Development Review Staff Report

Agenda Item 1

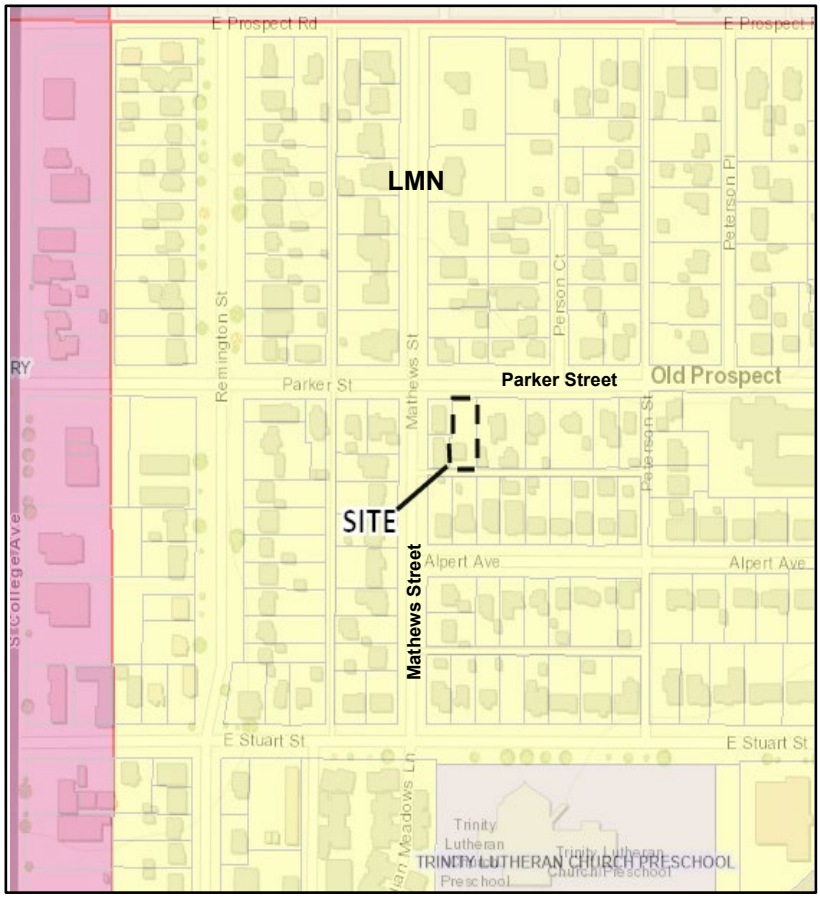
Administrative Hearing: March 30, 2022

301 Parker Street Two-Family, FDP210026

Summary of Request

This is a combined PDP/FDP to construct a single-story, two-family dwelling with each unit consisting of approximately 600 finished square feet, one bedroom and bathroom, on approximately .158 acres. The plan includes demolition of the existing house. Primary access to the site is from parker Street, and secondary access from the existing alley, with four parking spaces provided with access from the rear alley. This property is in the Low Density Mixed-Use (L-M-N) zone district and is subject to a Type 1 (Administrative Hearing) review.

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the decision maker, the applicant will be eligible to submit plans for recordation. Following recordation, the applicant or representative thereof will be eligible to submit the construction drawings for building permit review and issuance.

Site Location

The site is located at 301 Parker Street (parcel #9724218008).

Zoning

Low Density Mixed-Use Neighborhood (L-M-N) zone district.

Property Owner

Parker FC, LLC
Ralph Shields
PO Box 271310
Fort Collins, CO 80527

Applicant/Representative

Ralph Shields, WRKSHP, Inc.
3702 Manhattan Ave
Fort Collins, CO 80526

Staff

Pete Wray, Senior City Planner

Contents

Staff Recommendation

Approval of combined Project Development Plan/Final Development Plan

1. Project Introduction

A. PROJECT DESCRIPTION

- This application is being processed as a combined Project Development Plan (PDP)/Final Development Plan (FDP).
- The lot is 6,861 square feet in size (75'x149'), and .158 acres.
- There was an existing 670 square foot single-family home on site that was removed.
- The proposed 1,280 square foot one-story two-family dwelling, with each unit consisting of approximately 600 finished square feet, one bedroom, and one bathroom.
- The site would contain four off-street gravel parking spaces, with access from the existing alley.
- The property is zoned Low Density Mixed-Use Neighborhood District (L-M-N). The proposed overall gross density is 12.66 DU/ gross acre of residential land.
- A Request for Modification has been provided to allow the construction of new two-family dwelling, resulting in a gross density of 12.66 D.U./ acre, more than the maximum allowance of 9 D.U./ acre in the LMN zone district.

B. SITE CHARACTERISTICS

1. Development Status/Background

- The site currently vacant with the removal of the existing home and garage.
- The site was part of the South College Avenue Consolidated Annexation in 1957.
- The site is part of the Old Prospect Neighborhood and Alpert Subdivision.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Low Density Mixed-Use Neighborhoods (L-M-N)	Low Density Mixed-Use Neighborhoods (L-M-N)	Low Density Mixed-Use Neighborhoods (L-M-N)	Low Density Mixed-Use Neighborhoods (L-M-N)
Land Use	Single-family detached residential, and two-family	Single-family detached residential, and two-family	Single-family detached residential, two-family, and multi-family	Single-family detached residential, and two-family

C. OVERVIEW OF MAIN CONSIDERATIONS

- The main considerations have been utility coordination, easement dedication, building placement on site, LMN density, and the provision of vehicle parking. Since the lot is 50 feet in width, each single-family dwelling must have one off-street parking space.

Back to Top

D. CITY PLAN

The City's comprehensive plan (2019 *City Plan*) reflects the participation of thousands of community members and embodies the vision and values of the community for the future.

A significant theme in the plan is encouraging more housing options in general. For example, Policy LIV 5.6 on p. 42 states: "EXISTING NEIGHBORHOODS: Expand housing options in existing neighborhoods (where permitted by underlying zoning) by encouraging: Infill development on vacant and underutilized lots; Internal ADUs [Accessory Dwelling Units] such as basement or upstairs apartments; Detached ADUs on lots of sufficient size; and Duplexes, townhomes, or other alternatives to detached single-family homes that are compatible with the scale and mass of adjacent properties."

The plan designates this area of the Old Prospect neighborhood as a "Mixed Neighborhood place type, which is characterized by a mixture of housing types. The following excerpt from p.98 in *City Plan* gives a sense of the main ideas for land uses in that designation:

"Principal Land Use

Single-family detached homes, duplexes, triplexes, and townhomes

Supporting Land Use

ADUs, small scale multifamily buildings, small-scale retail, restaurants/cafes, community and public facilities, parks and recreational facilities, schools, places of worship

Key Characteristics/Considerations (Existing Neighborhoods)

- *While many existing Mixed-Neighborhoods may consist predominantly of single-family detached homes today, opportunities to incorporate ADUs or other attached housing options of a compatible scale and intensity may be feasible in some locations.*
- *The introduction of larger townhome or multifamily developments into existing single-family neighborhoods should generally be limited to edge or corner parcels that abut and/or are oriented toward arterial streets or an adjacent Neighborhood Mixed-Use District where transit and other services and amenities are available.*
- *Where townhomes or multifamily buildings are proposed in an existing neighborhood context, a transition in building height, massing and form should be required along the shared property line or street frontage.*
- *As existing neighborhoods change and evolve over time, rezoning of some areas may be appropriate when paired with a subarea or neighborhood planning initiative. See the Priority Place Types discussion on page 107 for more details about changes in existing neighborhoods over time.*
- *While reinvestment in existing mobile home parks is encouraged, redevelopment of existing parks is not."*

2. Public Outreach

A. NEIGHBORHOOD MEETING

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

B. PUBLIC COMMENTS:

No public comment on the development project has been received at this time. 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.

Back to Top

3. Land Use Code Article 2 – Applicable Standards

A. BACKGROUND

This project was submitted on October 30, 2020. The project required two rounds of staff review, following the initial plan submittal.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

3. Conceptual Review # CDR210060

A conceptual review meeting was held on August 5, 2021.

4. First Submittal (PDP/FDP210026)

The first submittal of this project was completed on November 10, 2021.

5. Neighborhood Meeting

Not applicable pursuant to *2.2.2 – Step 2: Neighborhood Meetings.*

6. Project Expiration

In accordance with *2.2.11 – Step 11: Lapse,* a project must be diligently pursued and resubmitted within 180 days of receiving written comments. The project satisfies this requirement and has not lapsed.

7. Notice (Posted, Written and Published)

Posted Notice: November 17, 2021, Sign # 654

Written notice: March 16, 2022, 253 addresses mailed.

Published Notice: March 18, 2022, Coloradoan confirmation # 0005178275

C. DIVISION 2.8 – MODIFICATION OF STANDARDS

The applicant requests a modification of a standards as mentioned in this report.

The Land Use Code (LUC) is adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique and 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:

Back to Top

Land Use Code Modification Criteria:

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

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

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

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

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

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

1. Modification of Standards to Section 4.5 (D)(1)(b) – Density

The applicant has submitted a request for a Modification to Section 4.5 (D)(1)(b) – *Density,* to allow a two-family dwelling with a density of 12.66 dwellings units per gross acre of land.

1. LUC *Code Section 4.5 (D)(1)(b) Citation*. This standard requires that:

(b) The maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land, except that affordable housing projects (whether approved pursuant to overall development plans or project development plans) containing ten (10) acres or less may attain a maximum density, taken as a whole, of twelve (12) dwelling units per gross acre of residential land.

The proposed PDP on a 6,861 square foot lot (.158-acres) includes a two-family dwelling with an increased density of 12.66 dwellings units per gross acre of land, exceeding the maximum density of 9 dwelling units per gross acre by 3.66.

2. Applicant's Justification

The Applicant requests that the modification be approved and provides the following justification based upon the following Criterion:

The granting of this modification of standards would not be detrimental to the public good and the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this

Back to Top

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.

The standard requires that this property be limited to a maximum of 9 dwelling units per gross acre of residential land. To meet the standard this project would be limited to one dwelling unit. When considered from the perspective of the entire development plan, including the small size of the proposed dwelling units and the marginal increase in overall density in the Alpert Subdivision that would result, this project would not diverge from the standards of the Land Use Code except in a nominal, inconsequential way.*

** (Based on my survey of Larimer County property records there are 39 residential dwelling units and approximately 5.12 acres of gross residential land in the Alpert subdivision, the addition of one dwelling unit at this project would increase the overall density of the Alpert Subdivision from 7.62 DU/gross acre of land to 7.82 DU/gross acre of land.)*

The proposed small duplex makes the project financially feasible as a long term rental. Finally, the proposed alternative plan is not a detriment to the public good as it results in the development of a vacant property within an established area in accordance with the overall City goals as outlined in the City Plan.

3. Staff's Analysis of Modification Request

Staff finds that the request for the Modification of Standard to Section 4.5(D)(1)(b) is justified by the applicable standards in 2.8.2(H) (1) and (4):

- The plan as submitted **will not be detrimental to the public good**. The PDP is providing a two-family housing type that is compatible with the surrounding existing established residential neighborhood, and consistent with the LUC Division 4.5 (LMN) District standards. The main issue identified in this regard is the noticeable size and massing of the building in relation to its surrounding context. The additional density of a two-family dwelling is not detrimental because eliminating one unit to reduce the density would not necessarily be noticeable. The same building could be built with one fewer unit, but with slightly larger units, containing more total bedrooms, than the proposed plan.

(1) "**Equal or Better"**. *Citation*. This criteria requires that:

"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."

The proposed plan continues to advance the purpose and intent of the LUC Division 4.5 (LMN) District:

"to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages."

The proposed plan replaces an existing 670 square foot single-family dwelling with a new two-family dwelling (640 SF ea. unit). To meet the density requirement, only one dwelling unit is allowed, to fall under the maximum density of 9 dwellings units per gross acre (6.33). By adding a second dwelling unit, this increases the density to 12.66.

Staff finds that the plan with 2 units is equal to a plan with 1 unit, relative to the purpose of the density standard which is to generally limit density and intensity to a level appropriate for development in the LMN zone. A plan with 2 units could be virtually identical to a single-family dwelling except for the number of units, with the same building size, parking configuration, and level of activity. In this case and assessing the context of the immediate neighborhood, staff finds that the allowance for a two-family dwelling that results in an increase in density creates no definable negative impact. The proposed increase in density is not a noticeable characteristic, nor results in a change of character on the affected residential block.

Back to Top

(4) **"Nominal and Inconsequential"**. *Citation*. This criteria requires that:

"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."

To comply with the standard, 1 dwelling unit would be allowed. When considered from the perspective of the entire development plan, 2 units rather than 1 in the proposed building has little or no noticeable effect because the entire development plan could be virtually identical with 1 unit. The essential aspects of the overall plan are not affected by the additional unit -- e.g., the building, parking, traffic, landscaping, lighting, and general activity level would be essentially the same.

In review of the context of the affected block area, the applicant has assessed the change in density with the addition of one unit, included in the Alpert Subdivision that includes 39 residential dwelling units and approximately 5.12 acres of gross residential land, the addition of one dwelling unit at this project would increase the overall density of the Alpert Subdivision from 7.62 DU/gross acre of land to 7.82 DU/gross acre of land. Staff assessed the same block to include similar numbers (5.15 acres, existing density 7.58=DU/AC, proposed density=7.7 DU/AC). Again, the change in density is not noticeable, and is considered nominal and inconsequential. Because of this lack of differences or additional impacts, the plan as proposed will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2 with the additional unit.

Back to Top

4. Land Use Code Article 3 – Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	This Code Section requires a fully developed landscape plan that addresses relationships of landscaping to the circulation system and parking, the building, abutting properties, and users of the site in a manner appropriate to the neighborhood context. • Section 3.2.1(D)(2) Street trees. Two street trees are provided behind the attached sidewalk along the Parker Street frontage, in accordance with the standards of this section. • Section 3.2.1(D)(3) Minimum Species Diversity. The project provides 11 trees, not more than 50% of any one tree species in compliance with this standard. • Nine Siberian Elm trees, exempt from the tree mitigation requirements were removed. A 17" Honey Locust tree, in fair-minus condition was removed with a 1.5 tree mitigation needed for replacement. Tree mitigation requirements are met, with two mitigation trees provided per City Forestry requirements.	Complies
3.2.2 – Access, Circulation and Parking – General Standard	This code Section requires secure, convenient, efficient parking and circulation improvements that add to the attractiveness of the development. • The plan provides primary access from Parker Street, and secondary access from the existing alley and parking spaces for the project. • The plan provides specific required parking per the subsections noted below.	Complies
3.2.2(C)(4)(b) – Bicycle Parking Space Requirements	NA	NA
3.2.2(K)(2) – Residential Parking Requirements	• See section 3.8.10 below	Complies
3.2.3 - Solar Access, Orientation and Shading	NA	NA
3.2.4 – Site Lighting	NA	NA
3.2.5 – Trash and Recycling Enclosures	NA	NA

Back to Top

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	An applicant is required to dedicate rights-of-way for public streets, drainage easements 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. • The project includes a 9-ft area containing the utility easement and right-of-way along Parker Street, and an 8' utility easement of the alley, in compliance with all applicable engineering standards and guidelines.	Complies

C. DIVISION 3.4 – ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.4.1 – Natural Habitats and Features	NA	NA
3.4.3 – Water Quality	The Project is designed so that precipitation runoff flowing from the site is treated in accordance with the criteria set forth in the *Stormwater Criteria Manual*.	NA
3.4.4 – Noise & Vibration	NA	NA
3.4.5 – Hazardous Materials	NA	NA
3.4.6 – Glare and Heat	NA	NA
3.4.7 – Historic and Cultural Resources	NA	NA
3.4.8 – Parks and Trails	NA	NA
3.4.9 – Health Risks	NA	NA

Back to Top

D. 3.5 – BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1– Building Project and Compatibility **(C)(E)(F)**	These subsections require new developments in or adjacent to existing developed areas are compatible, when considered within the context of the surrounding area, by using a design that is complimentary. They should be read in conjunction with the more specific building standards contained in the zone district standards in Article 4. • The site is zoned L-M-N and is in the Old Prospect neighborhood. The site is surrounded by other single-family detached dwellings in the L-M-N zone district. • *Building Size, Height, Bulk, Mass, Scale:* The proposed structure is a one-story, 1,280 square foot two-family dwelling. It is similar in square footage to other dwellings on the block face which range from 800-1,600 square feet in size. Most homes along the block-face do not exceed one-story. The building design utilizes a pitched roof, not out of character with pitched roofs found on adjacent single-family dwellings. • *Privacy Considerations:* The building design includes human-scaled windows on the west and north elevations, which face the lot lines and adjacent properties. The number of windows and placement on these elevations is done to provide interest to the building façade while also maximizing privacy for the residents and adjacent properties. • *Building Materials:* The proposed dwelling uses a combination of horizontal lap siding, wood window trim, metal roof or brown shingles (alternative) and gutters. None of the building materials proposed will result in excessive glare. • *Building Color:* The proposed white wood lap siding, similar to other buildings along the block and throughout the neighborhood.	Complies
3.5.2 – Residential Building Standards **(C)**	This standard applies to single-family detached, single-family attached, and two-family dwellings and requires that projects containing residential buildings place a high priority on building entryways and their relationship to the street. Buildings shall include human-scaled elements, architectural articulation, and in projects containing more than one (1) building, design variation. • *Housing Model Variety and Variation Among Buildings:* This requirement does not apply to developments containing ten (10) of fewer dwelling units.	NA
3.5.2(D)(1)(a) – Relationship of Dwellings to Streets and Parking	Every front facade with a primary entrance to a dwelling unit must face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk and the address shall be posted to be visible from the intersection of the connecting walkway and public right of way. The following exceptions to this standard are permitted: • Each unit of the two-family dwelling includes an entrance that opens and faces Parker Street, with a direct sidewalk connection to the street sidewalk, approximately 24 feet.	Complies
3.5.2(E)(2) – Setback from Nonarterial Streets	The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building shall be fifteen (15) feet from any public street right-of-way other than an arterial street right-of-way. • The project exceeds the minimum 15-foot setback required for residential buildings, and the proposed building is 28’-10” to the ROW.	Complies

Back to Top

3.5.2(E)(3) – Side and Rear Yard Setbacks	The minimum side yard setback for all residential buildings and for all detached accessory buildings that are incidental to the residential building shall be five (5) feet from the property line, except for alley-accessed garages, for which the minimum setback from an alley shall be eight (8) feet. • The proposed project exceeds the minimum 5' side yard setback. The rear parking area does not include a garage. An 8' utility easement is shown off the alley, and the main building is setback from the rear property line approximately 53 feet.	Complies
3.5.2(F) – Garage Doors	The intent of this standard is to prevent residential streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of the house to dominate the streetscape. • The proposed building design does not include a garage.	NA

E. 3.6 TRANSPORTATION AND CIRCULATION

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.1 – Master Street Plan	This criterion requires the project to conform to the Master Street Plan. • Parker Street is an existing designated local street, not included in the Master Street Plan. The development as proposed is consistent with uses allowed on local streets.	NA
3.6.2 (K) – Streets, Streetscapes, Alleys and Easements	The intent of this standard is to ensure that the public and private streets and alleys are designed to support the infrastructure proposed, consistent with the *Larimer County Urban Area Street standards and Master Street Plan.* • Parker Street and the alley are an existing condition. The frontage of Parker Street will be improved to include a wider sidewalk and ROW.	Complies
3.6.3 – Street Pattern and Connectivity	This standard requires the development be designed to be safe, efficient, convenient, and attractive, considering use by all modes of transportation. • A new sidewalk is provided along the Parker Street frontage, and parking is accessed from the rear alley to maximize the pedestrian oriented street front.	Complies
3.6.4 – Transportation Level of Service Requirements	This standard requires demonstration that the transportation needs of a proposed development can be adequately accommodated by the existing transportation system, or including appropriate mitigation of impacts, for all travel modes. • A traffic impact study is not required for this type of project. The plan mees exceeds the minimum parking requirements based on the number of units.	Complies
3.6.5 – Bus Stop Design	NA	NA

Back to Top

3.6.6 – Emergency Access	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. • The plan includes primary access from Parker Street, and secondary access off the alley. The plan includes a connecting walkway from the street, around the building and to the alley in a manner that is appropriate for emergency access to the development.	Complies

F. 3.7 COMPACT URBAN GROWTH

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.7.1 - General	NA	NA
3.7.2 - Contiguity	NA	NA
3.7.3 – Adequate Public Facilities	The purpose of the adequate public facilities (APF) management system is to establish an ongoing mechanism which ensures that public facilities and services needed to support development are available concurrently with the impacts of such development. This section requires that any approval of a development be 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. • The project is located within the City of Fort Collins Light and Power, Poudre Fire Authority and Fort Collins Stormwater Districts. Water service is provided by City of Fort Collins Utilities. Each entity has commented on the project and has found that the existing infrastructure can serve the proposed project.	Complies

G. 3.8 SUPLEMENTARY REGULATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.8.10 – Single-Family and Two-Family Parking Requirements	Development of Single-Family and Two-Family dwellings must provide one (1) parking space per dwelling on lots with greater than forty (40) feet of street frontage or two (2) parking spaces on lots with less than forty (40) feet of street frontage. • The lot has 50 feet of street frontage; therefore 1 parking space is required for each two-family dwelling unit. The plan provides 2 parking space for each unit, exceeding the standard.	Complies

Back to Top

5. Land Use Code Article 4 – Applicable Standards:

A. DIVISION 4.5 – LOW DENSITY MIXED-USE NEIGHBORHOOD (L-M-N) ZONING DISTRICT

The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the district is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(B)(2) _ Permitted Uses	The proposed use is a two-family detached dwelling. Two-family detached dwellings are a permitted use subject to Type 1 review.	Complies
4.5(D)(1) – Density	Residential developments less than 20 acres in size shall have an overall minimum average density of three (3) dwelling units per net acre of residential land. The maximum density of any development plan taken as a whole shall be 9 dwelling units per gross acre of residential land. • The P.D.P. has no netted land on this site, so the net density requirement is not applicable. • The gross density is 12.66 dwelling units per gross acre of land. ○ Calculation: 2 du / .158-acres = 12.66 One dwelling unit on this site meets the minimum density of 9 DU/gross acre. The proposed two-family dwelling exceeds this standard. **See page 4, Section C of this staff report for request for Modification of Standards to allow an increase in density.** The maximum building height permitted within this district is 2.5 stories. • The proposed building is one story.	**Complies with Modification**
4.5(D)(2) – Mix of Housing	In the L-M-N zone district a mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. A minimum of housing types is required on any project development plan as follows: 1. A minimum of two (2) housing types is required on any project development plan containing at least fifteen (15) acres and less than twenty (20) acres. Since the development plan is less than one total acre it was determined that the requirement for a mix of housing types which would generally only apply to a development of at least 15 acres was infeasible.	N/A
4.5(E) – Development Standards	(3) – Maximum Residential Building Height: The maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories. • The project includes a one-story building.	Complies

Back to Top

6. Findings of Fact/Conclusion

In evaluating the request for the 301 Parker Street Two-Family, FDP210026, staff makes the following findings of fact:

A. The F.D.P. complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

B. The F.D.P. complies with relevant standards located in Article 3 – General Development Standards.

C. The F.D.P. complies with relevant standards located in Division 4.5, Low Density Mixed-Use Neighborhoods (L-M-N) of Article 4, with one Modification of Standards.

7. Recommendation

Staff recommends approval of the 301 Parker Street Two-Family, FDP210026 based on staff report information and the aforementioned Findings of Fact.

