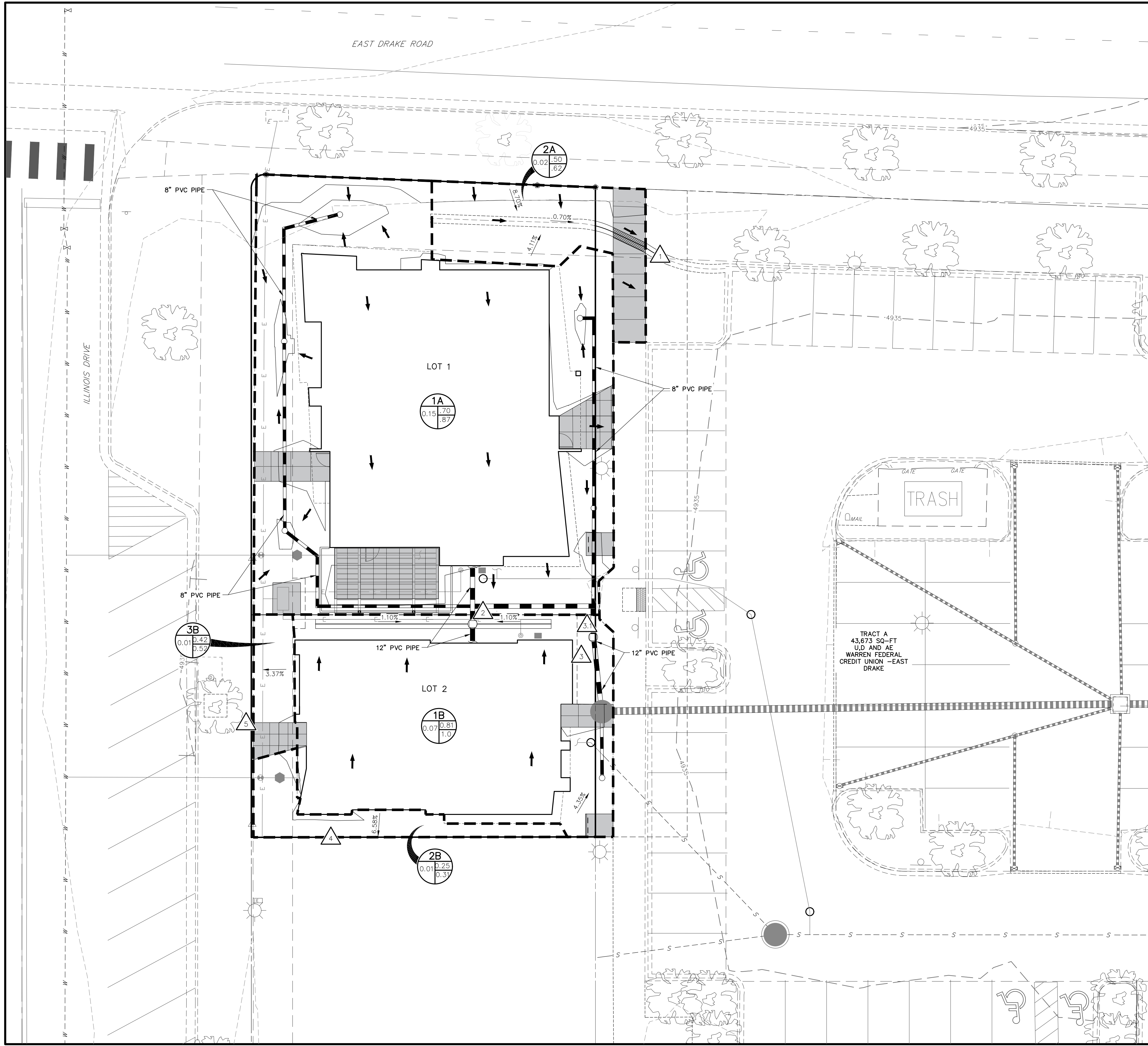
LEGEND

- 6100 EXISTING MAJOR CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- 6100 PROPOSED MAJOR CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING STORM SEWER/RCP
- PROPOSED DRAIN PVC
- PROPOSED SWALE
- BASIN ID
A: BASIN DESIGNATION
B: AREA (AC)
C: MINOR STORM COEFFICIENT
D: MAJOR STORM COEFFICIENT
- DRAINAGE DISCHARGE DESIGN POINT
- PROPOSED FLOW DIRECTION
- BASIN DRAINAGE AREA



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date
CHECKED BY:		Date



BACHUS & SCHANKER LAW
OFFICE BUILDING
DRAINAGE PLAN

SHEET 8 OF 12
JOB NO. 3979200



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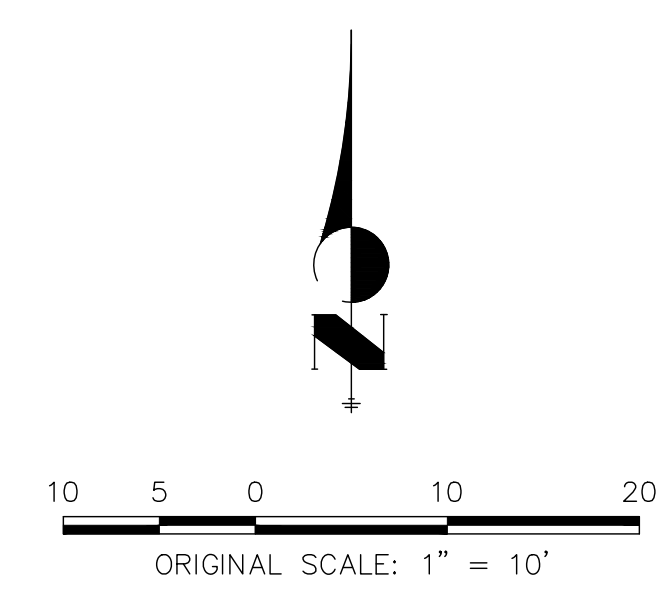
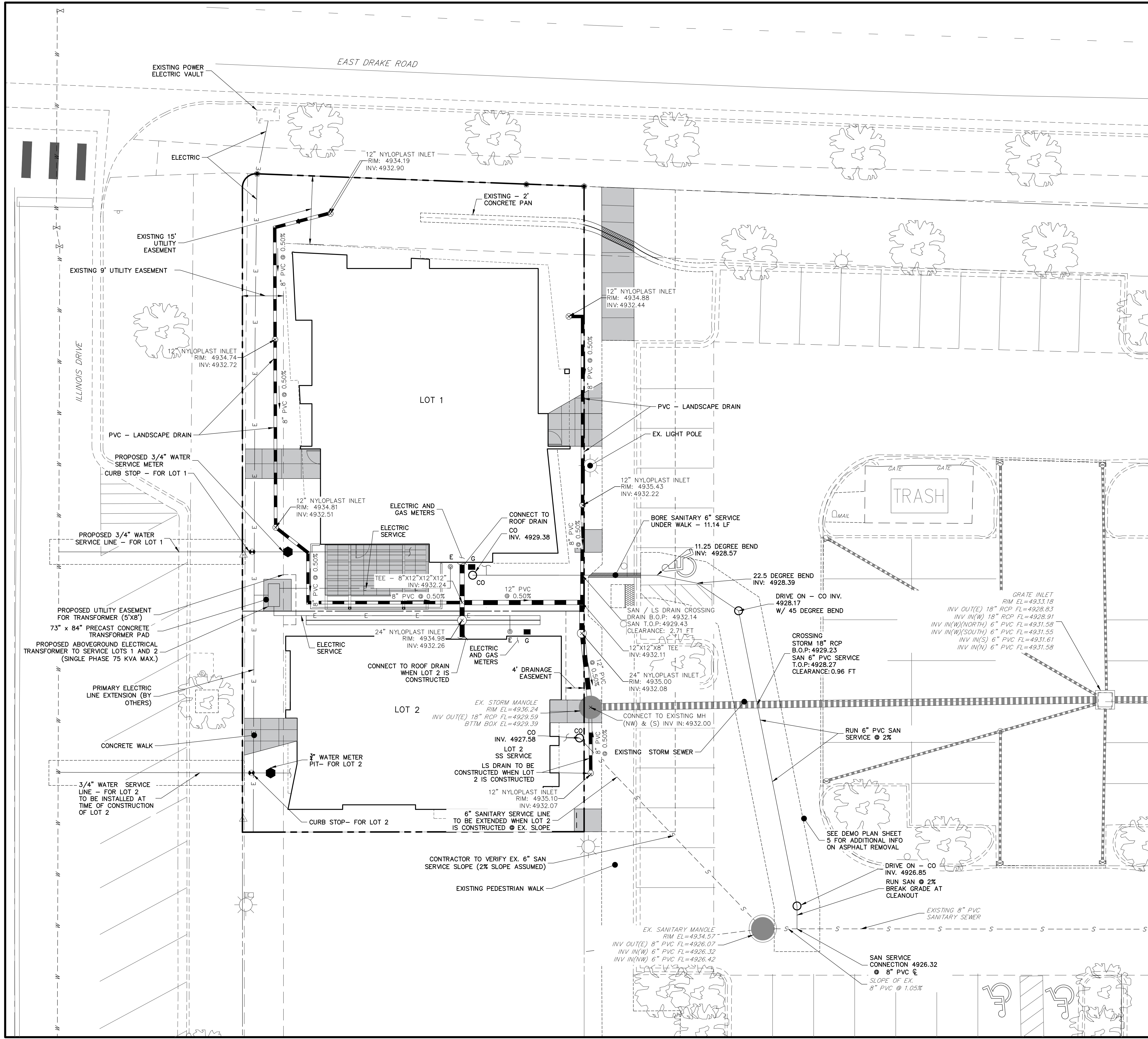
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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
CENTERLINE	---	---
ELECTRIC	---	---
GAS MAIN	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
WATER MAIN	---	---
SANITARY SEWER CLEANOUT	○	○

NOTES

- DEPTH AND LOCATION OF EXISTING UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION
- SEE SHEET 4 FOR OVERALL LEGEND
- PLEASE REFER TO THE EROSION CONTROL PLAN SHEETS AND REPORT FOR TEMPORARY CONTROL MEASURES AND CONSTRUCTION SEQUENCING THAT SHALL BE USED TO PREVENT LOADING OF STORMTECH DRAINAGE FACILITY WITH SEDIMENT DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE REGULAR MAINTENANCE ON INLET PROTECTION MEASURES. SEE SHEET 7 - FOR EROSION CONTROL PLAN. SEE SHEET 11 FOR NYLOPLAST INLET DETAIL. USE PEDESTRIAN INLET GRATES.
- SEE SHEET 10 FOR SANITARY SEWER SERVICE/CLEANOUT DETAILS.
- SEE SHEET 10 FOR WATER SERVICE AND WATER METER DETAILS.



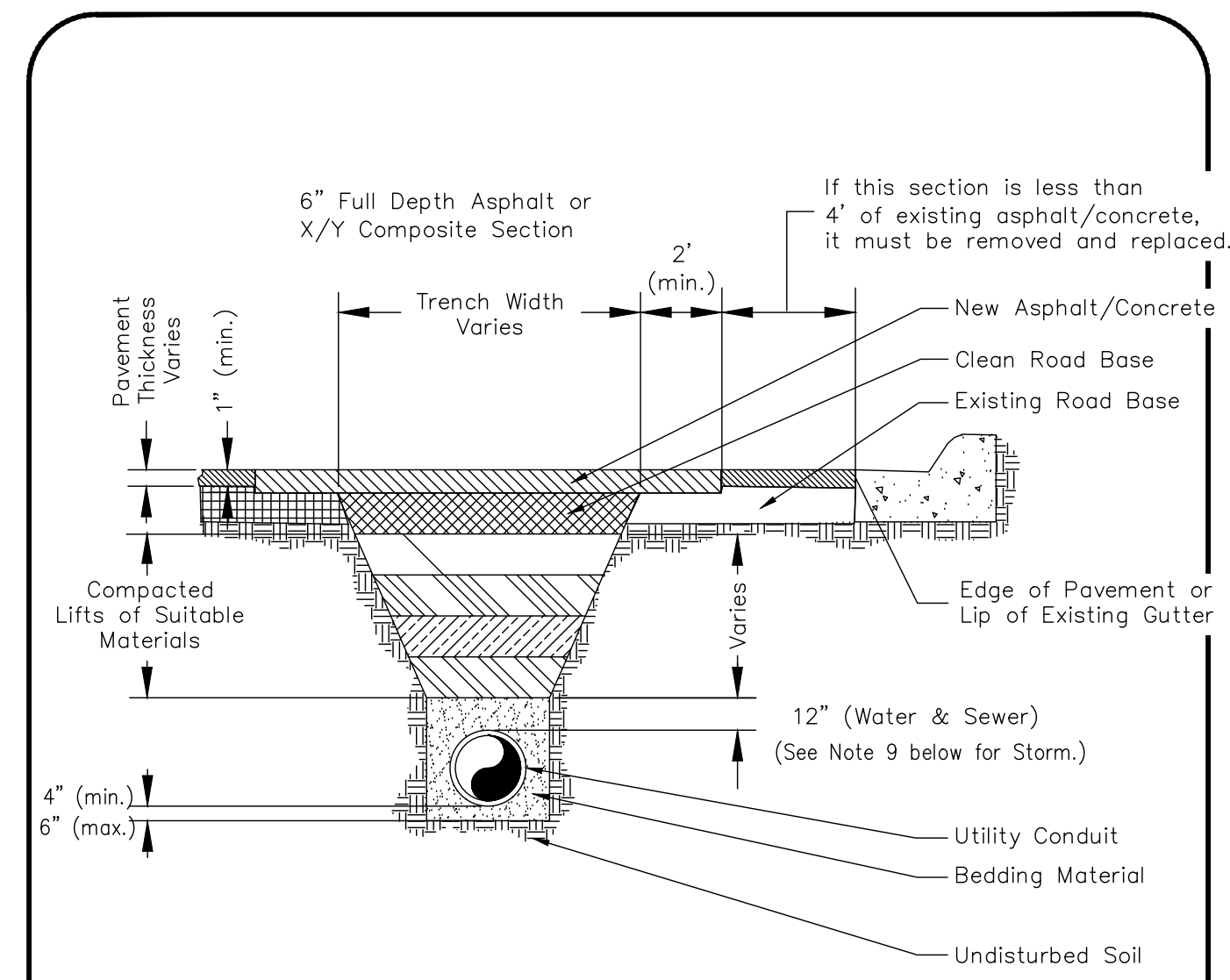
City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date
CHECKED BY:		Date

No.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS DATED 1/9/21	ARJ	2/1/21
2	REVISED PER CITY COMMENTS DATED 2/26/21	ARJ	3/4/21

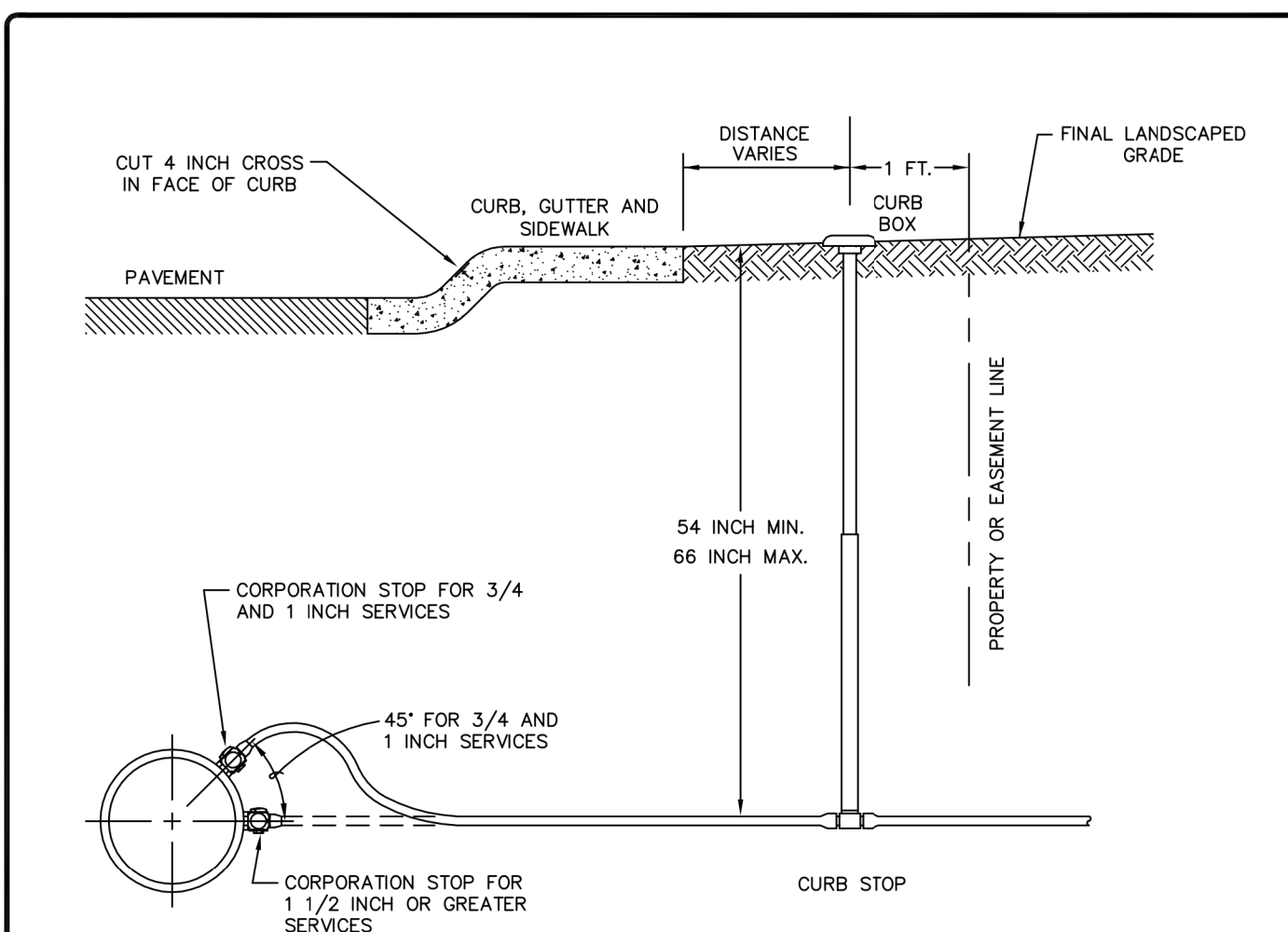
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	N/A	02/03/21	ARJ	ARJ	

BACHUS & SCHANKER LAW	UTILITY PLAN
BACHUS & SCHANKER LAW OFFICE BUILDING	
SHEET 9 OF 12	JOB NO. 3979200



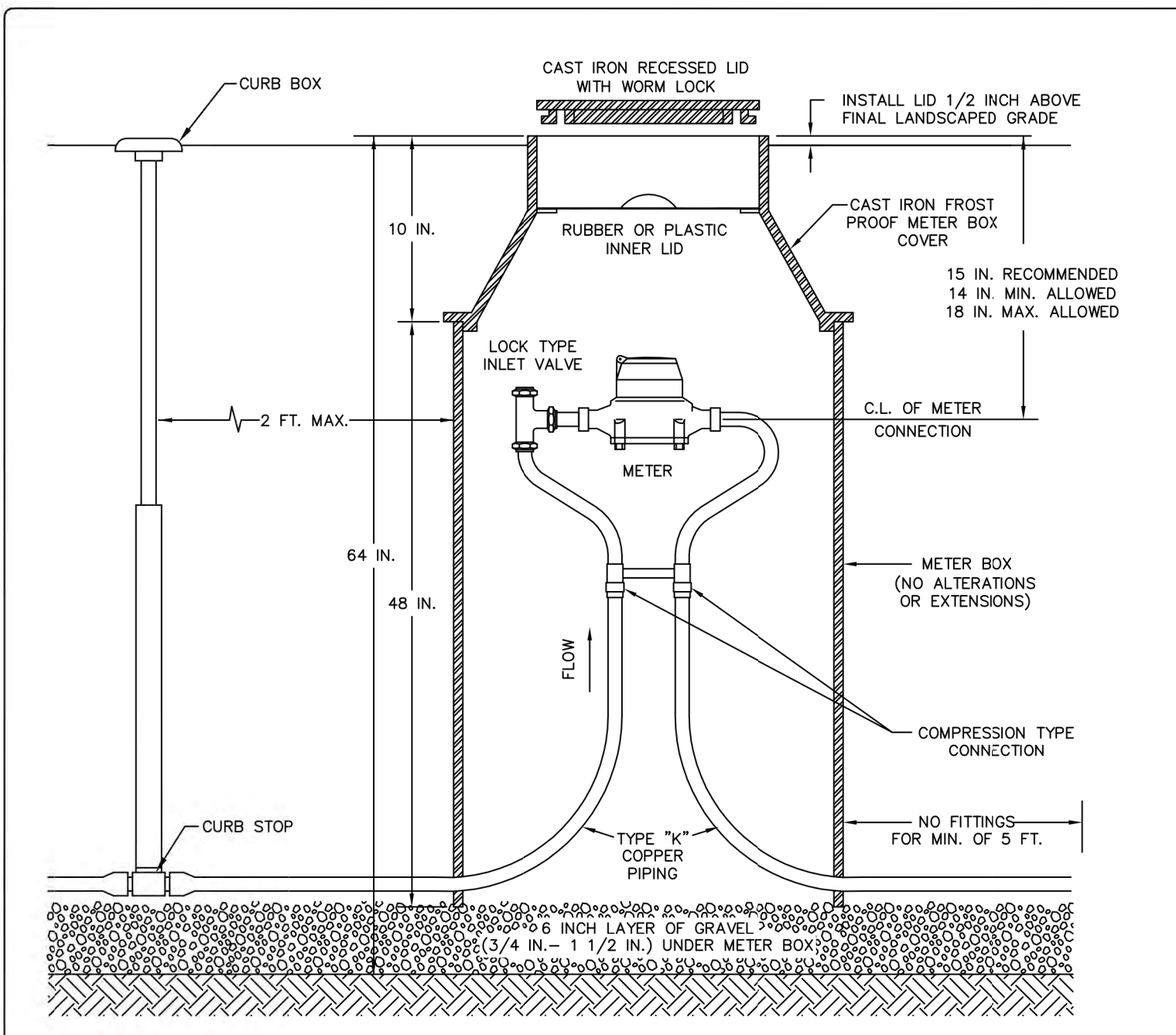
- NOTES:
- All trenches shall be backfilled in accordance with the above detail unless otherwise specified by the Local Entity Engineer.
 - Prior to placement of asphalt/concrete, pavement edge shall be saw cut to a clean, vertical, and straight edge.
 - Where the surrounding soils are non-expansive, a sand/cement slurry (1 sack mix) may be substituted for backfill material.
 - Trench width shall not be more than 16" nor less than 12" wider than the outside diameter of the pipe.
 - Use a #4 rebar at centers along the perimeter of concrete replacement sections.
 - Refer to **Chapter 22, Materials & Construction Specifications** for compaction and testing requirements.
 - In unimproved areas, all disturbed areas shall be regraded, seeded & mulched.
 - In concrete roadways, a minimum of one entire concrete panel must be replaced.
 - Bedding material depth when installing storm sewer shall be up to spring line, except in areas of unsuitable backfill; then, bedding material shall be placed to a level 12" above pipe.

TRENCH DETAIL			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 08/07/00	DRAWING 2201



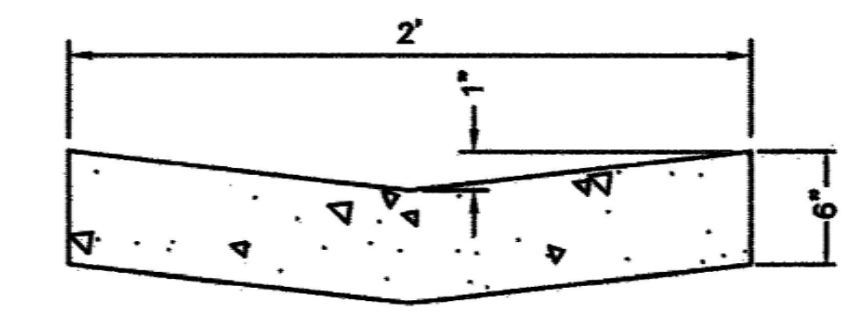
- GENERAL NOTES
- Use direct tap (as shown) for 3/4 inch and 1 inch services unless water main is PVC, in which case, use a tapping saddle.
 - Install 1 1/2 inch and 2 inch services with tapped tee and corporation stop at time of construction or use a tapping saddle.
 - Locate curb box and meter pit according to the approved utility drawings.
 - The City is responsible for maintaining the water main, corporation stop, and service piping up to and including the curb stop. The owner is responsible for service from the curb stop, including the outlet coupling to the building.
 - No couplings allowed between curb stop and meter setting.
 - Use type K copper for the service from the corporation stop to a minimum of 5 feet past the meter pit.
 - No landscaping (shrubs, boulders, etc.), retaining walls or fences allowed within 4 feet of the curb stop and meter pit, and no trees within 10 feet of curb and meter pit.
 - All residential water service shall be installed in the center of the lot unless otherwise approved by the Utility.
 - All water and sanitary sewer service shall have a minimum horizontal separation of ten feet.

CITY OF FORT COLLINS UTILITIES - WATER FIELD OPERATIONS			
CITY OF FORT COLLINS UTILITIES - WATER FIELD OPERATIONS P.O. BOX 580 FORT COLLINS, CO. 80520 (970) 221-8700	TITLE OF DRAWING TYPICAL WATER SERVICE	REVISION DATE 4/12/11	DETAIL 11

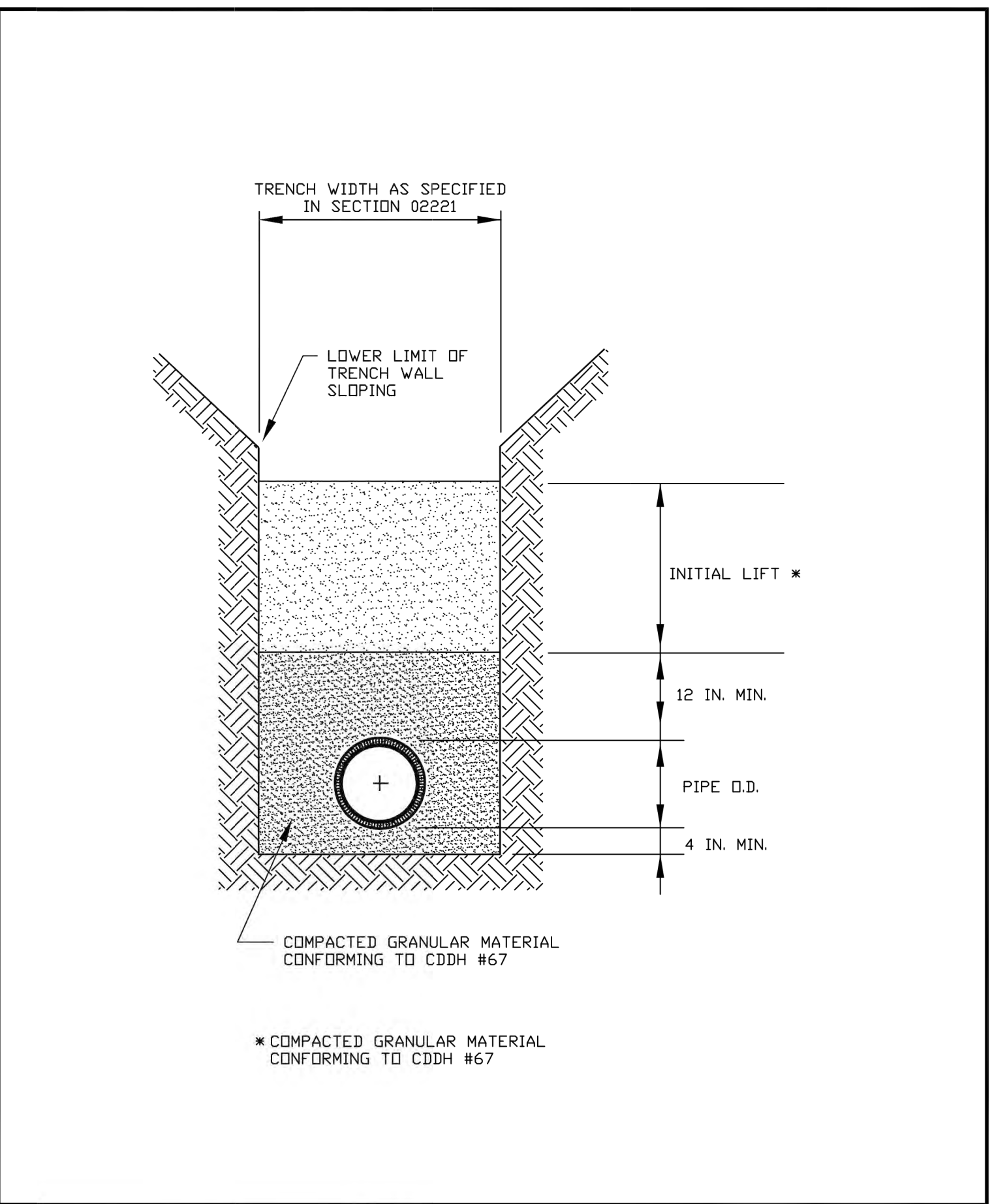


- GENERAL NOTES
- Do not install in any street, alley, parking area, driveway, sidewalk, drainage ditch or detention basin.
 - No landscaping (shrubs, boulders, etc.) or structures to be within 4 feet of meter box, or No trees within 10 feet of meter box.
 - Slope ground surrounding meter box away from lid at 2% minimum grade.
 - Make no plumbing connections (tees, couplings, etc.) in meter box.
 - All tees and connection fittings to be a minimum of 5 feet from meter box wall on outlet side.
 - Grade acceptance after meter box installation requires that the owner adjust meter box cover to 1/2 inch above final grade.
 - If a pressure reducing valve is required by Plumbing Code, install valve inside the building, immediately following the main shut-off valve.

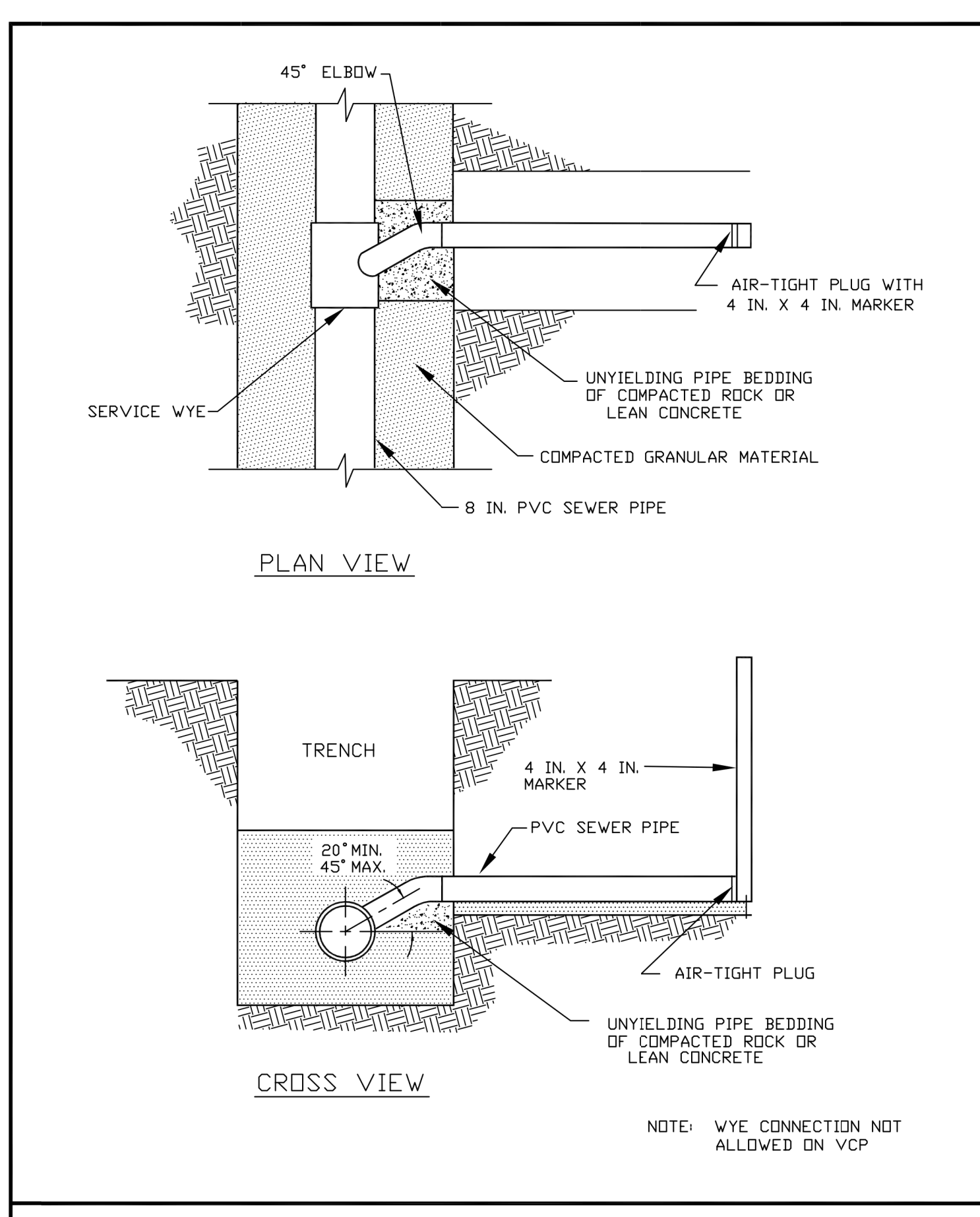
CITY OF FORT COLLINS UTILITIES - WATER FIELD OPERATIONS			
CITY OF FORT COLLINS UTILITIES - WATER FIELD OPERATIONS P.O. BOX 580, FORT COLLINS, CO. 80522 (970) 221-8700	TITLE OF DRAWING STANDARD EXTERIOR SETTING FOR 3/4 IN. AND 1 IN. WATER METERS	REVISION DATE 4/29/10	DETAIL 15



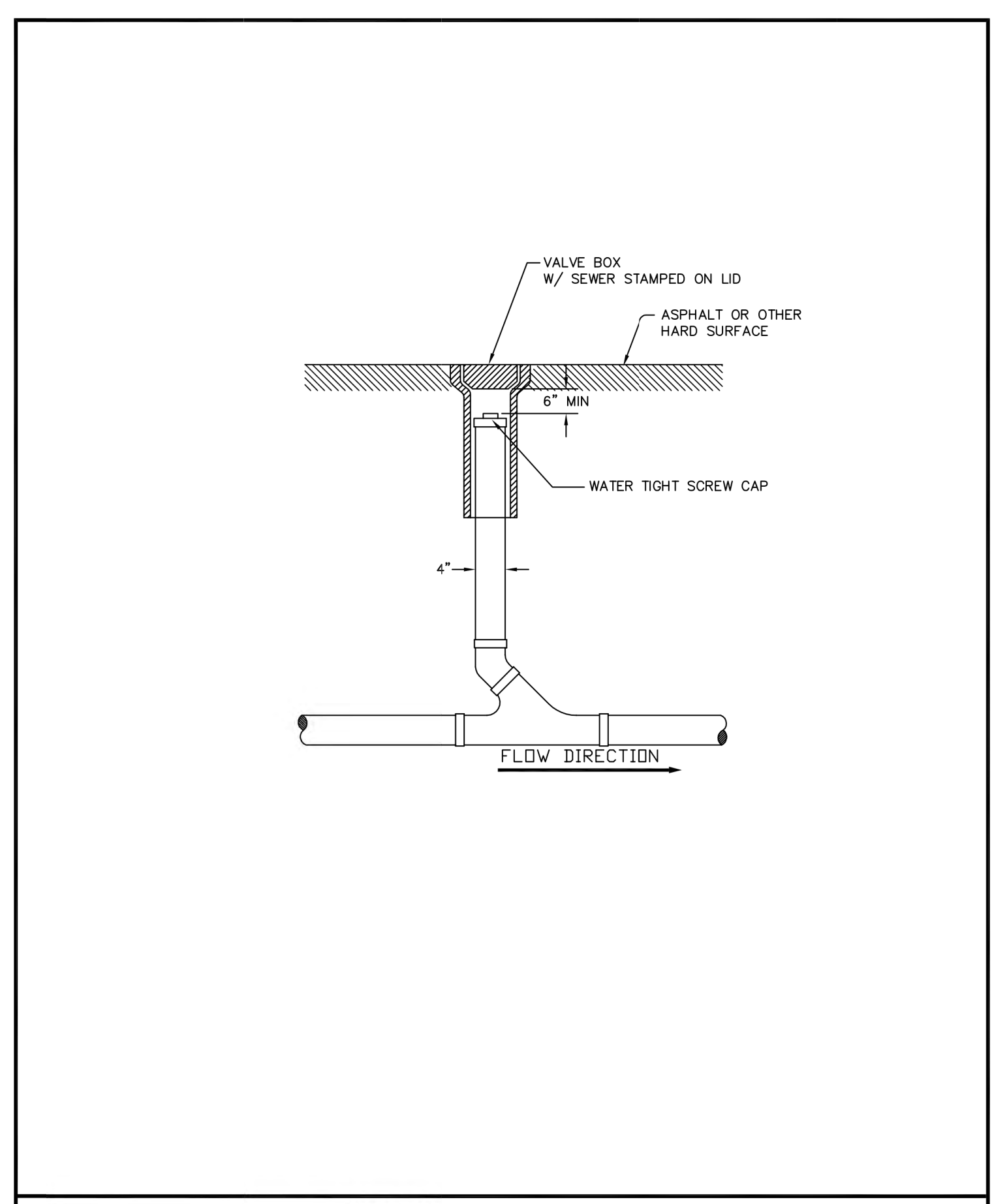
NOTE: PROVIDE CONTROL JOINT EVERY TEN (10) FEET.
2' CONCRETE PAN
 NTS
 (ON-SITE ONLY)



BEDDING REQUIREMENTS			
CITY OF FORT COLLINS	SEWER CONSTRUCTION DETAILS	APPROVED: DATE: 08/16/02 DRAWN BY: NBJ	DETAIL WW-1



SERVICE WYE DETAIL			
CITY OF FORT COLLINS	SEWER CONSTRUCTION DETAILS	APPROVED: DATE REVISION: 4/11/11 DRAWN BY: NBJ	DETAIL WW-9



TRAFFIC RATED CLEANOUT			
CITY OF FORT COLLINS	SEWER CONSTRUCTION DETAILS	APPROVED: DATE: 03/01/04 DRAWN BY: NBJ	DETAIL WW-15

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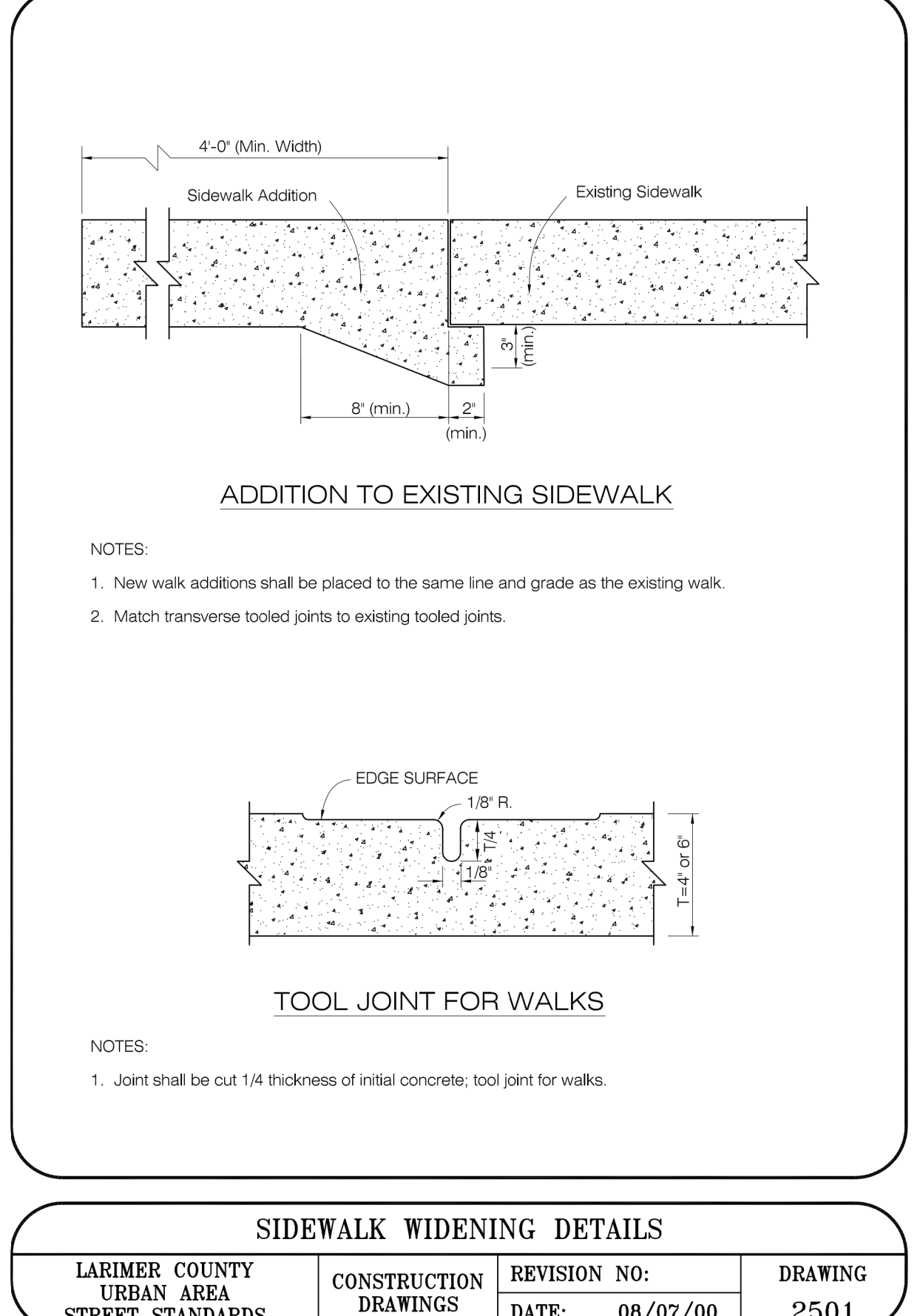
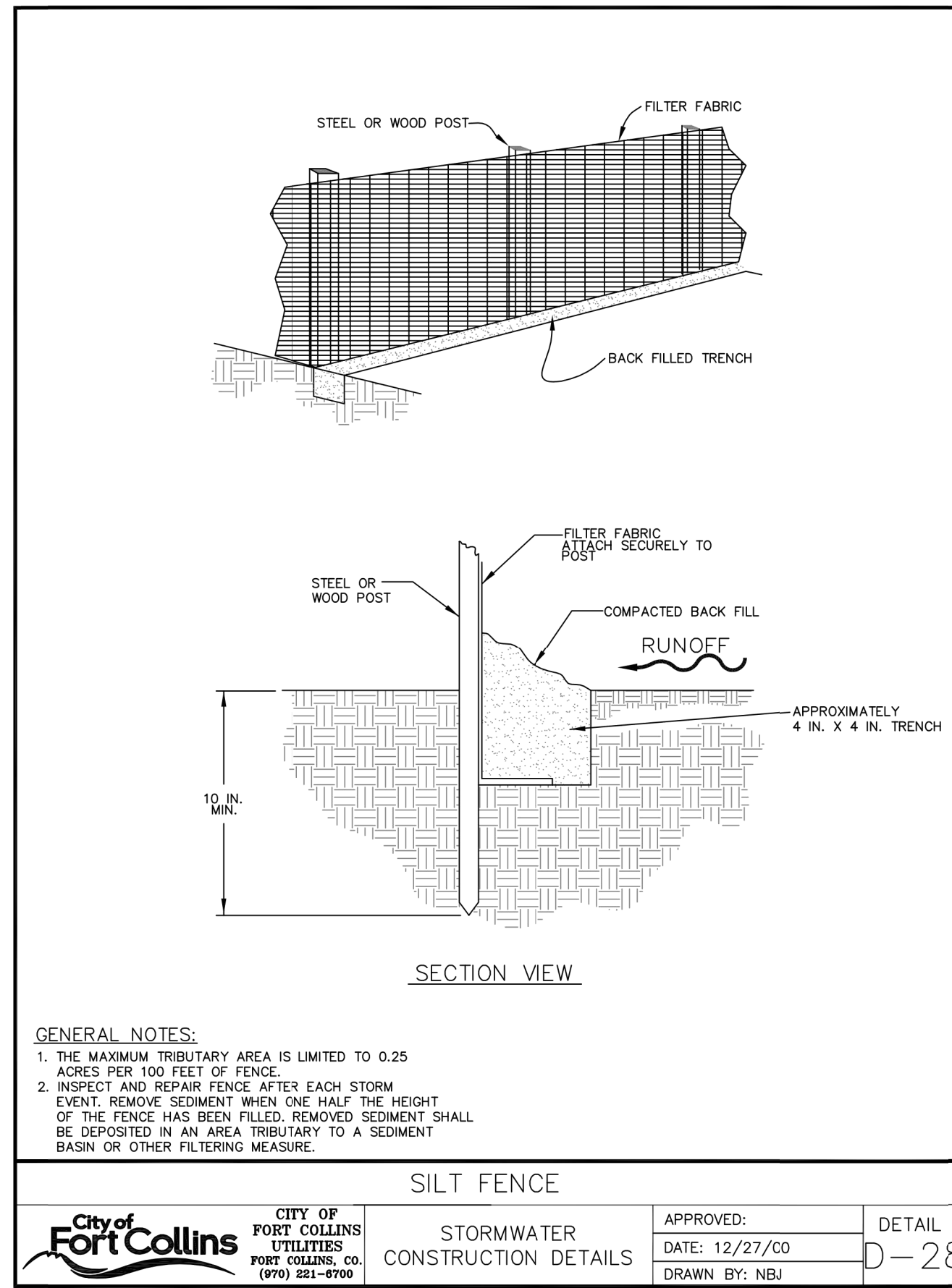
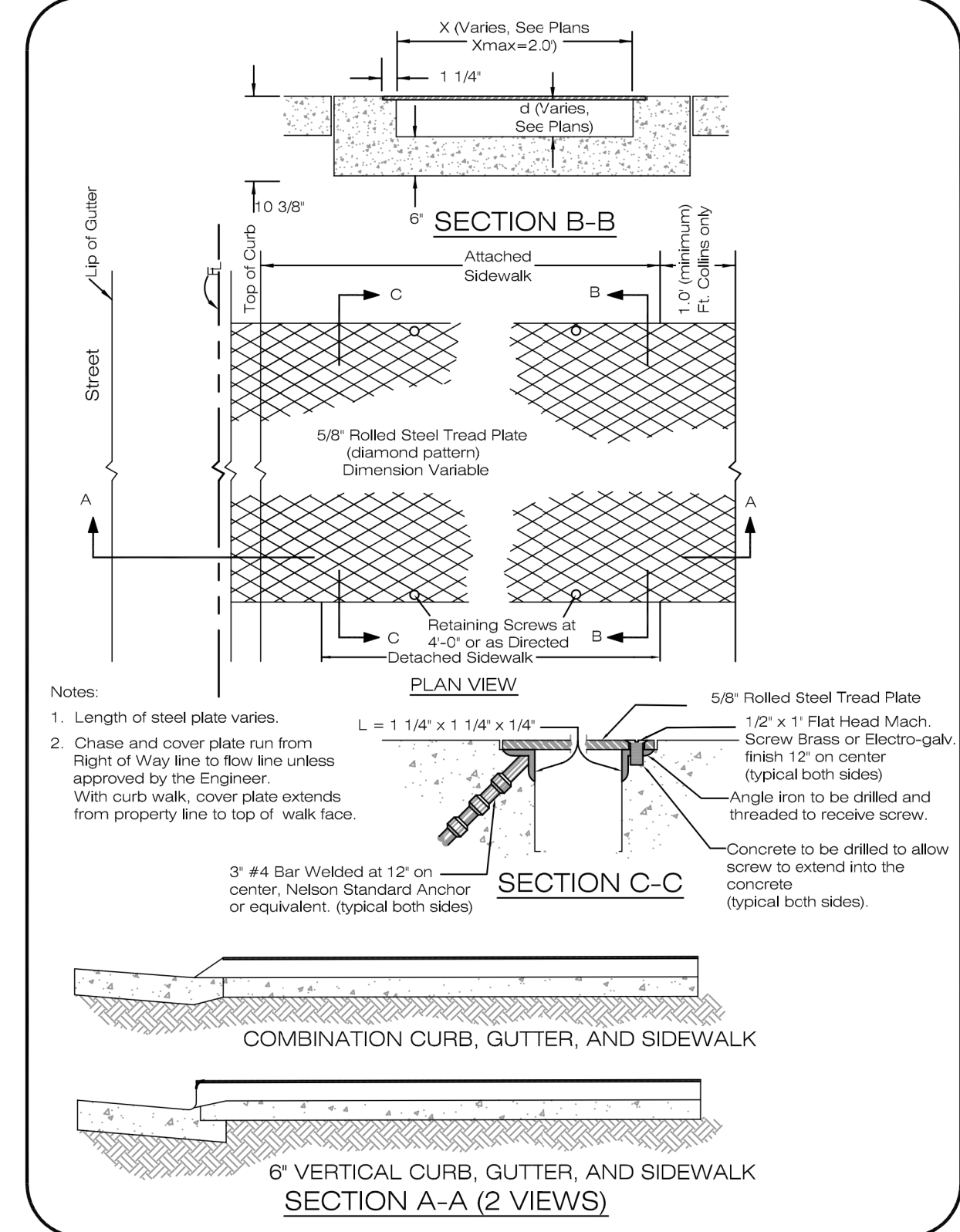
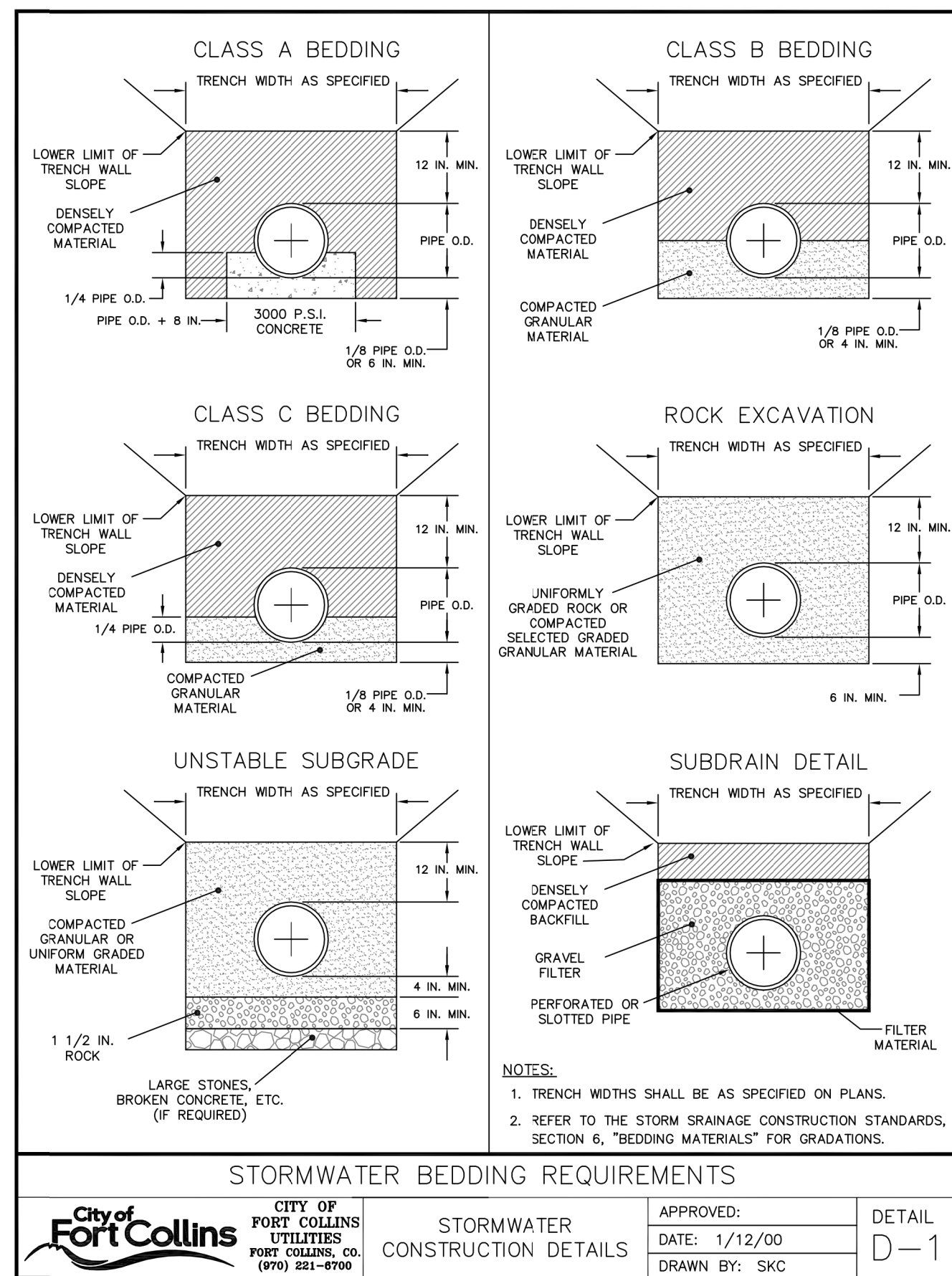
PREPARED FOR
BACHUS & SCHANKER, LLC
 1010 COLFAX AVE. #50
 DENVER, CO 80202
 JULIE WOLFE W/ ICE3D
 P-303.523.8000
 JULIE@CE3D.COM