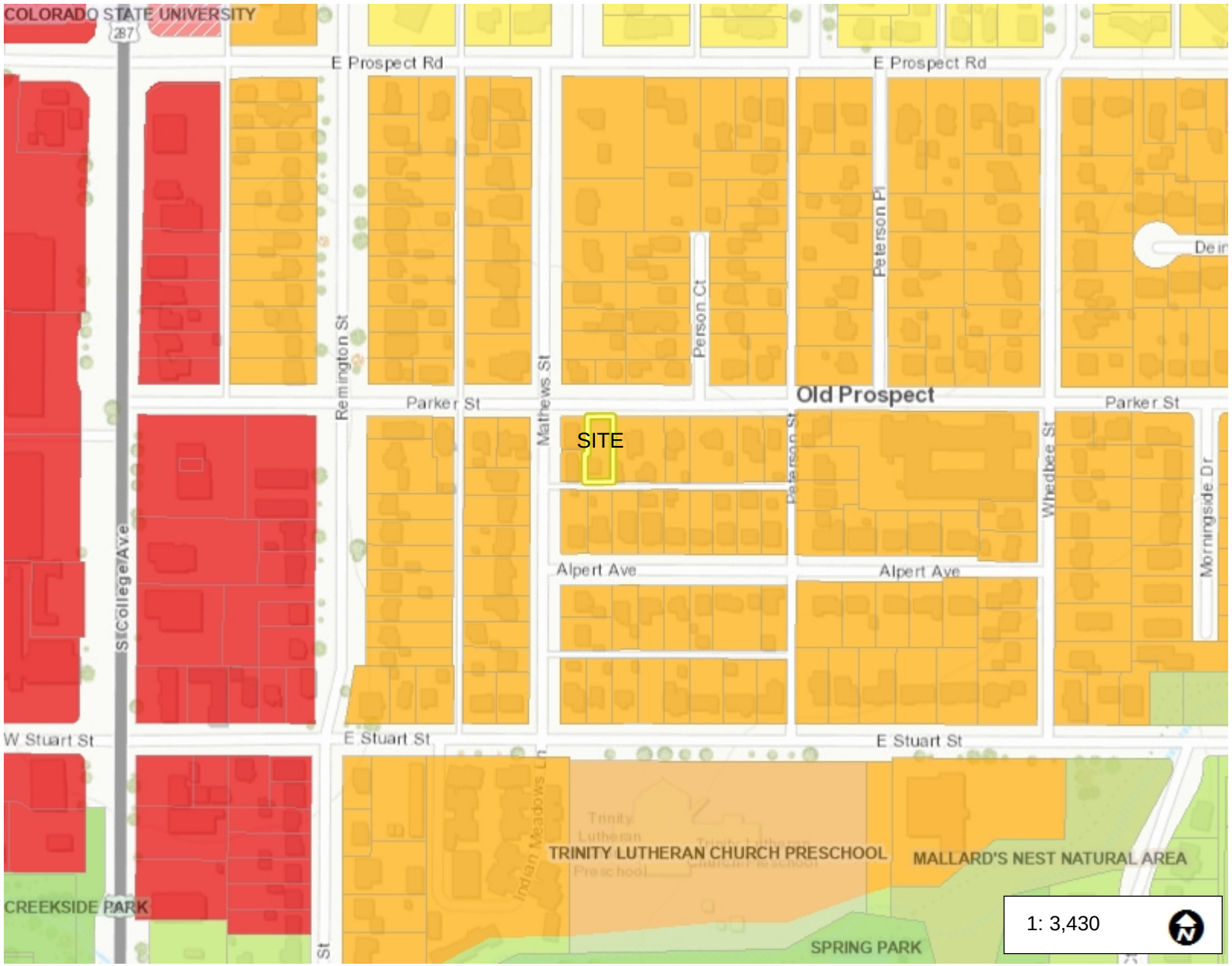
ATTACHMENTS:

1. Vicinity Map
2. Structure Plan Map
3. Zoning Map
4. Project Narrative
5. Site Plan
6. Landscape Plan
7. Architectural Elevations
8. Utility Plan
9. Utility Easement
10. Request for Modification of Standards
11. Drainage Memo
12. Staff Presentation

Back to Top

301 Parker Street - Two-Family Dwelling
Vicinity Map

Structure Plan - 301 Parker St - Two Family FDP210026



Legend

- Parcels
- Growth Management Area
- Parks
- Schools
- Natural Areas
- City Limits
- Community Separator
- Adjacent Planning Area
- Structure Plan
  - Adjacent Planning Area
  - Campus District
  - Community Separator
  - Downtown District
  - Industrial District
  - Mixed Employment District
  - Mixed Neighborhood
  - Neighborhood Mixed Use District
  - Parks and Natural/Protected Lands
  - R&D/Flex District
  - Rural Neighborhood
  - Single Family Neighborhood
  - Suburban Mixed Use District
  - Urban Mixed Use District

Notes

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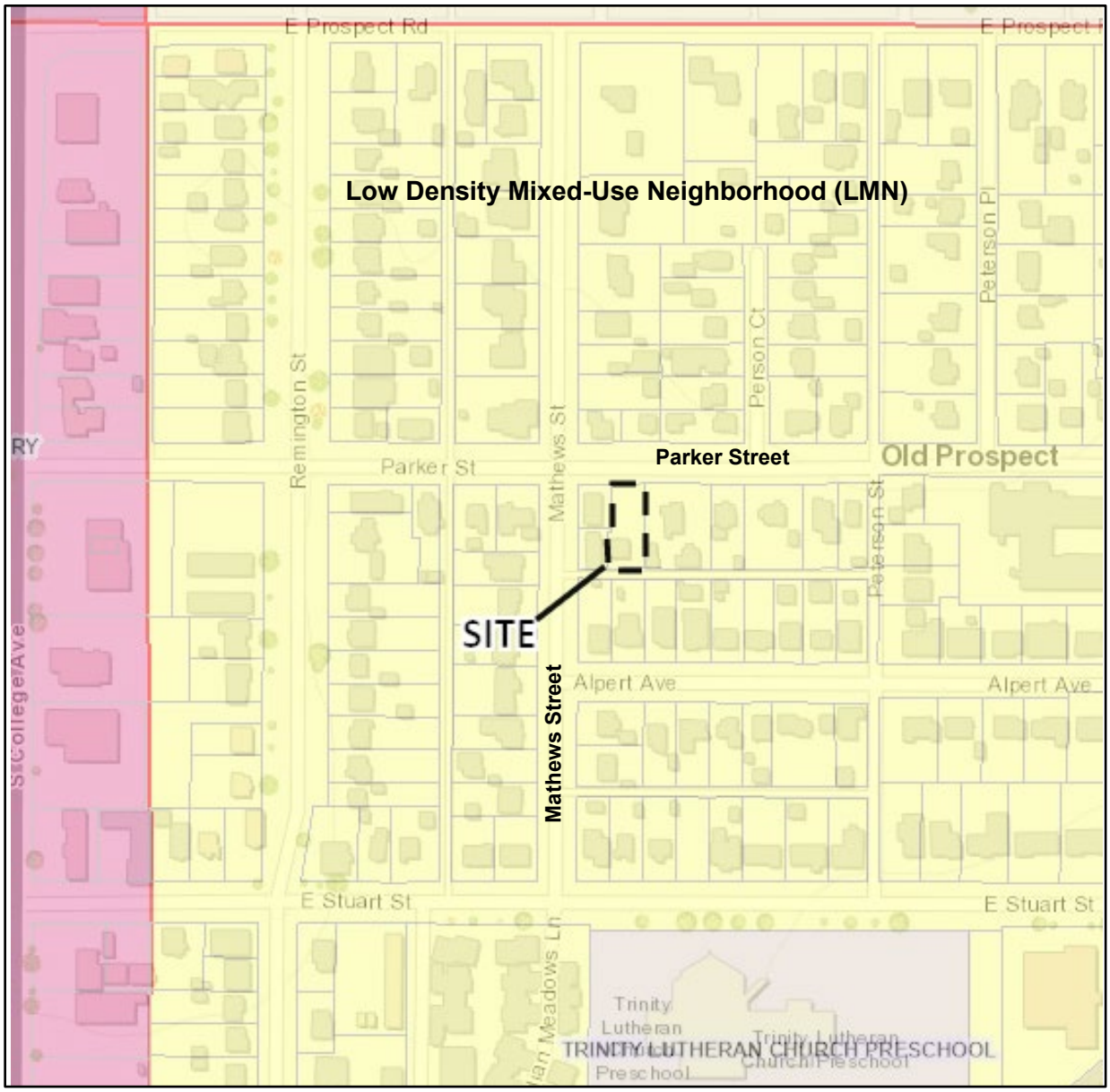
City of Fort Collins - GIS

301 Parker Street – Two-Family FDP



Existing Zoning Map

To whom it may concern
Current Planning Department
281 North College Ave.
Fort Collins, CO 880524

November 9, 2021

Project Title: 301 Parker Street Two-Family

Past Meeting Dates: Conceptual Review Meeting held August 5, 2021

General Information: The goal of this project is to construct an approximately 1,280 square foot, single-story, slab on grade, side-by-side two-family dwelling, with each unit consisting of approximately 600 finished square feet, one bedroom, and one bathroom. The previous building on this property was an approximately 670 square foot single-family residence with one bedroom and one bathroom. A new gravel parking area will be constructed with access off the existing alley. The parking area will have four (4) parking spaces. The property contains .158 acres and is zoned Low Density Mixed-Use Neighborhood District (L-M-N). The proposed overall gross density is 12.66 DU/ gross acre of residential land.

The project incorporates pedestrian connectivity by providing a new 5 foot wide attached sidewalk with a vertical curb and gutter.

The building architecture will respond to the architectural character found throughout the adjacent neighborhood.

A Request for Modification letter has been provided to allow the construction of new two-family dwelling, resulting in a gross density of 12.66 D.U./ acre, in excess of the maximum allowance of 9 D.U./ acre in the LMN zone district.

Uses surrounding the property consist of the following:

South: Existing alley

West: Two-family dwelling

North: Parker Street

East: Single-family with additional dwelling unit

Existing Owner: Parker FC, LLC

SITE PLAN NOTES

1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.

2. 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.

3. 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.

4. 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.

5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.

6. 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 SHADED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.

7. 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.

8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.

9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.

10. 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.

11. 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 THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.

12. DESIGN AND INSTALLATION OF ALL PARKWAY/ TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS. UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.

13. THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.

14. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAT NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/ PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.

15. 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.

16. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDED 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.

17. 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 OF OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

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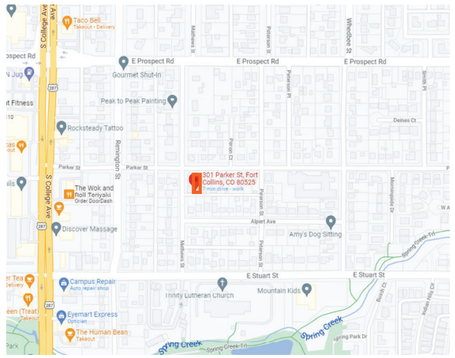
LAND USE STATISTICS

PARCEL SIZE	.158 ACRES 6,861 SQ. FT.
NUMBER OF BUILDINGS	1
UNITS PER BUILDING	2
TOTAL # OF PROPOSED UNITS	2
BEDROOMS PER UNIT	1
TOTAL BEDROOMS	2
TOTAL STORIES	1
TOTAL FLOOR AREA OF NEW BUILDING	1,280 SQ. FT.
LAND USE	RESIDENTIAL TWO-FAMILY
PROPOSED GROSS DENSITY	12.66 D.U./ ACRE
ZONING LMN MINIMUM DENSITY LMN MAXIMUM DENSITY	LMN 4 D.U./ ACRE 9 D.U./ ACRE
PARKING SPACES REQUIRED PER LUC SECTION 3.2.2(K)(1)(1)(a)(1):	2- 1-BEDROOM UNITS X 1.5 = 3 SPACES SPACES REQUIRED: 3 SPACES
PARKING SPACES PROVIDED	4 STANDARD SPACES (9' X 19')
BUILDING COVERAGE	1,280 SQ. FT. (19%)
LANDSCAPE AREA PERVIOUS	3,266 SQ. FT. (47%)
PARKING, DRIVES, AND WALKWAYS IMPERVIOUS	2,315 SQ. FT. (34%)
TOTAL PARCEL SIZE	6,861 SQ. FT. (100%)
BICYCLE PARKING 2 TOTAL BEDROOMS	
REQUIRED: 1 SPACE PER BEDROOM 60% ENCLOSED 40% FIXED	 2 SPACES 1 SPACE 1 SPACE
PROVIDED: ENCLOSED FIXED RACKS TOTAL	 2 SPACES 2 SPACES 4 SPACES

LEGAL DESCRIPTION:

ALL LOT 8 AND THE SOUTH 57 FEET OF THE EAST 8 FEET OF LOT 9, BLOCK 1 ALPERT SUBDIVISION, IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

VICINITY MAP:



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NTS

301 PARKER STREET

LOT 8 AND A PORTION OF LOT 9, BLOCK 1, ALPERT SUBDIVISION
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

A MODIFICATION OF STANDARD TO SECTION 4.5(D)(1)(b) OF THE LAND USE CODE IS INCLUDED AS PART OF THIS SUBMITTAL. THE REQUEST IS FOR THE ALLOWANCE TO BUILD TWO-FAMILY DWELLING UNIT RESULTING IN A DENSITY OF 12.66 D.U./ ACRE, EXCEEDING THE MAXIMUM DENSITY OF 9 D.U./ ACRE IN LMN ZONE DISTRICT.

OWNER'S CERTIFICATION OF APPROVAL:

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____DAY OF _____, 20_____.

_____
(PRINTED NAME)

NOTARIAL CERTIFICATE

STATE OF COLORADO

COUNTY OF LARIMER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ THIS _____ DAY OF _____.

MY COMMISSION EXPIRES: _____

_____
(NOTARY PUBLIC)

PLANNING APPROVAL:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY OF _____, 20_____.

_____
(DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES)

SHEET INDEX:

wrkshpinc.
design | build
www.wrkshpdesignbuild.com
3702 manhattan ave. |
fort collins, co | 80526
970.231.7665

301 parker street two-family
301 parker street
fort collins, co 80525

SET ISSUE DATES

DATE	ISSUE
MARCH 8, 2022	

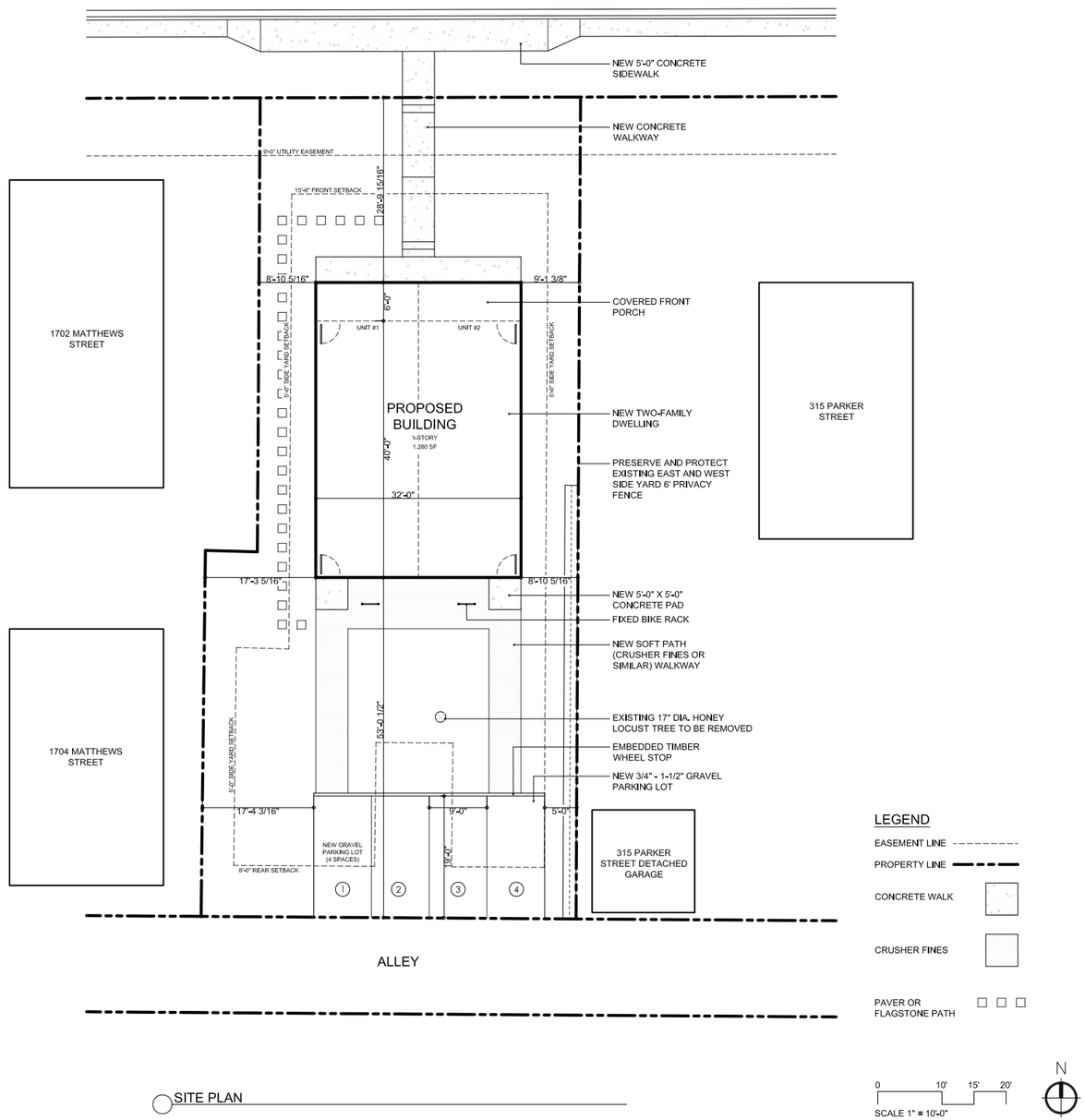
REVISIONS

CURRENT REVISIONS

No.	Date	Description

COVER SHEET + SITE PLAN NOTES

A1



SITE PLAN

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SITE PLAN

A2

PLANT PALETTE

EVERGREEN TREES	QTY	BOTANICAL/ COMMON NAME	SIZE
○	3 (M)	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	8' B&B

DECIDUOUS TREES	QTY	BOTANICAL/ COMMON NAME	SIZE
⊠	2 (M)	'MALUS' SPRING SNOW SPRING SNOW CRABAPPLE	2" CAL.
×	6 (M)	QUERCUS ROBUR 'CRIMSCHMIDT' CRIMSON SPIRE OAK	2" CAL.

GRASSES	QTY	BOTANICAL/ COMMON NAME	SIZE
⊙	16	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS	1 GAL.
⊗	6	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.

NOTE: MITIGATION TREES CALLED OUT WITH SYMBOL (M) IN SCHEDULE AND PLAN.

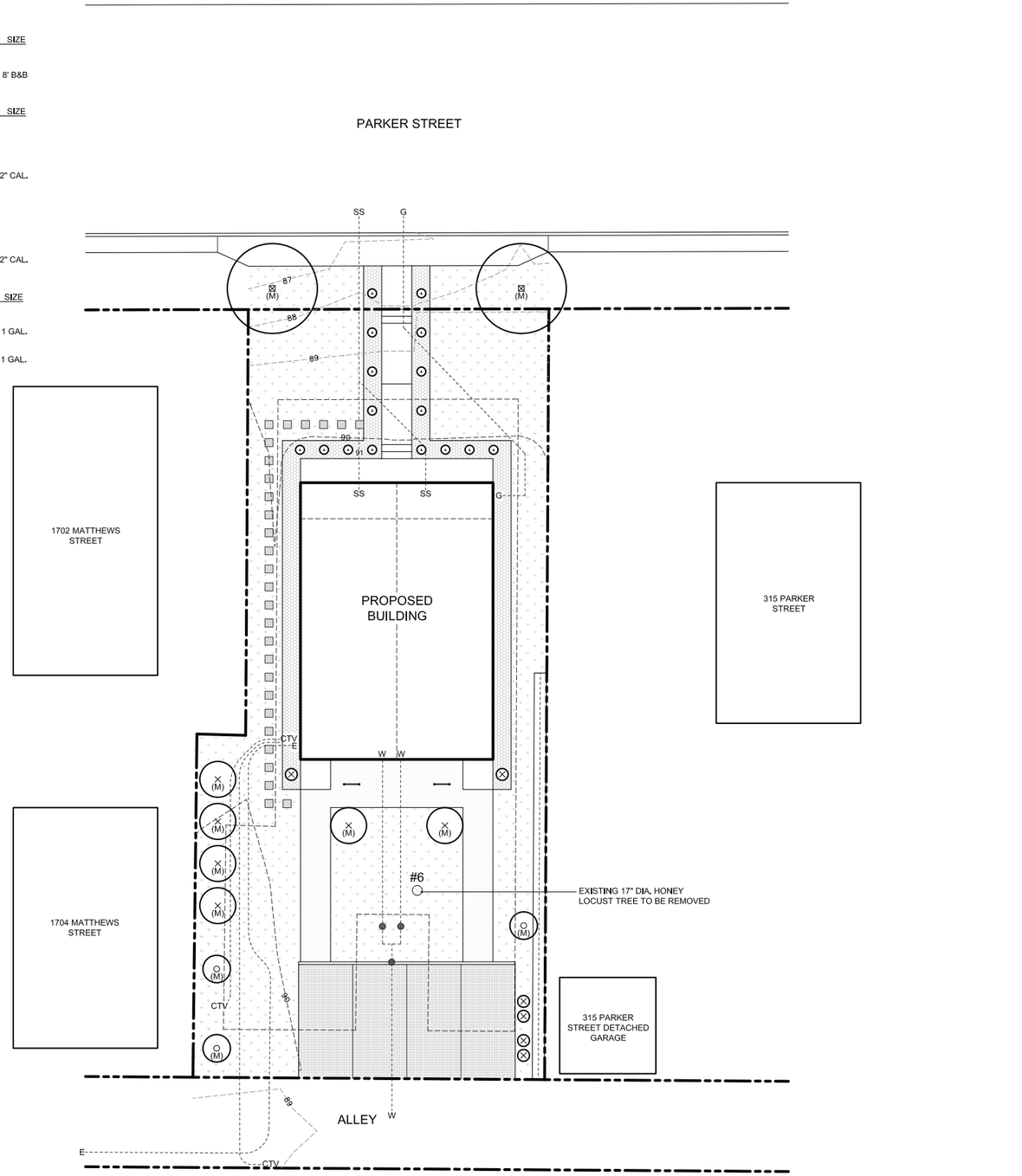
NOTE: SHOULD DISCREPANCIES BE FOUND BETWEEN THE QUANTITIES LISTED IN THE PLANT TABLE AND THE QUANTITIES GRAPHICALLY SHOWN ON THE LANDSCAPE PLANS, THEN THE QUANTITIES SHOWN BY GRAPHIC SYMBOLS ON THE LANDSCAPE PLANS SHALL CONTROL.

MATERIALS LEGEND

SYMBOL	GENERAL DESCRIPTION	QTY
	IRRIGATED TURF - DURA-TURF SOD	3,148 SF
	GRAY CRUSHER FINES CRUSHED GRANITE	544 SF
	3/4" BLACK GRANITE ROCK MULCH	1,723 SF
	3/4" - 1-1/2" RIVER ROCK ROCK MULCH PARKING LOT	683 SF
□ □ □	16" SQUARE CONCRETE PAVER OR FLAGSTONE PATH	

HYDROZONE TABLE

ZONE	AREA	WATER USE	GALLONS
HIGH	0 SF	18 GAL/ SF	0 GAL
MODERATE	3,412 SF	10 GAL/ SF	34,120 GAL
LOW	0 SF	3 GAL/ SF	0 GAL
VERY LOW	2,003 SF	0 GAL/ SF	0 GAL
TOTAL	5,415 SF	34,120 GAL	6,30 GAL/ SF



LANDSCAPE PLAN

0 10' 15' 20'
SCALE 1" = 10'-0"

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LANDSCAPE PLAN

A3

GENERAL LANDSCAPE NOTES

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE ALL AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.

2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUBS BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL 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. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.