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS DATED 1/8/21	ARJ	2/1/21
2	REVISED PER CITY COMMENTS DATED 2/26/21	A/JH	3/4/21

BACHUS & SCHANKER LAW
 OFFICE BUILDING
 DETAIL SHEET





STORMWATER BEDDING REQUIREMENTS

CITY OF FORT COLLINS UTILITIES	STORMWATER CONSTRUCTION DETAILS	APPROVED: DATE: 1/12/00 DRAWN BY: SKC	DETAIL D-1
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STANDARD DETAILS FOR DRAINAGE UNDER SIDEWALK

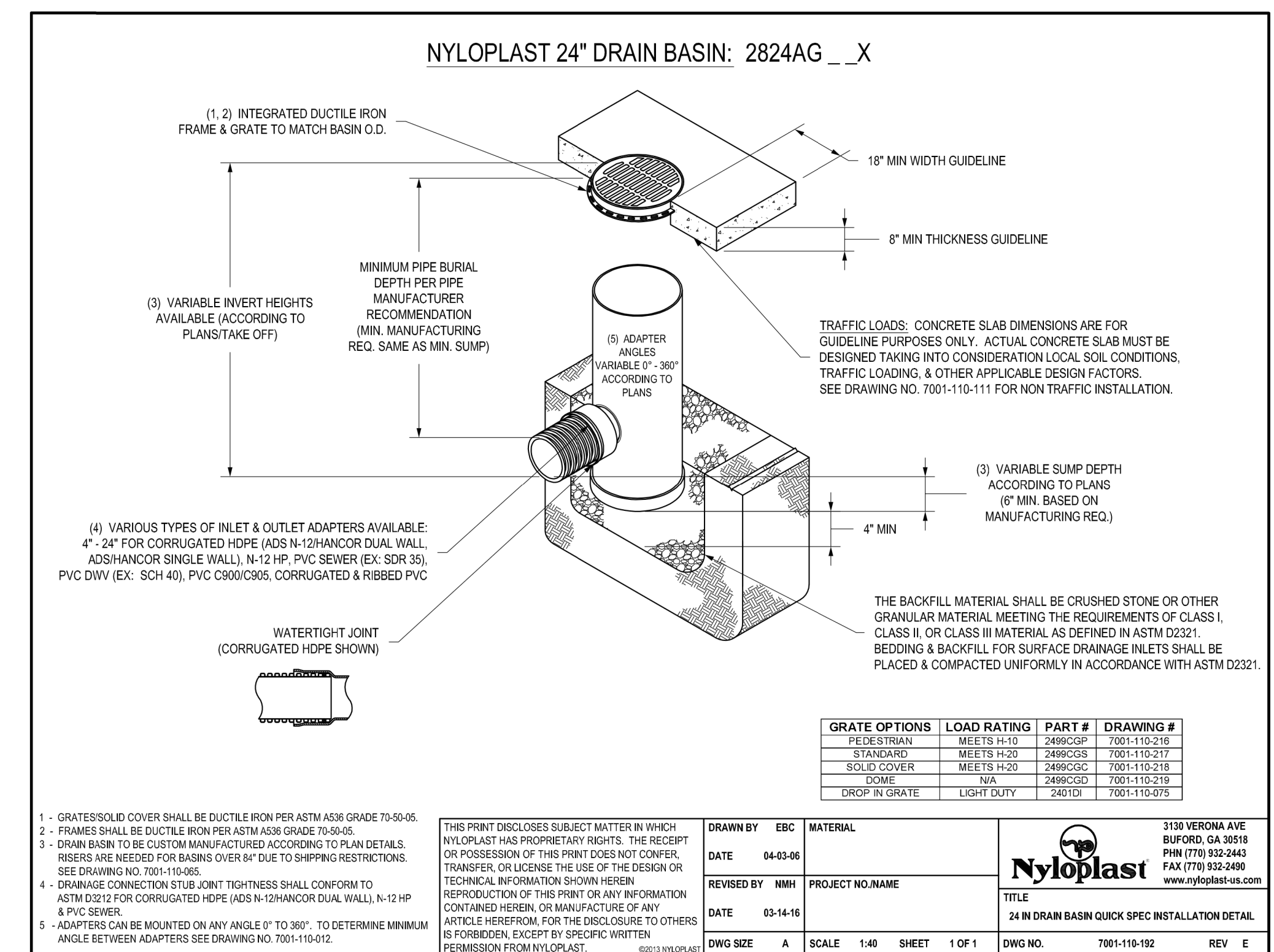
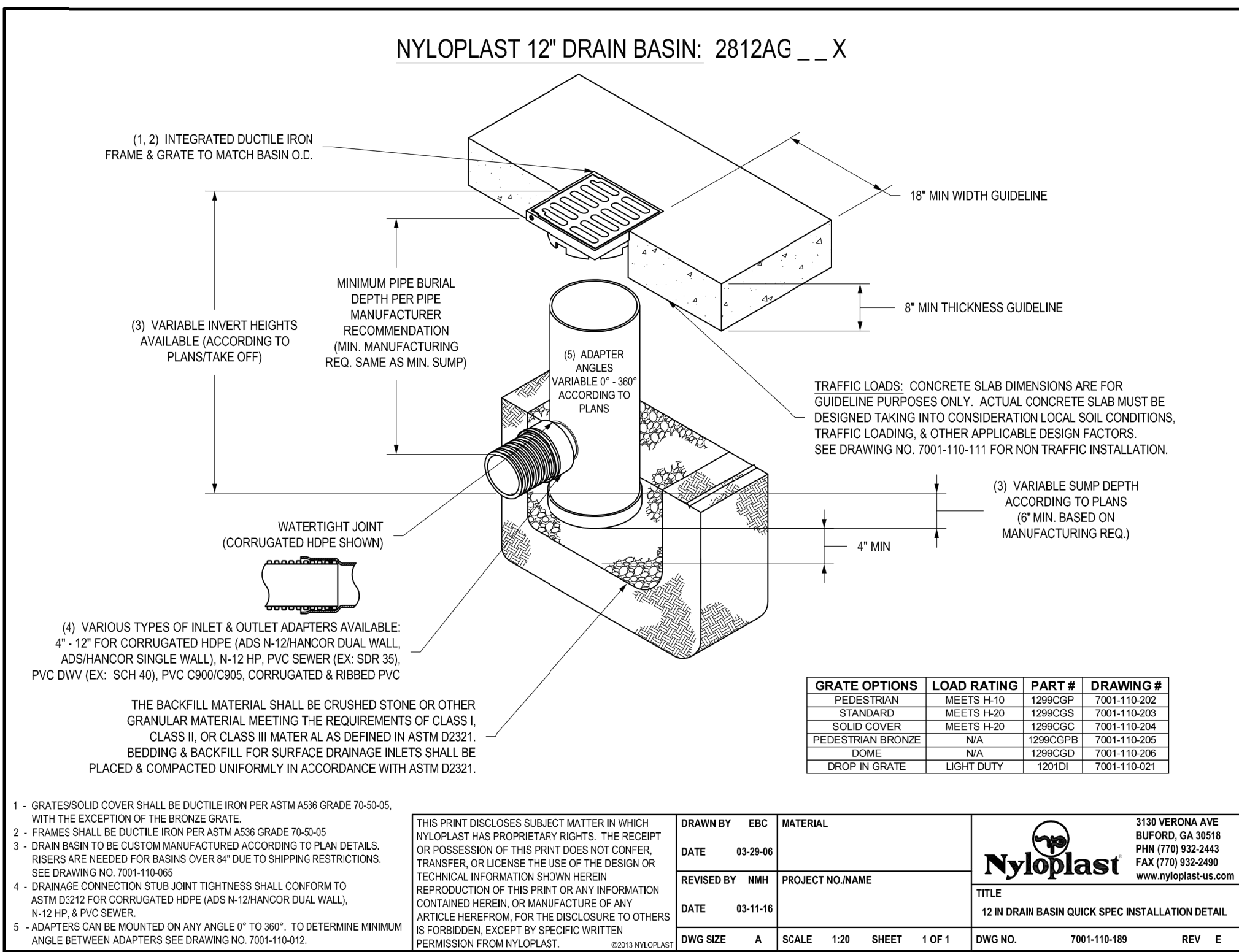
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 04/01/07	DRAWING 709
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SILT FENCE

CITY OF FORT COLLINS UTILITIES	STORMWATER CONSTRUCTION DETAILS	APPROVED: DATE: 12/27/00 DRAWN BY: NEJ	DETAIL D-28
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SIDEWALK WIDENING DETAILS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: DATE: 08/07/00	DRAWING 2501
--------------------------------------------	-----------------------	-----------------------------	--------------



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.

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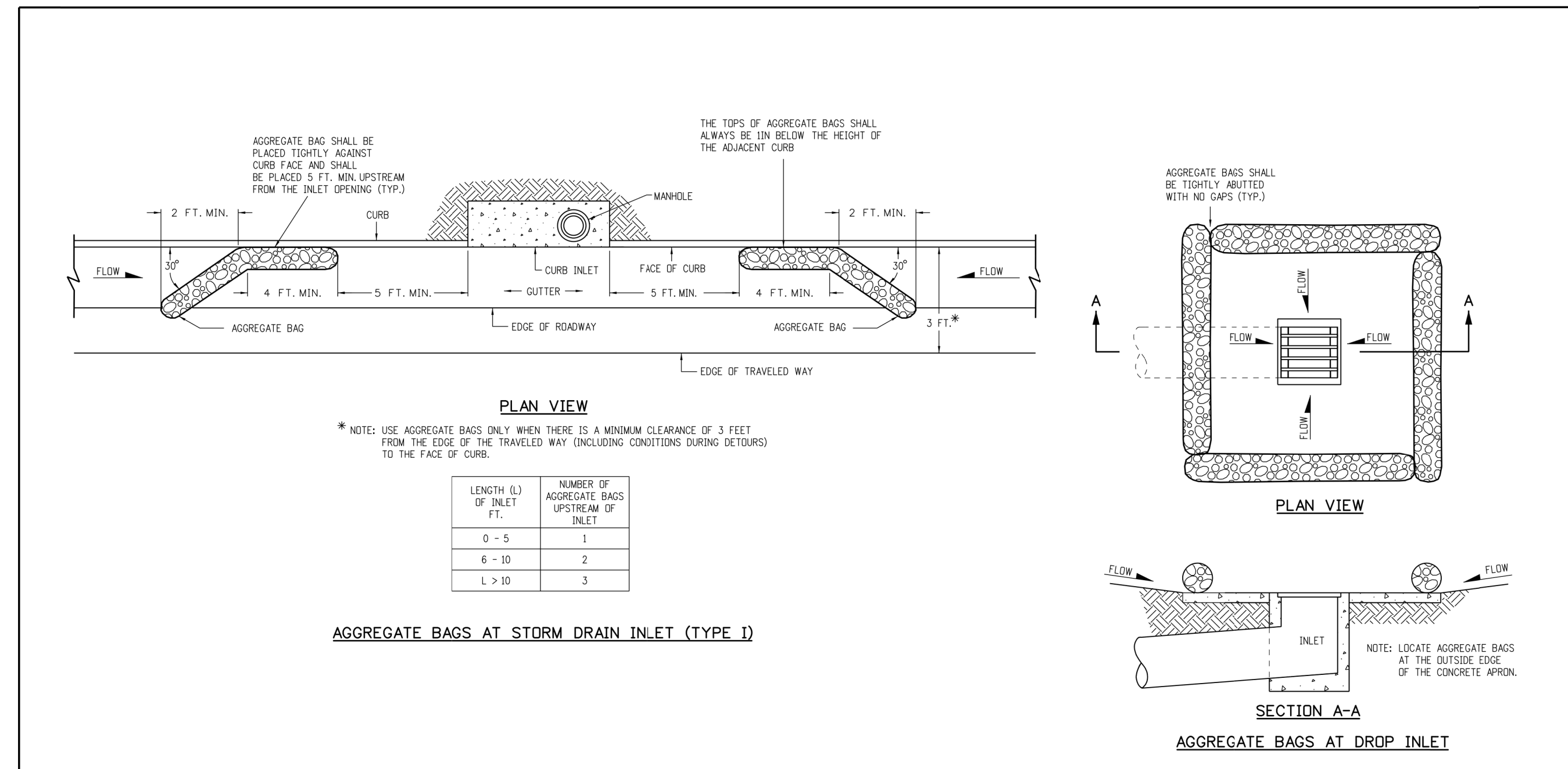
NO.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS DATED 1/9/21	ARJ	2/1/21
2	REVISED PER CITY COMMENTS DATED 2/26/21	A/JH	3/4/21

H-SCALE	1"=XX'
V-SCALE	1"=X'
DATE	02/03/21
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	

BACHUS & SCHANKER LAW
OFFICE BUILDING
DETAIL SHEET

SHEET 11 OF 12
JOB NO. 3979200





AGGREGATE BAG APPLICATIONS

NOTE: THE PAY ITEM NUMBER FOR AGGREGATE BAG (LF) IS 208-00035

Computer File Information	
Creation Date: 07/31/19	Designer: JBK
Last Modification Date: 07/31/19	Detailer: LTA
CAD Ver.: MicroStation V8	Scale: Not to Scale

Sheet Revisions	
Date:	Comments:

Colorado Department of Transportation	
2829 West Howard Place CO DOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	Project Development Branch

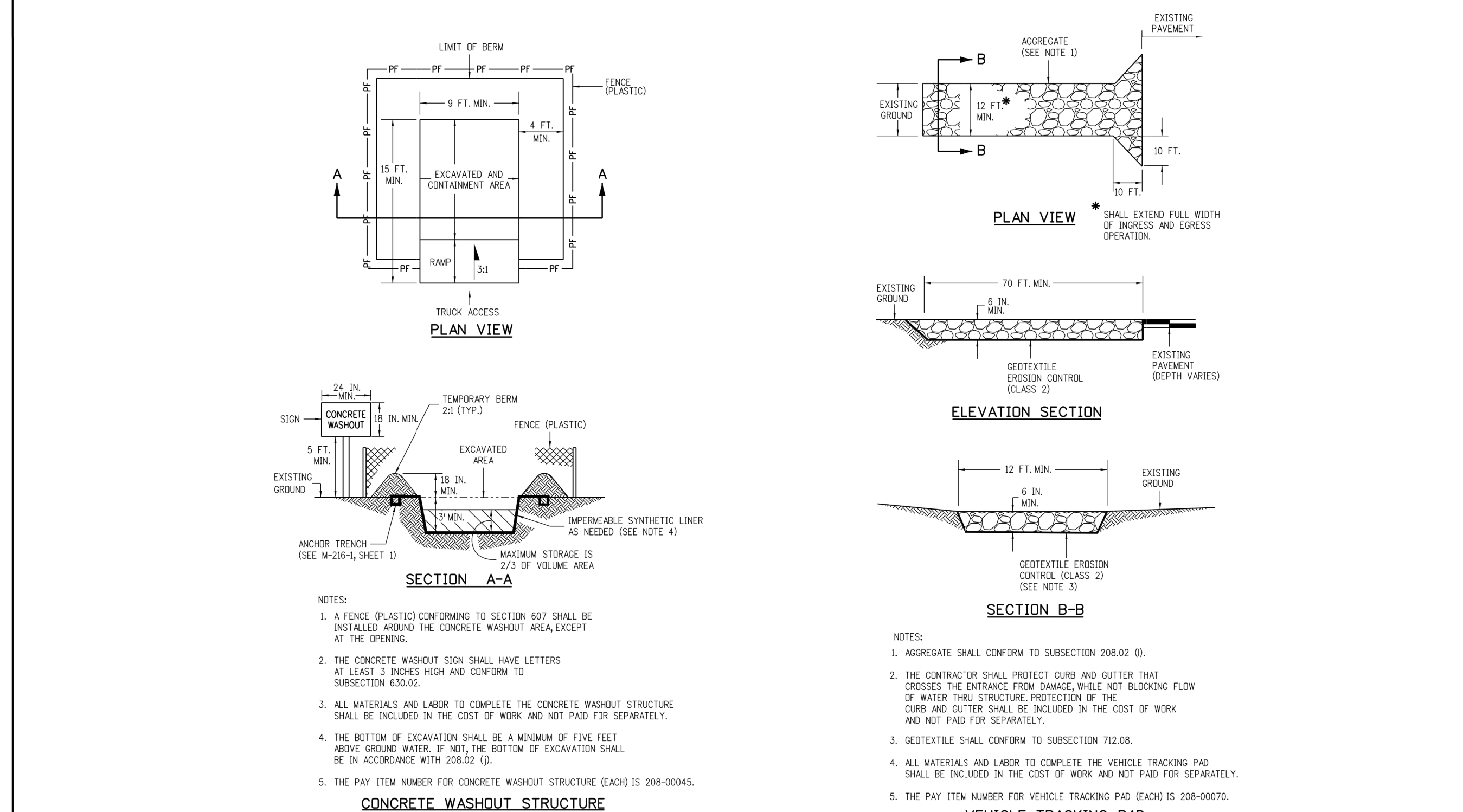
TEMPORARY EROSION CONTROL	
Standard Plan No. 4 of 11	Project Sheet Number:

Computer File Information	
Creation Date: 07/31/19	Designer: JBK
Last Modification Date: 07/31/19	Detailer: LTA
CAD Ver.: MicroStation V8	Scale: Not to Scale

Sheet Revisions	
Date:	Comments:

Colorado Department of Transportation	
2829 West Howard Place CO DOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	Project Development Branch

TEMPORARY EROSION CONTROL	
Standard Sheet No. 5 of 11	Project Sheet Number:

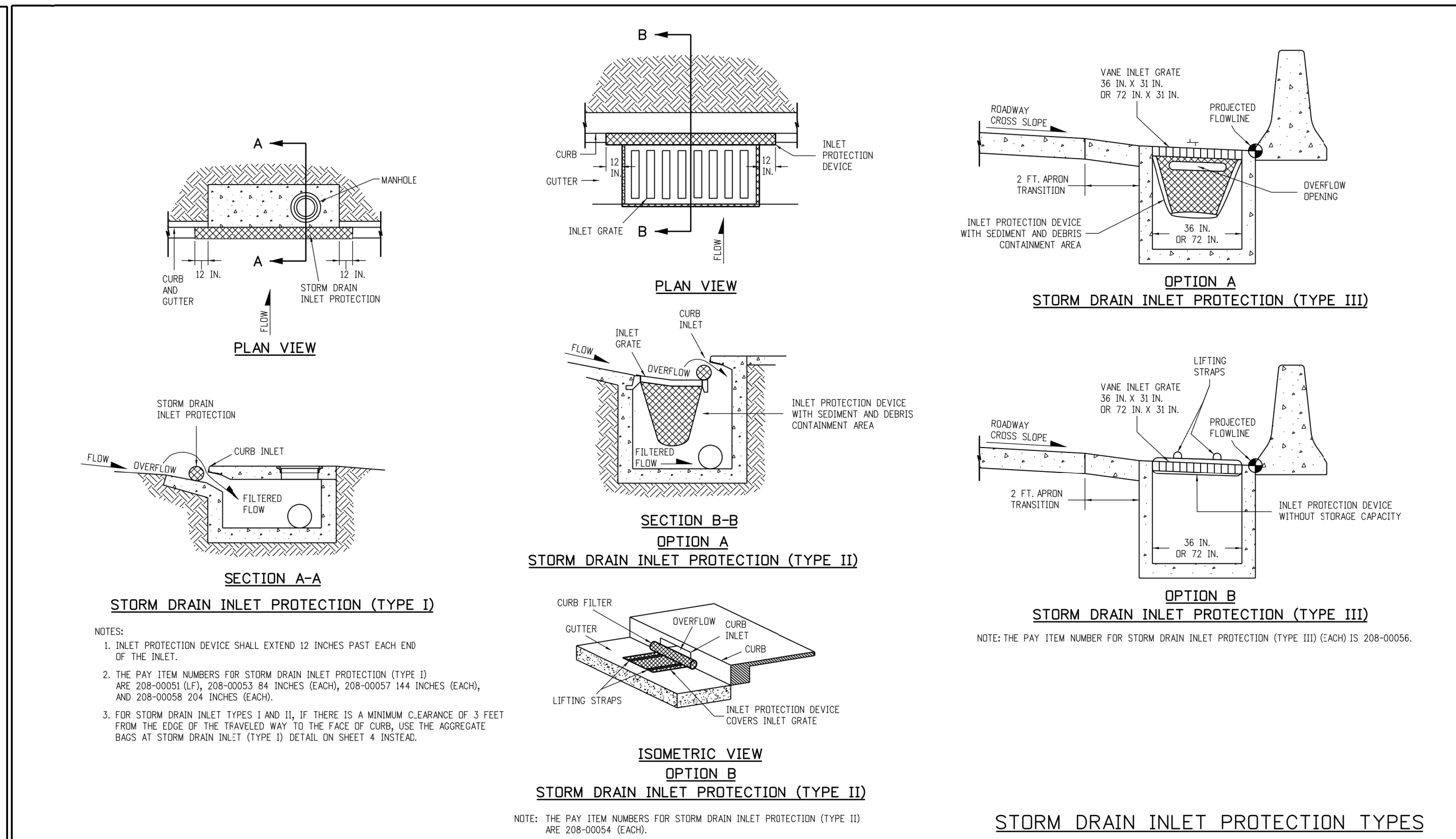


Computer File Information	
Creation Date: 07/31/19	Designer: JBK
Last Modification Date: 07/31/19	Detailer: LTA
CAD Ver.: MicroStation V8	Scale: Not to Scale

Sheet Revisions	
Date:	Comments:

Colorado Department of Transportation	
2829 West Howard Place CO DOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	Project Development Branch

TEMPORARY EROSION CONTROL	
Standard Sheet No. 1 of 11	Project Sheet Number:



STORM DRAIN INLET PROTECTION TYPES

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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1	REVISED PER CITY COMMENTS DATED 1/8/21	2/1/21	ARJ
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BACHUS & SHANKER LAW
OFFICE BUILDING
DETAIL SHEET

DELICH ASSOCIATES Traffic & Transportation Engineering

2272 Glen Haven Drive Loveland, Colorado 80538
Phone: (970) 669-2061 Fax: (970) 669-5034



MEMORANDUM

TO: Ken Merritt, JR Engineering
Steve Gilchrist, Fort Collins Traffic Operations

FROM: Matt Delich

DATE: December 1, 2020

SUBJECT: Bachus & Schanker Law Office Building Traffic Impact Study
(File: 2081ME01)



The Bachus & Schanker Law Office Building is proposed on Lot 1 in the southeast quadrant of the Drake/Illinois intersection in Fort Collins. This traffic impact study memorandum also includes an office building on Lot 2 to the south of Lot 1. The site plan is provided in Appendix A. These lots are currently vacant. There is an existing building (Blue [Warren] Federal Credit Union) on Lot 3 to the southeast of the proposed buildings. This building contains the credit union, a real estate office, a nutrition store, and a fitness facility. There is a parking lot north of the existing building with access on Iowa Drive. This parking lot will serve all of the uses in this block. There is on-street parking on Illinois Drive, Iowa Drive and Limon Drive. The Drake/Illinois intersection allows right-in/right-out/left-in movements. The Drake/Iowa intersection has stop sign control on Iowa Drive. The Bachus & Schanker Law Office Building is proposed to have 3,200 square feet of office use. The building on Lot 2 is proposed to have 2,200 square feet. The likely use will be office. The following comment was provided in the Concept Review letter for this proposal: "We will need the applicant to provide us with a letter or narrative detailing the anticipated trips that will be generated by the addition of two office buildings. This will allow us to determine if the traffic generated is consistent with the expectations of the Overall Development Plan, and whether or not a formal traffic impact study will be required." Since the trip generation is expected to be low, a memorandum documenting compliance with the **Larimer County Urban Area Street Standards (LCUASS)**, 4.2.2E – No TIS Required, was prepared.

Table 1 shows the trip generation for the proposed uses. **Trip Generation, 10th Edition**, ITE, was used as the reference document in calculating the trip generation for the proposed buildings. The land uses are considered to be Small Office Building (Code 712), from the reference document. The calculated trip generation from these lots is: 88 daily trip ends, 10 morning peak hour trips ends, and 13 afternoon peak hour trip ends.

The following addresses each of the items in **LCUASS**, 4.2.2E - No TIS Required (Fort Collins Criteria):

1. The peak hour trip generation will be 88 daily trip ends, 10 morning peak hour trip ends, and 13 afternoon peak hour trip ends;
2. No additional accesses are proposed;
3. This is not a redevelopment;
4. There will not be a change in the type of traffic nor will it adversely affect the traffic within and adjacent to the property;
5. The land use will not likely cause less than acceptable level of service on the adjacent streets and intersections;
6. There is no known significant accident history on adjacent streets and intersections;
7. The land use proposal does not directly access a State Highway;
8. Site traffic will not impact adjacent, existing residential areas;
9. There is no

known citizen concern due to the additional traffic; and 10. Site traffic will not negatively impact bicycle and pedestrian facilities.

There are sidewalks along all adjacent streets. Bike lanes are currently striped on Drake Road. Bike lanes are not required on local streets (Illinois Drive, Iowa Drive, and Limon Drive).

The trip generation related to the two office buildings will be minimal. It is respectfully requested that no further traffic impact analyses be required for the proposed two office buildings. A Transportation Worksheet is provided in Appendix B.