3. 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.

4. 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 SIC (6) INCHES BY TILLING, DICING 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 LOOSED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.

5. 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.

6. 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 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.

7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.

8. 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 STREET LIGHTS
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

9. 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).

10. 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.

11. 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.

12. 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 ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.

13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

STREET TREE NOTES

1. 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 APPROVED 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.

2. 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.

3. 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.

4. 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.

5. 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.

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 APPROVED 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.

TREE INVENTORY

#	SPECIES	DBH	CONDITION	MITIGATION VALUE	STATUS
1	SIBERIAN ELM	REMOVED	NA	1	NA
2	SIBERIAN ELM	REMOVED	NA	1	NA
3	SIBERIAN ELM	REMOVED	NA	1	NA
4	SIBERIAN ELM	REMOVED	NA	1	NA
5	SIBERIAN ELM	REMOVED	NA	1	NA
6	HONEY LOCUST	17"	FAIR MINUS	1.5	REMOVE
7	SIBERIAN ELM	REMOVED	NA	1	NA
8	SIBERIAN ELM	REMOVED	NA	1	NA
9	SIBERIAN ELM	REMOVED	NA	1	NA
10	SIBERIAN ELM	REMOVED	NA	1	NA

TREE PROTECTION NOTES

1. 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.

2. 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.

3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OR 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.

4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN (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.

5. 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.

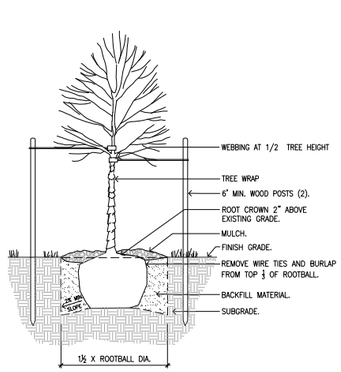
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.

7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE 'RIBBONED OFF', RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.

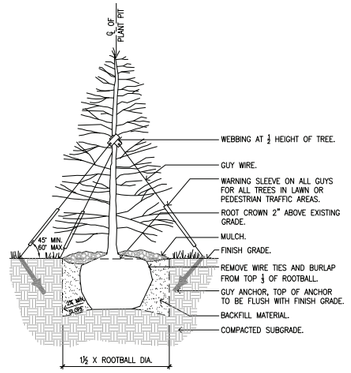
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

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

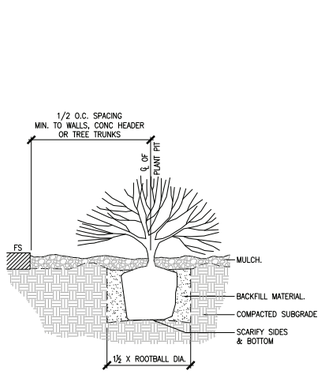
9. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.



DECIDUOUS TREE PLANTING
SCALE: NTS DT-tree-Decid.dwg



EVERGREEN TREE PLANTING
SCALE: NTS tree--evg.dwg



SHRUB PLANTING
SCALE: NTS shrb.dwg

11/10/2021 9:20:02 AM

wrkshpinc.
design | build
www.wrkshpdesignbuild.com
3702 manhattan ave. |
fort collins, co | 80526
970.231.7665

301 parker street two-family

301 parker street
fort collins, co 80525

SET ISSUE DATES

DATE	ISSUE
MARCH 8, 2022	

REVISIONS

CURRENT REVISIONS

No.	Date	Description

LANDSCAPE PLAN NOTES + DETAILS

A4

1 east elevation
1/4" = 1'-0"

2 north elevation
1/4" = 1'-0"

MATERIALS LEGEND

- horizontal lap siding; color: white
- fir post & beams; color: natural (clear finish)
- corrugated metal roofing; color: anodized

3 south elevation
1/4" = 1'-0"

4 west elevation
1/4" = 1'-0"

11/10/2021 9:23:22 AM

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301 parker street two-family

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fort collins, co 80525

SET ISSUE DATES

DATE	ISSUE
FEBRUARY 4, 2022	

REVISIONS

CURRENT REVISIONS

No.	Date	Description

Elevations

A5

FINAL CONSTRUCTION PLANS FOR
301 PARKER STREET

LOT 8 AND A PORTION OF LOT 9, BLOCK 1, ALPERT SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

MARCH 2022

NORTH

VICINITY MAP
1"=1000'

PROJECT BENCHMARKS:

PROJECT DATUM: NAVD88

NGS BENCHMARK C322
Described by Colorado State Department of Highways 1959.
The mark is located 0.75 mile south along U.S. Highways 87 and 287 from the south main entrance to Colorado State University at Fort Collins, 47 feet west of the centerline of the highway, set in the east end of the northwest parapet wall of a concrete bridge.

Recovery note by National Geodetic Survey 1984.
Recovered in good condition. A new description follows. 3.2 km (2.0 mi) south along U.S. Highway 287 form its junction with State Highway 14 in Fort Collins, in the southeast end of the northwest concrete wingwall of Bridge Number B 16 H over Spring Creek, and 8.0 meters (26.2 ft) west of the centerline of the south bound lanes of the highway. The mark is above level with the highway.

Recovery note by National Geodetic Survey 1984.
Addition to the 1959 description: it is in the bridge over Spring Creek within the highway designation of--B 16 H--. It is 40.0 m (131 ft) north from Johnson Drive and 1.3 m (4.3 ft) west of the westerly curb of College Avenue.

Elevation = 4889.40

NGS BENCHMARK T402
Described by National Geodetic Survey 1984.
In Fort Collins, at the junction of East Prospect Street and Stove Street, 38.7 meters (127.0 ft) east of the centerline of Stover Street, 22.8 meters (74.8 ft) south of the centerline of the east bound lanes of East Prospect Street, 15.2 meters (49.9 ft) east of the northwest corner of Barton School and a fence, and 2.1 meters (6.9 ft) east of the center of the most westerly entrance to Barton School. Note--Access to the datum point is through a 5-inch logo cap. The mark is above level with Prospect Street.
Elevation = 4982.93

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 - 3.18'

BASIS OF BEARINGS
The south line of Lots 8 and 9, Block 1, Alpert Subdivision as bearing S 89° 45' 51" W (assumed).

FIELD SURVEY BY:

Original Field Survey:
NORTHERN ENGINEERING SERVICES
Project No. 1892-001
Date: September 2021

SUBSURFACE EXPLORATION BY:

Earth Engineering Company, Inc.
Geotechnical Subsurface Exploration Letter
Building Addition
301 Parker Street
Fort Collins, Colorado
EEC Project No. 21-01-164
Date: October 6, 2021

CONTACT INFORMATION

PROJECT TEAM:

OWNER/APPLICANT
Parker FC, LLC
Adam Nelson
PO Box 271310
Fort Collins, Colorado 80527
(970) 692-4266

ARCHITECT
Wrkshp, Inc.
Ralph Shields
3702 Manhattan Avenue
Fort Collins, Colorado 80526
(970) 231-7665

SITE ENGINEER
NORTHERN ENGINEERING
Northern Engineering Services, Inc.
Frederick S. Wegert, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SITE SURVEYOR
NORTHERN ENGINEERING
Northern Engineering Services, Inc.
Bob Tessely, PLS
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Fort Collins, Colorado 80521
(970) 221-4158

GEOTECHNICAL ENGINEER
Earth Engineering Company, Inc.
Michael J. Coley, PE
PO Box 271428
Fort Collins, Colorado 80527
(970) 775-2004

UTILITY CONTACT LIST: *

UTILITY COMPANY			PHONE NUMBER
GAS	Xcel Energy	Pat Kreager	(970) 225-7840
ELECTRIC	City of Fort Collins Light & Power	Rob Irish	(970) 224-6167
CABLE	Comcast	Don Kapperman	(970) 567-0425
TELECOM.	CenturyLink	William Johnson	(970) 377-6401
WATER	City of Fort Collins Utilities	Shane Boyle	(970) 221-6339
WASTEWATER	City of Fort Collins Utilities	Shane Boyle	(970) 221-6339
STORMWATER	City of Fort Collins Utilities	Shane Boyle	(970) 221-6339

* This list is provided as a courtesy reference only. Northern Engineering Services assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.

SHEET INDEX

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, CO
UTILITY PLAN APPROVAL

APPROVED: ______ CITY ENGINEER ______ APPROVED SHEETS ______ DATE
APPROVED: ______ WATER & WASTEWATER UTILITY ______ APPROVED SHEETS ______ DATE
APPROVED: ______ STORMWATER UTILITY ______ APPROVED SHEETS ______ DATE
APPROVED: ______ PARK PLANNING & DEVELOPMENT ______ APPROVED SHEETS ______ DATE
APPROVED: ______ TRAFFIC OPERATIONS ______ APPROVED SHEETS ______ DATE
APPROVED: ______ ENVIRONMENTAL PLANNER ______ APPROVED SHEETS ______ DATE

No. | Revisions: | By: | Date:

REVIEW SET
NOT FOR CONSTRUCTION
3/9/2022

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1892-001	DESIGNED BY: F. Wegert	DRAWN BY: F. Wegert
DATE: 3/9/2022	SCALE: N/A	P. MANAGER: A. Reese

301 PARKER STREET
COVER STREET

A. 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. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the City of Fort Collins.

2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.

3. These public improvement construction plans shall be valid for a period of three years from the date of approval by the City of Fort Collins Engineer. Use of these plans after the expiration date will require a new review and approval process by the City of Fort Collins prior to commencement of any work shown in these plans.

4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the City of Fort Collins, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the City of Fort Collins Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the City of Fort Collins, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.

5. All storm sewer construction, as well as power and other "dry" utility installations, shall conform to the City of Fort Collins standards and specifications current at the date of approval of the plans by the City of Fort Collins Engineer.

6. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The Developer shall be responsible for unknown underground utilities.

7. The Developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.

8. The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.

9. If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the City of Fort Collins prior to beginning construction.

10. The Developer shall coordinate and cooperate with the City of Fort Collins, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.

11. No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.

12. The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.

13. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.

14. A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or if water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.

15. The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (Contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the Storm Water Management Plan, and the Erosion Control Plan.

16. 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).

17. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

18. The City of Fort Collins shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the City of Fort Collins failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.

19. All recommendations of the Final Drainage Letter, dated Mar. 9, 2022, by Northern Engineering shall be followed and implemented.

20. Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan. All erosion control measures shall be maintained in good repair by the Developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping.

21. The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the by the City of Fort Collins street inspector.

22. No work may commence within any improved or unimproved public Right-of-Way until a Right-of-Way Permit or Development Construction Permit is obtained, if applicable.

23. The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the the City of Fort Collins Inspector (Fort Collins - 221-6605) and the City of Fort Collins Erosion Control Inspector (Fort Collins - 221-6700) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the City of Fort Collins Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineer absence. However, the City of Fort Collins reserves the right not to accept the improvement if subsequent testing reveals an improper installation.

24. The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the Developer shall be responsible for a re-design of the subject pavement section or, the Developer may use the City of Fort Collins' default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed Professional Engineer. The final report shall be submitted to the Inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the City of Fort Collins Engineer approves the final report.

25. The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets, and other locations requested by the the City of Fort Collins inspector. The engineer or surveyor must certify in a letter to the City of Fort Collins that these elevations conform to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the City of Fort Collins before installation of base course or asphalt will be allowed on the streets.

26. All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.

27. Portions of Larimer County are within overlay districts. The Larimer County Flood Plain Resolution should be referred to for additional criteria for roads within these districts.

28. All road construction in areas designated as Wild Fire Hazard Areas shall be done in accordance with the construction criteria as established in the Wild Fire Hazard Area Mitigation Regulations in force at the time of final plat approval.

29. Prior to the commencement of any construction, the contractor shall contact the Local Entity Forester to schedule a site inspection for any tree removal requiring a permit.

30. The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.

31. The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority. (The City of Fort Collins, Larimer County, Colorado), for approval, prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.

32. Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact the City of Fort Collins Traffic Operations Department, who will temporarily remove or relocate the sign at no cost to the contractor, however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.

33. The Developer is responsible for all costs for the initial installation of traffic signing and striping for the Development related to the Development's local street operations. In addition, the Developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the Development.

34. There shall be no site construction activities on Saturdays, unless specifically approved by the City of Fort Collins Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by City of Fort Collins.

35. The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.

36. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.

37. The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.

38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the City of Fort Collins Engineer immediately.

39. The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Larimer County's Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the City of Fort Collins Engineer.

40. The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:

    PROJECT DATUM: NAVD88

    NGS BENCHMARK C322
    Described by Colorado State Department of Highways 1959.
    The mark is located 0.75 mile south along U.S. Highways 87 and 287 from the south main entrance to Colorado State University at Fort Collins, 47 feet west of the centerline of the highway, set in the east end of the northwest parapet wall of a concrete bridge.

    Recovery note by National Geodetic Survey 1984.
    Recovered in good condition. A new description follows. 3.2 km (2.0 mi) south along U.S. Highway 287 form its junction with State Highway 14 in Fort Collins, in the southeast end of the northwest concrete wingwall of Bridge Number B 16 H over Spring Creek, and 8.0 meters (26.2 ft) west of the centerline of the south bound lanes of the highway. The mark is above level with the highway.

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    Addition to the 1959 description: it is in the bridge over Spring Creek within the highway designation of--B 16 H--. It is 40.0 m (131 ft) north from Johnson Drive and 1.3 m (4.3 ft) west of the westerly curb of College Avenue.

    Elevation = 4889.40

    NGS BENCHMARK T402
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    In Fort Collins, at the junction of East Prospect Street and Stove Street, 38.7 meters (127.0 ft) east of the centerline of Stover Street, 22.8 meters (74.8 ft) south of the centerline of the east bound lanes of East Prospect Street, 15.2 meters (49.9 ft) east of the northwest corner of Barton School and a fence, and 2.1 meters (6.9 ft) east of the center of the most westerly entrance to Barton School. Note--Access to the datum point is through a 5-inch logo cap. The mark is above level with Prospect Street.
    Elevation = 4982.93

    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 - 3.18'

    BASIS OF BEARINGS
    The south line of Lots 8 and 9, Block 1, Alpert Subdivision as bearing S 89º 45' 51" W (assumed).

41. All stationing is based on centerline of roadways unless otherwise noted.

42. 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 of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

43. 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 City of Fort Collins Construction Inspector before any cuts are made. Patching shall be done in accordance with the City of Fort Collins Street Repair Standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer and/or the City of Fort Collins Inspector at the time the cuts are made.

44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.

45. Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.

46. After acceptance by the City of Fort Collins, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.

47. The City of Fort Collins shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: N.A.

48. Approved Variances are listed as follows:
    1) N/A

CONSTRUCTION NOTES

A. Grading and Erosion Control 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 (stockpiling, stripping, grading, etc). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.

4. At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.

5. Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.

6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the City/County.

7. In order to minimize erosion potential, all temporary (structural) erosion control measures shall:

    a. Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
    b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
    c. Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.

8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.

9. The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.

10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.

11. No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.

12. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the City/County or Homeowners Association (HOA).

13. City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.

14. A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.

15. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City.

16. N/A

B. Street Improvement Notes

1. All street construction is subject to the General Notes on the cover sheet of these plans as well as the Street Improvements Notes listed here.

2. A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the City of Fort Collins Engineer for approval, prior to any street construction activity, (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.

3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the City of Fort Collins Engineer in Fort Collins.

4. Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the City of Fort Collins Engineer.

5. Ft. Collins only. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.

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. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the City of Fort Collins Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.

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.

8. The Developer is required to perform a gutter water flow test in the presence of the City of Fort Collins Inspector and prior to installation of asphalt. Gutters that hold more than 1/4 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.

9. Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. and a single axle weight of at least 18,000 lbs. with pneumatic tires inflated to not less that 90 p.s.i.g. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the City of Fort Collins Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The City of Fort Collins Engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be preformed in the presence of an Inspector.

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 the City of Fort Collins Standards and these plans or as otherwise specified in MUTCD.

4. All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.

5. All lane lines for concrete pavement should be epoxy paint.

6. Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the City of Fort Collins Traffic Engineer prior to permanent installation of striping and symbols.

7. Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.

8. Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.

9. All surfaces shall be thoroughly cleaned prior to installation of striping or markings.

10. All sign posts shall utilize break-away assemblies and fasteners per the Standards.

11. A field inspection of location and installation of all signs shall be performed by the City of Fort Collins Traffic Engineer. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.

12. The Developer installing signs shall be responsible for locating and protecting all underground utilities.

13. Special care shall be taken in sign location to ensure an unobstructed view of each sign.

14. Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period,the City of Fort Collins Traffic Engineer reserves the right to require additional signage and/or striping if the City of Fort Collins Traffic Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair wear on traffic markings).

15. Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

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 Letter, dated Mar. 9, 2022, by Northern Engineering shall be followed and implemented.

3. Certification of grading and drainage facilities must be completed by a registered engineer and submitted to the Stormwater Utility Department at least two weeks prior to Stormwater Utility Department acceptance, or otherwise in accordance with the Development Agreement.

E. Utility Notes

1. All waterline and sanitary sewer construction shall conform to the City of Fort Collins Utility standards and specifications current to date of construction.

2. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the water utility.

3. Water mains shall be poly-wrapped D.I.P, or PVC with tracer wire.

4. HDPE pipe may be used for 1-1/2 and 2 inch water services. The pipe shall meet the standards of AWWA 901, NSF Standard 61 and ASTM. The HDPE pipe shall be SDR 9 having a pressure rating of 200 psi. Stiffeners shall be used at all fittings and connections. Tracer wire shall be installed with the HDPE service, and shall extend up the curb stop. The curb stop shall be covered with a metal valve box and "water" lid per City Water Detail 11A.

INFILL AND REDEVELOPMENT NOTE

A. Despite everyone's best efforts, it is impossible to fully display subsurface information prior to excavation. This is especially true in areas of infill and redevelopment. Unknown subsurface conditions can have cost and schedule implications. Prior to finalizing contract terms, it is strongly recommended that the Owner and General Contractor have a candid discussion to formulate a strategy for dealing with such circumstances when they arise. The process and procures should be in place prior to excavation. Allowances and contingencies can address the cost implications, but additional measures are required to deal with scheduling and factors impacting sequence of work. The Architect, Engineer(s), and Construction Surveyor should be made aware of the protocol for dealing with such unknown subsurface conditions prior to starting work.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1501 8th Street, 80631
970.221.4158
northernengineering.com

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
3/9/2022

PROJECT: 1892-001
DESIGNED BY: F. Wegert
DATE: 3/9/2022
SCALE: N/A
DRAWN BY: F. Wegert
P. MANAGER: A. Reese

301 PARKER STREET

GENERAL & CONSTRUCTION NOTES

Sheet
CS2
2 of 8

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LIST OF XREFS: [NCS-xbrief]]

STANDARD EROSION CONTROL NOTES (CITY OF FORT COLLINS)

General Erosion Control Requirements

These notes are a summary for the legal requirements, that are set forth in the Fort Collins Stormwater Criteria Manual (FCSCM), and that any conflict is resolved by the more stringent requirement controlling.

1. The Property Owner, Owner's Representative, Developer, Design Engineer, General Contractor, Sub-contractors, or similar title for the developing entity (here after referred to as the Developer) has provided these Erosion Control Materials in accordance with Erosion Control Criteria set forth in the Manual as an attempt to identify erosion, sediment, and other potential pollutant sources associated with these Construction Activities and preventing those pollutants from leaving the project site as an illicit discharge. Full City requirements and are outlined and clarified in the Manual under Chapter 4: Construction Control Measures and should be used to identify and define what is needed on a project.

2. The Developer shall make themselves thoroughly familiar with the provisions and the content of the specifications laid out in the Manual, the Development Agreement, the Erosion Control Materials compiled for this project, and the following notes as all these materials are applicable to this project.

3. The Developer shall implement and maintain Control Measures for all potential pollutants from the start of land disturbing activities until final stabilization of the construction site.

4. The City Erosion Control Inspector shall be notified at least twenty-four (24) hours prior to the desired start of any construction activities on this site to allow adequate time for on-site confirmation (initial inspection which can take up to two business days after receiving the request) that the site is in fact protected from sediment and pollutants discharges off site. Please contact erosion@fcgov.com early to schedule those Initial Erosion Control Inspections well in advance so that demolition, clearing, grubbing, tree removal, and scraping may begin without delay. Failure to receive an on-site confirmation before construction activities commence is an automatic "Notice of Violation" and can result in further enforcement actions.

5. The Developer shall proactively provide all appropriate Control Measures to prevent damage to adjacent downstream and leeward properties. This includes but is not limited to: trees, shrubs, lawns, walks, pavements, roadways, structures, creeks, wetlands, streams, rivers, and utilities that are not designed for removal, relocation, or replacement in the course of construction.

6. At all times the Developer shall be responsible to ensure adequate Control Measures are designed, selected, installed, maintain, repaired, replaced, and ultimately removed in order to prevent and control erosion suspension, sediment transportation, and pollutant discharge as a result of construction activities associated with this project.

7. All applicable Control Measures based upon the sequencing and/or phasing of the project shall be installed prior to those construction activities commencing.

8. As dynamic conditions (due to the nature, timing, sequence, and phasing of construction) in the field may warrant Control Measures in addition, or different, to what is shown on these plans, the Developer shall at all times be responsible to implement the Control Measures that are most effective with the current state and progress of construction. The Developer shall implement whatever measures are determined necessary, and/or as directed by the City Erosion Control Inspector. The Developer shall insure that all Erosion Control Plans (Maps) or SWMP documents are updated to reflect the current site conditions, with updates being initialed and dated. These site inspections and site condition updates shall be made available upon request by the City.

9. All listings, provisions, materials, procedures, activities, site work and the like articulated in this or other written site-specific documents (Including but not limited to the erosion control reports, development agreements, landscape, and drainage materials) shall meet or exceed the most restrictive language for City, County, State, and Federal regulations with regards to erosion, sediment, pollutant, and other pollution source Control Measures. The Developer shall be responsible to comply with all of these aforementioned laws and regulations.

10. The Developer shall ensure that all appropriate permits (CDPS General Permit Stormwater Discharges Associated with Construction Activity, Dewatering, Clean Water Act, Army Corps of Engineers' 404 Wetlands Mitigation Permit, etc.) have been attained prior to the relevant activity has begun. These permits or copies shall be made available upon request by the City.

11. The Developer shall furnish all conveniences and assistances to aid the Erosion Control Inspectors of materials, workmanship, records, and self-inspections, etc. of the Control Measures involved in the construction activities.

12. The Developer shall request clarification of all apparent site construction issues that may arise due to inconsistencies in construction plans for the site or site conditions around the selected Control Measures by contacting the Erosion Control Inspector. The Erosion Control Inspector will not be responsible for any explanations, interpretations, or supplementary data provided by others.

13. All Control Measures shall be installed in accordance with the Manual.

14. The City reserves the right to require additional Control Measures as site conditions warrant, to the extent authorized by relevant legal authority.

15. As with any construction standards, occasions may arise where the minimum erosion control standards are either inappropriate or cannot be justified. In these cases, a variance to these standards may be applied for pursuant to the terms, conditions, and procedures of the Manual.

16. Inspection. The contractor shall inspect site pollutant sources and implement Control Measures at a minimum of once every two weeks during construction and within 24 hours following a precipitation event. Documentation of each inspection shall be recorded and retained by the contractor.

17. All temporary Control Measures shall be cleaned, repaired, or reconstructed as necessary in order to assure continual performance of their intended function. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any drainage way.

18. Any Control Measure may be substituted for another standard Control Measure so long as that Control Measure is equal to, or of greater protection than the original Control Measure that was to be used in that location. (ex. silt fence, for wattles, or for compact berms) Wattle alone on commercial construction sites have shown to be an ineffective substitute for silt fence or compact berms unless it is accompanied by a construction fence to prevent vehicle traffic.

19. Any implementation or replacement of existing Control Measures for a non-standard control, or alternative Control Measure, shall require the review and acceptance by the City erosion control staff before the measure will be allowed to be used on this project. These Control Measures' details shall be submitted, reviewed and accepted to be in accordance with the Erosion Control Criteria based upon the functionality and effectiveness in accordance with sound engineering and hydrological practices

Land disturbance, Stockpiles, and Storage of Soils

20. There shall be no earth-disturbing activity outside the limits designated on the accepted plans. Off road staging areas or stockpiles must be preapproved by the City. Disturbances beyond these limits will be restored to original condition.

21. Pre-disturbance vegetation shall be identified, protected, and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area required for immediate construction operations, and for the shortest practical period of time. This should include sequencing and phasing construction activities in a way so that the soil is not exposed for long periods of time by schedule or limit grading to small areas. This should also include when practical advancing the schedule on stabilization activities such that landscaping takes place shortly if not immediately after grading has occurred. Vegetation efforts shall start as soon as possible to return the site to a stabilized condition. Sensitive areas should avoid clearing and grading activities as much possible.

22. All exposed soils or disturbed areas are considered a potential pollutant and shall have Control Measures implemented on the site to prevent materials from leaving the site.

23. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition at all times by equipment tracking, scarifying or disking the surface on a contour with a 2 to 4 inch minimum variation in soil surface until mulch, vegetation, and/or other permanent erosion control is installed.

24. No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport through the use of surface roughening, watering, and down gradient perimeter controls. All soil stockpiles shall be protected from sediment transport by wind in accordance with Municipal Code §12-150. All stockpiles shall be flattened to meet grade or removed from site as soon as practical, and no later than the completion of construction activities or abandonment of the project. All off-site stockpile storage locations in City limits shall have a stockpile permit from the City Engineering Department prior to using the area to store material. If frequent access from hardscape to the stockpile is needed a structural tracking Control Measure shall be implemented.

25. All required Control Measures shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc.). All of the required erosion Control Measures must be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.

26. All inlets, curb-cuts, culverts, and other storm sewer infrastructure which could be potentially impacted by construction activities shall be protected with Control Measures. Material accumulated from this Control Measure shall be promptly removed and in cases where the protection has failed, the pipes shall be thoroughly cleaned out.

27. All streams, stream corridors, buffers, woodlands, wetlands, or other sensitive areas shall be protected from impact by any construction activity through the use of Control Measures.

28. All exposed dirt shall have perimeter control. Any perimeter controls that drain off or has the ability to be tracked onto the nearby hardscape shall have some form of effective sediment control as the, or as part of the, perimeter control.

29. All exposed slopes should be protected. All exposed steep slopes (Steeper than 3:1 H:V) shall be protected from erosion and sediment transport through use of Control Measures.

30. No soils shall remain exposed by land disturbing activity for more than thirty (30) days after activity has ceased before required temporary seeding or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed. This is not just limited to projects that are abandoned; this includes any project that is temporarily halted and no immediate activity is to resume within the next thirty (30) days, unless otherwise approved by the City Erosion Control Inspector. During a season when seeding does not produce vegetative cover, another temporary erosion control shall be implemented with or until temporary seeding or permanent erosion control can be performed.

31. All individual lots shall have effective sediment controls located on the street side and any down gradient side. Typically most lots drain to the front yet on those cases where houses are along a pond or drainage swale have the lot drain in a different direction than the street, those individual lots will need protection on that down gradient side to prevent sediment from leaving the lot. See the Individual Lot Details for further clarification.

Vehicle Tracking

32. At all points where vehicles exit or leave the exposed dirt area on to a hardscape or semi hardscape (concrete, asphalt, road base, etc.) shall have installed at least one structural tracking Control Measure to prevent vehicle tracking. All areas not protected by an adequate perimeter control shall be considered a point where vehicles exit the site. Access points should be limited to as few entrances as possible (All perimeter areas shall be protected from tracking activities).

33. In all areas that the structural tracking Control Measures fail to prevent vehicle tracking, collection and proper disposal of that material is required. All inlets located near access points and affected by tracking activities shall be prevented from the introduction of sediment into the drainage system.

34. City Municipal Code §20-62, among other things, prohibits the tracking, dropping, or depositing of soils or any other material onto city streets by or from any source. City Municipal Code, §26-498, among other things, prohibits the discharge of pollutants on public or private property if there is a significant potential for migration of such pollutant. Therefore, all tracked or deposited materials (intentional or inadvertent) are not permitted to remain on the street or gutter and shall be removed and legally disposed of by the Developer in a timely and immediate manner. Dirt ramps installed in the curb-lines are not exempt to these sections of code and shall not be permitted in the street right of way (public or private).

35. If repeated deposit of material occurs on a site, additional structural tracking controls may be required of the Developer by the City Erosion Control Inspector.

Loading and Unloading Operations

36. The Developer shall apply Control Measure to limit traffic (site worker or public) impacts and proactively locate material delivered to the site in close proximity to the work area or immediately incorporated in the construction to limit operational impacts to disturbed areas, vehicle tracking, and sediment deposition that could impact water quality.

Outdoor Storage or Construction Site Materials, Building Materials, Fertilizers, and Chemicals

37. Any materials of a non-polluting nature (steel, rock, brick, lumber, etc.) shall be inspected for any residue coming off the material during routine inspection and will generally be located where practical at least fifty (50) feet from any permanent or interim drainage ways.

38. Any high environmental impact pollutant materials that have a high likelihood to result in discharge when in contact with stormwater (lubricants, fuels, paints, solvents, detergents, fertilizers, chemical sprays, bags of cement mix, etc.) should not be kept on site where practical. When not practical, they should be stored inside (vehicle, trailer, connex, building, etc.) and out of contact with stormwater or stormwater runoff. Where not available, they shall be stored outside in a raised (high spots or on pallets), covered (plastic or tarped), and sealed (leak proof container) in secondary containment location. The secondary containment or other Control Measure shall be adequately sized, located, where practical, at least fifty (50) feet from any permanent or interim stormwater structures or drainage ways and shall be monitored as part of the routine inspections.

Vehicle and equipment maintenance and fueling

39. Parking, refueling, and maintenance of vehicles and equipment should be limited in one area of the site to minimize possible spills and fuel storage areas. This area shall be located, where practical, at least fifty (50) feet from any permanent or interim stormwater structures or drainage ways and shall be monitored as part of the routine inspections. All areas shall keep spill kits and supplies close.

Significant Dust or Particulate generating Process

40. The property must be actively preventing the emission of fugitive dust at all times during construction and vegetation activities. All land disturbing activities that result in fugitive dust shall be in accordance with Municipal Code §12-150 to reduce the impacts to adjacent properties and community health. All required practices shall be implemented and additional ones shall be followed. These practices include watering the sites and discontinuing construction activities until the wind subsides as determined by any City Inspectors. Concrete truck / equipment washing, including the concrete truck chute and associated fixtures and equipment

41. All concrete and equipment washing shall use structural Control Measures appropriate to the volume of wash and frequency of use. These Control Measures shall be located, where practical, at least fifty (50) feet from any permanent or interim stormwater structures or drainage ways and shall be monitored as part of the routine inspections. These areas shall be clearly identified and protected from any wash from leaving the Control Measure. If frequent access from hardscape to the Control Measure is to occur, a structural tracking Control Measure shall be implemented. These Control Measures shall be frequently cleaned out.

42. The Developer is responsible for ensuring washing activity is taking place at the appropriate Control Measure and site workers are not washing or dumping wash water on to the dirt or other uncontrolled locations.

Dedicated Asphalt and concrete batch plants

43. Dedicated asphalt and concrete batch plants are not acceptable on construction sites within the City of Fort Collins without an expressed written request and plan to reduce pollutants associated with that type of activity and approval by the City of Fort Collins specifically the Erosion Control Inspector. The Developer shall inform the erosion control inspection staff of any dedicated asphalt, or concrete batch plants that is to be used on site.

Concrete Saw Cutting Materials

44. Saw cutting material shall be in accordance with Municipal Code §12-150 for air emissions and all water applications to the saw cutting shall prevent material from leaving the immediate site and collected. These cutting locations, once dried, shall be swept and scraped of all material and shall have proper and legal disposal.

Waste Materials Storage and Sanitary Facilities

45. Trash, debris, material salvage, and/or recycling areas shall be, where practical, at least fifty (50) feet from any permanent or interim stormwater structures or drainage ways and shall be monitored as part of the routine inspections. These facilities should be located out of the wind and covered as able. Where not able to cover, locating said areas on the side of other structures to reduce exposure to winds, and follow maximum loading guidelines as marked on the container. The Developer is required to practice good housekeeping to keep the construction site free of litter, construction debris, and leaking containers.

46. Sanitary facilities shall be prevented from tipping through the use of anchoring to the ground or lashing to a stabilized structure. These facilities shall also be located as far as practical from an inlet, curb cut, drainage swale or other drainage conveyances to prevent material transport from leaving the local area. This consists of the facility being located, where practical, at least fifty (50) feet from any permanent or interim drainage ways.

Other Site Operations and Potential Spill Areas

47. Spills: For those minor spills that; are less than the State's reportable quantity for spills, stay within the permitted area, and in no way threaten any stormwater conveyance, notify the City of Fort Collins Utilities by email at erosion@fcgov.com or phone (970) 817-4770. For any significant, major, or hazardous spills, notify the City of Fort Collins Utilities by phone only after Emergency Response (911) has been notified and is on route, County Health Department (LCDHE) has been notified through Larimer County Sheriff Dispatch (970) 416-1985, and the State Spill Hotline Incident Reporting have been contacted 1-877-518-5608. Written documentation shall be provided to the City within 5 days of the event. All spills shall be cleaned up immediately.

48. Selection of "plastic welded" erosion control blankets shall not be used in areas that wildlife, such as snakes, are likely to be located as these have proven to cause entrapment issues.

Final stabilization and project completion

49. Any stormwater facilities used as a temporary Control Measure will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the Owner, Homeowners Association (HOA), or other party responsible for long term maintenance of those facility.

50. All final stabilization specifications shall be done in accordance with the Manual, Chapter 4: Construction Control Measures.

51. All disturbed areas designed to be vegetated shall be amended, seeded & mulched, or landscaped as specified in the landscape plans and per City of Fort Collins Standards within 14 working days of final grading.

52. Soil in all vegetated (landscaped or seeded) areas, including parkways and medians shall comply with all requirements set forth in Sections 12-130 through 12-132 of the City Municipal Code, as well as Section 3.8.21 for the City Land Use Code.

53. All seeding shall refer to landscaping plans or the Erosion Control Plans for species mixture and application rates and depths requirements.

54. All seed shall be drilled where practical to a depth based upon the seed type. Broadcast seeding shall be applied at double the rate as prescribed for drill seeding and shall be lightly hand raked after application. Hydroseeding may be substituted for drill seeding on slopes steeper than 3(H):1(V) or on other areas not practical to drill seed and crimp and mulch. All hydroseeding must be conducted as two separate processes of seeding and tackification.

55. All seeded areas must be mulched within twenty-four (24) after planting. All mulch shall be mechanically crimped and or adequately applied tackifier. The use of crimped mulch or tackifier may require multiple re-applications if not properly installed or have weathered or degraded before vegetation has been established. Areas of embankments having slopes greater than or equal to 3H:1V shall be stabilized with an erosion mat or approved equal to ensure seed will be able to germinate on the steep slopes. During a season when seeding doesnot produce vegetative cover, another temporary erosion control shall be implemented along with, or until, temporary seeding or permanent erosion control can be performed.

56. The Developer shall warranty and maintain all vegetative measures for two growing seasons after installation or until seventy percent (70%) vegetative cover has been established, whichever is longer and meets all the Criteria outlined in the Fort Collins Stormwater Criteria Manual Chapter 4: Construction Control Measures.

57. The Developer shall maintain, monitor, repair, and replace any and all applicable Control Measures until final stabilization has been obtained. All Control Measures must remain until such time as all upstream contributing pollutant sources have been vegetated or removed from the site. When any Control Measure is removed, the Developer shall be responsible for the cleanup and removal of all sediment and debris from that Control Measure. At the point at which the site has been deemed stabilized and verified by City Erosion Control Inspector, all temporary Control Measures can then be fully removed. All measures shall be removed within 30 days after final stabilization is achieved.

58. The responsible party shall maintain and keep current all payments or related forms of security for the Erosion Control Escrow until 1) stabilization has been reached and 2) all Control Measures and/or BMPs have sediment materials collected and the Control Measure removed from the site. At that time the site will be considered completed and any remaining Erosion Control Escrow shall be returned to the appropriate parties.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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No. | Revisions: | By: | Date:

REVIEW SET
NOT FOR CONSTRUCTION
3/9/2022

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1892–001	DESIGNED BY: F. Wegert	DRAWN BY: F. Wegert
DATE: 3/9/2022	SCALE: N/A	P. MANAGER: A. Reese

301 PARKER STREET

EROSION CONTROL NOTES

Sheet
CS3

DRAWING FILENAME: P:\1892-001\Dwg\1892-001_COVR.dwg LAYOUT NAME: Erosion Control Notes DATE: Mar 10, 2022 – 7:59am CAD OPERATOR: fred
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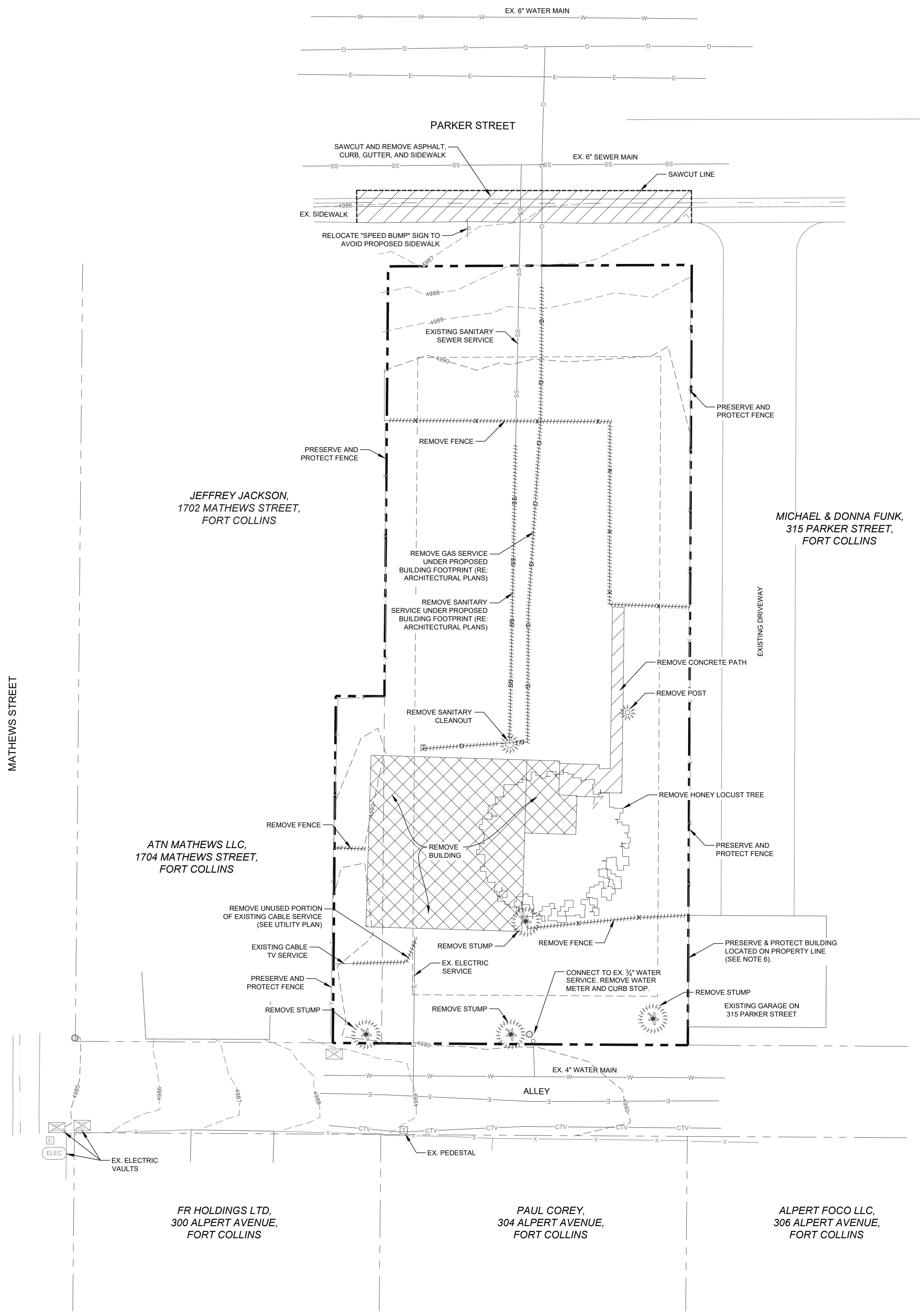

NORTH

10 0 10 20 30

(IN FEET)
1 INCH = 10 FEET

LEGEND:

PROJECT BOUNDARY	
EXISTING RIGHT-OF-WAY	
EXISTING MAJOR CONTOUR	5015
EXISTING MINOR CONTOUR	5013
EXISTING STORM SEWER	
EXISTING TELEPHONE	T
EXISTING GAS	G
EXISTING SANITARY SEWER	SS
EXISTING WATER	W
EXISTING ELECTRIC	E
EXISTING FIBER OPTIC	FO
EXISTING CABLE	CTV
EXISTING OVERHEAD UTILITY	OHE
EXISTING FENCE	X
EXISTING ELECTRIC VAULT	
EXISTING FIRE HYDRANT	
EXISTING IRRIGATION BOX	
EXISTING WATER METER	
EXISTING GAS METER	
EXISTING TELEPHONE PEDESTAL	
EXISTING TREES (TO REMAIN)	
EXISTING TREES (TO BE REMOVED)	

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. CURB, GUTTER, AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
4. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, PRIVATE FENCES, BUILDINGS, AND ABOVE GROUND OR UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
5. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ITEMS.
6. EXISTING BUILDING IS LOCATED 0.05' EAST OF THE PROPERTY LINE. CONTRACTOR TO PRESERVE AND PROTECT EXISTING BUILDING AND MATCH INTO EXISTING ELEVATIONS AGAINST BUILDING.
7. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
8. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
9. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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No.	Revisions:	By:	Date:

REVIEW SET
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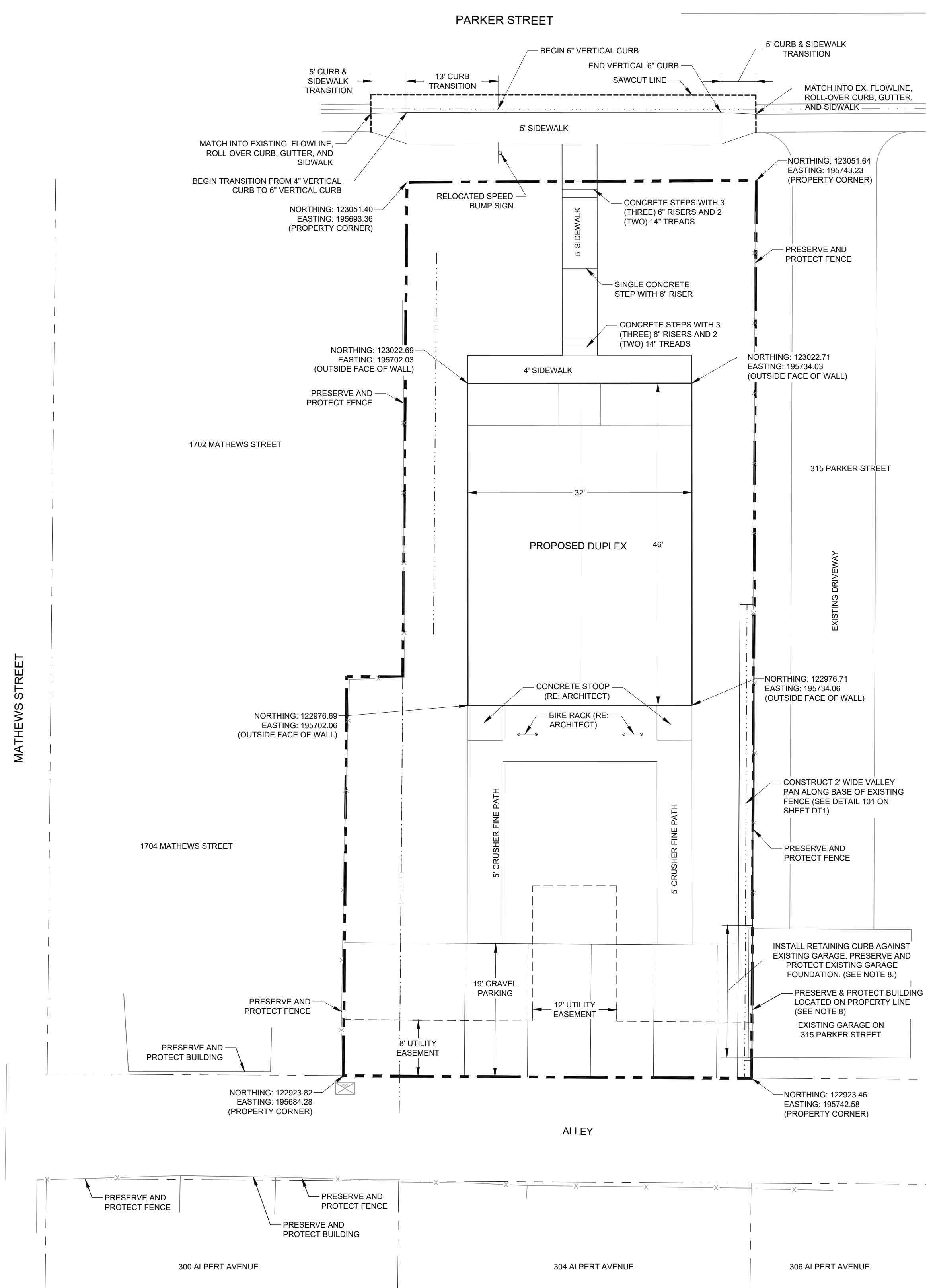
3/9/2022