TABLE 1
Trip Generation for Proposed Land Uses

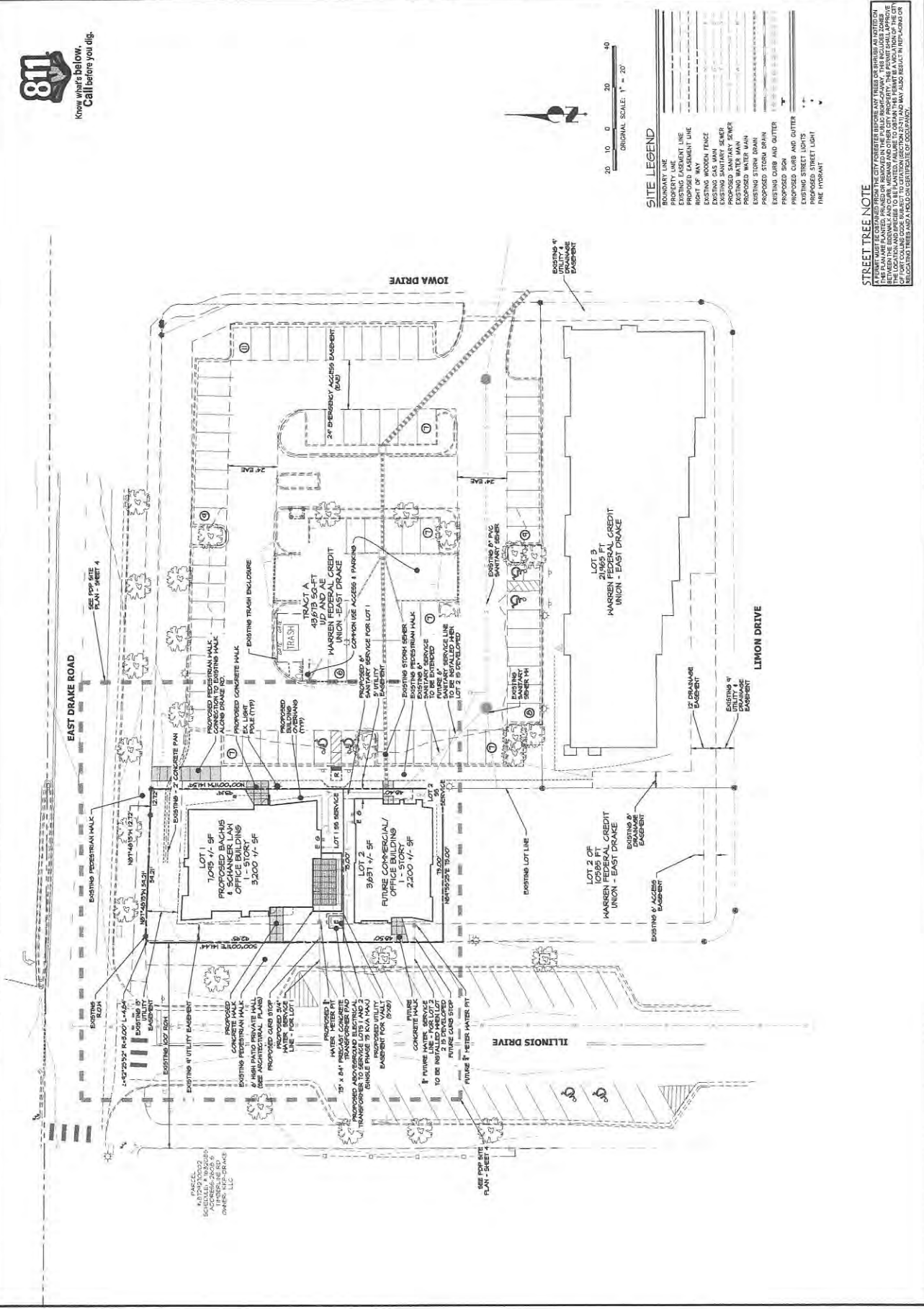
Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
712	Small Office Building	3.2 KSF	16.19	52	1.92	6	2.45	8
712	Small Office Building	2.2 KSF	16.19	36	1.92	4	2.45	5
Total Trip Generation				88		10		13

APPENDIX A



Know what's below.
Call before you dig.

<p>UNITS: SUCH THE AS THESE DRAWINGS ARE APPROVED BY THE AGENCY OF ENGINEERING AND SURVEYING FOR THE PURPOSES OF THE DISSEMINATION BY WRITTEN AUTHORIZATION.</p>	<p>BACHUS & SCHANKER, LLC 101 W. COLFAX AVE., #520 DENVER, CO 80202 (303) 733-8000 JULIE@CBSD.COM</p>	<p>J-R ENGINEERING A WYDEN COMPANY 11111 W. 15TH AVENUE, SUITE 300 DENVER, CO 80202 (303) 733-8000 WWW.JRENG.COM</p>	<p>FORM NO. 510-01-000 • (0/0) • (0/0) • (0/0)</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------



SITE LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EXISTING EASEMENT LINE	---
EXISTING EASEMENT LINE	---
RIGHT OF WAY	---
EXISTING WOODEN FENCE	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
EXISTING WATER MAIN	---
PROPOSED WATER MAIN	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
EXISTING STREET LIGHTS	---
PROPOSED STREET LIGHT	---
PIPE HYDRANT	---



STREET TREE NOTE
 ALL STREET TREES TO BE MAINTAINED OR REPLANTED BY THE OWNER. THE PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF DENVER TREE MAINTENANCE AND REPLANTING MANUAL. THE PLANTING SHALL BE COMPLETED WITHIN 90 DAYS OF THE PERMIT START DATE. THE PLANTING SHALL BE SUBJECT TO CITY INSPECTION AND APPROVAL. THE PLANTING SHALL BE SUBJECT TO CITY INSPECTION AND APPROVAL. THE PLANTING SHALL BE SUBJECT TO CITY INSPECTION AND APPROVAL.

APPENDIX B

Attachment C Transportation Worksheet

This form must be completed and submitted when requesting a waiver of the TIS submittal and compliance requirements. This form is not required with building permit applications for residential projects proposing twelve dwelling units or less and no substantial access changes on a collector or arterial roadway.

Project Name: BACHUS & SCHANKER LAW Developer: _____
OFFICE BUILDING AND
ADDITIONAL OFFICE BLDG.
Date: 12/1/2020 By: MATT DELICH
Property Legal Description (lot, block, subdivision) _____ Title: TRAFFIC ENGINEER
Address: 2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
Phone #: 970-669-2061
Fax #: _____
Email: matt@delichassoc.com

NON-RESIDENTIAL DEVELOPMENT:

Provide the following information for all non-residential projects:

A. Existing use:

1. Description of existing land use: (if none, proceed with Proposed Use) _____
VACANT
2. Existing building area (square footage) for above use(s): (2) N/A
3. Number of employees on site each day: (3) _____
4. Daily trip ends for employees [mult. line (3) by the number 4]: (4) _____
5. Number of customers on site each day: (5) _____
6. Daily trip ends for customers [multiply line (5) by the number 2] (6) _____
7. Number of venders on site each day (include trash, ups, etc): (7) V
8. Daily Trip Ends for venders [mult. line (7) by the number 2]: (8) _____
9. Total Vehicular Daily Trip Ends [line (4) plus line (6) plus line (8)]: (9) 0
10. Source of trip generation data (circle one): ITE, business records, traffic engineer,

personal estimate, other: _____ . **Attach documentation to support your data.**

- 11. Number of accesses existing onto the public street(s) from this property: 1 (on lowa)
- 12. Number of pedestrians visiting the site each day: 0
- 13. Number of bicyclists visiting the site each day: 0
- 14. Do sidewalks exist along street(s) adjacent to the property? Yes No
- 15. Are bike lanes existing (striped) along major collector or arterial street(s) adjacent to this property (on both sides of the street)? Yes No NA
- 16. Is the property adjacent to a major collector or arterial street as shown on the City's transportation plan? Yes No

B. Proposed use:

- 1. Description of proposed land use: TWO OFFICE BUILDINGS

- 2. Proposed building area (square footage) for above use(s): (2) 3,200 + 2,200
- 3. Anticipate number of employees on site each day: (3) N/A
- 4. Daily Trip Ends for employees [multiply line (3) by the number 4]: (4) N/A
- 5. Anticipate number of customers on site each day: (5) N/A
- 6. Daily trip ends for customers [multiply line (5) by the number 2]: (6) N/A
- 7. Anticipate number of venders on site each day: (7) N/A
- 8. Daily Trip Ends for venders [multiply line (7) by the number 2]: (8) N/A
- 9. Total Daily Trip Ends [line (4) plus line (6) plus line (8)]: 88
- 10. Source of trip generation data (circle one): (ITE) business records, (traffic engineer) personal estimate, other: _____

Attach documentation to support your data.

- 11. Proposed number of accesses onto the public street(s) from this property (does NOT include any existing accesses proposed to remain for use): 0
- 11. Number of existing accesses proposed to remain and be used: 1 (on lowa)
- 13. Number of pedestrians visiting the site each day: UNKNOWN
- 14. Number of bicyclists visiting the site each day: UNKNOWN
- 15. Are sidewalks proposed to be installed (or exist in good condition) along the street(s) adjacent to the property? Yes No

16. Are bike lanes existing or proposed to be installed (to be striped with any required no parking signs installed) along major collector or arterial street(s) adjacent to this property (on both sides of the street)? Yes No ___ NA ___
17. Is the property adjacent to a major collector or arterial street as shown on the City's current transportation plan? Yes No ___

If the total trip new trips, (that is the difference between the daily trip ends calculation for any existing use and the total daily trip ends calculated for the proposed use), is less than 200 and if peak hour and/or daily traffic counts demonstrate that the existing traffic plus the site generated traffic volumes are within the limits set by City Street Standards, the applicant may request a waiver of the Traffic Impact Study submittal requirements by signing below.

Matthew Delich

December 1, 2020

Signature

Date

Full TIS Required: _____	Intermediate TIS Required: _____	TIS Waived: _____
By: _____	Date: _____	

To: Wes Lamarque
From: JR Engineering
Date: 2/01/2021
Subject: Lot 1 of the Warren Federal Credit Union – East Drake – Final Drainage Report 1ST Amendment

This memo has been prepared to summarize that drainage and the proposed improvements for the re-plat of lot 1 of the Warren Federal Credit Union –East Drake is in compliance with the Lot 1, 3 and Tract A, Warren Federal Credit Union – East Drake - Final Drainage Report as prepared by Interwest Consulting Group.

Introduction:

The site, lot 1 of the Warren Federal Credit Union – East Drake, is located in the northwest quarter of Section 29, Township 7 North, Range 68 West of the 6th Principal Meridian, in the City of Fort Collins, Larimer County, Colorado. Refer to the attached Vicinity Map.

The site is bounded north by East Drake Road, Illinois Dive to the west, Lot 2 of the Warren Federal Credit union to the south, and the existing parking lot of the Warren Federal Credit Union – East Drake development to the east.

The total area of the site is 0.25 acres of land. The proposed development includes the construction of an office building and a future commercial/retail building, walks, patios, and a landscape area. A walk going north-south has been proposed to connect to an existing walk within the East Drake Road ROW.

Existing Conditions:

The site is within a property that is part of the approved Warren Federal Credit – East Drake – Final Drainage Report. Detention for the site has been provided by an off-site existing water quality and detention pond as stated in the Final Drainage Report for Rigden Farm Northwest Roads as prepared by JR Engineering. The site is currently undeveloped and is composed primarily of dry vegetation, with the exception of an existing drainage pan on the site. The site is located in a FEMA flood zone X in the non-published FIRM panel 08069C1000F, dated 12/19/2006. The soils on the site are primary composed of type B soils - with Satanta loam, 3 to 5 % making up 94.7% of the site. A minority of the soils on the site are characterized as type C soils – with Nunn clay loam, 3 to 5% slopes making up 5.3% of the overall site. For additional information on the soil-groups, refer to the attached Hydrologic soil group map.

Proposed Development:

Lot 1 of the Warren Federal Credit Union - East Drake will be re-plated into two separate lots. Lot 1 will be developed into the Bachus and Schanker law office building, and lot 2 will be developed into a commercial/retail building.

Basin 1A is 0.15 Acres and 59.0 % impervious, includes lot 1 of the re-plat, the Bachus and Schanker law office building, proposed walk, landscape area. Runoff from basin 1A is collected with nyloplast landscape drains and roof drains, and drains to design point 2, as shown in the attached Bachus and Schanker Office Building Drainage Plan.

Basin 2A is 0.02 Acres and 37.0% impervious, includes lot 1 of the re-plat, an existing concrete pan, and landscape area. Basin 2A drains into the existing parking lot at design point 1, as shown in the attached Bachus and Schanker Office Building Drainage Plan. The runoff is then treated by LID pervious pavers and drains into an inlet represented as design point b2 in the attached Interwest drainage map.

Basin 1B is 0.07 Acres and 72.9% imperious, includes lot 2 of the re-plat designated to be a future office/commercial/retail building. Basin 2B drains to design point 3, as shown in the attached Bachus and Schanker Office Building Drainage Plan. Runoff from basin 1B is confluences with the upstream runoff from basin 1A at design point 3.1. The runoff is ultimately conveyed into an existing manhole and is represented as design point C, as shown within the attached Interwest drainage map.

Basin B2 is 0.01 Acres and is 2.0 % impervious. This basin is part of lot 2 of the replat. Runoff from basin B2 drains south off the property and onto the undeveloped lot 2 of the Warren Federal Credit Union - East Drake at design point 4, as shown in the attached Bachus and Schanker Office Building Drainage Plan.

Basin B3 is 0.01 Acres and is 25.3% impervious. This basin is part of lot 2 of the replat. Runoff from basin B3 drains west off the property onto Illinois drive at design point 5, as shown in the attached Bachus and Schanker Office Building Drainage Plan.

Basins 1A, 2A, 1B, 2B, and 3B are part of basins C and B2, from the Interwest drainage report. Additional impervious area will be added to basin B2 from the site connection to the existing sidewalk along the East Drake ROW and walks along the building(s) frontage access. The net percent impervious of the proposed improvements to the site is 58.1 % percent. The impervious is well below the Interwest percent impervious values for basin B2 72% impervious, and basin C, 73% impervious. Therefore the proposed additions to the site are anticipated to not adversely affect the LID measures put in place during the development of the East Warren Federal Credit Union subdivision or the downstream stormwater infrastructure.

Low Impact Development

Approved LID measures were designed by Interwest to treat 51% of the runoff, as shown in the attached Interwest LID exhibit. The sidewalk extension to the East Drake Road ROW within Basin 2A is tributary to the LID pervious pavers. The required LID treatment determined by Interwest was 30,130 sq-ft. The provided treatment area was for 30,477 sq-ft. of total impervious area. The new walk adds 236 sq-ft. of impervious area, and the LID treatment measures remain at over 50%, as shown in the attached Interwest LID exhibit.

Conclusion

Improvements to the site remain in continuity with the approved Lot 1, 3 and Tract A, Warren Federal Credit Union – East Drake - Final Drainage Report.

References

- 1.) Lot 1, 3 and Tract A, Warren Federal Credit Union – East Drake - Final Drainage Report, Interwest Consulting Group, March, 2016
- 2.) Final Drainage and Erosion Control Report for Rigden Farm – Northwest Roads”, JR Engineering, April 2005

Attachments:

- 1.) Vicinity Map
- 2.) Soils Map
- 3.) Interwest Drainage Map
- 4.) Interwest LID exhibit
- 4.) Interwest Drainage Calcs
- 5.) Proposed Drainage Calcs
- 6.) Proposed Drainage Map



VICINITY MAP

SCALE: 1"=1000'



VICINITY MAP
BACHUS AND SCHANKER
JOB NO. 39792.00
12-09-2020
SHEET 1 OF 1

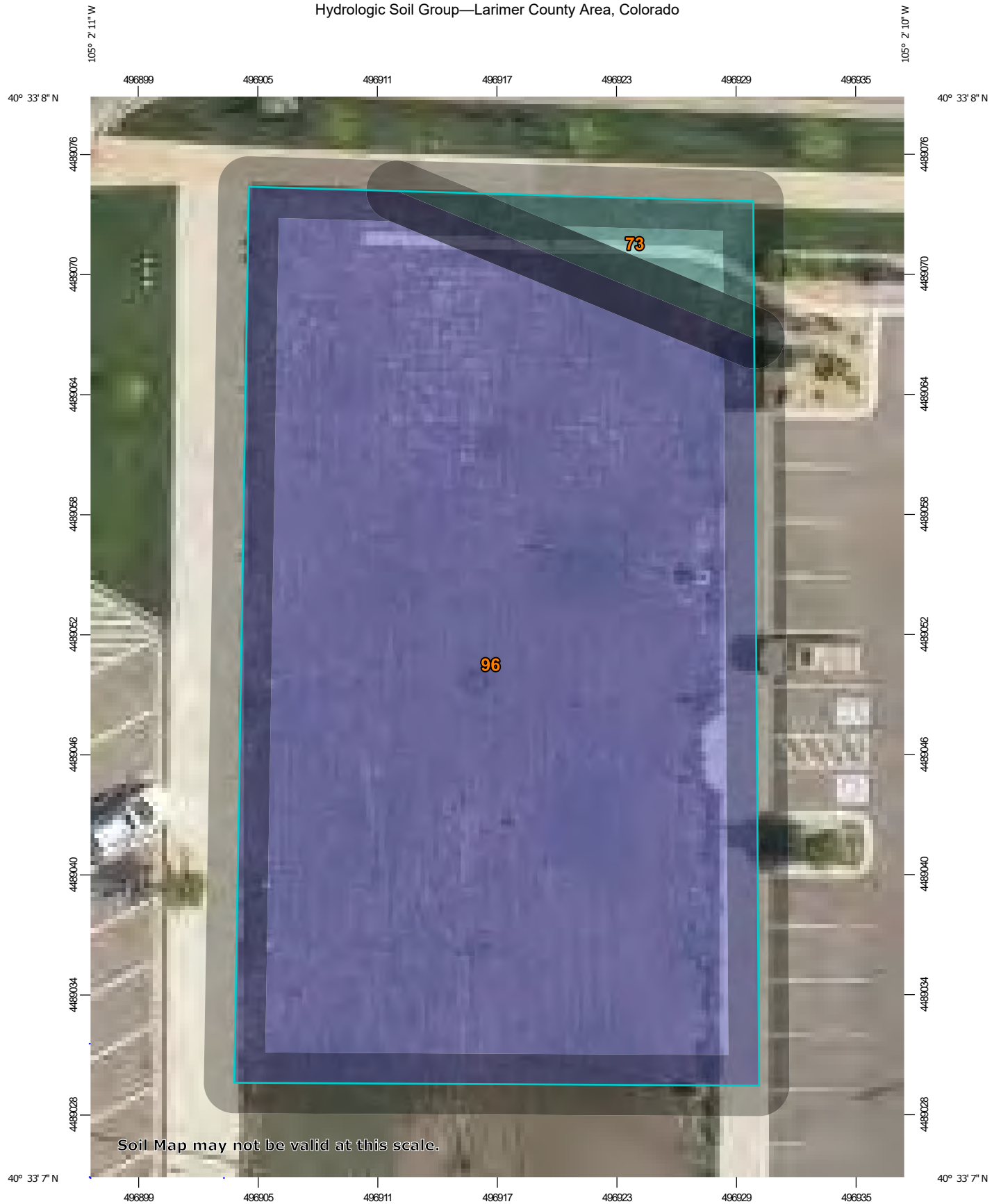


J-R ENGINEERING

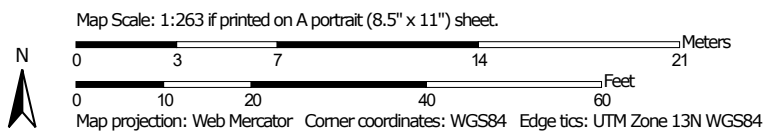
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Hydrologic Soil Group—Larimer County Area, Colorado




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points






-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Larimer County Area, Colorado
 Survey Area Data: Version 15, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 11, 2018—Aug 12, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
73	Nunn clay loam, 0 to 1 percent slopes	C	0.0	5.3%
96	Satanta loam, 3 to 5 percent slopes	B	0.3	94.7%
Totals for Area of Interest			0.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

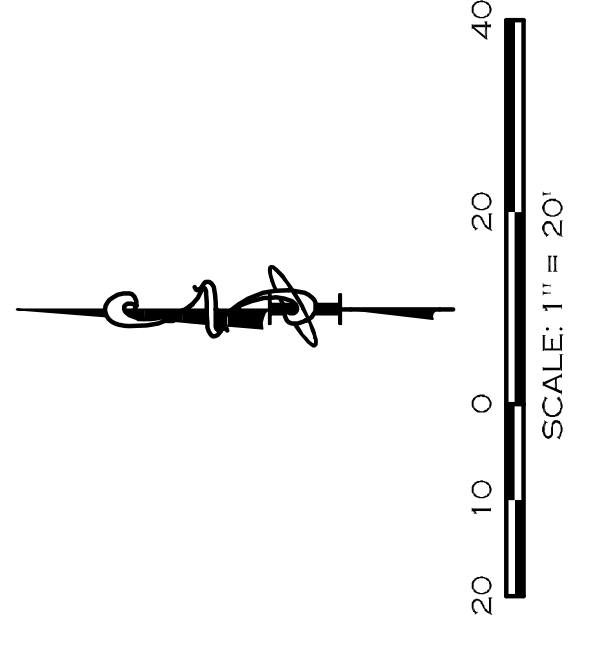
Tie-break Rule: Higher

CITY OF FORT COLLINS, COLORADO
UTILITY PLAN APPROVAL

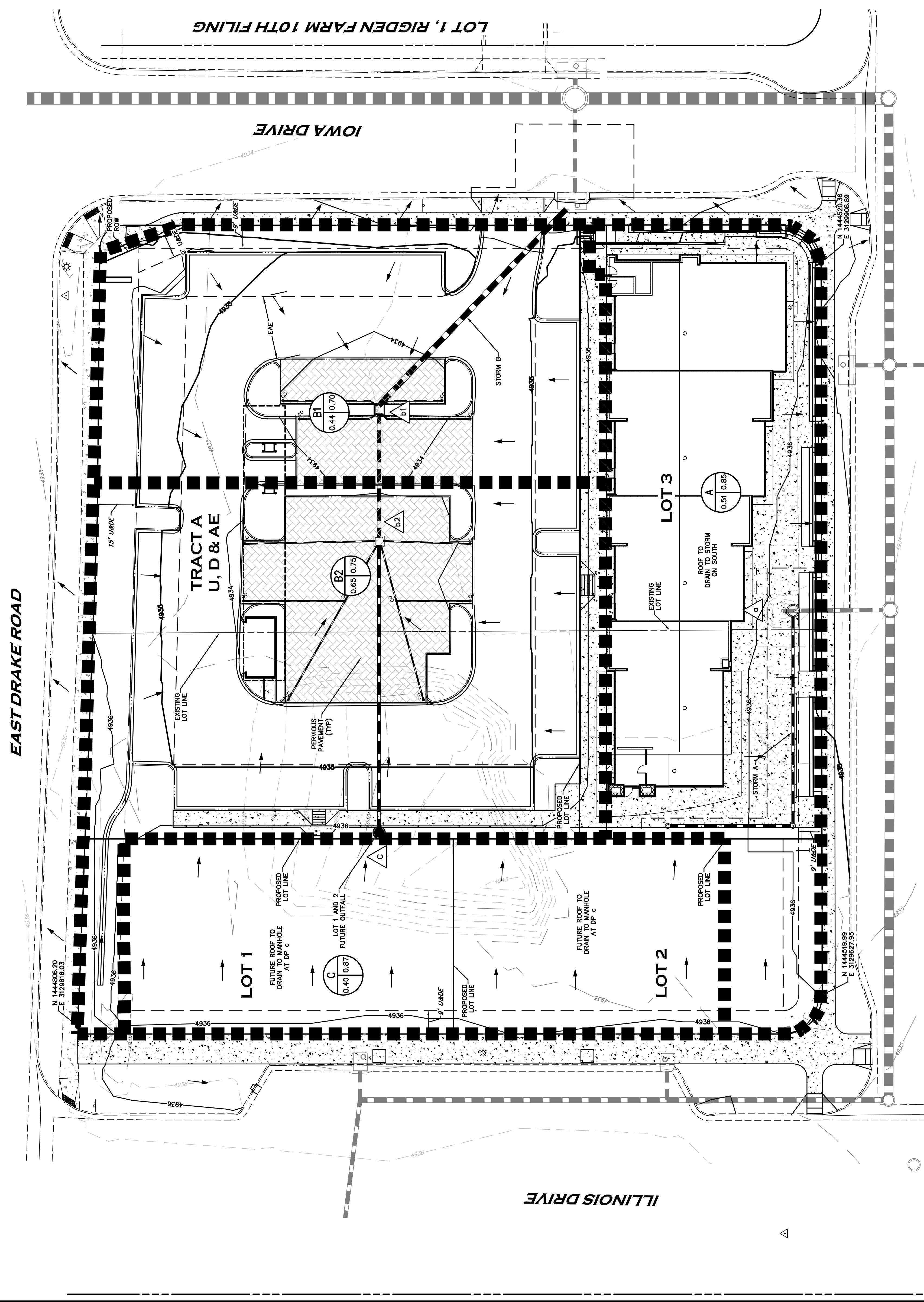
APPROVED:	CITY ENGINEER	DATE
CHECKED BY:	WATER & WASTEWATER UTILITY	DATE
CHECKED BY:	STORMWATER UTILITY	DATE
CHECKED BY:	PARKS & RECREATION	DATE
CHECKED BY:	TRAFFIC ENGINEER	DATE

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED DIRECTION OF OVERLAND FLOW
- DRAINAGE BASIN DIVIDE LINE
- DRAINAGE BASIN NUMBER
- MINOR STORM RUNOFF COEFFICIENT
- DRAINAGE BASIN AREA
- DESIGN POINT



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE FOLLOWING UTILITIES:
WATER, GAS, SEWER, AND
TELEPHONE CABLES



DRAINAGE SUMMARY TABLE

Design Point	Tributary Sub-basin	Area (ac)	C (10)	C (100)	t _c (10)	t _c (100)	t _c (100)	Q ₁₀₀ (cfs)	Q ₁₀₀ (cfs)	10 and 100 year storm
a	A	0.51	0.93	1.00	5.0	5.0	2.1	5.1	5.1	Existing Storm System in Limon Drive
b1	B1	0.44	0.70	0.80	5.0	5.0	1.5	3.8	3.8	Type C Storm Inlet
b2	B2	0.65	0.74	0.92	5.0	5.0	2.4	6.0	6.0	Type C Storm Inlet
c	C	0.40	0.80	1.00	5.0	5.0	1.5	3.9	3.9	Existing Storm System in Illinois Drive