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

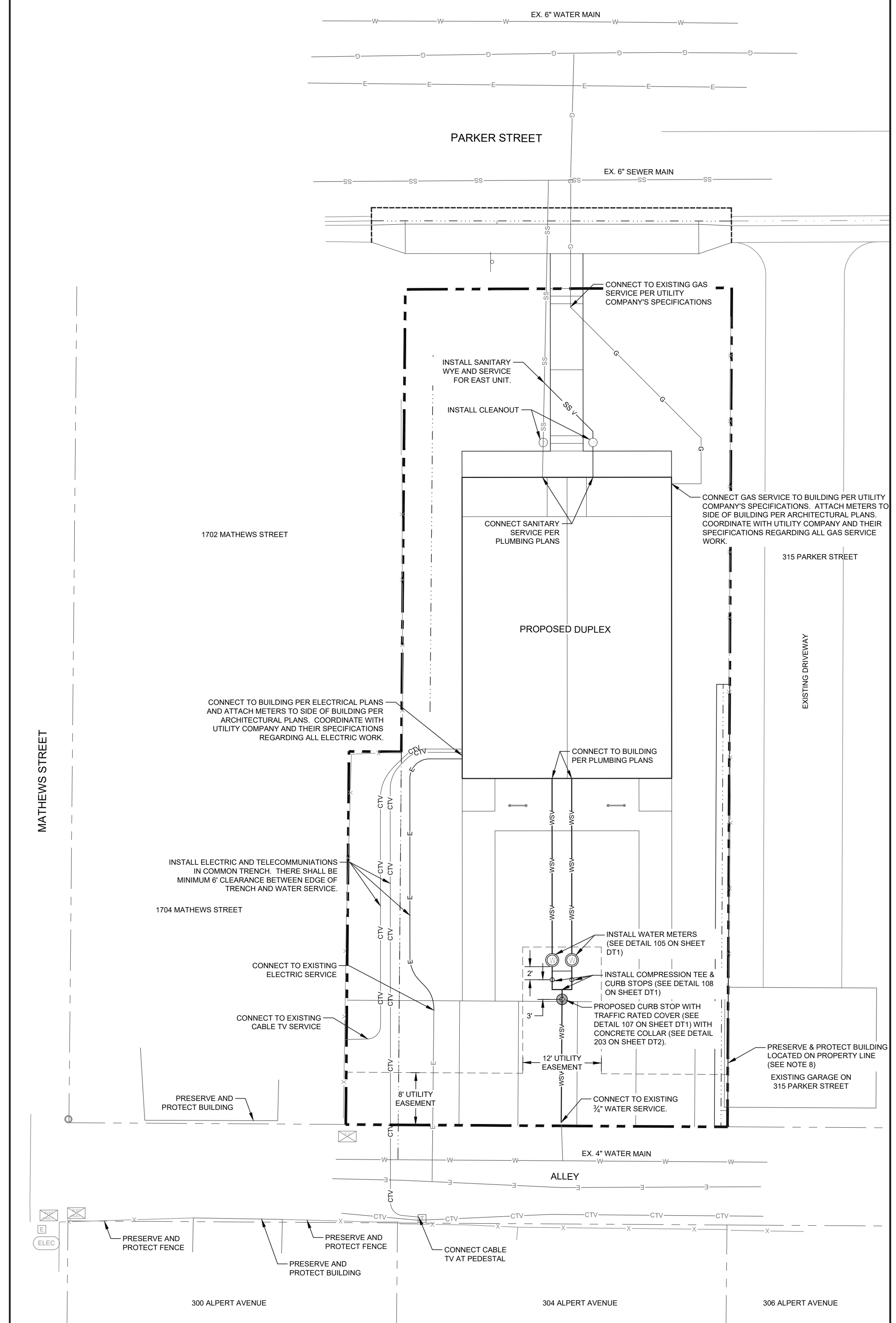
DATE: 3/9/2022	SCALE: 1" = 10'	P. MANAGER: A. Reese
PROJECT: 1892-001	DESIGNED BY: F. Wegert	DRAWN BY: F. Wegert

301 PARKER STREET
EXISTING CONDITIONS & DEMOLITION PLAN

Sheet
EX1
4 of 8



HORIZONTAL CONTROL PLAN



UTILITY PLAN

NORTH

10 0 10 20 30
(IN FEET)
1 INCH = 10 FEET

LEGEND:

- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING ROW
- EXISTING LOT LINE
- EASEMENTS
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING CABLE
- EXISTING TELEPHONE PEDESTAL

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING LAYOUT. LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF WALL AND IS SHOWN FOR INFORMATION ONLY.
3. ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE AND SITE FEATURES SUCH AS LANDSCAPING, LANDSCAPE ROCKS, MULCH, ETC. FOR DETAILS AND SPECIFICATIONS.
5. CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE APPROVED ARCHITECTURAL DRAWINGS FOR ALL CONCRETE STEPS, HANDRAIL, FENCE, BIKE RACK, CRUSHER FINES, ETC. FOR DETAILS AND SPECIFICATIONS.
6. SEE ARCHITECTURAL PLANS FOR DIMENSIONS AND DESIGN OF ALL BUILDING CONCRETE DOOR STOOPS.
7. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
8. EXISTING BUILDING IS 0.05' EAST OF PROPERTY LINE. CONTRACTOR TO PRESERVE AND PROTECT EXISTING BUILDING AND MATCH INTO EXISTING ELEVATIONS AGAINST BUILDING. PROPOSED RETAINING CURB SHALL DIRECT DRAINAGE AWAY FROM BUILDING.
9. LIMITS OF CONCRETE REPAIRS TO BE DETERMINED IN THE FIELD BY CITY ENGINEERING INSPECTOR. CONCRETE TO BE REMOVED JOINT TO JOINT.
10. 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 THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
11. CONCRETE SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
12. SIGN PLACEMENT SHALL BE PER THE LATEST EDITION OF MUTCD REGARDLESS OF PLAN LOCATION.
13. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
14. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
15. ALL WATER CONSTRUCTION SHALL BE PER CITY OF FORT COLLINS, LATEST EDITION, EXCEPT FOR THE STANDARDS RELATED TO THE WATER SERVICES, WHICH SHALL BE PER CITY OF FORT COLLINS STANDARDS, EXCEPT THAT NO MECHANICAL JOINT RESTRAINTS ARE REQUIRED BETWEEN FITTINGS UNLESS SPECIFICALLY SHOWN ON THE PLAN OR AS REQUIRED FOR ABNORMAL DEFLECTIONS.
16. ALL SEWER CONSTRUCTION SHALL BE PER CITY OF FORT COLLINS SANITARY SEWER DESIGN TECHNICAL CRITERIA MANUAL, LATEST EDITION.
17. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
18. ALL WATERLINES SHALL HAVE A 4.5' MINIMUM AND 5.5' MAXIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE.
19. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
20. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
21. ALL WATER SERVICES SHALL BE ¾" TYPE-K COPPER UNLESS OTHERWISE NOTED.
22. THE PLUMBING CONTRACTOR SHALL TERMINATE UTILITY LATERALS 5' OUTSIDE OF BUILDING UNLESS OTHERWISE NOTED. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL UTILITY CONNECTIONS INTO THE PROPOSED BUILDING SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL DRAWINGS.
23. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY OF FORT COLLINS ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY OF FORT COLLINS STREET REPAIR STANDARDS.
24. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
25. THE PUBLIC RIGHT-OF-WAY SHALL NOT BE USED FOR STAGING OR STORAGE OF MATERIALS OR EQUIPMENT ASSOCIATED WITH THE DEVELOPMENT, NOR SHALL IT BE USED FOR PARKING BY ANY CONTRACTORS, SUBCONTRACTORS, OR OTHER PERSONNEL WORKING FOR OR HIRED BY THE DEVELOPER TO CONSTRUCT THE DEVELOPMENT. THE CONTRACTOR WILL NEED TO ACCOMMODATE ANY NECESSARY ONSITE OR OFFSITE STAGING AND/OR PARKING NEEDS ASSOCIATED WITH THE COMPLETION OF THE DEVELOPMENT.

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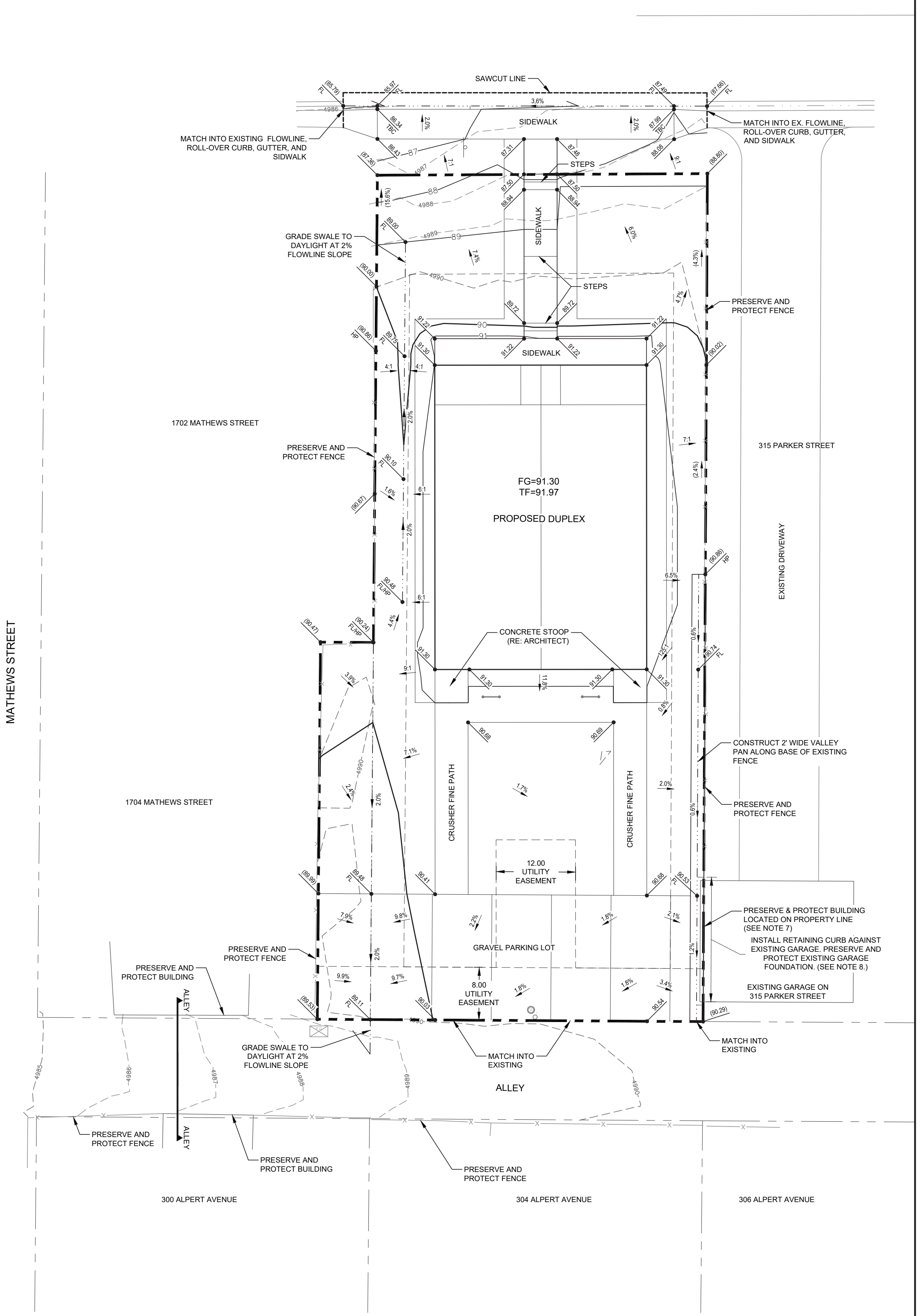
DATE: 3/9/2022
SCALE: 1" = 10'
P. MANAGER: A. Reese
PROJECT: 1892-001
DESIGNED BY: F. Wegert
DRAWN BY: F. Wegert

301 PARKER STREET
HORIZONTAL CONTROL PLAN & UTILITY PLAN

DRAWING FILENAME: P:\1892-001\Dwg\Util\1892-001_UTIL.dwg LAYOUT NAME: Horizontal Control Plan DATE: Mar 10, 2022 - 8:00am CAD OPERATOR: fred
LIST OF XREFS: [NES-xborder] [1892-001_xEXIST] [1892-001_xSITE] [1892-001_xUTIL]



GRADING PLAN

NORTH

10 0 10 20 30
(IN FEET)
1 INCH = 10 FEET

LEGEND:

- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING ROW
- EXISTING LOT LINE
- EASEMENTS
- PROPOSED SPOT ELEVATION — 33.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%
- ALLEY SECTION WITHIN DRAINAGE MEMO — ALLEY ALLEY

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
3. ALL PROJECT DATA IS ON VERTICAL DATUM NAVD88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
5. LOT GRADING IS DESIGNED FOR TYPICAL RECTANGULAR FOOTPRINT WITH DIMENSIONS AS SHOWN HEREON. SHOULD BUILDING FOOTPRINT CHANGE, GRADING SHALL BE ADJUSTED BY PLOT PLAN FOR THE SPECIFIC FOOTPRINT. ALL MINIMUM OPENINGS SHALL BE A MINIMUM OF 18" ABOVE FRONT LOT ELEVATIONS AND PLOT PLAN DESIGN SHALL MEET FHA GRADING GUIDELINES AND BUILDING CODE REQUIREMENTS.
6. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
7. EXISTING BUILDING IS 0.05' EAST OF PROPERTY LINE. CONTRACTOR TO PRESERVE AND PROTECT EXISTING BUILDING AND MATCH INTO EXISTING ELEVATIONS AGAINST BUILDING. PROPOSED GRAVEL PARKING LOT SHALL SLOPE AWAY FROM EXISTING BUILDING AT MINIMUM 3% SLOPE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING (CITY, STATE DISCHARGE PERMIT, ETC.) AND COMPLIANCE WITH GOVERNING AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (OR PERMIT HOLDER) TO ENSURE EROSION CONTROL MEASURES ARE PROPERLY MAINTAINED AND FOLLOWED.
9. CONTRACTOR SHALL IMPLEMENT APPROPRIATE PERIMETER PROTECTION FOR AREAS DIRECTING DRAINAGE OFFSITE. PERIMETER PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN SEDIMENT CONTROL LOGS OR SILT FENCE FOR BARE SOIL, SAND BAGS OR GRAVEL SOCKS FOR PAVEMENT, ETC.)
10. THE SITE MUST BE SWEPT AND MAINTAINED TO PREVENT DIRT, SEDIMENT, SAW CUTTINGS, CONCRETE WASH, TRASH & DEBRIS, LANDSCAPE MATERIALS AND OTHER POLLUTANTS FROM ENTERING STORM SEWER AT ALL TIMES. DIRT, DEBRIS, AND MUD FROM CONSTRUCTION ACTIVITIES SHALL NOT BE TRACKED ON TO CITY STREETS AND ALLEYS, AND THE SITE SHALL BE CLEANED NIGHTLY OR AT THE SUGGESTION OF THE CITY'S EROSION CONTROL INSPECTOR. IF DIRT, DEBRIS, AND MUD FROM CONSTRUCTION ACTIVITIES IS TRACKED INTO CITY RIGHT-OF-WAYS, THE DIRT, DEBRIS, AND MUD SHALL BE IMMEDIATELY CLEANED UP BY THE CONTRACTOR. CITY INSPECTORS MAY REQUIRE THE INSTALLATION OF EROSION OR SEDIMENT CONTROL MEASURES DEPENDENT ON SITE INSPECTIONS AND/OR NEIGHBOR COMPLAINTS.
11. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON PLANTING, REVEGETATION, HARDSCAPE AND OTHER PERMANENT SITE STABILIZATION METHODS.
12. TOTAL DISTURBED AREA IS 7,496 SQ. FT.

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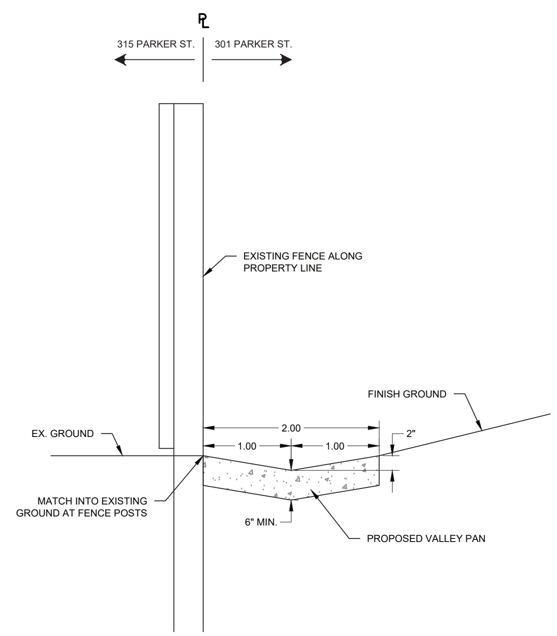
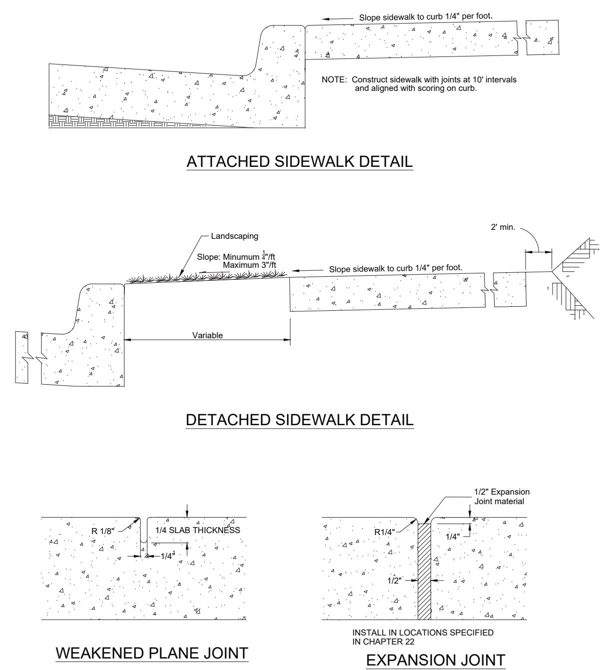
PROJECT: 1892-001
DATE: 3/9/2022
DESIGNED BY: F. Wegert
SCALE: 1" = 10'
DRAWN BY: F. Wegert
P. MANAGER: A. Reese

301 PARKER STREET
GRADING PLAN

DRAWING FILENAME: P:\1892-001\Dwg\Grad\1892-001_GRAD.dwg LAYOUT NAME: Grading Plan DATE: Mar 10, 2022 - 8:00am CAD OPERATOR: fred
LIST OF XREFS: [NES-xborder] [1892-001_xTOPO] [1892-001_xEXST] [1892-001_xGRAD] [1892-001_xSITE]

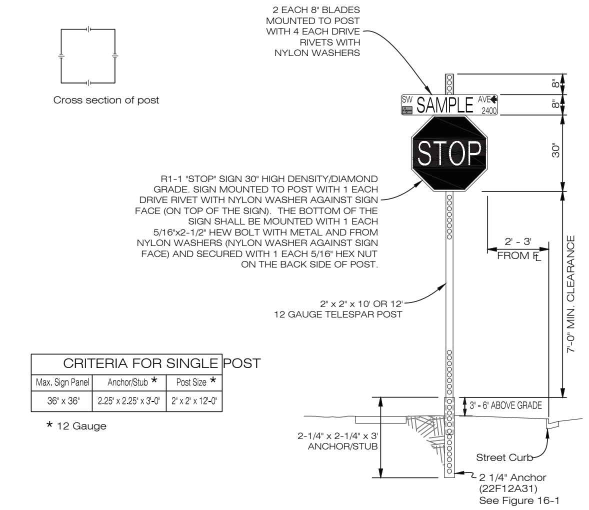


101 VALLEY PAN
NOT TO SCALE



SIDEWALK DETAIL			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 04/01/07	DRAWING 1602

102 TYPICAL SIDEWALK
NOT TO SCALE



CRITERIA FOR SINGLE POST		
Max. Sign Panel	Anchor/Stub *	Post Size *
36" x 36"	2.25" x 2.25" x 3'-0"	2" x 2" x 12'-0"

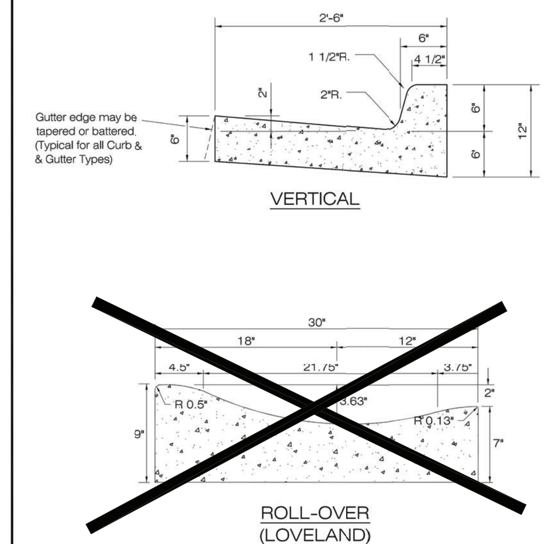
* 12 Gauge

NOTES:

1. Attach the sign panels tightly to the post and use oversized washers to keep the sign from breaking loose from the post when hit by a vehicle.
2. Sign panels should be mounted a minimum of 7 feet above the pavement or ground.
3. Signs larger than 36 inches in length or width require wind bracing and special post design.
4. Anchor Stub and post are square steel tube (perforated).
5. All "No Parking" signs shall be installed at 45° from Flow Line.

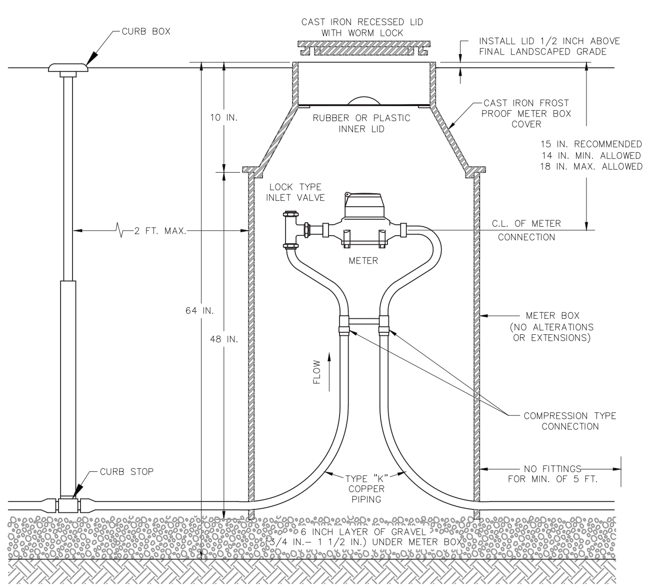
SIGN POST			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 04/01/07	DRAWING 1401

103 TYPICAL SIGN POST
NOT TO SCALE



CURB AND GUTTER			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 03/01/02	DRAWING 701

104 TYPICAL CURB AND GUTTER
NOT TO SCALE

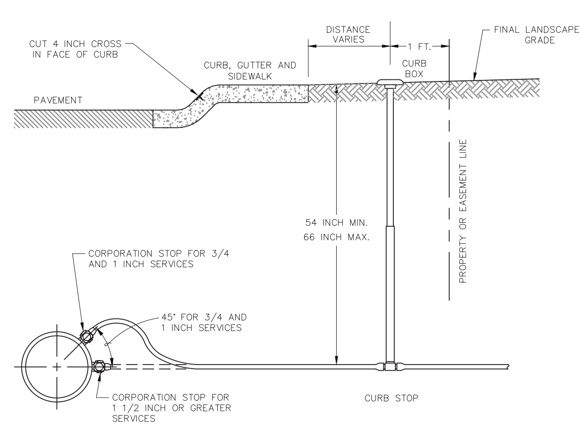


GENERAL NOTES

1. DO NOT INSTALL IN ANY STREET, ALLEY, PARKING AREA, DRIVEWAY, SIDEWALK, DRAINAGE DITCH OR DETENTION BASIN.
2. NO LANDSCAPING (SHRUBS, BOULDERS, ETC.) OR STRUCTURES TO BE WITHIN 4 FEET OF METER BOX, OR NO TREES WITHIN 10 FEET OF METER BOX.
3. SLOPE GROUND SURROUNDING METER BOX AWAY FROM LID AT 2% MINIMUM GRADE.
4. MAKE NO PLUMBING CONNECTIONS (TEES, COUPLINGS, ETC.) IN METER BOX.
5. ALL TEES AND CONNECTION FITTINGS TO BE A MINIMUM OF 5 FEET FROM METER BOX WALL ON OUTLET SIDE.
6. GRADE ACCEPTANCE AFTER METER BOX INSTALLATION REQUIRES THAT THE OWNER ADJUST METER BOX COVER TO 1/2 INCH ABOVE FINAL GRADE.
7. 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 — CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580 FORT COLLINS, CO. 80550 (970) 221-6700
TITLE OF DRAWING: STANDARD EXTERIOR SETTING FOR 3/4 IN. AND 1 IN. WATER METERS
REVISED DATE: 4/11/11 DETAIL 15

105 TYPICAL WATER METERS
NOT TO SCALE

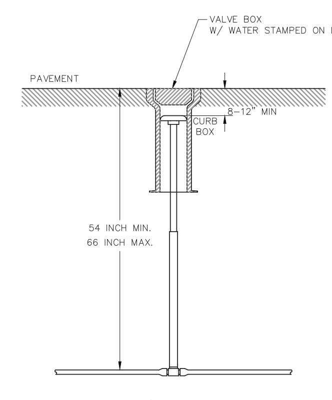


GENERAL NOTES

1. 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.
2. Install 1 1/2 inch and 2 inch services with tapped tee and corporation stop at time of construction or use a tapping saddle.
3. Locate curb box and meter pit according to the approved utility drawings.
4. 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.
5. No couplings allowed between curb stop and meter setting.
6. Use type K copper for the service from the corporation stop to a minimum of 5 feet past the meter pit.
7. 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.
8. All residential water service shall be installed in the center of the lot unless otherwise approved by the Utility.
9. All water and sanitary sewer service shall have a minimum horizontal separation of ten feet.

City of Fort Collins — CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580 FORT COLLINS, CO. 80550 (970) 221-6700
TITLE OF DRAWING: TYPICAL WATER SERVICE
REVISED DATE: 4/12/11 DETAIL 11

106 TYPICAL WATER SERVICE
NOT TO SCALE

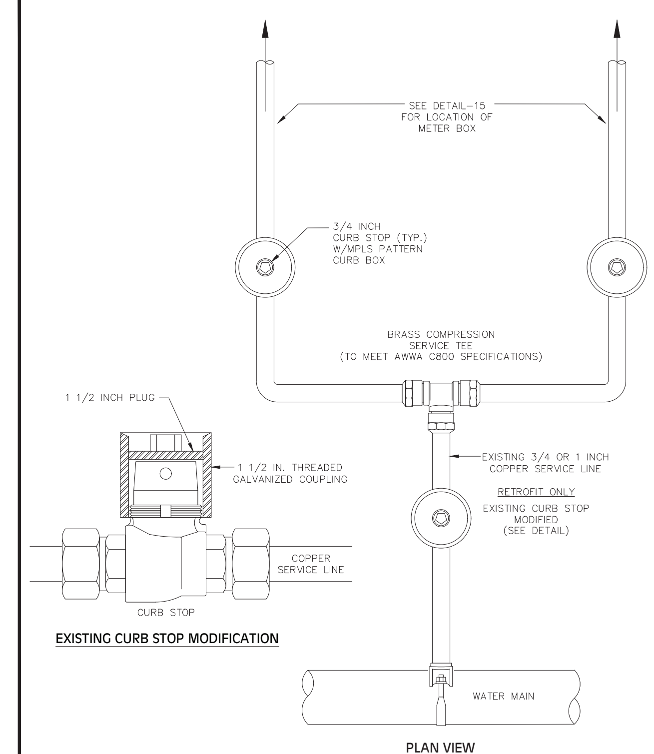


GENERAL NOTES

1. Locate curb box and water meter according to the approved utility drawings.
2. Compact trench as required by Development Construction Standard to support valve box.

City of Fort Collins — CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580 FORT COLLINS, CO. 80550 (970) 221-6700
TITLE OF DRAWING: TRAFFIC-RATED CURB STOP INSTALLATION
REVISED DATE: 7/17/2014 DETAIL 11A

107 TRAFFIC RATED CURB STOP
NOT TO SCALE



City of Fort Collins — CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580 FORT COLLINS, CO. 80550 (970) 221-6700
TITLE OF DRAWING: RETROFIT DUAL SERVICE LINE FOR DUPLEX
REVISED DATE: 4/11/11 DETAIL 12A

108 METER PLACEMENTS FOR DUAL WATER SERVICE
NOT TO SCALE

No. | Revisions: | By: | Date:

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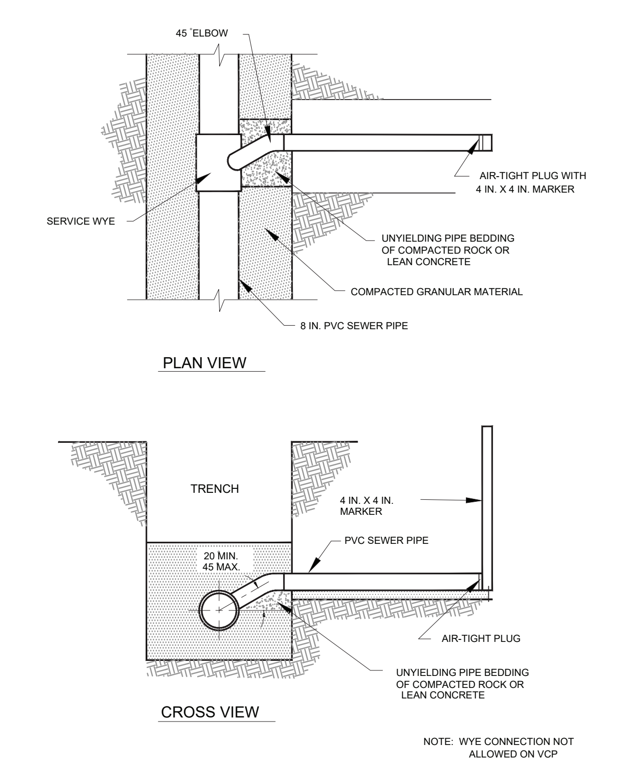
970.221.4158
northernengineering.com

PROJECT: 1892-001 | DATE: 3/9/2022
DESIGNED BY: F. Wegert | SCALE: N/A
DRAWN BY: F. Wegert | P. MANAGER: A. Reese

301 PARKER STREET
CONSTRUCTION DETAILS

Sheet
DT1

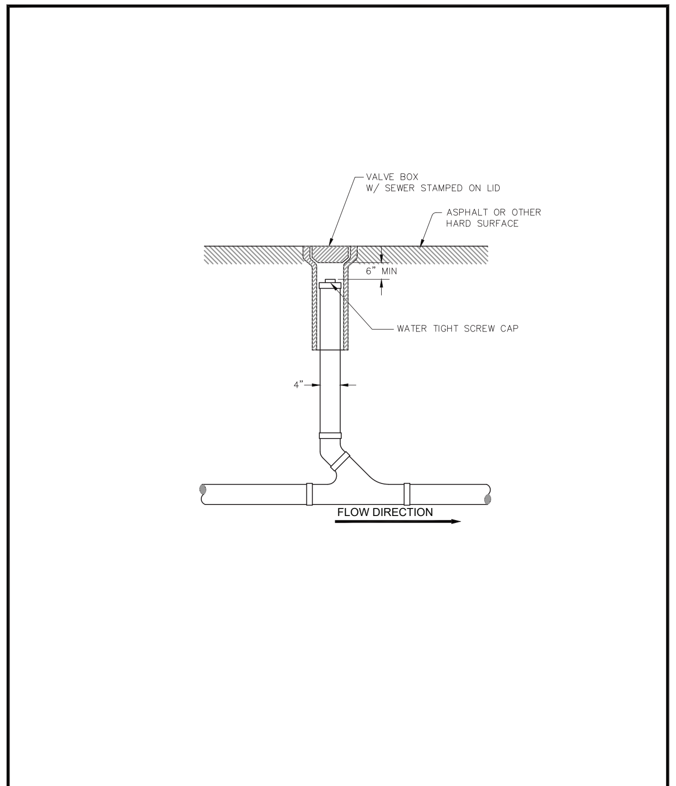


SERVICE WYE DETAIL

City of Fort Collins	SEWER CONSTRUCTION DETAILS	APPROVED: DATE REVISED: 4/11/11 DRAWN BY: NBJ	DETAIL WW-9

201 TYPICAL SANITARY SERVICE WYE

NOT TO SCALE

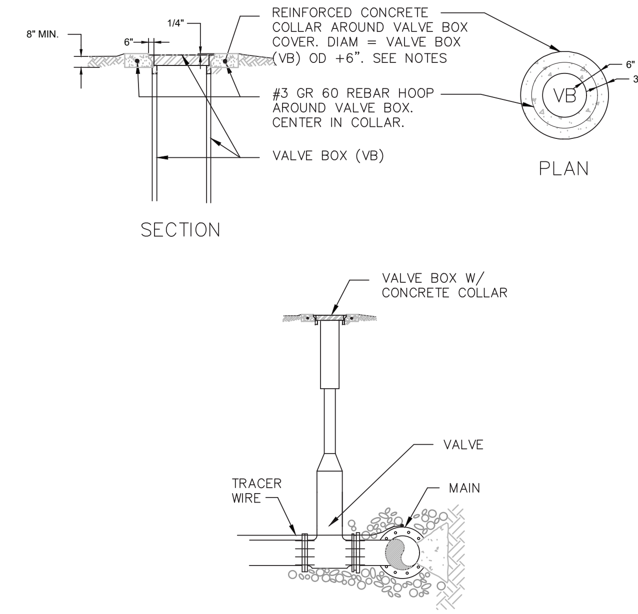


TRAFFIC RATED CLEANOUT

City of Fort Collins	SEWER CONSTRUCTION DETAILS	APPROVED: DATE REVISED: 4/11/11 DRAWN BY: NBJ	DETAIL WW-15

202 TRAFFIC RATED CLEANOUT

NOT TO SCALE



NOTES

1. ALL VALVE BOXES SHALL HAVE A 6" CONCRETE COLLAR AROUND THE VALVE BOX.
2. CONCRETE SHALL BE 3500 PSI MIN.
3. PROVIDE #3 GR 60 REBAR HOOP IN CONCRETE AROUND THE VALVE BOX COVER. INSTALL W/ 6" SPLICE LENGTH.

203 CONCRETE COLLAR

NOT TO SCALE

Revisions: No. By: Date:

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P. MANAGER: A. Reese
PROJECT: 1892-001
DESIGNED BY: F. Wegert
DRAWN BY: F. Wegert

301 PARKER STREET
CONSTRUCTION DETAILS

Sheet DT2

Intermill Land Surveying

1301 N. Cleveland Ave.
Loveland, Colorado 80537

(970) 669-0516

August 17, 2021 P-21-9119

Utility Easement Description
(Portions Of Lots 8 & 9, Block 1, Alpert Subdivision, Fort Collins, Colorado):

That portion of Lots 8 and 9, Block 1 of ALPERT SUBDIVISION, Fort Collins, Colorado situate in the Northwest Quarter of Section 24, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows;

The Southerly 8-feet of Lot 8, Block 1 of said ALPERT SUBDIVISION to the City of Fort Collins, Colorado AND the Southerly 8-feet of the South 57-feet of the East 8-feet of Lot 9, Block 1 of said ALPERT SUBDIVISION to the City of Fort Collins, Colorado

The above described parcel is subject to any existing easements and/or rights of way of record.

Prepared By And On Behalf Of:
INTERMILL LAND SURVEYING, INC.
Steven John Stencel
Colorado PLS No. 30462

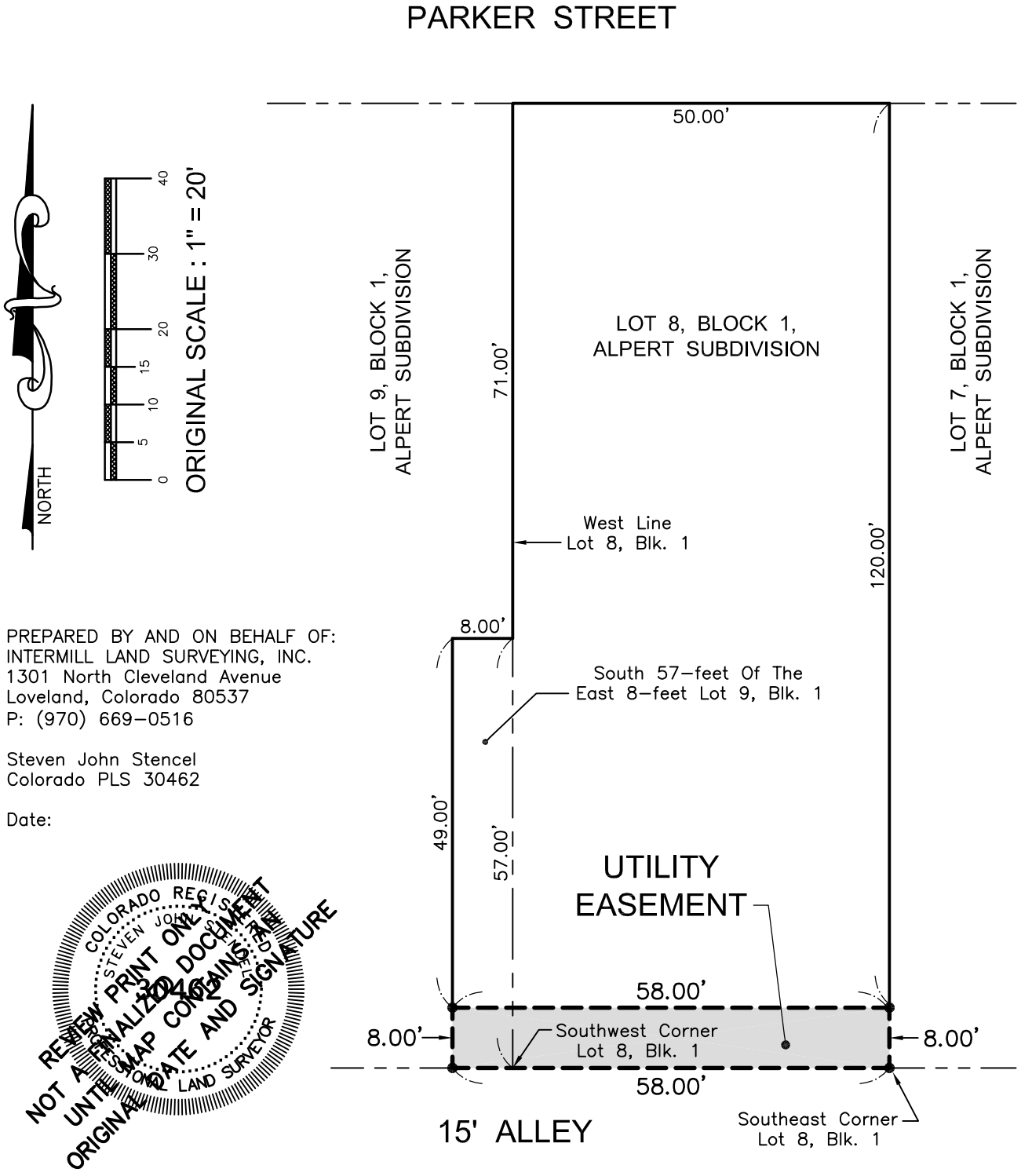
Date:

Sign / Seal

REVIEW DOCUMENT ONLY
NOT A FINAL DOCUMENT
UNTIL SIGNED

UTILITY EASEMENT EXHIBIT MAP

A PORTION OF LOT 8 & A PORTION OF THE SOUTH 57–FEET OF THE EAST 8–FEET OF LOT 9 BOTH IN BLOCK 1 OF, ALPERT SUBDIVISION TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669–0516

Steven John Stencel
Colorado PLS 30462

Date:

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED FIELD SURVEY OF THE SUBJECT PROPERTY. IT IS INTENDED TO DEPICT THE ATTACHED EASEMENT DESCRIPTION FOR THE SUBJECT PROPERTY. THIS EASEMENT EXHIBIT MAP IS BASED ON THE PLAT OF ALPERT SUBDIVISION RECORDED ON JANUARY 1, 1937 IN BOOK 5 AT PAGE 28 RECEPTION No. 444322, RECORDS OF THE LARIMER COUNTY CLERK & RECORDER.

According to Colorado law you must commence any legal action based upon any defect in this exhibit within three years after you first discover such defect. In no event, may any action based upon any defect in this exhibit be commenced more than ten years from the date of the certification shown hereon.

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To whom it may concern
Current Planning Department
281 North College Ave.
Fort Collins, CO 80524

Re: 301 Parker St

Please accept this request for modification of standards to Section 4.5(D)(1)(B)

Background:

301 Parker St is a 6,861 +/- square foot lot that was formerly the site of a 670 SF, one bedroom, one bathroom single family residence. Our intent is to construct a one story, slab on grade, 1,280 SF side by side two-family with each unit of the two-family containing one bedroom and one bath in ~600 SF of heated living space.

This Modification of Standards request is in accordance with the review procedures set forth in Section 2.8.2(H)

Modification to Section 4.5(D)(1)(b):

> Code Language: *The maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land*, except that affordable housing projects (whether approved pursuant to overall development plans or project development plans) containing ten (10) acres or less may attain a maximum density, taken as a whole, of twelve (12) dwelling units per gross acre of residential land.
>
> Additionally, affordable housing projects containing more than ten (10) acres but no more than twenty (20) acres may attain a maximum density, taken as a whole, of twelve (12) dwelling units per gross acre of residential land so long as the term of lease or sale of all of the dwelling units associated with the acreage exceeding ten (10) acres, but no more than twenty (20) acres, are available on terms that would be affordable to households earning sixty (60) percent or less, on average, of the area median income for the applicable household size in the Fort Collins-Loveland metropolitan statistical area, as published by the Department of Housing and Urban Development. The dwelling units associated with the acreage exceeding ten (10) acres, but no more than twenty (20) acres, shall not be counted as contributing to the required percentage of affordable housing units necessary to qualify as an affordable housing project. The number of dwelling units that must be available to those earning sixty (60) percent or less, on average, of the area median income shall be calculated as follows:
>
> Number of Dwelling Units That Must Be Made Available to Households Earning Sixty (60) Percent or less of the Area Median Income, Rounded to the Nearest Whole Number = (Number of Total Dwelling Units Constructed ÷ Number of Total Gross Acres of Residential Land) X Number of Acres Over Ten (10) Acres, Up To A Limit of Twenty (20) Acres.

Requested Modification: We request to be allowed to build the two dwelling units described above on the 6,861 +/- square foot lot resulting in a density of 12.66 dwelling units per gross acre of residential land exceeding the maximum density of nine (9) dwelling units per gross acre of residential land.

Justification:

The granting of this modification of standards would not be detrimental to the public good and 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.

The applicant offers the following in support of their request for a modification of standards:

- The standard requires that this property be limited to a maximum of 9 dwelling units per gross acre of residential land. To meet the standard this project would be limited to one dwelling unit. When considered from the perspective of the entire development plan, including the small size of the proposed dwelling units and the marginal* increase in overall density in the Alpert Subdivision that would result, this project would not diverge from the standards of the Land Use Code except in a nominal, inconsequential way.

  * *(Based on my survey of Larimer County property records there are 39 residential dwelling units and approximately 5.12 acres of gross residential land in the Alpert subdivision, the addition of one dwelling unit at this project would increase the overall density of the Alpert Subdivision from 7.62 DU/gross acre of land to 7.82 DU/gross acre of land.)*

- The proposed small duplex makes the project financially feasible as a long term rental.

Finally, the proposed alternative plan is not a detriment to the public good as it results in the development of a vacant property within an established area in accordance with the overall City goals as outlined in the City Plan.

DATE: February 4, 2022

PROJECT: 301 Parker Street
Fort Collins, Colorado

PROJECT NO. 1892-001

ATTENTION: Stormwater Staff
City of Fort Collins Stormwater
700 Wood Street
Fort Collins, CO 80521

Stormwater Staff

This letter serves to document the proposed drainage impacts for improvements at 301 Parker Street in Fort Collins, Colorado. The site is in the Old Prospect Neighborhood, and it is bounded by Parker Street to the north, an unpaved alley to the south, and single-family homes to the east and west. The project site is Lot 8 and a portion of Lot 9, Block 1, Alpert Subdivision.

Project Overview

The proposed project is to replace a single-family home with a duplex with walkways and a gravel parking lot in the back. Walkways towards the front of the lot will be concrete. Walkways towards the rear of the lot will be crusher fines. The developer proposed to keep an existing honey locus tree on the property.

Existing Site/Drainage

The existing site functions as a "B" lot, with runoff first sheet flowing out from the home to the side lot lines, which then convey the drainage to both the front and back of the lot. Existing grades in the front yard range between 4% to 15%, and the grades in the back of the rear yard vary between 0.5% to 3.0%. There are some small steep areas of 5:1 to 4:1 slope in the southwest corner of the lot, along the alley. In addition to the existing home, the existing lot consists of a gravel driveway in the front and a detached shed in the rear. There is a 2.5' wide concrete path from the gravel driveway to the existing home, and some bare spots around the detached shed. The remainder of the site is Kentucky Bluegrass lawn with several mature trees. The alley is bare dirt with the flowline in the center conveying runoff west towards the Mathews Street curb and gutter.

The total existing impervious area for the lot is 1,319 square feet.

Proposed Site/Drainage

The proposed site will continue to function as a "B" lot, with drainage from the new duplex being directed to the side lot lines, then to both the front and back of the via swales. A swale along the west lot line is proposed to collect and convey drainage to the front and rear without impacting the neighboring properties. Because of the flat grades, a valley pan and curb along the southeast quarter of the lot is provided along the east lot line to convey stormwater to the alley. The curb is required to protect the neighbor's garage along the east property line.

The total proposed impervious area for the lot is 2,205 square feet. This is a net increase of 887 square feet for the entire site. There will be an additional 710.37 square feet of impervious area towards Parker Street. This results an increase of 0.04 cfs and 0.16 cfs during the 2-Year and 100-Year storm events respectively within the Parker Street curb and gutter from the increased impervious area.

There will be an additional 176.63 square feet of additional impervious area draining towards the alley. The additional impervious area results in an increase of 0.02 cfs and 0.06 cfs during the 2-Year and 100-Year storm

events respectively within the alley. A cross-sectional analysis of the alley halfway between the project site and the sidewalk on Matthews Street is provided. The analysis was conducted 25' east of the existing sidewalk along Matthews Street. This places the cross section outside of the alley's grading transition to match into the sidewalk while minimizing the available flow depth within the alley. According to this analysis, the additional 0.06 cfs results in a negligible increase of the flowrate and 0.00 ft of additional flow depth within the alley. The 0.00 ft of depth, from the 0.06 cfs of additional flow, is less than the surveying equipment tolerances of 0.04 ft used to collect the elevations within the alley.

Basin	Existing Flowrate (cfs)		Proposed Flowrate (cfs)		Net Increase (cfs)	
	2-Year	100-Year	2-Year	100-Year	2-Year	100-Year
Front	0.05	0.21	0.09	0.37	0.04	0.16
Rear	0.11	0.52	0.13	0.58	0.02	0.06

Detention

According to Fort Collins Stormwater requirements, an increase of less than 1,000 square feet are not required to provide detention, water quality, and LID improvements. The attached exhibit documents the existing vs. proposed impervious areas for the site.

Water Quality

Water quality for the site is being provided by releasing concentrated flows from the roof into landscaped areas allowing stormwater to infiltrate into the surrounding soils. Stormwater unable to infiltrate is slowly passed through vegetated areas, further removing stormwater contaminates before leaving the property.

Erosion and Sediment Control

During construction, the contractor will follow the appropriate and applicable Fort Collins standards for erosion and sediment control. Even though the project will disturb less than 10,000 square feet, the contractor will be required to sweep and maintain the site to prevent dirt, saw cuttings, concrete wash, trash and debris, landscape materials and other pollutants from leaving the site. City inspectors may require the installation of erosion and sediment control measures dependent on site inspections or neighbor complaints.

Floodplains

There are no regulatory floodplains associated with the project.

Conclusions

The proposed grading concept closely matches the original drainage patterns and comply with the City of Fort Collins Stormwater Manual. There will be no adverse impacts to downstream properties and City of Fort Collins infrastructure from the proposed improvements for 301 Parker Street.

Please feel free to contact me if you have any questions.

Sincerely,

NORTHERN ENGINEERING SERVICE, INC.