LOT 1, THE FLATS AT RIGDEN FARM

EAST DRAKE ROAD

IOWA DRIVE

LIMON DRIVE

LOT 1

LOT 2

LOT 3

B2
0.65 0.75
TRACT A
UE, DE

B1
0.44 0.70

C
0.40 0.87

A
0.51 0.85

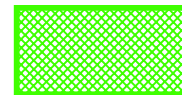
PERVIOUS PAVEMENT

LID Table			
50% On-Site Treatment by LID Requirement			
New Impervious Area	60,266	acre/Asq. Ft.	
Required Minimum Impervious Area to be Treated	30,133	acre/Asq. Ft.	
			Ratio
Area of Paver Section #1 (Paver 31)	7,378	acre/Asq. Ft.	
Pervious Area Treated by LID Treatment Method #1 (Pervious Pavement System)	11,911	acre/Asq. Ft.	3.9
Area of Paver Section #2 (Paver 32)	5,471	acre/Asq. Ft.	
Pervious Area Treated by LID Treatment Method #1 (Pervious Pavement System)	18,381	acre/Asq. Ft.	3.3
Total Impervious Area Treated	51,292	acre/Asq. Ft.	
Actual % On-Site Treated by LID	85	%	
25% Porous Pavement Requirement			
New Pavement Area	33,229	acre/Asq. Ft.	
Required Minimum Area of Porous Pavement	8,307	acre/Asq. Ft.	
Area of Paver Section #1	7,378	acre/Asq. Ft.	
Area of Paver Section #2	5,471	acre/Asq. Ft.	
Total Porous Pavement Area	12,849	acre/Asq. Ft.	
Actual % of Porous Pavement Provided	39	%	

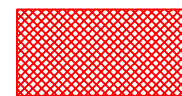


50 0 200
SCALE: 1" = 100'

LEGEND



PAVEMENT AREA TREATED BY LID



OTHER IMPERVIOUS AREA TREATED BY LID



AREA OF PERVIOUS PAVER SECTION

WARREN FEDERAL CREDIT UNION LID EXHIBIT

SUMMARY

DRAINAGE SUMMARY TABLE

Design Point	Tributary Sub-basin	Area (ac)	C (10)	C (100)	tc (10) (min)	tc (100) (min)	Q(10)tot (cfs)	Q(100)tot (cfs)	10 and 100 year storm
a	A	0.51	0.83	1.00	5.0	5.0	2.1	5.1	Existing Storm System in Limon Drive
b1	B1	0.44	0.70	0.88	5.0	5.0	1.5	3.8	Type C Sump Inlet
b2	B2	0.65	0.74	0.92	5.0	5.0	2.4	6.0	Type C Sump Inlet
c	C	0.40	0.80	1.00	5.0	5.0	1.5	3.9	Existing Storm System in Illinois Drive

RUNOFF COEFFICIENTS & % IMPERVIOUS

LOCATION: *Warren Federal Credit Union*
 PROJECT NO: *1219-048-00*
 COMPUTATIONS BY: *es*
 DATE: *11/3/2015*

Recommended Runoff Coefficients from Table RO-11 of City of Fort Collins Stormwater Code, Volume I
 Recommended % Impervious from Table RO-3 Urban Storm Drainage Criteria Manual, Volume I

Type B Soils

	Runoff coefficient C	% Impervious
Streets, parking lots (asphalt):	0.95	100
Sidewalks (concrete):	0.95	96
Roofs:	0.95	90
Gravel or Pavers:	0.50	40
Landscape Areas (Flat, Sandy) :	0.15	0
Landscape Areas (Steep, Sandy) :	0.20	0

SUBBASIN DESIGNATION	TOTAL AREA (ac.)	TOTAL AREA (sq.ft)	ROOF AREA (sq.ft)	PAVED AREA (sq.ft)	PAVERS AREA (sq.ft)	SIDEWALK AREA (sq.ft)	LANDSCAPE AREA (sq.ft)	RUNOFF COEFF. (C)	% Impervious	REMARKS
A	0.51	22,350	12,959	0	0	5,925	3,466	0.83	78	
B1	0.44	19,093	0	10,977	2,828	933	4,355	0.70	68	
B2	0.65	28,470	0	13,977	5,427	4,590	4,475	0.74	72	
C	0.40	17,318	13,000	0	0	1,000	3,318	0.80	73	Assmumption for Future
TOTAL	2.00	87,230	25,959	24,954	8,255	12,447	15,615	0.76	73	

Equations

- Calculated C coefficients & % Impervious are area weighted

$$C = \Sigma (C_i A_i) / A_t$$

C_i = runoff coefficient for specific area, A_i

A_i = areas of surface with runoff coefficient of C_i

n = number of different surfaces to consider

A_t = total area over which C is applicable; the sum of all A_i's

**STANDARD FORM SF-2
TIME OF CONCENTRATION - 2 and 10 YR**

LOCATION: Warren Federal Credit Union
 PROJECT NO: 1219-048-00
 COMPUTATIONS BY: es
 DATE: 11/3/2015

2 and 10-yr storm Cf = 1.00 from Table RO-12 of City of Fort Collins Stormwater Code, Volume I

SUB-BASIN DATA			INITIAL /OVERLAND TIME (ti)				TRAVEL TIME / GUTTER OR CHANNEL FLOW (tt)						tc CHECK (URBANIZED BASIN)		FINAL tc	REMARKS
DESIGN POINT	SUBBASIN(s)	Area (ac)	C	Length (ft)	Slope (%)	ti (min)	Length (ft)	Slope (%)	n Manning rough.	Vel. (ft/s)	tt (min)	tc = ti + tt	Total L (ft)	tc=(L/180)+10 (min)	(min)	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)		(9)	(10)	(11)	(12)	(13)	(14)	
a	A	0.51	0.83	15	2.0	1.6	131	1.0	0.016	2.0	1.1	2.7	146	10.8	5.0	
b1	B1	0.44	0.70	10	2.0	1.9	130	1.0	0.016	2.0	1.1	3.0	140	10.8	5.0	
b2	B2	0.65	0.74	10	2.0	1.7	100	1.0	0.016	2.0	0.8	2.5	110	10.6	5.0	
c	C	0.40	0.80	20	2.0	2.0	0	2.0	0.016	2.8	0.0	2.0	20	10.1	5.0	

EQUATIONS:

$tc = ti + tt$

$ti = [1.87 (1.1 - CC_r) L^{0.5}] / S^{1/3}$

$tt = L/Vel.$

Velocity from Manning's Equation with R=0.1 (corresponds to Figure 3-3 of City of Fort Collins Design Manual)

final tc = minimum of ti + tt and urbanized basin check
 min. tc = 5 min. due to limits of IDF curves

STANDARD FORM SF-2
TIME OF CONCENTRATION - 100 YR

LOCATION: Warren Federal Credit Union
 PROJECT NO: 1219-048-00
 COMPUTATIONS BY: es
 DATE: 11/3/2015

100-yr storm Cf = 1.25 from Table RO-12 of City of Fort Collins Stormwater Code, Volume I

SUB-BASIN DATA			INITIAL /OVERLAND TIME (ti)					TRAVEL TIME / GUTTER OR CHANNEL FLOW (tt)						tc CHECK (URBANIZED BASIN)		FINAL tc	REMARKS
DESIGN PONIT	SUBBASIN(s) (1)	Area (ac) (2)	C (3)	C*Cf	Length (ft) (4)	Slope (%) (5)	ti (min) (6)	Length (ft) (7)	Slope (%) (8)	n Manning rough. (9)	Vel. (ft/s) (9)	tt (min) (10)	tc = ti + tt (11)	Total L (ft) (12)	tc=(L/180)+10 (min) (13)	(min) (14)	
A	A	0.51	0.83	1.00	15	2.0	0.6	131	1.0	0.016	2.0	1.1	1.7	146	10.8	5.0	
b1	B1	0.44	0.70	0.88	10	2.0	1.1	130	1.0	0.016	2.0	1.1	2.1	140	10.8	5.0	
b2	B2	0.65	0.74	0.92	10	2.0	0.8	100	1.0	0.016	2.0	0.8	1.7	110	10.6	5.0	
C	C	0.40	0.80	1.00	20	2.0	0.7	0	2.0	0.016	2.8	0.0	0.7	20	10.1	5.0	

EQUATIONS:

$tc = ti + tt$

$ti = [1.87 (1.1 - CC_f) L^{0.5}] / S^{1/3}$

$tt = L/Vel.$

Velocity from Manning's Equation with R=0.1 (corresponds to Figure 3-3 of City of Fort Collins Design Manual)

final tc = minimum of ti + tt and urbanized basin check
 min. tc = 5 min. due to limits of IDF curves

**RATIONAL METHOD PEAK RUNOFF
(City of Fort Collins, 2-Yr Storm)**

LOCATION: Warren Federal Credit Union
 PROJECT NO: 1219-048-00
 COMPUTATIONS BY: es
 DATE: 11/3/2015

2 yr storm, Cf = 1.00

Design Point	DIRECT RUNOFF						CARRY OVER		TOTAL	REMARKS
	Tributary Sub-basin	A (ac)	C Cf	tc (min)	i (in/hr)	Q (2) (cfs)	from Design Point (cfs)	Q (2) (cfs)	Q(2)tot (cfs)	
A	A	0.51	0.83	5.0	2.85	1.2			1.2	
B1	B1	0.44	0.70	5.0	2.85	0.9			0.9	
B2	B2	0.65	0.74	5.0	2.85	1.4			1.4	
C	C	0.40	0.80	5.0	2.85	0.9			0.9	

$$Q = C_i C_i A$$

Q = peak discharge (cfs)

C = runoff coefficient

C_i = frequency adjustment factor

i = rainfall intensity (in/hr) from City of Fort Collins IDF curve (4/16/99)

A = drainage area (acres) $i = 24.221 / (10 + t_c)^{0.7368}$

**RATIONAL METHOD PEAK RUNOFF
(City of Fort Collins, 10-Yr Storm)**

LOCATION: Warren Federal Credit Union
 PROJECT NO: 1219-048-00
 COMPUTATIONS BY: es
 DATE: 11/3/2015

10 yr storm, Cf = 1.00

Design Point	DIRECT RUNOFF						CARRY OVER		TOTAL	REMARKS
	Tributary Sub-basin	A (ac)	C Cf	tc (min)	i (in/hr)	Q (10) (cfs)	from Design Point	Q (10) (cfs)	Q(10)tc (cfs)	
A	A	0.51	0.83	5.0	4.87	2.1			2.1	
B1	B1	0.44	0.70	5.0	4.87	1.5			1.5	
B2	B2	0.65	0.74	5.0	4.87	2.4			2.4	
C	C	0.40	0.80	5.0	4.87	1.5			1.5	

$Q = C_i C_i A$

Q = peak discharge (cfs)

C = runoff coefficient

C_i = frequency adjustment factor

i = rainfall intensity (in/hr) from City of Fort Collins IDF curve (4/16/99)

A = drainage area (acres)

$i = 41.44 / (10 + tc)^{0.7874}$

**RATIONAL METHOD PEAK RUNOFF
(City of Fort Collins, 100-Yr Storm)**

LOCATION: Warren Federal Credit Union
 PROJECT NO: 1219-048-00
 COMPUTATIONS BY: es
 DATE: 11/3/2015

100 yr storm, Cf = 1.25

		DIRECT RUNOFF					CARRY OVER		TOTAL	REMARKS
Des. Point	Area Design.	A (ac)	C Cf	tc (min)	i (in/hr)	Q (100) (cfs)	from Design Point	Q (100) (cfs)	Q(100)tot (cfs)	
A	A	0.51	1.00	5.0	9.95	5.1			5.1	
B1	B1	0.44	0.88	5.0	9.95	3.8			3.8	
B2	B2	0.65	0.92	5.0	9.95	6.0			6.0	
C	C	0.40	1.00	5.0	9.95	3.9			3.9	

$Q = CiA$

Q = peak discharge (cfs)

C = runoff coefficient

i = rainfall intensity (in/hr) from City of Fort Collins IDF curve (4/16/99)

A = drainage area (acres)

$i = 84.682 / (10 + tc)^{0.7875}$

COMPOSITE % IMPERVIOUS CALCULATIONS

Subdivision: East Warren Federal Credit Union
 Location: Fort Collins

Project Name: Bachus and Schanker
 Project No.: 39792.00
 Calculated By: ARJ
 Checked By: _____
 Date: 1/26/21

Basin ID	Total Area (ac)	Paved Surface			Roofs			Lawns			Basins Total Weighted % Imp.
		% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	
1A	0.15	100%	0.01	7.4%	90%	0.09	50.9%	2%	0.06	0.7%	59.0%
2A	0.02	100%	0.01	35.7%	90%	0.00	0.0%	2%	0.01	1.3%	37.0%
1B	0.07	100%	0.004	5.8%	90%	0.05	66.7%	2%	0.01	0.4%	72.9%
2B	0.01	100%	0.00	0.0%	90%	0.00	0.0%	2%	0.01	2.0%	2.0%
3B	0.01	100%	0.00	23.8%	90%	0.00	0.0%	2%	0.00	1.5%	25.3%
Total	0.26										58.1%

COMPOSITE RUNOFF COEFFICIENT CALCULATIONS

Subdivision: East Warren Federal Credit Union
 Location: Fort Collins

Project Name: Bachus and Schanker
 Project No.: 39792.00
 Calculated By: ARJ
 Checked By: _____
 Date: 1/26/21

Basin ID	Total Area (ac)	Paved Surface				Roofs				Lawns				Basins Total Weighted 2 YEAR C	Basins Total Weighted 100 YEAR C
		Runoff Coefficient	Area (ac)	10- YEAR C	100 - YEAR C	Runoff Coefficient	Area (ac)	10- YEAR C	100 - YEAR C	Runoff Coefficient	Area (ac)	10 - YEAR C	100 - YEAR C		
1A	0.15	0.95	0.01	0.07	0.09	0.95	0.09	0.54	0.67	0.25	0.06	0.09	0.11	0.70	0.87
2A	0.02	0.95	0.01	0.34	0.42	0.95	0.00	0.00	0.00	0.25	0.01	0.16	0.20	0.50	0.62
1B	0.07	0.95	0.00	0.06	0.07	0.95	0.05	0.70	0.88	0.25	0.01	0.05	0.06	0.81	1.00
2B	0.01	0.95	0.00	0.00	0.00	0.95	0.00	0.00	0.00	0.25	0.01	0.25	0.31	0.25	0.31
3B	0.01	0.95	0.00	0.23	0.28	0.95	0.00	0.00	0.00	0.25	0.00	0.19	0.24	0.42	0.52
Total	0.26													0.69	0.86

STANDARD FORM SF-2 TIME OF CONCENTRATION

Subdivision: East Warren Federal Credit Union
Location: Fort Collins

Project Name: Bachus and Schanker
Project No.: 39792.00
Calculated By: ARJ
Checked By: _____
Date: 1/26/21

SUB-BASIN						INITIAL/OVERLAND			TRAVEL TIME					t_c CHECK			FINAL
DATA						(T_i)			(T_i)					(URBANIZED BASINS)			
BASIN ID	D.A. (ac)	Hydrologic Soils Group	Impervious (%)	C_5	C_{100}	L (ft)	S_o (%)	t_i (min)	L_t (ft)	S_t (%)	K	VEL. (ft/s)	t_t (min)	COMP. t_c (min)	TOTAL LENGTH (ft)	Urbanized t_c (min)	t_c (min)
1A	0.15	C	59%	0.70	0.87	15	0.5%	16.8	35	0.5%	20.0	1.4	0.4	17.2	50.0	10.3	10.0
2A	0.02	C	37%	0.50	0.62	5	4.0%	7.3	35	102.0%	21.0	21.2	0.0	7.3	40.0	10.2	7.0
1B	0.07	C	73%	0.81	1.00	15	0.5%	12.1	82	0.7%	21.0	1.8	0.8	12.9	97.0	10.5	11.0
2B	0.01	C	2%	0.25	0.31	1	2.0%	5.8	4	6.5%	22.0	5.6	0.0	5.8	5.0	10.0	6.0
3B	0.01	C	25%	0.42	0.52	4	2.0%	9.3	7	4.0%	23.0	4.6	0.0	9.3	11.3	10.1	9.0

NOTES:

Use a minimum t_c value of 5 minutes for urbanized areas and a minimum t_c value of 10 minutes for areas that are not considered urban. Use minimum values even when calculations result in a lesser time of concentration.

STANDARD FORM SF-3
 STORM DRAINAGE SYSTEM DESIGN
 (RATIONAL METHOD PROCEDURE)

Subdivision: East Warren Federal Credit Union
 Location: Fort Collins
 Design Storm: 100-Year

Project Name: Bachus and Schanker
 Project No.: 39792.00
 Calculated By: ARJ
 Checked By: _____
 Date: 1/26/21

STREET	Design Point	DIRECT RUNOFF							TOTAL RUNOFF				STREET			PIPE				TRAVEL TIME			REMARKS
		Basin ID	Area (ac)	Runoff Coeff.	t_c (min)	C*A (ac)	I (in/hr)	Q (cfs)	t_c (min)	C*A (ac)	I (in/hr)	Q (cfs)	Q_{street} (cfs)	C*A (ac)	Slope (%)	Q_{pipe} (cfs)	C*A (ac)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	t_t (min)	
	1	2A	0.02	0.62	7.0	0.01	8.80	0.1															drains to pan
	2	1A	0.15	0.87	10.0	0.13	7.72	1.0															Bachus and Schanker office roof drains and surrounding building into inlet(s)
	3	1B	0.07	1.00	11.0	0.07	7.42	0.5															Retail/commercial office roof drains and surrounding building into inlet(s)
	3.1								11.0	0.20	7.42	1.5											Bachus and Schanker office, retail/commercial office roof drains and surrounding building into inlet(s)
	4	2B	0.01	0.31	6.0	0.00	9.31	0.0															Drains south off the property and onto the undeveloped lot 2 of the Warren Federal Credit Union - East Drake
	5	3B	0.01	0.52	9.0	0.00	8.03	0.0															Drains west off the property onto Illinois drive

Notes:
 Street and Pipe C*A values are determined by Q/i using the catchment's intensity value.



Know what's below.
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BACHUS & SCHANKER, LLC
1010 COLFAX AVE. 650
DENVER, CO 80202
JULIE WOLFE W/ ICE3D
P-303.523.8000
JULIE@CE3D.COM

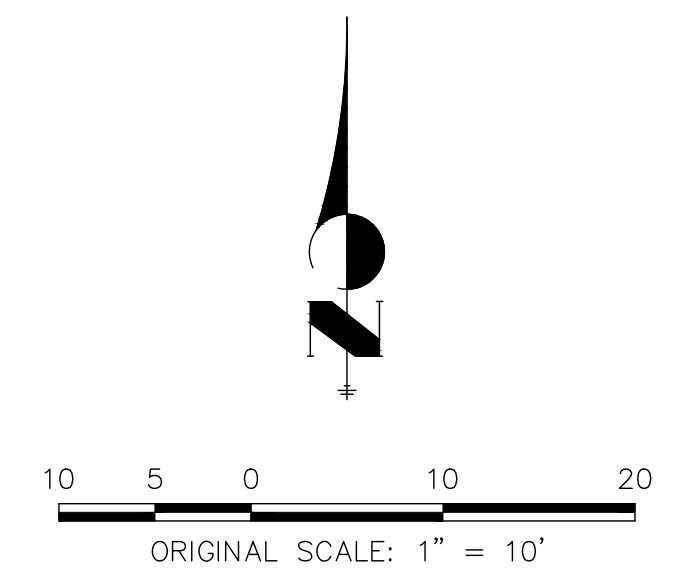
J.R. ENGINEERING
A Westman Company
Central 300-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BASIN SUMMARY TABLE

Tributary Sub-basin	Area (acres)	Percent Impervious	C ₁₀	C ₁₀₀	t _c (min)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)
1A	0.15	59.0%	0.70	0.87	10.0	0.4	1.0
2A	0.02	37.0%	0.50	0.62	7.0	0.0	0.1
1B	0.07	72.9%	0.81	1.00	11.0	0.2	0.5
2B	0.01	2.0%	0.25	0.31	6.0	0.0	0.0
3B	0.01	25.3%	0.42	0.52	9.0	0.0	0.0

LEGEND

- 6100 — EXISTING MAJOR CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- 6100 — PROPOSED MAJOR CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING STORM SEWER/RCP
- PROPOSED DRAIN PVC
- PROPOSED SWALE
- BASIN ID
A: BASIN DESIGNATION
B: AREA (AC)
C: MINOR STORM COEFFICIENT
D: MAJOR STORM COEFFICIENT
- DRAINAGE DISCHARGE DESIGN POINT
- PROPOSED FLOW DIRECTION
- BASIN DRAINAGE AREA

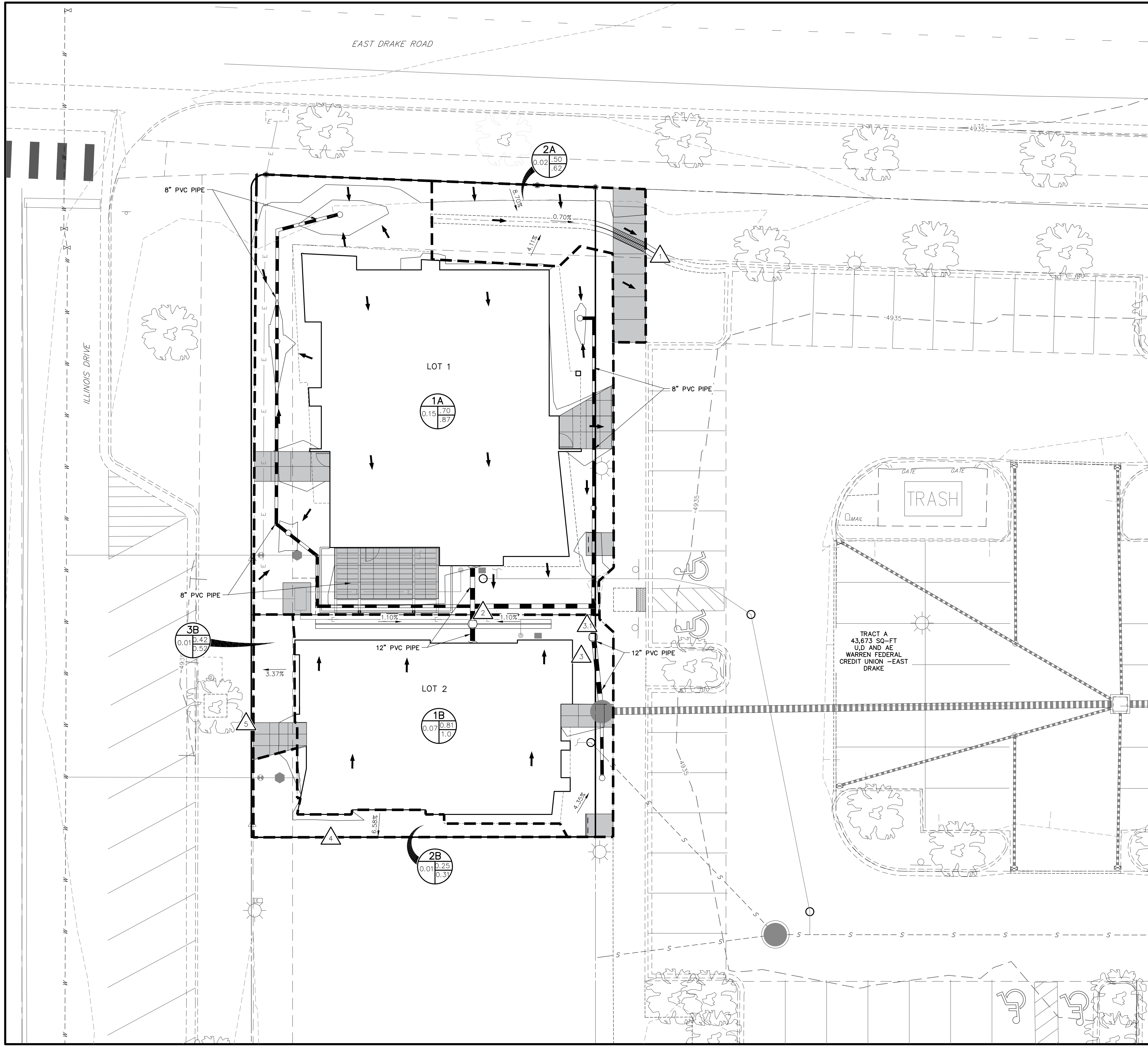


**City of Fort Collins, Colorado
UTILITY PLAN APPROVAL**

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date
CHECKED BY:		Date

BACHUS & SCHANKER LAW
OFFICE BUILDING
DRAINAGE PLAN

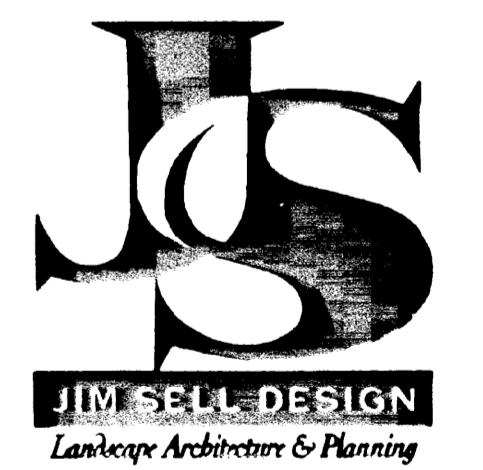
SHEET 8 OF 12
JOB NO. 3979200



Rigden Farm Overall Development Plan

Fort Collins, Colorado

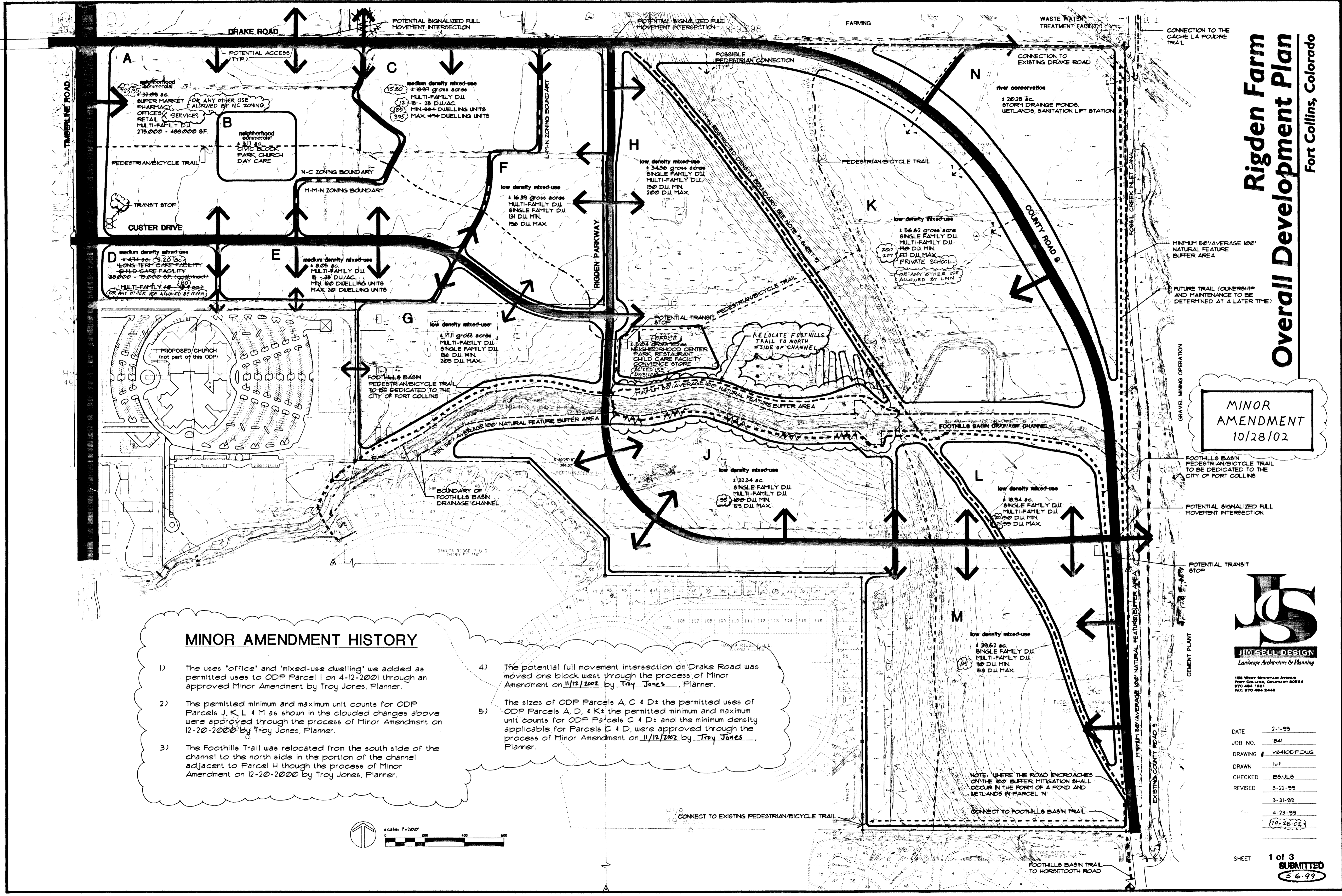
MINOR AMENDMENT 10/28/02



188 WEST HORTON AVENUE
FORT COLLINS, COLORADO 80524
970.484.1821
FAX: 970.484.2443

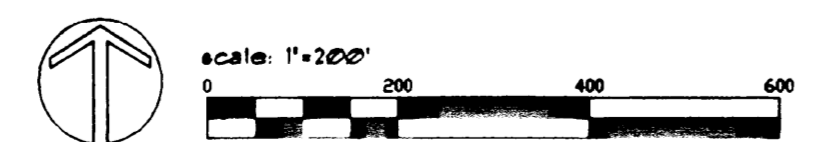
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JOB NO.	1841
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DRAWN	lvf
CHECKED	BS/JLS
REVISED	3-22-99
	3-31-99
	4-23-99
	10-20-02