Frederick S. Wegert, PE

Project Engineer

NORTHERN ENGINEERING

IMPERVIOUS AREA CALCULATIONS			
Project Number:	1892-001	**Calc. By:**	F. Wegert
Project Name:	301 Parker St	**Date:**	December 22, 2021
Project Location:	Fort Collins, Colorado		

Historic Impervious Areas			
Description	**Surface Area (ft^2)**	**Percent Impervious**	**Impervious Area (ft^2)**
Rooftop	896	100%	896
Concrete	109	100%	109
Asphalt	0	100%	0
Pavers	0	40%	0
Gravel	784	40%	314
Landscaping	5,072	0%	0
Total	**6,861**	**19%**	**1,319**

Developed Impervious Areas			
Description	**Surface Area (ft^2)**	**Percent Impervious**	**Impervious Area (ft^2)**
Rooftop	1,472	100%	1,472
Concrete	437	100%	437
Asphalt	0	100%	0
Pavers	0	40%	0
Gravel	741	40%	296
Landscaping	4,211	0%	0
Total	**6,861**	**32%**	**2,205**
Net Increase in Impervious Area			**887**

EXISTING

		SURFACE AREA (SF)	% IMPERV.	IMPERV. AREA (SF)
ROOFTOP		896	100%	896
CONCRETE		109	100%	109
ASPHALT		0	100%	0
PAVERS		0	40%	0
GRAVEL		784	40%	314
LANDSCAPE		5,072	0%	0
TOTALS		6,861	TOTAL=	1,319

TOTAL PERCENT IMPERVIOUS = 19%

PROPOSED

		SURFACE AREA (SF)	% IMPERV.	IMPERV. AREA (SF)
ROOFTOP		1,472	100%	1,472
CONCRETE		437	100%	437
ASPHALT		0	100%	0
PAVERS		0	40%	0
GRAVEL		741	40%	296
LANDSCAPE		4,211	0%	0
TOTALS		6,861	TOTAL=	2,205

TOTAL PERCENT IMPERVIOUS = 32%

NORTHERN ENGINEERING

Fort Collins: 301 N. Howes St., Ste. 100, 80521
Greeley: 820 8th Street, 80631

PHONE: 970.221.4158
www.northernengineering.com

301 PARKER STREET

FORT COLLINS
COLORADO

DESCRIPTION
EXISTING VS. PROPOSED IMPERVIOUS AREA - BASIN B1

DRAWN BY	SCALE	DRAWING
F. WEGERT	1"=20'	DR-A1
DATE	PROJECT	
DEC 22, 2021	1892-001	

NORTHERN ENGINEERING

EXISTING RUNOFF COEFFICIENT CALCULATIONS

Character of Surface:	Runoff Coefficient[1]	Percent Impervious[1]
Streets, Parking Lots, Roofs, Alleys, and Drives:		
Asphalt, Concrete	0.95	100%
Rooftop	0.95	90%
Gravel	0.50	40%
Pavers	0.50	40%
Lawns and Landscaping:		
Undeveloped: Greenbelts, Agriculture	0.20	2%
Lawns, Clayey Soil, Flat Slope < 2%	0.20	2%

USDA SOIL TYPE: C

1) Runoff coefficients per Tables 3.2-1 & 3.2 of the FCSM. Percent impervious per Tables 4.1-2 & 4.1-3 of the FCSM.

Project:	301 Parker Street
Location:	Fort Collins
Calc. By:	F. Wegert
Date:	December 22, 2021

Composite Runoff Coefficient[2]

2) Composite Runoff Coefficient adjusted per Table 3.2-3 of the Fort Collins Stormwater Manual (FCSM).

Basin ID	Basin Area (sq.ft.)	Basin Area (acres)	Asphalt, Concrete (sq.ft.)	Rooftop (sq.ft.)	Gravel (sq.ft.)	Pavers (sq.ft.)	Undeveloped: Greenbelts, Agriculture (sq.ft.)	Lawns, Clayey Soil, Flat Slope < 2% (sq.ft.)	Percent Impervious	C_2*C_f C_f = 1.00	C_5*C_f C_f = 1.00	C_{10}*C_f C_f = 1.00	C_{100}*C_f C_f = 1.25
Front	2,773	0.06	1.43	0.00	691.53	0.00	0.00	2,080.33	12%	0.28	0.28	0.28	0.34
Rear	4,088	0.09	108.07	896.17	91.99	0.00	0.00	2,991.49	40%	0.50	0.50	0.50	0.63
Combined Basins													
Total	6,861	0.16	109.50	896.17	783.52	0.00	0.00	5,071.82	40%	0.50	0.50	0.50	0.63

NORTHERN ENGINEERING

EXISTING TIME OF CONCENTRATION COMPUTATIONS

Overland Flow, Time of Concentration:

$$T_i = \frac{1.87(1.1 - C * Cf)\sqrt{L}}{S^{1/3}}$$ (Equation 3.3-2 per Fort Collins Stormwater Manual)

Channelized Flow, Velocity:

$$V = \frac{1.49}{n} * R^{2/3} * \sqrt{S}$$ (Equation 5-4 per Fort Collins Stormwater Manual)

Where: V = Velocity (ft/sec)
n = Roughness Coefficient
R = Hydraulic Radius (feet)
S = Longitudinal Slope, feet/feet
WP = Wetted Perimeter (ft)

Maximum Tc:

$$Tc = \frac{L}{180} + 10$$ (Equation 3.3-5 per Fort Collins Stormwater Manual)

Channelized Flow, Time of Concentration:

$$Tt = \frac{L}{V * 60}$$ (Equation 5-5 per Fort Collins

Project:	301 Parker Street
Location:	Fort Collins
Calculations By:	F. Wegert
Date:	December 22, 2021

Notes

1) Add 4900 to all elevations.
2) Per Fort Collins Stormwater Manual, minimum Tc = 5 min.
3) Assume a water depth of 6" and a typical curb and gutter per Larimer County Urban Street Standard Detail 701 for curb and gutter channelized flow. Assume a water depth of 1', fixed side slopes, and a triangular swale section for grass channelized flow. Assume a water depth of 1', 4:1 side slopes, and a 2' wide valley pan for channelized flow in a valley pan.

Design Point	Basin ID	Overland Flow							Channelized Flow											Time of Concentration						
		Length (ft)	Elev Up	Elev Down	Slope (%)	Ti 2-Yr (min)	Ti 10-Yr (min)	Ti 100-Yr (min)	Length (ft)	Elev Up	Elev Down	Slope (%)	Surface	n	Flow Area[3] (sq.ft.)	WP[3] (ft)	R (ft)	V (ft/s)	Tt (min)	Max. Tc (min)	Comp. Tc 2-Yr (min)	Tc 2-Yr (min)	Comp. Tc 10-Yr (min)	Tc 10-Yr (min)	Comp. Tc 100-Yr (min)	Tc 100-Yr (min)
front	Front	57	90.80	87.00	6.67%	6.19	6.19	5.67				N/A	Swale (8:1)	0.04	8.00	16.12	N/A	N/A	0.00	10.32	6.19	6.19	6.19	6.19	5.67	5.67
rear	Rear	50	90.80	90.40	0.80%	8.55	8.55	6.77	61	90.40	89.40	1.64%	Swale (8:1)	0.04	8.00	16.12	0.50	3.42	0.30	10.62	8.84	8.84	8.84	8.84	7.06	7.06

NORTHERN ENGINEERING

EXISTING DIRECT RUNOFF COMPUTATIONS

Rational Equation: Q = CiA (Equation 6-1 per MHFD)
Intensity, I, from Fig. 3.4.1 Fort Collins Stormwater Manual.

Project:	301 Parker Street
Location:	Fort Collins
Calc. By:	F. Wegert
Date:	December 22, 2021

Design Point	Basin	Area (acres)	Tc (Min)			Runoff C			Intensity (in/hr)			Flow (cfs)		
			Tc_2	Tc_{10}	Tc_{100}	C_2	C_{10}	C_{100}	I_2	I_{10}	I_{100}	Q_2	Q_{10}	Q_{100}
front	Front	0.06	6.2	6.2	5.7	0.3	0.3	0.3	2.7	4.6	9.6	0.05	0.08	0.21
rear	Rear	0.09	8.8	8.8	7.1	0.5	0.5	0.6	2.4	4.0	8.8	0.11	0.19	0.52

NORTHERN ENGINEERING

DEVELOPED RUNOFF COEFFICIENT CALCULATIONS

Character of Surface:	Runoff Coefficient[1]	Percent Impervious[1]
Streets, Parking Lots, Roofs, Alleys, and Drives:		
Asphalt, Concrete	0.95	100%
Rooftop	0.95	90%
Gravel	0.50	40%
Pavers	0.50	40%
Lawns and Landscaping:		
Undeveloped: Greenbelts, Agriculture	0.20	2%
Lawns, Clayey Soil, Flat Slope < 2%	0.20	2%

USDA SOIL TYPE: C

1) Runoff coefficients per Tables 3.2-1 & 3.2 of the FCSM. Percent impervious per Tables 4.1-2 & 4.1-3 of the FCSM.

Project:	301 Parker Street
Location:	Fort Collins
Calc. By:	F. Wegert
Date:	December 22, 2021

Composite Runoff Coefficient[2]

2) Composite Runoff Coefficient adjusted per Table 3.2-3 of the Fort Collins Stormwater Manual (FCSM).

Basin ID	Basin Area (sq.ft.)	Basin Area (acres)	Asphalt, Concrete (sq.ft.)	Rooftop (sq.ft.)	Gravel (sq.ft.)	Pavers (sq.ft.)	Undeveloped: Greenbelts, Agriculture (sq.ft.)	Lawns, Clayey Soil, Flat Slope < 2% (sq.ft.)	Percent Impervious	C_2*C_f $C_f = 1.00$	C_5*C_f $C_f = 1.00$	$C_{10}*C_f$ $C_f = 1.00$	$C_{100}*C_f$ $C_f = 1.25$
Front	2,805	0.06	252.12	736.00	0.00	0.00	0.00	1,817.24	34%	0.46	0.46	0.46	0.58
Rear	4,056	0.09	185.19	736.00	741.19	0.00	0.00	2,393.72	40%	0.50	0.50	0.50	0.63
Combined Basins													
Total	6,861	0.16	437.31	1,472.00	741.19	0.00	0.00	4,210.97	40%	0.50	0.50	0.50	0.63

NORTHERN ENGINEERING

DEVELOPED TIME OF CONCENTRATION COMPUTATIONS

Overland Flow, Time of Concentration:

$$T_i = \frac{1.87(1.1 - C * Cf)\sqrt{L}}{S^{1/3}}$$ (Equation 3.3-2 per Fort Collins Stormwater Manual)

Channelized Flow, Velocity:

$$V = \frac{1.49}{n} * R^{2/3} * \sqrt{S}$$ (Equation 5-4 per Fort Collins Stormwater Manual)

Where: V = Velocity (ft/sec)
n = Roughness Coefficient
R = Hydraulic Radius (feet)
S = Longitudinal Slope, feet/feet
WP = Wetted Perimeter (ft)

Maximum Tc:

$$Tc = \frac{L}{180} + 10$$ (Equation 3.3-5 per Fort Collins Stormwater Manual)

Channelized Flow, Time of Concentration:

$$Tt = \frac{L}{V * 60}$$ (Equation 5-5 per Fort Collins

Project:	301 Parker Street
Location:	Fort Collins
Calculations By:	F. Wegert
Date:	December 22, 2021

Notes

1) Add 4900 to all elevations.
2) Per Fort Collins Stormwater Manual, minimum Tc = 5 min.
3) Assume a water depth of 6" and a typical curb and gutter per Larimer County Urban Street Standard Detail 701 for curb and gutter channelized flow. Assume a water depth of 1', fixed side slopes, and a triangular swale section for grass channelized flow. Assume a water depth of 1', 4:1 side slopes, and a 2' wide valley pan for channelized flow in a valley pan.

Design Point	Basin ID	Overland Flow							Channelized Flow											Time of Concentration						
		Length (ft)	Elev Up	Elev Down	Slope (%)	Ti 2-Yr (min)	Ti 10-Yr (min)	Ti 100-Yr (min)	Length (ft)	Elev Up	Elev Down	Slope (%)	Surface	n	Flow Area[3] (sq.ft.)	WP[3] (ft)	R (ft)	V (ft/s)	Tt (min)	Max. Tc (min)	Comp. Tc 2-Yr (min)	Tc 2-Yr (min)	Comp. Tc 10-Yr (min)	Tc 10-Yr (min)	Comp. Tc 100-Yr (min)	Tc 100-Yr (min)
front	Front	25	91.30	90.48	3.28%	4.00	4.00	3.27	67	90.48	87.60	4.30%	Swale (4:1)	0.04	4.00	8.25	0.48	5.45	0.20	10.51	4.21	5.00	4.21	5.00	3.48	5.00
rear	Rear	25	91.30	90.79	2.04%	4.42	4.42	3.50	117	90.79	89.40	1.19%	Valley Pan	0.04	6.00	10.25	0.59	3.25	0.60	10.79	5.02	5.02	5.02	5.02	4.10	5.00

NORTHERN ENGINEERING

DEVELOPED DIRECT RUNOFF COMPUTATIONS

Rational Equation: Q = CiA (Equation 6-1 per MHFD)
Intensity, I, from Fig. 3.4.1 Fort Collins Stormwater Manual.

Project:	301 Parker Street
Location:	Fort Collins
Calc. By:	F. Wegert
Date:	December 22, 2021

Design Point	Basin	Area (acres)	Tc (Min)			Runoff C			Intensity (in/hr)			Flow (cfs)		
			Tc_2	Tc_{10}	Tc_{100}	C_2	C_{10}	C_{100}	I_2	I_{10}	I_{100}	Q_2	Q_{10}	Q_{100}
front	Front	0.06	5.0	5.0	5.0	0.5	0.5	0.6	2.9	4.9	10.0	0.09	0.15	0.37
rear	Rear	0.09	5.0	5.0	5.0	0.5	0.5	0.6	2.9	4.9	10.0	0.13	0.23	0.58

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Dec 21 2021

Existing 100-Year Flowrate in Alley from 301 Parker Street

Trapezoidal

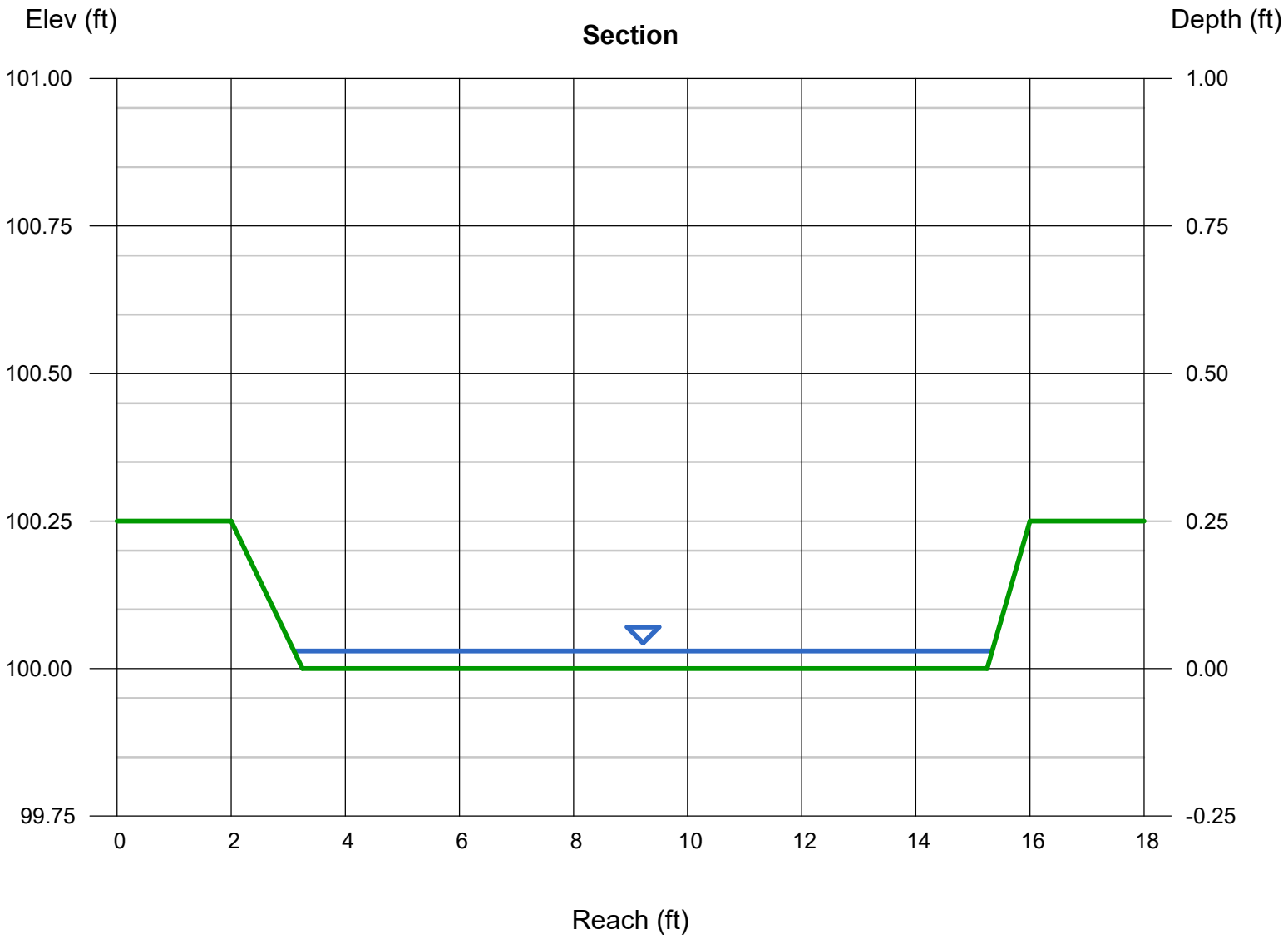
Bottom Width (ft)	= 12.00
Side Slopes (z:1)	= 5.00, 3.00
Total Depth (ft)	= 0.25
Invert Elev (ft)	= 100.00
Slope (%)	= 7.60
N-Value	= 0.022

Calculations

Compute by:	Known Q
Known Q (cfs)	= 0.52

Highlighted

Depth (ft)	= 0.03
Q (cfs)	= 0.520
Area (sqft)	= 0.36
Velocity (ft/s)	= 1.43
Wetted Perim (ft)	= 12.25
Crit Depth, Yc (ft)	= 0.04
Top Width (ft)	= 12.24
EGL (ft)	= 0.06



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Dec 21 2021

Developed 100-Year Flowrate in Alley from 301 Parker Street

Trapezoidal

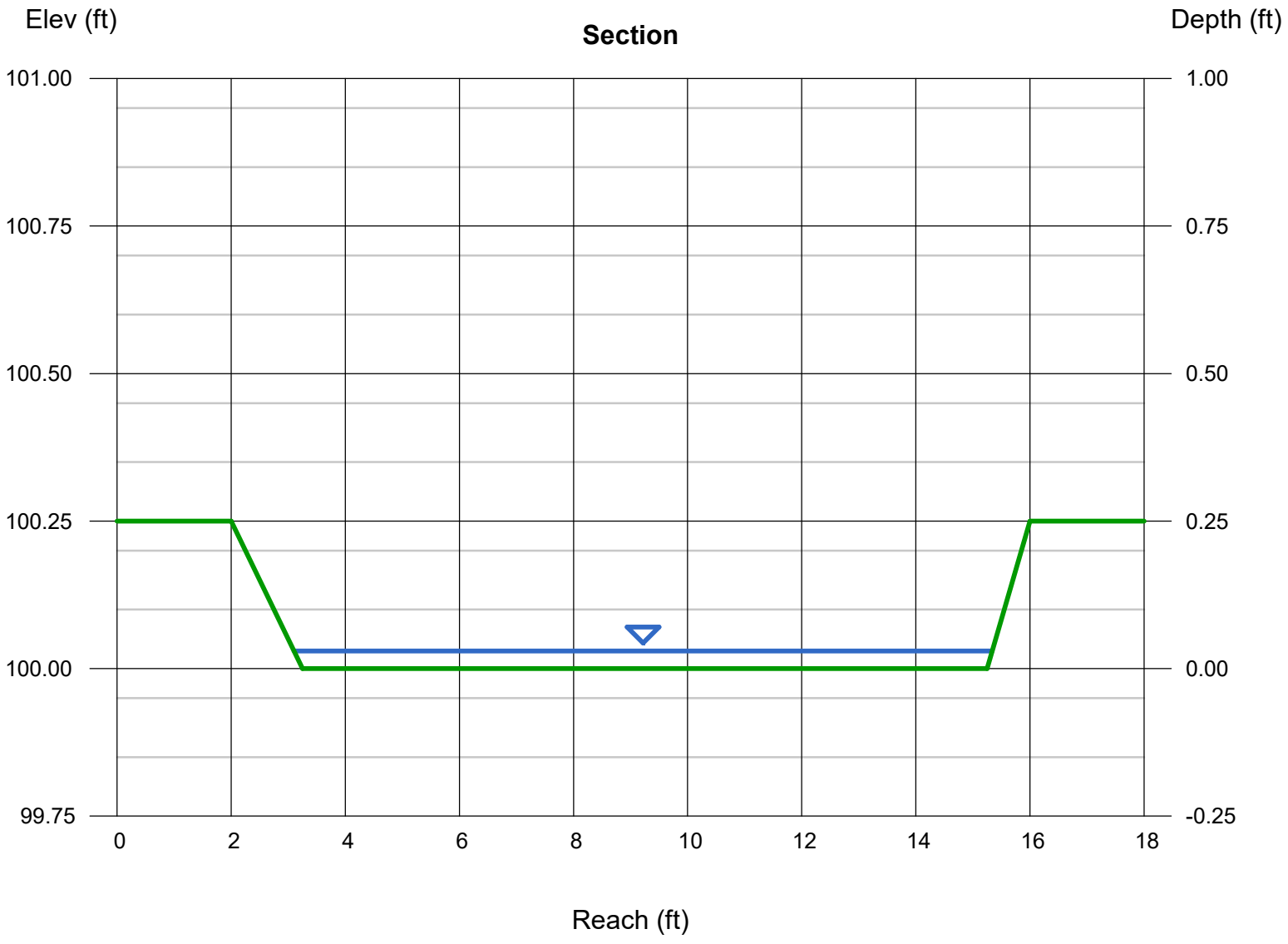
Bottom Width (ft)	= 12.00
Side Slopes (z:1)	= 5.00, 3.00
Total Depth (ft)	= 0.25
Invert Elev (ft)	= 100.00
Slope (%)	= 7.60
N-Value	= 0.022

Calculations

Compute by:	Known Q
Known Q (cfs)	= 0.58

Highlighted

Depth (ft)	= 0.03
Q (cfs)	= 0.580
Area (sqft)	= 0.36
Velocity (ft/s)	= 1.60
Wetted Perim (ft)	= 12.25
Crit Depth, Yc (ft)	= 0.05
Top Width (ft)	= 12.24
EGL (ft)	= 0.07



March 30, 2022

Type I Administrative Hearing
301 Parker Street – Two-Family FDP210026

Pete Wray
Senior City Planner

City Contact Information

Pete Wray
Senior City Planner

970-221-6754
pwray@fcgov.com

Leslie Spencer
Community Development

lspencer@fcgov.com

Please email your name and full address to Leslie to receive the decision report.

Hearing Authority

As required by City Council Ordinance 079, 2020, a determination has been made that it is desirable to conduct a remote hearing to provide reasonably available participation by parties–and-interests and the public, because meeting in person would not be prudent.

Providing Public Comment on Zoom

- Please sign in with your **first name** and **last name.**
- The Hearing Officer will call for public comment on each item after a short presentation from staff and/or applicants.
- Use the “Raise Hand” button at the bottom of your screen to let us know you would like to speak.
- OR, if you are listening to the meeting through a telephone, please dial *9 on your phone to raise your hand.
- We will call on you and let you know when you are able to unmute yourself.
- State your name and address when you speak.

Order of Proceedings

1. Project Introduction (staff)
2. Applicant Presentation
3. Staff Presentation
4. Staff Response to Applicant Presentation
5. Public Testimony
6. Applicant Response
7. Staff Response
8. Decision
   - Within 10 business days, Hearing Officer issues written decision
   - May approve, approve with conditions, or deny the development application

9. Decision is mailed to applicant and any person who provided testimony at public hearing

10. Appeal Process
    - Appeals are filed with the City Clerk's Office
    - Written appeal must be received within 14 calendar days of the decision
    - Filing fee of $100.00
    - City Clerk will schedule appeal for City Council

Agenda Item Overview

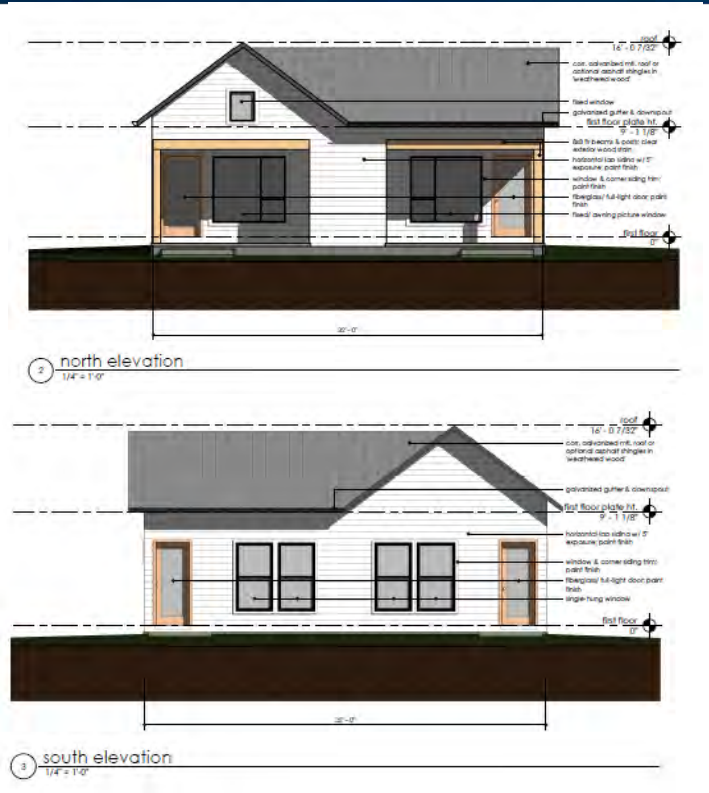
- Old Prospect Neighborhood
- 6,861 SF lot (.158 acres)
- Existing Single-Family home and garage removed
- Vacant site with one existing tree

Site Photos

Rear Views

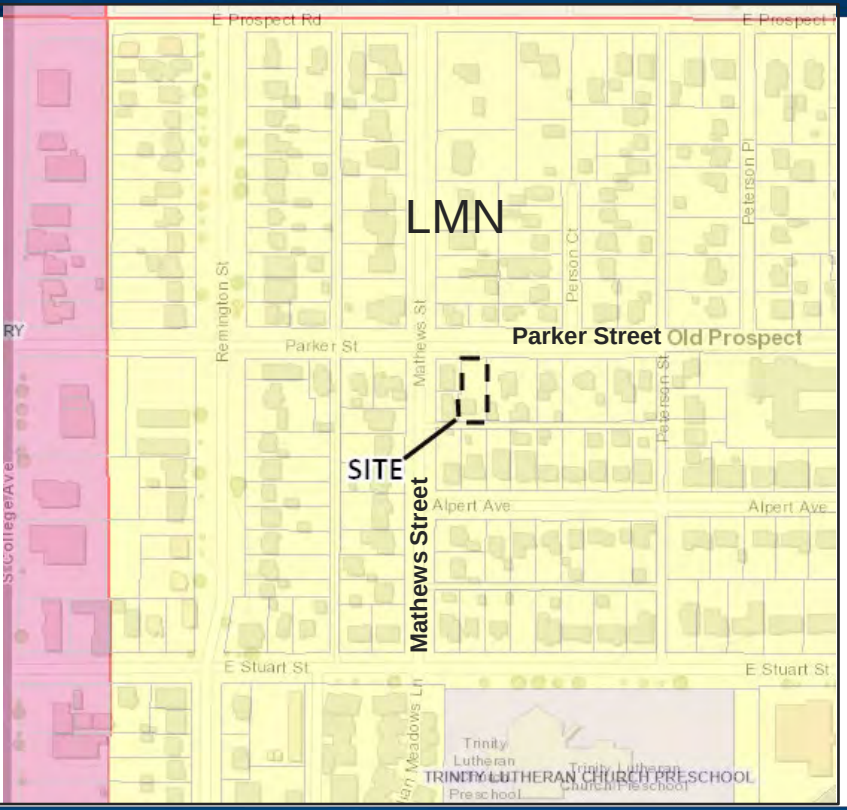
Front View

Agenda Item Overview



- 1,280 SF Two-Family Dwelling Unit
- 600 SF each, 1-bedroom/Bath
- One-story in height
- 4 off-street parking spaces
- Accessed from alley/Parker St
- Request for Modification of Standards for LMN Density

Zoning



- Low Density Mixed-Use Neighborhood (L-M-N)
- Two-family detached dwellings permitted
- Subject to an Administrative Review

Minimum Net Density

3 dwelling units per net acre of residential land

- No land netted out, NA

Maximum Gross Density

9 dwelling units per gross acre

- **12.66** dwelling units per gross acre (Calculation: 2 du / .158 acres = 12.66)

Request for Modification of Standard

A. Modification Description:

1. Compliance with Section 4.5 (D)(1)(b) – Density

(b) The maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land

- Applicant requests a Modification to allow a two-family dwelling with a density of 12.66 dwellings units per gross acre of land.

- The PDP on .158-acres includes a two-family dwelling with an increased density of 12.66 dwellings units per gross acre of land, exceeding the maximum density of 9 dwelling units per gross acre by 3.66.

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) …plan as submitted will promote the general purpose of the standard… **equally well or better than** would a plan which complies with the standard; or

2) …would, substantially **alleviate an existing, defined and described problem** of city-wide concern or would result in a **substantial benefit to the city;** or

3) **…**would result in unusual and exceptional practical difficulties, or **exceptional or undue hardship** upon the owner of such property; or

4) …will not diverge from the standards…except in a **nominal, inconsequential way…**

Applicant's Justification for Criterion 4 – nominal and inconsequential:

- *When considered from the perspective of the entire development plan, including the small size of the proposed dwelling units and the marginal* increase in overall density in the Alpert Subdivision that would result, this project would not diverge from the standards of the Land Use Code except in a nominal, inconsequential way.*
- *The addition of one dwelling unit at this project would increase the overall density of the Alpert Subdivision from 7.62 DU/gross acre of land to 7.82 DU/gross acre of land.*
- *Further, the granting of the modification would not be detrimental to the public good.*

Staff Finding

1. **Not detrimental to public good:**

- PDP providing a two-family housing type that is compatible with the surrounding existing established residential neighborhood, and consistent with the LUC Division 4.5 (LMN) District standards.
- The additional density of a two-family dwelling is not detrimental because eliminating one unit to reduce the density would not necessarily be noticeable
- The same building could be built with one fewer unit, but with slightly larger units, containing more total bedrooms, than the proposed plan.

Staff Finding

2. 2.8.2(H)(1): “**equal or better**”:

- Plan continues to advance the purpose and intent of the LUC Division 4.5 (LMN) District
- Plan replaces an existing one-story single-family dwelling with a new single-story two-family dwelling
- A plan with 2 units could be virtually identical to a single-family dwelling except for the number of units, with the same building size, parking configuration, and level of activity.
- The allowance for a two-family dwelling that results in an increase in density creates no definable negative impact.

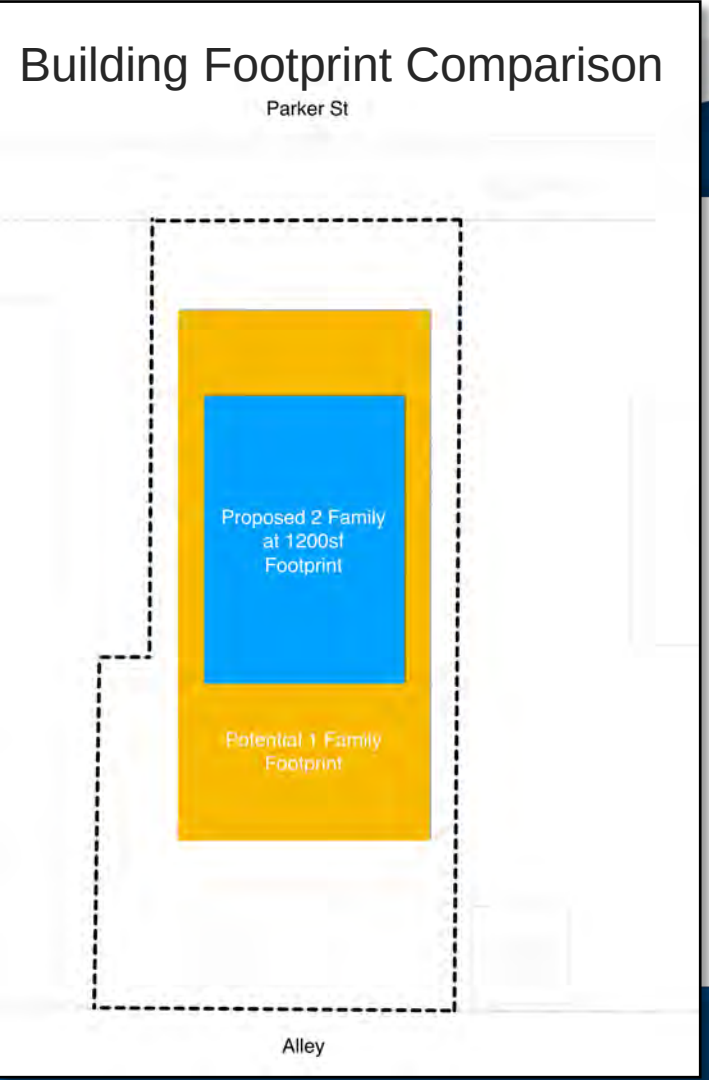
301 Parker - Surrounding Context

Additional two-family dwellings in area

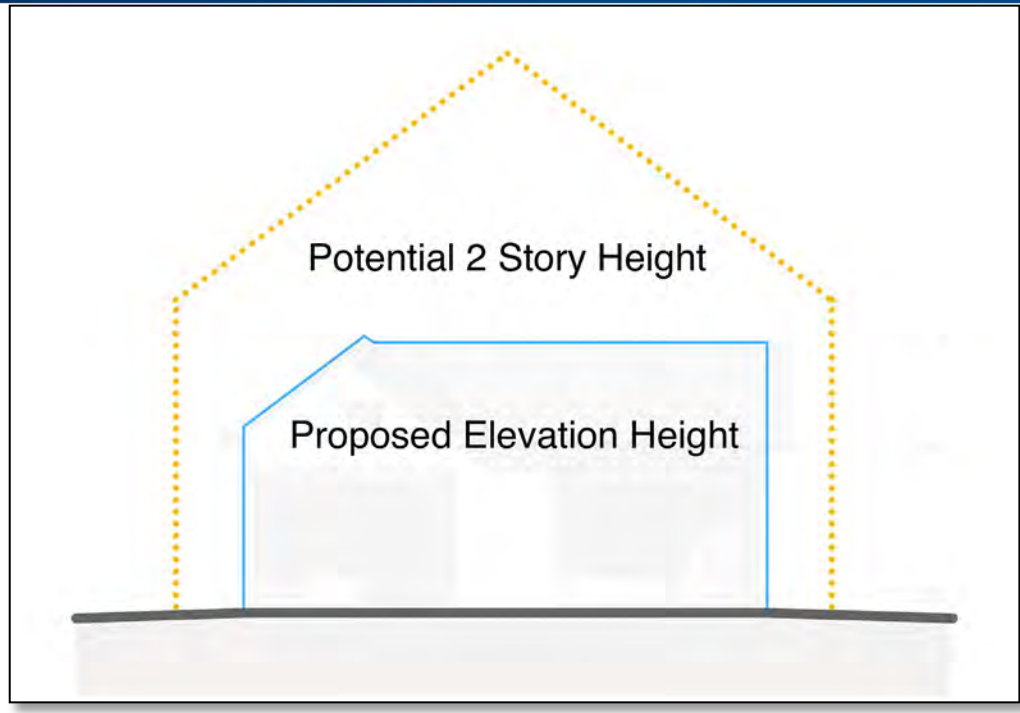
City of Fort Collins

N
W E
S

Building Footprint Comparison



Building Elevation/Footprint Size Comparison



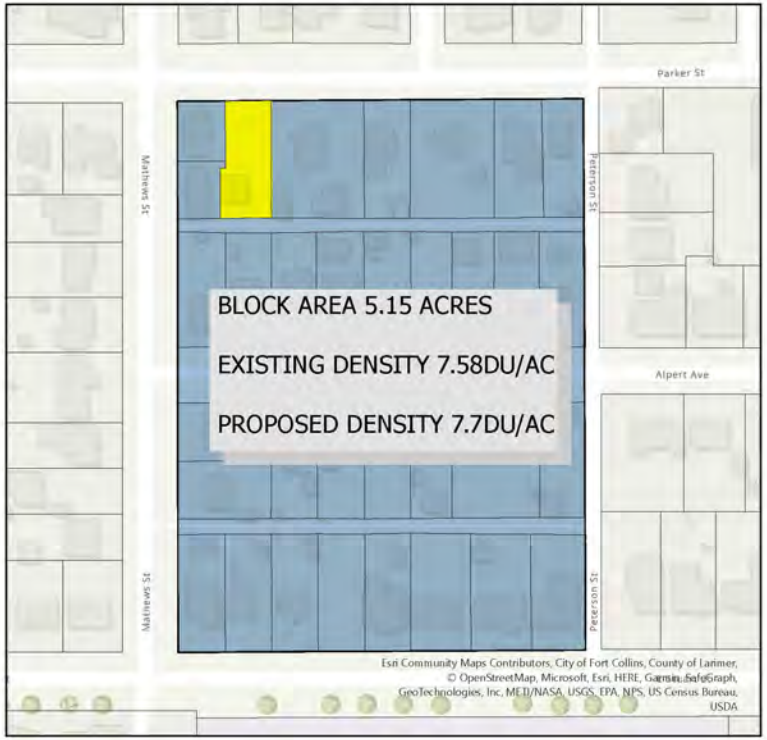
Building Elevation Size Comparison

Staff Finding

2. 2.8.2(H)(4): **“nominal and inconsequential”:**

- Essential aspects of the overall plan are not affected by the additional unit -- e.g., the building, parking, traffic, landscaping, lighting, and general activity level would be essentially the same.
- In review of the context of the affected block area, (5.15 acres, existing density 7.58=DU/AC, proposed density=7.7 DU/AC). Again, the change in density is not noticeable, and is considered nominal and inconsequential.

OVERALL DENSITY



City of Fort Collins

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W E
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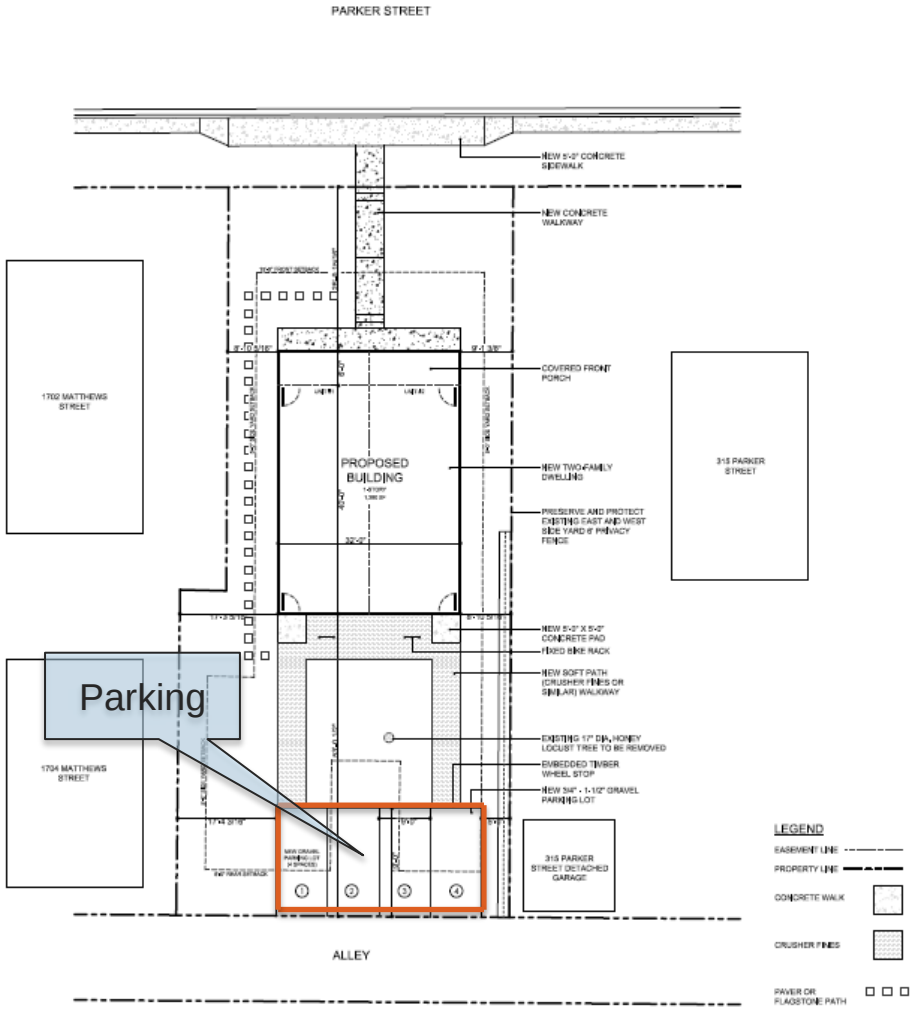
Alpert Subdivision Block:

- Density Comparison

Site Plan

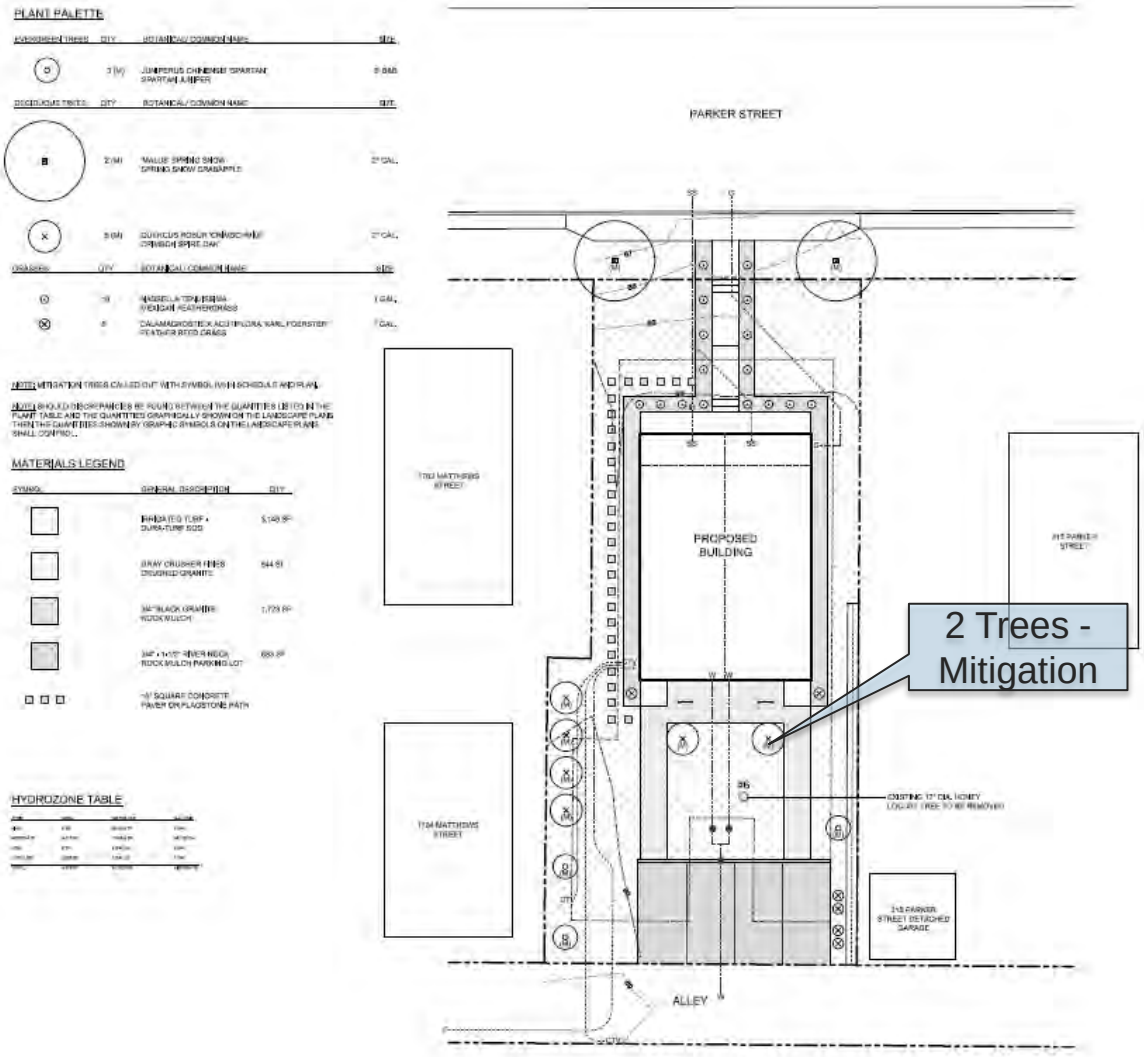


Required vehicular parking:

(lots larger than 40 feet wide) = 1 space/single-family dwelling

- Lot is 50’ wide, 2-spaces required
- 4 off-street parking spaces provided
- Access from rear alley

Landscape Plan



TREE INVENTORY

#	SPECIES	DBH	CONDITION	MITIGATION VALUE	STATUS
1	SIBERIAN ELM	REMOVED	NA	1	NA
2	SIBERIAN ELM	REMOVED	NA	1	NA
3	SIBERIAN ELM	REMOVED	NA	1	NA
4	SIBERIAN ELM	REMOVED	NA	1	NA
5	SIBERIAN ELM	REMOVED	NA	1	NA
6	HONEY LOCUST	17"	FAIR MINUS	1.5	REMOVE
7	SIBERIAN ELM	REMOVED	NA	1	NA
8	SIBERIAN ELM	REMOVED	NA	1	NA
9	SIBERIAN ELM	REMOVED	NA	1	NA
10	SIBERIAN ELM	REMOVED	NA	1	NA

Building Elevations

1 east elevation
1/4" = 1'-0"

2 north elevation
1/4" = 1'-0"

MATERIALS LEGEND

horizontal lap siding; color: white

fir post & beams; color: natural (clear finish)

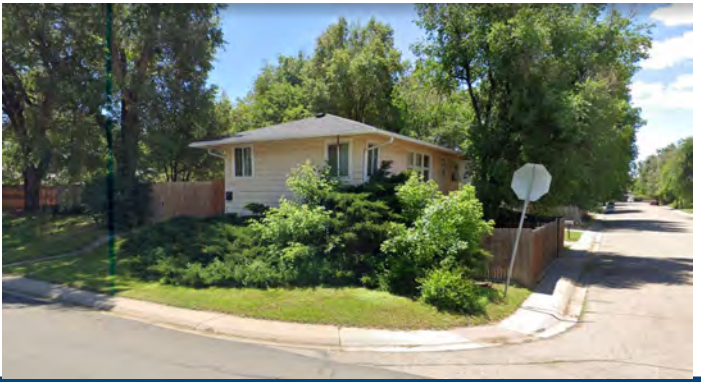
corrugated metal roofing; color: anodized

3 south elevation
1/4" = 1'-0"

4 west elevation
1/4" = 1'-0"

Building Compatibility

Adjacent Parker Street Homes



Proposed Front Elevation

Findings of Fact/Conclusion

- The F.D.P. complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The F.D.P. complies with relevant standards located in Article 3 – General Development Standards.
- The F.D.P. complies with relevant standards located in Division 4.5, Low Density Mixed-Use Neighborhoods (L-M-N) of Article 4, with a Modification of Standard.

Staff Recommendation

Staff recommends approval of the 301 Parker Street Two-Family, FDP210026

Existing Conditions on Site