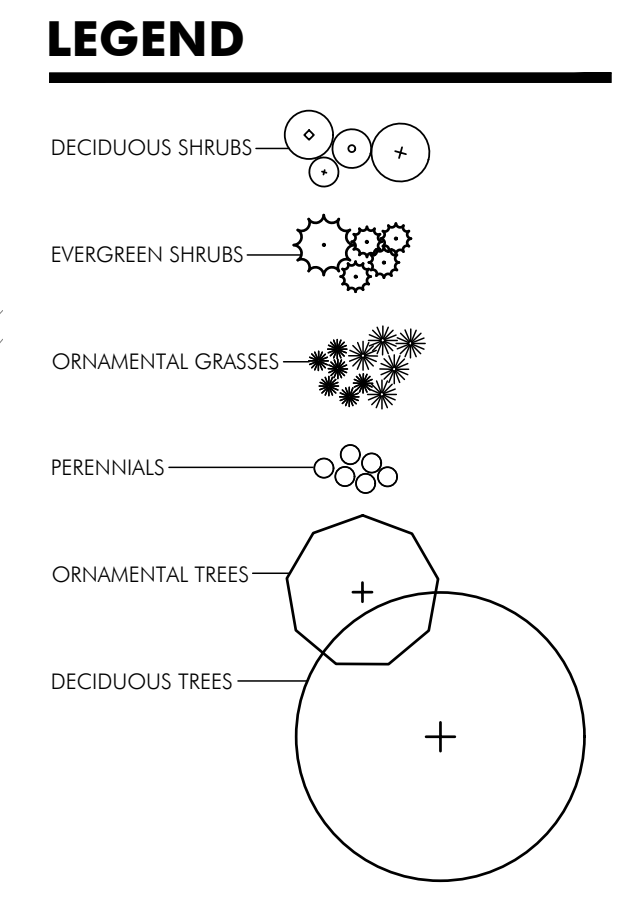
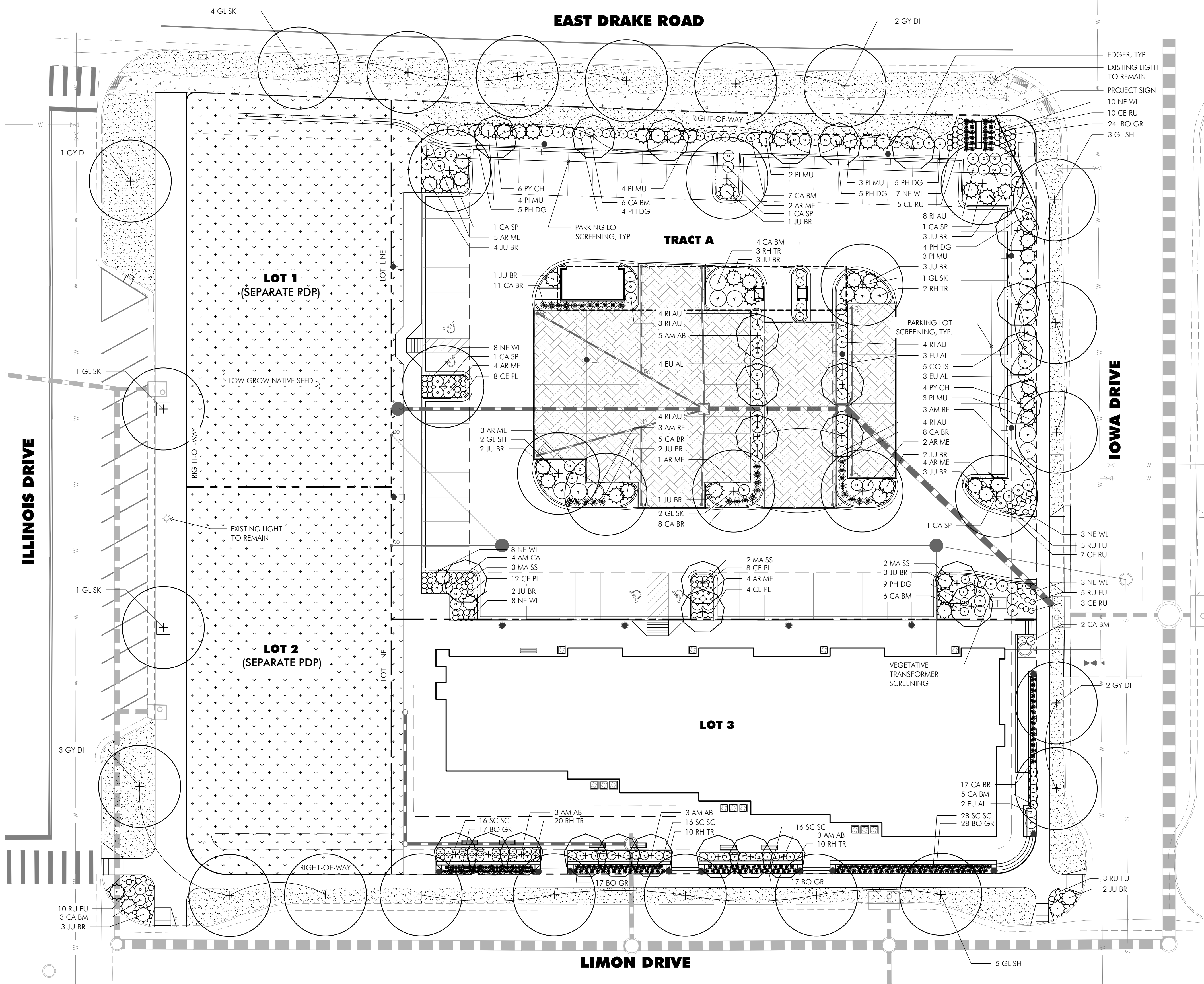
SHEET 1 of 3
SUBMITTED 5.6.99



MINOR AMENDMENT HISTORY

- 1) The uses 'office' and 'mixed-use dwelling' we added as permitted uses to ODP Parcel I on 4-12-2001 through an approved Minor Amendment by Troy Jones, Planner.
- 2) The permitted minimum and maximum unit counts for ODP Parcels J, K, L & M as shown in the clouded changes above were approved through the process of Minor Amendment on 12-20-2000 by Troy Jones, Planner.
- 3) The Foothills Trail was relocated from the south side of the channel to the north side in the portion of the channel adjacent to Parcel H though the process of Minor Amendment on 12-20-2000 by Troy Jones, Planner.
- 4) The potential full movement intersection on Drake Road was moved one block west through the process of Minor Amendment on 11/12/2002 by Troy Jones, Planner.
- 5) The sizes of ODP Parcels A, C & D; the permitted uses of ODP Parcels A, D, & K; the permitted minimum and maximum unit counts for ODP Parcels C & D; and the minimum density applicable for Parcels C & D, were approved through the process of Minor Amendment on 11/12/2002 by Troy Jones, Planner.





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 27-31) AND MAY ALSO RESULT IN RELOCATING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

LANDSCAPE DESIGN OBJECTIVE/WRITTEN STATEMENT

The 'Warren Federal Credit Union - East Plaza' landscape plan consists of sod, planting beds which include shrubs, ornamental grasses, and perennials, and deciduous shade and ornamental trees. The design character of the planting plan will consist of planting blocks of species monocultures which accentuate the contemporary design of the architecture. Within the planting beds, plants will be low to moderate in water use to minimize the amount of water required to irrigate the landscape.

PLANT LIST

Symbol	Botanical Name	Common Name	Size	Root	Quantity	Diversity*
GL SH	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2' Cal.	BB	10	15%
GL SK	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2' Cal.	BB	9	13%
GY DI	Gymnocladus dioica 'Espresso'	Seedless Kentucky Coffee Tree	2' Cal.	BB	8	12%
CA SP	Catalpa speciosa	Western Catalpa	2' Cal.	BB	5	7%

Symbol	Botanical Name	Common Name	Size	Root	Quantity	Diversity*
AM AB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Service Berry	2' Cal.	BB	14	21%
MA SS	Malus Spring Snow	Spring Snow Crabapple	1.5' Cal.	BB	7	11%
PY CH	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	1.5' Cal.	BB	14	21%

Symbol	Botanical Name	Common Name	Size	Quantity
AM RE	Amelanchier alnifolia 'Regent'	Regent Serviceberry	5 Gal.	Cont. 6
AM CA	Amorpha canescens	Leadplant	5 Gal.	Cont. 4
AR ME	Aronia melanocarpa 'Triquois Beauty'	Triquois Beauty Dwarf Chokeberry	5 Gal.	Cont. 25
CA BM	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 Gal.	Cont. 33
CO IS	Cornus sericea 'Isanti'	Isanti Dogwood	5 Gal.	Cont. 5
EU AL	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 Gal.	Cont. 12
PH DG	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	5 Gal.	Cont. 32
RI AU	Ribes aureum 'Gwen's Buffalo'	Clove-Scented Currant	5 Gal.	Cont. 27
RH TR	Rhus trilobata 'Autumn Amber'	Creeping Three Leaf Sumac	5 Gal.	Cont. 45

Symbol	Botanical Name	Common Name	Size	Quantity
JU BR	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 Gal.	Cont. 35
PI MU	Pinus mugo 'Pumilo'	Dwarf Mugo Pine	5 Gal.	Cont. 19

Symbol	Botanical Name	Common Name	Size	Quantity
BO GR	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 Gal.	Cont. 103
CA BR	Calamagrostis brachytricha	Korean Feather Reed Grass	1 Gal.	Cont. 49
SC SC	Schizachyrium scoparium 'Standing Ovation'	Little Bluestem	1 Gal.	Cont. 76

Symbol	Botanical Name	Common Name	Size	Quantity
CE PL	Ceratostigma plumbaginoides	Plumbago	1 Gal.	Cont. 32
CE RU	Centranthus ruber	Jupiter's Beard	1 Gal.	Cont. 25
NE WL	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	1 Gal.	Cont. 47
RU FU	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 Gal.	Cont. 23

* NOTE: PER LAND USE CODE 3.2.1 (D)(3), WITH 40-59 TREES ON SITE, THE MAXIMUM PERCENTAGE OF ANY ONE SPECIES SHALL BE 25%

GENERAL LANDSCAPE NOTES:

- PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- IRRIGATION:** ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB 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 AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (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 THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. 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 LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
- INSTALLATION AND GUARANTEE:** 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 MUST BE EITHER 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 THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- 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
 - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 - 6 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 LUC 3.2.1 (D)(2)(A).
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
- 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.
- 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 CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED 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 MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
- ALL MAINTENANCE, REPAIR AND REPLACEMENT OF TREE GRATES SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER.

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 IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN RELOCATING 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 POLICIES. ALL TREE PRUNING AND REMOVAL 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 UNTIL 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 APPROVAL BY THE CITY FORESTER -- STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED 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.

WATER BUDGET CHART

HYDROZONE	AREA (s.f.)	WATER NEED (gallons/s.f.)	ANNUAL WATER USE (gallons)
HIGH	8,177	18	147,186
MODERATE	8,126	10	81,260
TOTAL GALLONS			228,446
TOTAL S.F.	16,303		
AVERAGE		14.01 GALLONS/S.F./SEASON	

- The average needs to be a maximum of 15 gallons/S.F./season.
- ROW landscaping is included.
- 'High' hydrozone includes sod areas; 'moderate' hydrozone includes shrub, perennial, and ornamental grass planting beds.

PARKING LOT INTERIOR LANDSCAPING TABLE

LANDSCAPING WILL BE PROVIDED AS FOLLOWS:

PARKING LOT SIZE	33,296 SF
10% REQUIRED	3,329 SF
11% PROVIDED INTERNAL TO PARKING LOT	3,817 SF

CANOPY SHADE TREES PROVIDED:

CODE REQUIRES (1) CANOPY SHADE TREE PER 150 S.F. OF INTERNAL LANDSCAPING

3,817 SF/150 = 25.45 --- 34 CANOPY SHADE TREES PROVIDED (10 PROVIDED IN INTERNAL LANDSCAPING, 24 PROVIDED IN PERIMETER LANDSCAPING)

PARKING LOT PERIMETER LANDSCAPING TABLE

CODE REQUIRES PARKING LOT PERIMETER LANDSCAPING OF 1 TREE PER 25 L.F., 305 L.F. ALONG PUBLIC STREET (305/25 = 12.2 TREES) --- 13 TREES PROVIDED

SOD AND SEED TYPES:

LOW GROW NATIVE SEED (OR APPROVED EQUAL):

- 10% BIG BLUEGRASS (SHERMAN), 10% SANDBERG / CANBY BLUEGRASS, 40% ARIZONA FESCUE (REDOONDO), 40% BUFFALOGRASS (LEGACY)

SOD:

- 3) IMPROVED VARIETIES OF KENTUCKY BLUEGRASS

LANDSCAPE PLAN

WARREN FEDERAL CREDIT UNION - EAST DRAKE FINAL PLAN



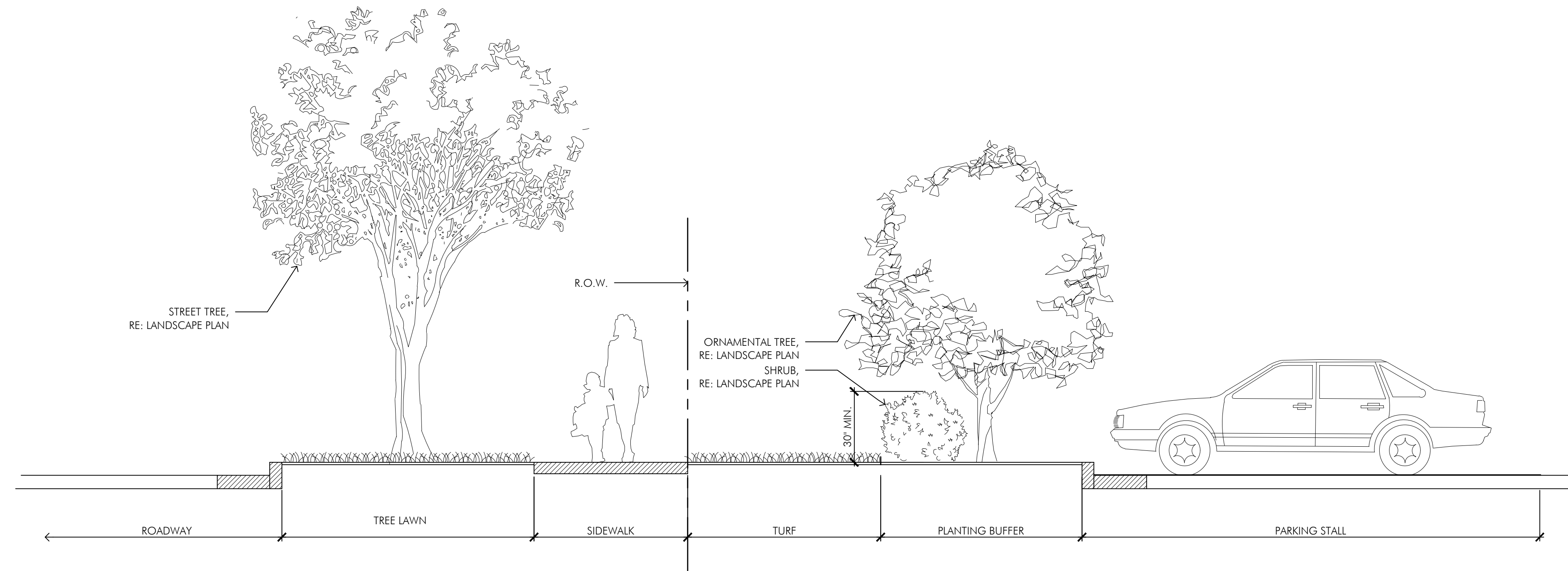
REVISIONS:	DATE:

1603 Oakridge Drive
Fort Collins, CO 80525
970-223-7577



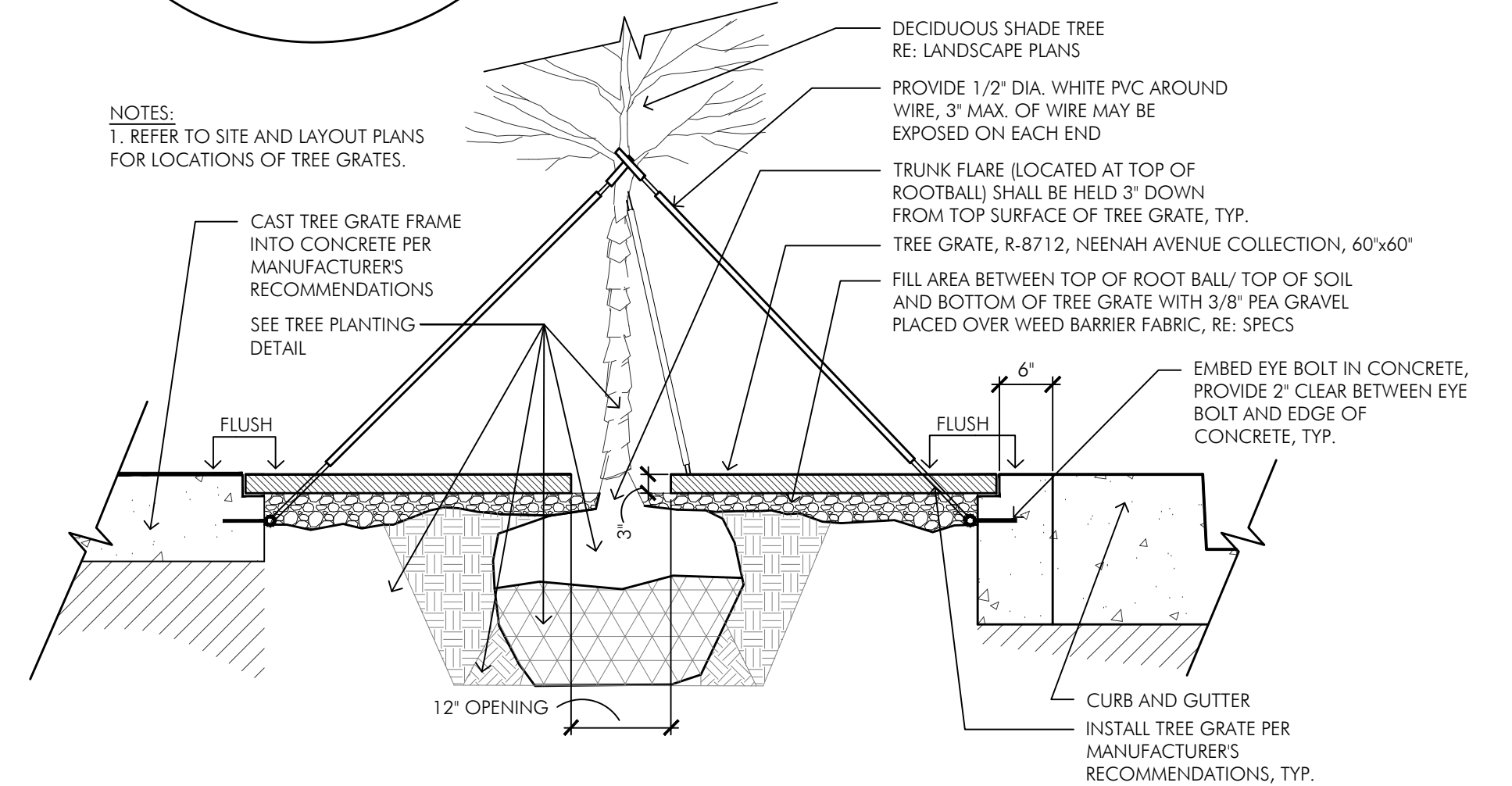
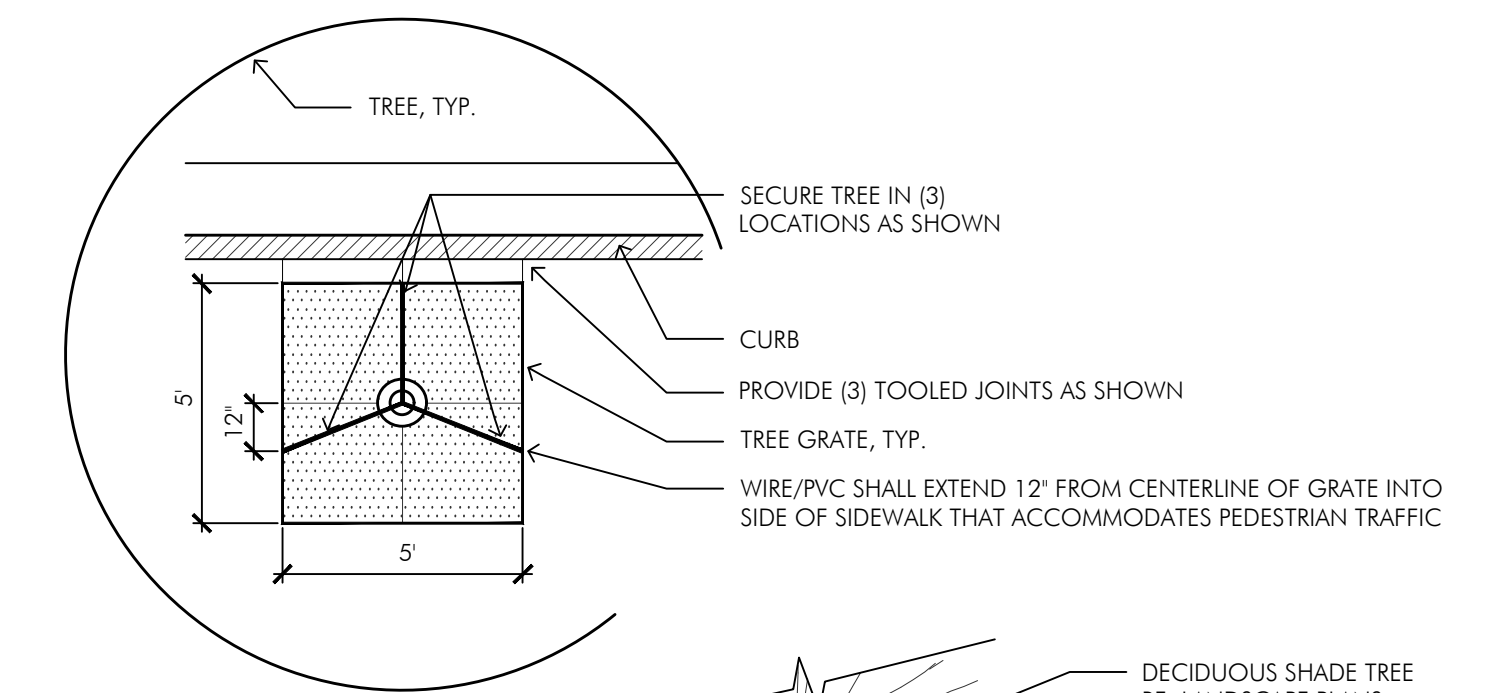
MARCH 2, 2015
SHEET 1 OF 2

0 10' 20' 40'



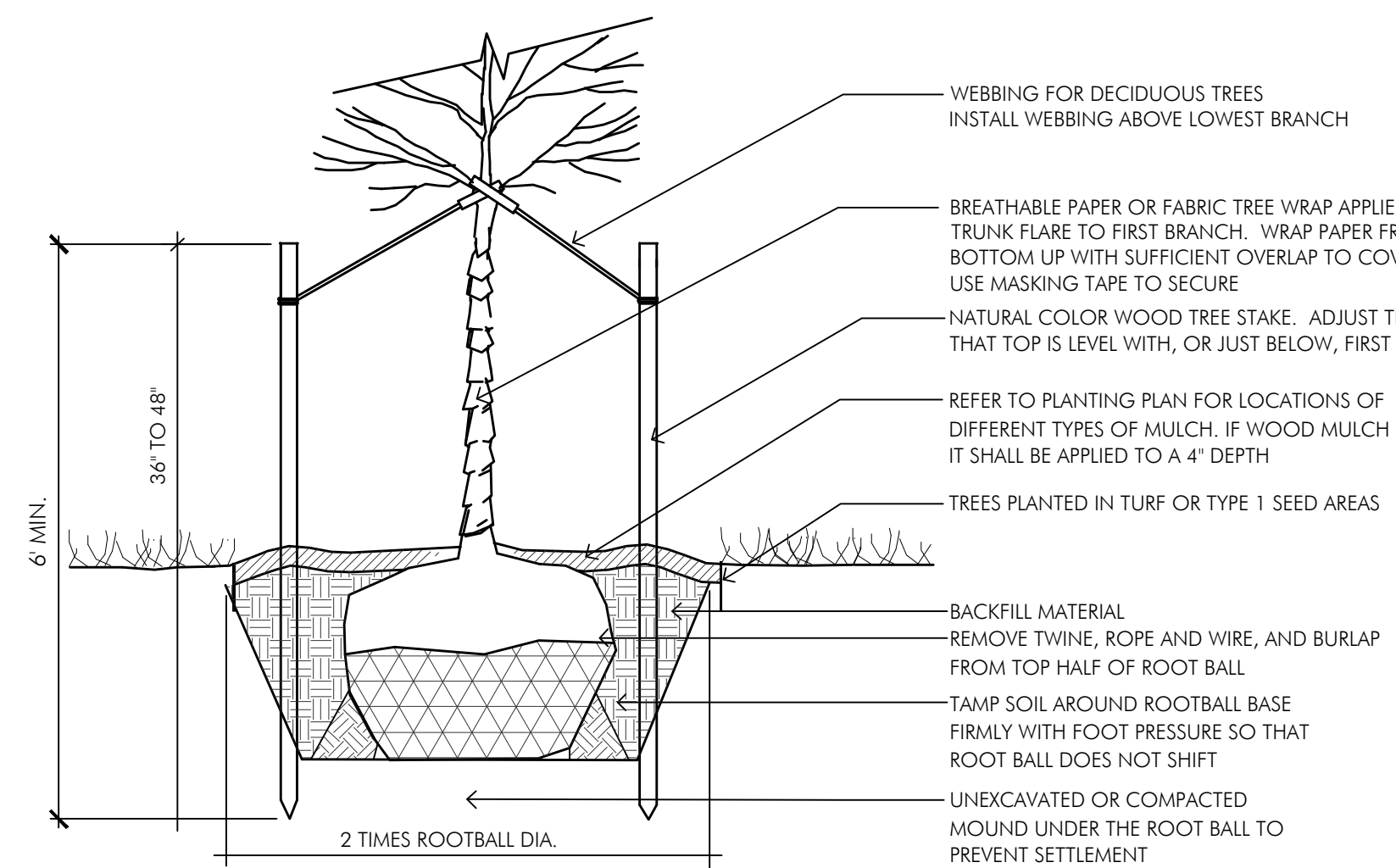
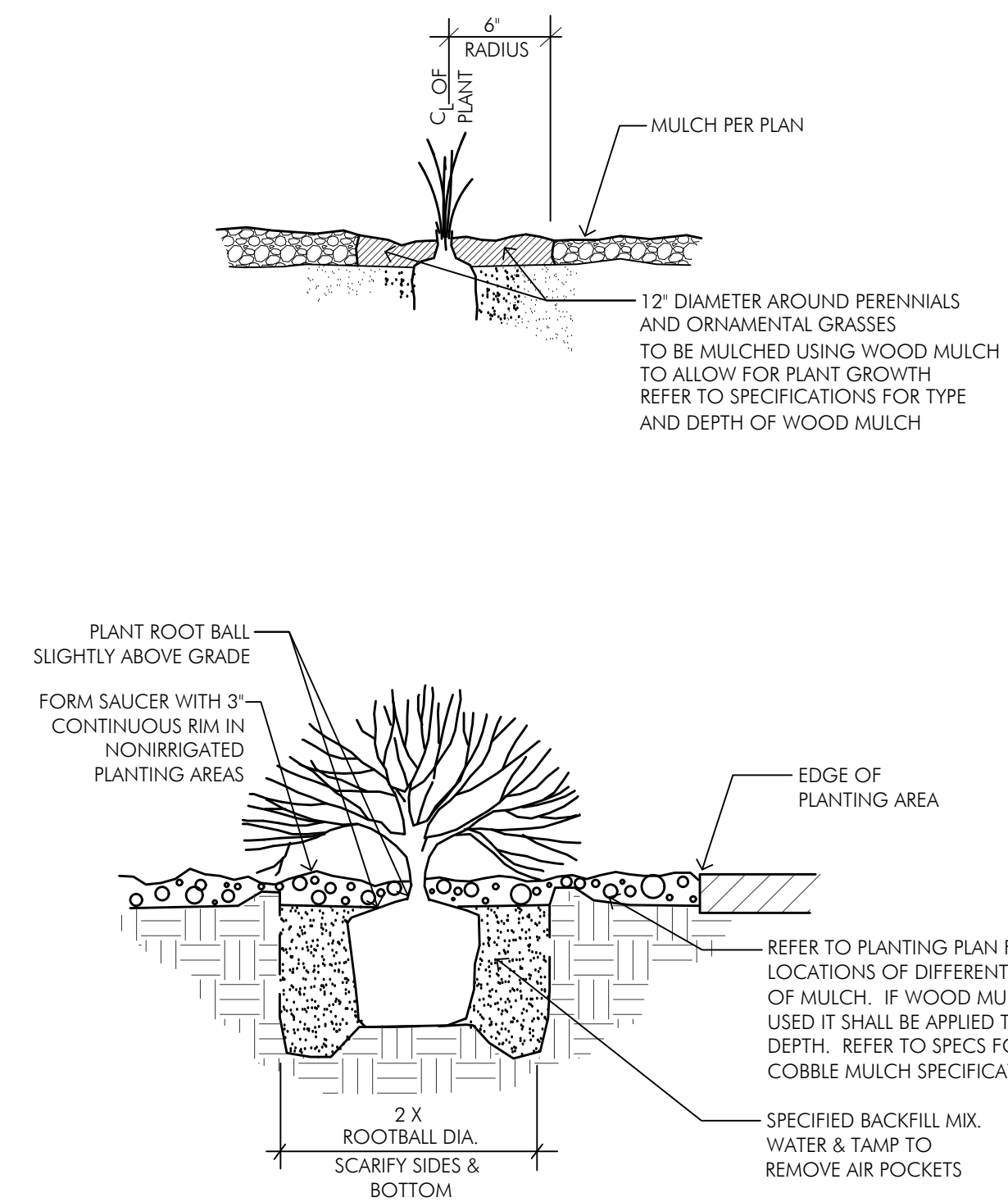
1 PARKING LOT SCREENING

SCALE: N/A



3 TREE GRATE

SCALE: 1" = 1'-0"



GENERAL TREE PLANTING NOTES:

1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. MARK NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE. TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED, EXCEPT TREES WITH VERY THIN BARK.
3. EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
4. SET TOP OF ROOT BALL FLUSH WITH GRADE OR 1-2\"/>

2 LANDSCAPE DETAILS

SCALE: 1" = 1'-0"

LANDSCAPE DETAILS

WARREN FEDERAL CREDIT UNION - EAST DRAKE

FINAL PLAN

REVISIONS:

DATE:

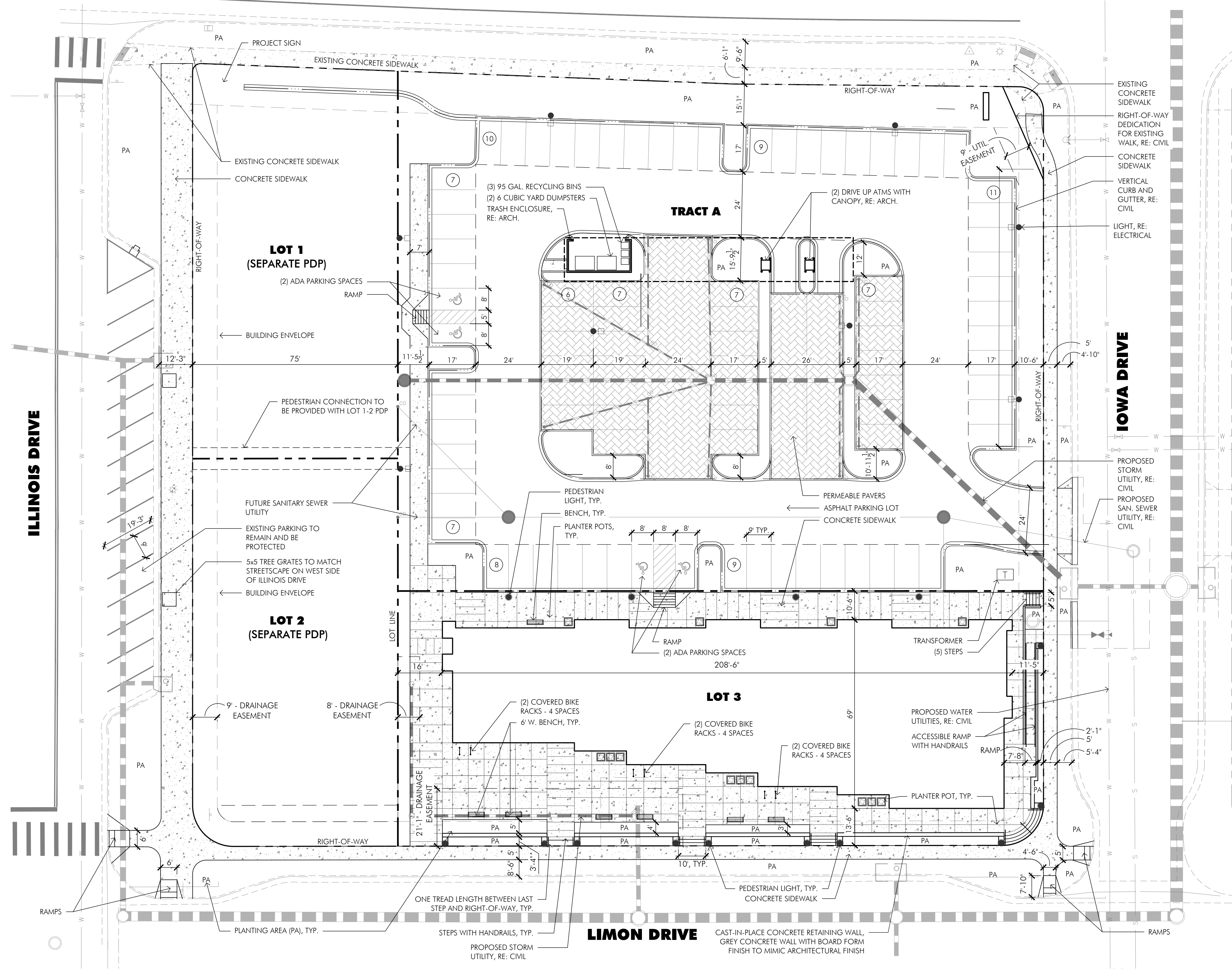
1603 Oakridge Drive
Fort Collins, CO 80525
970-223-7577



MARCH 2, 2016

SHEET 2 OF 2

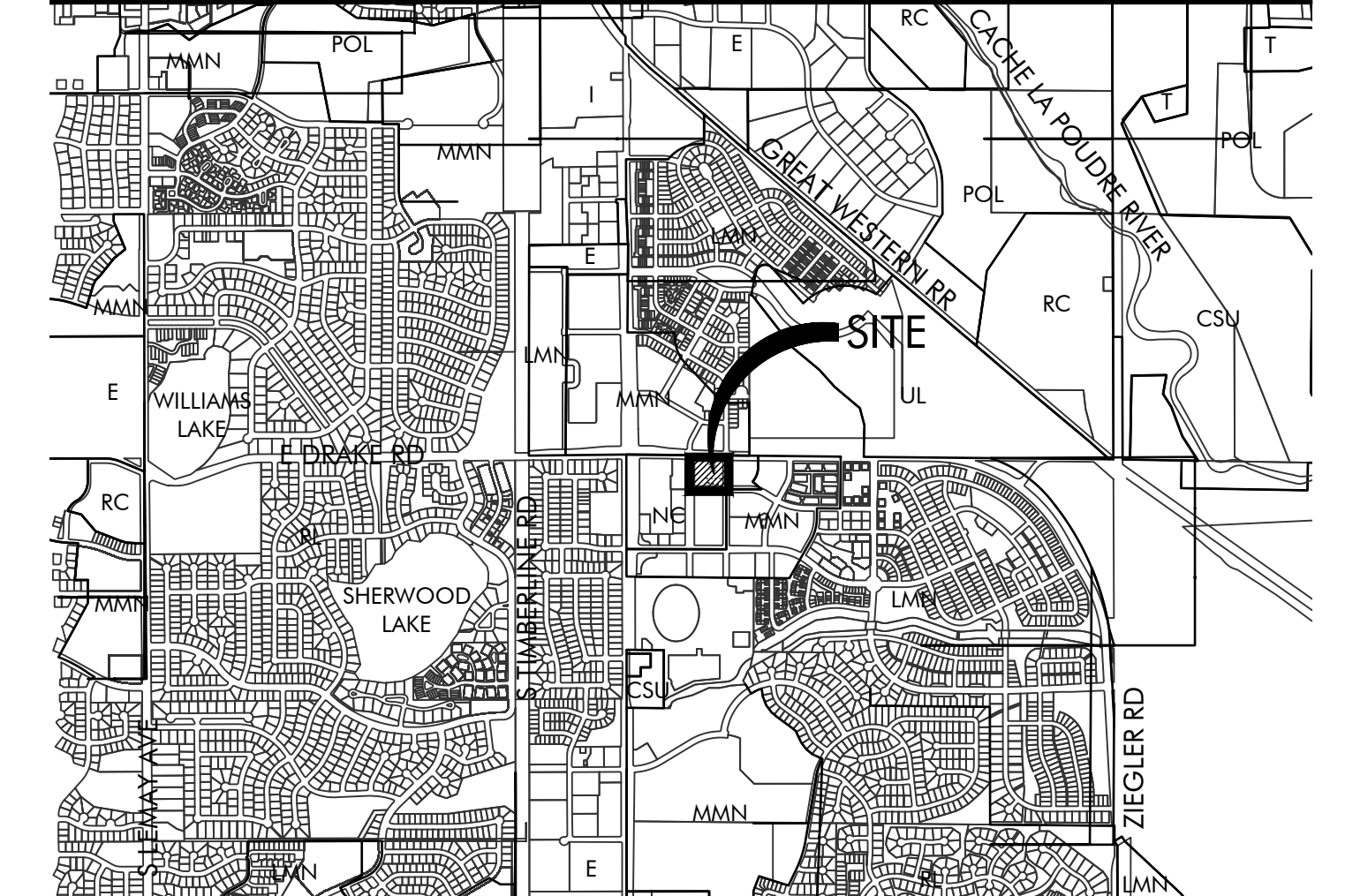
EAST DRAKE ROAD



SHEET INDEX

- SHEET 1 SITE PLAN
- SHEET 2 LANDSCAPE PLAN
- SHEET 3 LANDSCAPE DETAILS
- SHEET 4 ARCHITECTURAL ELEVATIONS
- SHEET 5 ARCHITECTURAL ELEVATIONS
- SHEET 6 ISOMETRIC RENDERINGS
- SHEET 7 BUILDING MATERIALS
- SHEET 8 PHOTOMETRIC PLAN
- SHEET 9 FIXTURE CUT SHEETS

VICINITY MAP



LEGAL DESCRIPTION

LOT 1, 3 & TRACT A, WARREN FEDERAL CREDIT UNION - EAST DRAKE

LAND USE DATA

EXISTING ZONING	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED LAND USE	CREDIT UNION, RETAIL, AND OFFICE
MAX. BUILDING HEIGHT PERMITTED	5 STORIES
MAX. BUILDING HEIGHT PROPOSED	36'
GROSS SITE AREA	87,187 SF (2.02 AC)
ESTIMATED FLOOR AREA	24,702 SF
FLOOR AREA RATIO	.28
PUBLIC ROW	236 SF (0.005 AC)
NET SITE AREA (GROSS MINUS ROW)	86,951 SF (1.99 AC.)

SITE COVERAGE	AREA	PERCENT
BUILDING COVERAGE	24,702 S.F.	28%
DRIVES & PARKING	33,296 S.F.	38%
LANDSCAPE AREA AND WALKS (OPEN SPACE)	28,953 S.F.	33%
PUBLIC R.O.W.	236 S.F.	0%
ACTIVE RECREATIONAL USE	0 S.F.	0%
TOTAL	87,187 S.F.	100%

ON SITE PARKING	REQUIRED	PROVIDED
LOT 1 - 7,000 SF GENERAL RETAIL (2-4/1,000 SF)	14-28	
LOT 2 - 6,500 SF STANDARD RESTAURANT (5-10/1,000 SF)	32-65	
LOT 3		
2,902 SF FINANCIAL SERVICES (2-3.5/1,000 SF)	6-10	
8,300 SF GENERAL RETAIL (2-4/1,000 SF)	17-33	
MINIMUM PARKING ALLOWED	69	
MAXIMUM PARKING ALLOWED	136	
PARKING PROVIDED		84
ADA ACCESSIBLE PARKING	3	4
TOTAL	69-136	88

BICYCLE PARKING	REQUIRED	PROVIDED
LOT 1 - 11,202 SF FINANCIAL SERVICES, GENERAL RETAIL (1/4,000 SF, MIN. 4)	4	12

OWNERSHIP CERTIFICATION

WARREN FEDERAL CREDIT UNION

BY: MIKE MARTIN, SVP/CAO

STATE OF COLORADO)
) ss.
 COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY MIKE MARTIN OF WARREN FEDERAL CREDIT UNION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

C.D.N.S. DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES DIRECTOR OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, 20____

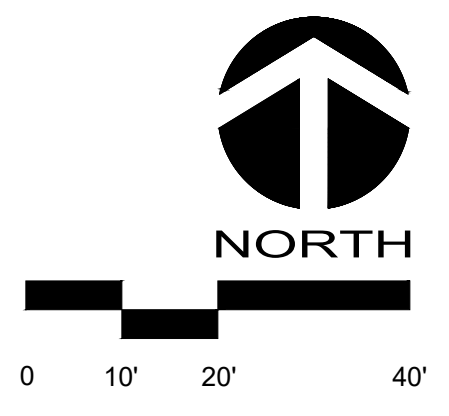
C.D.N.S. DIRECTOR

SITE PLAN NOTES

- 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.
- 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.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 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.
- FIRE HYDRANTS MUST MEET OR EXCEED Poudre FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- ALL SIDEWALKS AND RAMPS 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.
- 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 OWNER. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
- 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 Poudre 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 OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- 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



SITE PLAN

WARREN FEDERAL CREDIT UNION - EAST DRAKE FINAL PLAN

1603 Oakridge Drive
 Fort Collins, CO 80525
 970-223-7577



REVISIONS:	DATE:

MARCH 2, 2016
 SHEET 1 OF 1

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR
BLUE FEDERAL CREDIT UNION PLAZA**

Declarant: Blue Federal Credit Union, formerly
known as Warren Federal Credit Union

Association: Blue Federal Credit Union Plaza
Association

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**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
BLUE FEDERAL CREDIT UNION PLAZA**

This Declaration of Covenants, Conditions, Restrictions and Easements for Blue Federal Credit Union Plaza ("Declaration") is made by Blue Federal Credit Union, formerly known as Warren Federal Credit Union ("Declarant"), effective as of the date recorded with the Clerk and Recorder of Larimer County, Colorado ("Clerk and Recorder").

Recitals

A. Declarant owns the real property ("Property") described as follows:

Lots 1 through 3, inclusive, and Tract A, Warren Federal Credit Union – East Drake, City of Fort Collins, County of Larimer, State of Colorado according to the Plat recorded with the Clerk and Recorder of Larimer County, Colorado on June 10, 2016 at Reception No. 20160036800.

B. Declarant wishes to create a commercial development on the Property in which portions of the Property will be maintained by an association of owners.

C. Because the Lots are restricted to non-residential use, pursuant to C.R.S. 38-33.3-116(2), this Declaration and the Property are not subject to the Colorado Common Interest Ownership Act ("Act"), except for §§38-33.3-105 to 107.

D. Declarant has caused or will cause the Blue Federal Credit Union Plaza Association, a Colorado nonprofit corporation ("Association") to be incorporated for the purpose of performing the functions set forth in this Declaration.

Declaration

1. DEFINITIONS

1.1 General. The following sections define words and phrases which, as used in this Declaration, have the meaning set forth below. Other terms in this Declaration may be defined in specific provisions of the Declaration and shall have the meaning assigned by such definition. Defined words and phrases are indicated in this Declaration by capitalizing the first letter of a defined word or of each word in a defined phrase.

1.2 Architectural Review Committee. "Architectural Review Committee" means the committee established to review and approve plans for the construction or modification of Improvements located on any Lot as set forth in **Article 6** of this Declaration.

1.3 Assessments. "Assessments" means all annual Common Expense assessments, special assessments and other assessments of the Association provided for in this Declaration.

1.4 Association. "Association" means Blue Federal Credit Union Plaza Association, its successors and assigns.

1.5 Board. "Board" means the board of directors for the Association.

1.6 Building. "Building" means any fully or partially enclosed structure located on a Lot.

1.7 Clerk and Recorder. "Clerk and Recorder" means the Clerk and Recorder of Larimer County, Colorado.

1.8 Common Area. "Common Area" means Tract A, Warren Federal Credit Union – East Drake, City of Fort Collins, County of Larimer, State of Colorado, according the Plat, together with all Improvements located thereon.

1.9 Common Expenses. "Common Expenses" means expenditures made or liabilities incurred by or on behalf of the Association, specifically including but not limited to: costs of managing, operating, improving, maintaining, repairing and replacing the Common Area and any other portion of the Property for which the Association is responsible under this Declaration; the cost of casualty, public liability and other insurance for the Common Area; taxes and special assessments, if any, levied by any governmental entity upon the Common Area; legal and accounting fees incurred by the Association; administrative, management and operational fees, expenses and liabilities incurred by the Association; payment of any deficit remaining from a previous assessment; the creation and maintenance of a reasonable contingency reserve; other sums declared to be Common Expenses under this Declaration; and such other expenses or liabilities which are for the common benefit of the Owners or the maintenance of Property values and which are declared to be Common Expenses by the Association's Board.

1.10 Condominium Association. "Condominium Association" means the Blue Federal Credit Union Condominium Association, a Colorado nonprofit corporation, formed with respect to the condominium on Lot 3. The Condominium Association is authorized by the Condominium Declaration to exercise the rights of the members of the Condominium Association under this Declaration.

1.11 Condominium Declaration. "Condominium Declaration" means the Condominium Declaration for Blue Condominiums (a Common Interest Community) which will be recorded for Lot 3 subsequent to recordation of this Declaration. The Condominium Declaration establishes additional covenants, conditions and restrictions applicable to Lot 3. The Condominium Declaration also calls for the establishment of the Condominium Association. All covenants, conditions and restrictions established by the Condominium Declaration shall be in addition to, and not in lieu of, those contained in this Declaration and shall be subject and subordinate to the terms and provisions of this Declaration.

1.12 Declarant. "Declarant" means Blue Federal Credit Union, formerly known as Warren Federal Credit Union, its successors and assigns.

1.13 Declaration. "Declaration" means this Declaration of Covenants, Conditions, Restrictions and Easements for Blue Federal Credit Union Plaza, together with any amendments and supplements.

1.14 First Mortgage. "First Mortgage" means a Mortgage which is prior to all other liens and security interests, except the lien of real property taxes and assessments made by any governmental authority having jurisdiction over the Property.

1.15 First Mortgagee. "First Mortgagee" means the grantee, beneficiary or assignee of a First Mortgage.

1.16 Improvements. "Improvements" means all Buildings, other structures, equipment, exterior lighting, parking areas, streets, roads, driveways, ramps, loading areas, signs, utilities, fences, lawns, plants, trees, landscaping, irrigation systems, walkways, bike paths, drainage structures, other utility structures, waterways, detention ponds, fixtures and any other physical structures located on the Property, or changes of any type or kind made to or upon the Property.

1.17 Lot. "Lot" means any lot (but not tract) which is identified as a lot on the Plat, and which is designated for separate ownership and which is not Common Area.

1.18 Mortgage. "Mortgage" means any mortgage, deed of trust or other security instrument recorded in the records of the Clerk and Recorder by which a Lot or any part thereof is encumbered.

1.19 Mortgagee. "Mortgagee" means the grantee, beneficiary or assignee of a Mortgage.

1.20 Owner. "Owner" means the Declarant or any other person or entity who owns any Lot, but excluding those having an interest solely as security for the performance of any obligation.

1.21 Plat. "Plat" means the Plat of Warren Federal Credit Union – East Drake recorded with the Clerk and Recorder on June 10, 2016 at Reception No. 20160036800, together with all amendments, supplements and replats.

1.22 Property. "Property" means Lots 1 through 3, inclusive, and Tract A, Warren Federal Credit Union – East Drake, City of Fort Collins, County of Larimer, State of Colorado according to the recorded Plat.

1.23 Rules and Regulations. "Rules and Regulations" means any instruments, however denominated, which are adopted by the Association or the Architectural Review Committee for the regulation and management of the Property, including any amendment to those instruments.

2. SUBMISSION OF PROPERTY

2.1 Declaration. The Declarant declares that the Property shall be held, sold, conveyed, transferred, leased, subleased, and occupied subject to the following easements, covenants, conditions, and restrictions which are for the purpose of protecting the value and desirability of the Property, and which shall run with the land and shall be binding upon and inure to the benefit of all parties having any right, title, or interest in the Property or any portion thereof, their heirs, personal representatives, successors, and assigns.

2.2 Master Declaration. In addition, the Property and the Owners are subject to the Declaration of Covenants, Conditions and Restrictions for Rigden Farm Master Declaration (a Large Planned Community) recorded with the Clerk and Recorder on April 17, 2000 at Reception No. 2000024692, as amended ("Master Declaration"), which is administered by the Rigden Farm Master Association, a Colorado nonprofit corporation ("Master Association"). This Declaration is a "sub-declaration" and the Association is a "sub-association" under the Master Declaration.

2.3 Development Agreement. The Property is also subject to the provisions of the Development Agreement between Declarant and the City of Fort Collins, Colorado recorded with the Clerk and Recorder on June 14, 2016 at Reception No. 20160037649.

3. ASSOCIATION

3.1 Powers and Authority. The business and affairs of this commercial development shall be managed by the Association. The Association shall have all of the powers and authority necessary and proper to manage the business and affairs of the development including, but not limited to, all powers set forth in the Colorado Revised Nonprofit Corporation Act, as that Act may be subsequently amended. The Association's powers and authority include, but are not limited to:

3.1.1 The power, acting through its Board, to assign its right to future income, including the right to receive Assessments, provided the Association determines that such assignment will not impair the ability of the Association to perform its duties under this Declaration.

3.1.2 The power and authority, acting through its Board, to adopt, amend and enforce Rules and Regulations for the Property, provided that such Rules and Regulations shall be uniformly applied.

3.1.3 The power, acting through its Board, to adopt a uniform schedule of reasonable fines and penalties, and of circumstances for suspending an Owner's voting rights and/or use of the Common Area for violations of any provision of this Declaration, or for violation of any Rules and Regulations adopted pursuant to this Declaration, provided that such schedule shall be approved by a majority of the total votes which all Owners are entitled to cast under **Article 3.3** below. The Association shall levy such fines and penalties and add the same to and as part of the annual Common Expense Assessments under **Article 5** of this Declaration.

3.1.4 The power and authority, acting through its Board, to take any other actions as provided by this Declaration.

3.2 Membership. Each Owner of a Lot shall be a member of the Association. There shall be one membership in the Association for each Lot. Notwithstanding the foregoing, after condominiumization of Lot 3 pursuant to the Condominium Declaration, the Condominium Association shall be the member of the Association for Lot 3 and all membership rights of the Condominium Association shall be exercised by the Condominium Association's board of directors.

3.3 Voting Rights. Each Lot shall be allocated the following number of votes in the Association equal to the number of square feet for each Lot as shown on the Plat:

Lot	Votes	Percentage
1	10,729 votes	24.79%
2	10,585 votes	24.46%
3	21,965 votes	50.75%

Following the condominiumization of Lot 3 pursuant to the Condominium Declaration, the votes allocated to Lot 3 shall be cast as determined by majority vote of the Condominium Association's board of directors.

3.4 Declarant Control. Declarant, or persons designated by it, may appoint and remove the officers and members of the Association's Board, as well as members of the Architectural Review Committee, through the earlier of: (a) 10 years from the date this Declaration is recorded, or (b) the date on which Lots 1 and 2 have been conveyed to Owners other than Declarant.

4. MAINTENANCE

4.1 Common Area. The Association shall be responsible for maintaining, repairing, replacing, operating and managing the Common Area and all Improvements located on the Common Area, with the exception that Declarant shall be responsible for maintenance, repair and replacement of the automated teller machines owned by Declarant and utility services for such automated teller machines located on the Common Area (collectively, the "ATM"). The costs of performing such services (other than the ATM-related services) are Common Expenses.

4.2 Lots. Each Owner of a Lot (and in the case of Lot 3, the Condominium Association) shall be responsible for maintaining, repairing and replacing all Improvements on such Lot so that they are aesthetically attractive and in functionally good condition at all times, with the exception that the Association shall be responsible for the following Improvements located on the Lots:

- Landscaping.
- Irrigation systems providing irrigation water for the landscaping.
- All sidewalks, walkways or stairs located on the Lots and adjacent to East Drake Road, Illinois Drive, Limon Drive and Iowa Drive.

The parking spaces along Illinois Drive west of the Property, Iowa Drive east of the Property and Limon Drive south of the Property are all not located on any Lot or Common Area and neither the Association nor the Owners are responsible for maintenance, repair and replacement of those parking spaces.

4.3 Damage by Owner. Notwithstanding anything to the contrary contained in this Declaration, in the event the need for the Association to maintain, repair or replace any portion of the Property and Improvements for which the Association is responsible under this Declaration is caused by the willful act, negligence or other misconduct of an Owner or a guest, invitee, employee, agent or tenant of any Owner, the cost of such repair, replacement or maintenance shall be the personal obligation of such Owner, and any costs, expenses and fees incurred by the Association for the same shall be assessed to the Owner under Article 5.5 below and the Association shall have a lien to secure such Assessment as provided by this Declaration.

4.4 Association's Right to Perform Work. In the event any Owner fails to satisfactorily perform any maintenance, repair or replacement obligations required of the Owner under this Declaration, the Association may give written notice to the Owner of the work required to be performed and if such failure to perform the work continues for a period of 30 days after such notice has been given, the Association may enter upon the Lot and perform the necessary maintenance, repairs or replacements.

The cost of such maintenance, repair or replacement shall be the obligation of the Owner and shall be added to and become part of the Assessments to which the Lot is subject and the Association shall have a lien to secure such Assessment as provided by this Declaration.

4.5 Association's Easement to Perform Work. The Association shall have an easement over, across and upon each Lot permitting the Association, its agents, employees and independent contractors to enter upon the Lot as reasonably necessary and with reasonable notice in order to perform any work to be performed by the Association pursuant to this Declaration. All persons performing such work shall use their best efforts to minimize interference with the use of the Lot by the Owner, its guests, invitees or tenants when performing such work. Additionally, the Association shall have an easement across the Common Area to perform any work pursuant to this Declaration.

5. ASSESSMENTS

5.1 Purpose. The Assessments levied by the Association through its Board shall be used for (a) payment of Common Expenses, (b) the cost of the Association performing any Owner's maintenance obligations under Article 4.4 above, and (c) the payment of any other expenses incurred by the Association in performing its duties under this Declaration.

5.2 Annual Common Expense Assessments. All Common Expenses shall be assessed on an annual basis against each Lot. The Common Expense Assessments shall commence as to each Lot at such time as a building permit is issued for construction of a Building on such Lot. Any Common Expenses arising prior to such time shall be paid by Declarant. The Association shall estimate the cash requirements needed by it for the coming Assessment year at least 30 days in advance of such Assessment year. Based on such estimate, the Association shall fix the annual Common Expense Assessments and the due date for payment thereof. Such Assessments may be payable in monthly or other periodic installments as determined by the Board. Written notice of such Assessments shall be sent to the Owners subject to the Assessments. For any condominium created on Lot 3, such notice shall be sent to the Condominium Association.

5.3 Special Assessments. In addition to the annual Common Expense Assessments authorized above, the Association may levy, in any fiscal year, one or more special Assessments, payable over such period of time as the Association may determine, for the purpose of defraying in whole or in part the cost of any construction, reconstruction, repair or replacement of any Improvements within the Common Area for which the Association is responsible, provided that any such special Assessment shall be approved by Owners holding at least 67% of the votes in the Association.

5.4 Allocation of Assessments. All Assessments under this Declaration shall be allocated to the Lots in the following percentages based on the square footage of each Lot as shown on the Plat:

<u>Lot</u>	<u>Percentage Assessment Liability</u>
1	24.79%
2	24.46%
3	50.75%
Total: 100.00%	

5.5 Individual Owner Assessments. The maintenance costs referenced in Article 4.4 above shall be added to and become part of the Common Expense Assessment against the subject Owner's Lot.

Similarly, fines levied pursuant to this Declaration or any Rules and Regulations of the Association shall be added to the Common Expense Assessment against the Lot of the Owner subject to the same.

5.6 Personal Obligation to Pay Assessments. Each Owner by acceptance of the deed for any Lot, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay the Association all applicable Assessments. Such Assessments, including fees, charges, late charges, attorney's fees, court costs, fines and interest charged by the Association, shall be the personal, joint and several obligation of the Owner. For any condominium created on Lot 3, Assessments shall be billed to and paid by the Condominium Association. No Owner may exempt itself from liability for the payment of such Assessments by waiver of the use of the Common Area, or by abandonment of the Lot. The grantee of a Lot shall be jointly and severally liable with the grantor for all unpaid Assessments against a Lot assessed and due prior to the time of the grant or conveyance without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee; provided, however, that upon payment of a reasonable fee determined by the Board and upon written request, any such prospective grantee shall be entitled to a statement from the Association setting forth the amount of the unpaid Assessments, if any, with respect to the subject Lot, and the amount of any credit for advance payments or for prepaid items. Such statement shall be conclusive upon the Association. If such request for a statement of indebtedness is not complied with by the Association within 30 days of such request, then such grantee shall not be liable for any unpaid Assessments against the subject Lot.

5.7 Default Remedies. Any Assessment, charge, fee, fine, penalty or other amount provided for in this Declaration which is not fully paid within 10 days after the date due shall bear interest at a rate determined by the Board not to exceed 18% per annum. In addition, the Board may assess a late charge thereon. Any Owner who fails to pay any Assessment, charge, interest, late charge, fee, fine, or penalty of the Association shall also be obligated to pay to the Association all costs and expenses incurred by the Association, including reasonable attorney's fees, in collecting the delinquent amount, whether or not suit for a money judgment or foreclosure is filed. The total amount due to the Association, including unpaid Assessments, fees, charges, fines, penalties, interest, late payment charges, costs and attorney's fees shall constitute a continuing lien on the defaulting Owner's Lot. Such lien shall be prior to all other liens and encumbrances, except (i) taxes, special assessments and special taxes levied by any governmental entity which by law are a lien on the interest of such Owner prior to pre-existing recorded encumbrances thereon; and (ii) all sums owing to a First Mortgagee pursuant to the terms of the First Mortgage of record. To evidence such lien for unpaid Assessments, the Association may prepare a written notice setting forth the amount, the name of the Owner of the Lot and a description of the Lot. Such notice shall be signed on behalf of the Association and shall be recorded with the Clerk and Recorder. The Association may bring an action, at law or in equity, or both, against any Owner personally obligated to pay any amount due to the Association, and may also proceed to foreclose its lien against such Owner's Lot. The Owner shall also be required to pay any Assessments due and owing during any foreclosure, and the Association shall be entitled to the appointment of a receiver to collect the same. The Association, on behalf of the Owners, shall have the right to bid on the Lot at the foreclosure sale and to acquire, hold, lease, mortgage and convey the same. An action at law or in equity by the Association against a delinquent Owner to recover a money judgment for unpaid amounts due to the Association may be commenced and pursued by the Association without foreclosing or in any way waiving the Association's lien. Foreclosure or attempted foreclosure of the Association's lien shall not be deemed to estop or otherwise preclude the Association from thereafter again foreclosing or attempting to foreclose its lien for any subsequent amount due to the Association.

5.8 No Offsets. All Assessments shall be payable as specified by the Association, and no offset or reduction shall be permitted for any reason including, without limitation, any claim that the

Association or its Board is not properly performing its duties or exercising its powers under this Declaration.

6. ARCHITECTURAL REVIEW AND ARCHITECTURAL RESTRICTIONS

6.1 Architectural Review Committee. The Architectural Review Committee is established for the purpose of reviewing and approving plans for the construction and modification of Improvements on any Lot as more fully described in this Article, and to maintain a consistent and harmonious general character of development and a style and nature of building design and visual appeal consistent with the natural beauty and features of the Property. The Architectural Review Committee shall have one to three members, the number to be determined from time to time by the Board. The initial member(s) of the Architectural Review Committee shall be appointed by the Declarant. At such time as the Declarant control period described in Article 3.4 above expires, then the members of the Architectural Review Committee shall be appointed by the Board from among representatives of the Owners. A majority of the members of the Architectural Review Committee may designate a representative to act for it. In the event of a vacancy on the Architectural Review Committee, a majority of the remaining members shall have full authority to fill such vacancy. The members of the Architectural Review Committee shall not be entitled to any compensation for services rendered pursuant to this Declaration. However, members of the Architectural Review Committee shall be reimbursed by the Association for all reasonable costs and expenses incurred in performing their duties pursuant to the terms of this Declaration.

6.2 Rules and Regulations. The Architectural Review Committee shall have the right, but not the obligation, to establish Rules and Regulations specifying the procedures, standards and guidelines related to the purpose and duties of the Architectural Review Committee under this Declaration. For as long as the Declarant has the right to appoint members of the Architectural Review Committee, the Declarant shall approve any such Rules and Regulations prior to their use and implementation. If the Declarant has surrendered its right to appoint members the Architectural Review Committee, the Board shall approve all Rules and Regulations prior to their implementation. Any such Rules and Regulations shall apply uniformly to all Owners and Lots and shall be reasonably related to, and in furtherance of, the best interests of the Property and the Owners.

6.3 Approval. Except as may be installed or constructed by Declarant, no Buildings or other Improvements on any Lot shall be commenced or constructed, and no alteration, repainting, refurbishing, or substantial repairs of the exterior of any Building or other Improvement situated on a Lot shall be performed unless the plans and specifications therefor have been first submitted to and approved by the Architectural Review Committee. The Architectural Review Committee shall have the right to hire an architect or engineer to assist it in reviewing any plans or specifications, and the applicant shall be obligated to pay the fee of such architect or engineer in an amount determined by the Architectural Review Committee.

6.4 Standards. The Architectural Review Committee shall approve plans and specifications submitted to it if it determines in good faith that the construction, alteration and additions contemplated thereby, and in the location as indicated, will comply with this Declaration and any Rules and Regulations adopted by the Architectural Review Committee, will serve to preserve and enhance the values within the commercial development, and will maintain a harmonious relation among structures, vegetation, topography and the overall design of the Buildings and other Improvements located on the Property. The Architectural Review Committee may consider the quality of workmanship, type of materials, and harmony of exterior design with other Buildings located on the Property.

6.5 Liability. The Architectural Review Committee shall not be liable to any Owner for any loss, cost, expense or damage, including attorney's fees, suffered by such Owner as a result of any decision made by the Architectural Review Committee unless such action is taken in bad faith or with malice against an Owner.

6.6 Antennas. Except as otherwise required by federal or state law, no antenna or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation, including by example and not limitation, satellite dishes, shall be erected, used, or maintained outdoors on any Lot whether attached to a Building or structure or otherwise, unless approved by the Architectural Review Committee, which approval shall not be unreasonably withheld.

6.7 Damage or Destruction of Improvements. If any Building or other structure constructed on a Lot is damaged, either in whole or in part, by fire or other casualty, said Building or other structure shall be promptly rebuilt or remodeled to comply with this Declaration; or in the alternative, if the Building or other structure is not to be rebuilt, all remaining portions of the damaged structure, including the foundation and all debris, shall be promptly removed from the Lot, and the Lot shall be restored to its natural condition existing prior to the construction of the Building or other structure. The Lot shall thereafter be maintained by the Owner in a safe, sanitary and aesthetically attractive condition.

6.8 Signage. Declarant shall install the initial monument sign for the Property. The Association, acting through its Board, shall regulate use of such monument sign by the Owners and any tenants. Other signage including, but not limited to, door signage, window signage and signage attached to the Buildings shall be installed by the Owners (or members of the Condominium Association), at their expense in compliance with all City regulations. All such signs shall be subject to review and approval by the Architectural Review Committee, which approval shall not be unreasonably withheld. The Architectural Review Committee may adopt specifications for all signage located on the Property.

6.9 Temporary Structures. No structure of a temporary character shall be permitted on any Lot except that (i) sales offices, construction offices and management offices may be maintained by Declarant on the Property until the expiration of the period of Declarant Control under Article 3.4 above; and (ii) Owners may maintain temporary construction facilities during periods of construction. Temporary buildings, structures and facilities shall be removed within 30 days after the purpose for which they were constructed has been fulfilled.

7. USE RESTRICTIONS

7.1 Commercial Use. The Property shall be used exclusively for commercial (and not residential or industrial) purposes.

7.2 Parking. Parking on the Property shall be subject to reasonable Rules and Regulations made from time-to-time by the Association. In any event, parking on the Property shall be limited to Owners, their guests, invitees, members or tenants. No vehicles, motorcycles or any other motorized or non-motorized means of transportation shall be parked or stored on the Property for more than 48 consecutive hours. Parking spaces shall not be set aside for specified individuals, nor shall any signage regarding parking be put in place, except as follows:

- Declarant may reserve up to five parking spaces adjacent to Lot 3 for its members.

- Handicapped parking spaces may be designated by Declarant as required by the City.

No barriers or other devices regulating the flow of traffic or parking shall be allowed, except as authorized by the Association.

7.3 Trash and Waste. Trash, rubbish, refuse, garbage, and other solid, semisolid, and liquid waste (collectively, "Trash") shall be kept within sealed containers ("Trash Containers"), shall not be allowed to accumulate on any Lot, and shall be disposed of in a sanitary manner. All Trash Containers located on the Property shall be kept in a neat, clean, and sanitary condition and shall be stored inside a dumpster enclosure or other approved structure so as to be screened from view from adjacent streets, other Lots or Common Area. In addition, the Owners of Lots 1 and 2 shall maintain Trash Containers inside screened dumpster enclosures or other approved structures on their respective Lots for Trash generated from the use of their respective Lots. No Trash, litter, or junk shall be permitted to remain exposed on any Lot and visible from adjacent streets or other Lots or Common Area. No hazardous materials regulated by any federal, state or local governmental authorities shall be placed, stored or used on any portion of the Property except in strict compliance with all applicable laws and regulations. No lumber or other building materials shall be stored or permitted to remain on any Lot unless screened from view from other Lots and from the parking areas, except for reasonable storage during construction.

7.4 Nuisance. Nothing shall be done or permitted on any Lot which is or may become a nuisance. No obnoxious or offensive activities shall be conducted on any Lot.

7.5 Other Use Restrictions. No portion of the Property may be used for any of the following:

- Any marijuana-related business (including, without limitation, growing or selling marijuana) or drug paraphernalia business.
- Adult bookstores or adult entertainment facilities.
- Massage parlors.
- Tattoo parlors.
- Vehicle oil change and quick lube business.
- So long as Declarant is operating a credit union on Lot 3, no portion of Lot 1 or Lot 2 may be used to operate a bank, credit union, investment advisory business, insurance business or mortgage brokerage business without the prior written approval of Declarant.

8. EASEMENTS

8.1 Declarant Easements.

8.1.1 Construction, Storage, Utilities. Declarant has such an easement through the Common Area as may be reasonably necessary to perform construction work and store materials on Lots and Common Area, and to have access to and across all of the Property until completion of the construction work. All such work may be performed by Declarant without the consent or

approval of any Owner or Mortgagee. Declarant's easement includes the right to construct underground utility lines, pipes, ducts, conduits, storm drainage improvements, and other facilities on or in the Common Area and the Lots for the purpose of furnishing utility and other services to the Property. Declarant's easement also includes the right to grant easements across the Common Area and the Lots to public utility companies.

8.1.2 ATM. Declarant also has such an easement through the Common Area as may be reasonably necessary for the operation, maintenance, repair and replacement of the ATM located on the Common Area, together with use of the ATM by Declarant's members and the general public.

8.2 Owners' Easements. Every Owner is hereby granted a parking easement upon the portions of the Property designated for parking, and an access easement over, across and upon the Common Area for access to such Owner's Lot, which right shall also be appurtenant to and shall pass with title to every Lot. An Owner may delegate such rights and easements to such Owner's employees, tenants, invitees, members, lessees and guests provided that parking on the Property shall be subject to any Rules and Regulations as may be adopted by the Association from time to time. Every Owner shall have a temporary easement during periods of construction to place temporary construction facilities and to store construction materials on unimproved portions of the Property.

8.3 Limitations on Easements. The easements reserved or granted herein shall not be exercised in any manner which substantially interferes with the purposes for which the Lots are provided or with the right and easement of any other Owner with respect thereto and shall be subject to the following:

8.3.1 All easements and rights of way shown on the Plat;

8.3.2 The right of any governmental or quasi-governmental body having jurisdiction over the Property to have access and rights of ingress and egress over and across the Property for the purpose of providing police and fire protection and providing any other governmental or municipal service;

8.3.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public entity in furtherance of the purposes of this Declaration. Upon dedication or transfer of Common Area hereunder, the provisions of this Declaration relating to the maintenance thereof shall terminate to the extent the public entity assumes such maintenance;

8.3.4 The right of the Association to charge reasonable fees and Assessments for maintenance of the Common Area as provided in this Declaration; and

8.3.5 The right of the Association to adopt such Rules and Regulations as may be necessary to regulate and govern the Common Area.

8.3.6 Declarant's easement described in Article 8.1.2 above.

8.4 Easement for Maintenance of Lots. The Association is granted an easement to enter upon any Lot as more fully provided in Article 4.5 above.

9. DECLARANT'S RESERVED RIGHTS

9.1 Declarant's Rights. Declarant hereby reserves the right for the period of Declarant Control described in Article 3.4 above, to perform the acts and exercise the rights set forth below:

9.1.1 Completion of Improvements. The right to complete Improvements on the Property in accordance with governmental requirements and contractual or other commitments made by the Declarant.

9.1.2 Construction Easements. The right to use easements through the Property for the purpose of making Improvements on the Property. Declarant expressly reserves the right to perform construction work and store materials on the Property, and the future right to control such work and the right of access thereto until its completion. All work may be performed by Declarant without the consent or approval of any Owner or Mortgagee. Declarant shall have such easements through the Property as may be reasonably necessary for the purpose of discharging Declarant's obligations and exercising Declarant's reserved rights in this Declaration. Such easements include the right to construct underground utility lines, pipes, wires, ducts, conduits, and other facilities across the Common Area for the purpose of furnishing utility and other services to or for the benefit of the Lots. Such construction easements include the right to grant easements within the Common Area to public utility companies and to convey improvements within those easements.

9.1.3 Dedications. The right to establish, from time to time, by dedication or otherwise, utility and other easements over, across, and upon the Common Area for purposes including, but not limited to, utilities, streets, paths, walkways, drainage, landscaping, parking areas, and to create other reservations, exceptions, and exclusions over, across, and upon the Common Area for the benefit of and to serve the Owners.

9.1.4 Use Agreements. The right to enter into, establish, execute, amend, and otherwise deal with contracts and agreements for the use, lease, repair, maintenance, or regulation of Common Area, for the benefit of the Owners.

9.1.5 Control of Association and Board. The right to appoint or remove any officer of the Association or any Board member.

9.1.6 Condominium Declaration. The right to subject Lot 3 to a Condominium Declaration and to create the Condominium Association to administer such Condominium Declaration.

9.2 Rights Transferable. Any right created or reserved under this Article for the benefit of Declarant may be transferred to any person or entity by an instrument describing the rights transferred and recorded with the Clerk and Recorder. Such instrument shall be executed by the transferor Declarant and the transferee.

10. GENERAL PROVISIONS

10.1 Insurance. The Association shall acquire and maintain insurance against hazards in such amounts and with such coverage as is the practice of similar associations located in the area to reasonably protect the Association and the Owners from any loss and/or liabilities arising from the

performance of its duties as set forth herein, from damage to or destruction of the Common Area (except for the ATM for which property insurance shall be provided by Declarant), from risks covered by general liability insurance, and from other risks as the Association may reasonably determine. Such insurance coverage may be written in the name of, and the proceeds thereof payable to, the Association as trustee of the Owners. Upon the request of any Owner, the Association shall notify such Owner in writing of the type and the amount of such insurance secured by it. In the event of damage or destruction to the Common Area, the Association shall utilize any insurance proceeds received as a result thereof to repair or replace such property. In the event there are no insurance proceeds or if the insurance proceeds are insufficient to cover the cost of repair or replacement of such property, the Association may levy a special Assessment pursuant to this Declaration to cover such costs.

10.2 Enforcement. Enforcement of any provision of this Declaration, the Bylaws, and any Rules and Regulations shall be by appropriate proceedings at law or in equity against anyone violating or attempting to violate any such provision. Such proceedings may be for the purpose of removing a violation, restraining or enjoining a future violation, recovering damages for any violation, foreclosing a lien, obtaining such other and further relief as may be available, or any combination thereof. Such proceedings may be instituted by an Owner, by the Architectural Review Committee, or by the Association. In the event it becomes necessary to commence such proceedings, the prevailing party shall be entitled to recover the costs and reasonable attorney's fees incurred in connection with such proceedings. In addition, the Association may levy such fines and penalties as may be adopted pursuant to Article 3. The failure to enforce any provision of this Declaration, the Bylaws and the Rules and Regulations shall not preclude or prevent the enforcement thereof for a further or continued violation, whether such violation shall be of the same or of a different provision. The Association shall not be liable to reimburse any Owner for attorney's fees or costs incurred in any suit brought by an Owner to enforce or attempt to enforce this Declaration.

10.3 Severability. If any provision or term of this Declaration is invalidated, such invalidity shall not affect the validity of the remainder of this Declaration.

10.4 Conflict. If there is any conflict between the Declaration and either the Association's Articles of Incorporation or Bylaws, the Declaration shall control.

10.5 Duration. The covenants, conditions and restrictions of this Declaration shall run with the Property, shall be binding on all Owners, their legal representatives, heirs, successors and assigns, and shall be in effect in perpetuity unless amended or terminated as provided in this Declaration.

10.6 Amendment. This Declaration may be amended or terminated at any time by a written and recorded instrument approved by Owners holding at least 67% of the votes in the Association.

10.7 Notice. Unless otherwise required by this Declaration, notice of matters affecting the Property may be given to Owners by the Association, or by other Owners, in the following manner: Notice shall be hand delivered or sent by United States mail, first class with postage prepaid, to the mailing address of each Lot or to any other mailing address designated in writing by the Owner. Such notice shall be deemed given when hand delivered or, if mailed, three days after being deposited in the United States mail.

10.8 Waiver. No provision in this Declaration is waived by reason of any failure to enforce the provision, regardless of the number of violations or breaches which may occur.

10.9 Limited Liability. Neither Declarant, the Association, the Board, the Architectural Review Committee, nor any member, agent or employee of any of the same shall be liable to any party for any action or for any failure to act with respect to any matter in which the action taken or failure to act was in good faith and without malice. Such parties shall be reimbursed by the Association for any costs and expenses, including reasonable attorney's fees, incurred by them with the prior approval of the Association (which approval shall not be unreasonably withheld), as a result of the threatened or pending litigation in which they are or may be named as parties.

Dated this 22nd day of June, 2016.

Blue Federal Credit Union, formerly known as Warren
Federal Credit Union

By: *Michael P. Martin*
Michael P. Martin, Senior Vice President

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 22nd day of June, 2016, by Michael P. Martin, as Senior Vice President of Blue Federal Credit Union, formerly known as Warren Federal Credit Union.

Witness my hand and official seal.

My commission expires: 12-21-2019

Theresa French
Notary Public

