

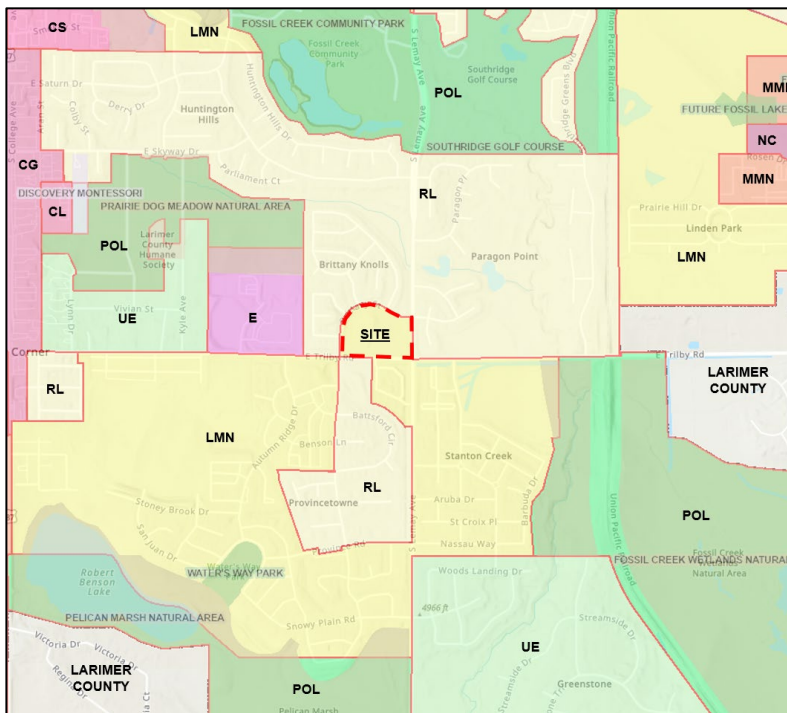
Planning & Zoning Commission Hearing: September 15, 2022

ODP210005, Heartside Hill Overall Development Plan & PDP210020, Heartside Hill Residential Development

Summary of Request

This is a request for an Overall Development Plan for the Heartside Hill project located at 6501 S Brittany St. The site is approximately 10.78 acres and is zoned Low Density Mixed-Use Neighborhood (L-M-N). The ODP is being submitted concurrently with an affiliated Project Development Plan for the Heartside Hill Residential Development which comprises the first phase of the ODP. The ODP proposes residential uses (affordable multi-family dwellings and single-family detached dwellings), as well as future community building that will function as a neighborhood center for the development. The Project Development Plan proposes to subdivide the existing Heart of the Rockies Church property and add 82 dwelling units. 71 of the dwelling units will be dedicated as affordable multi-family housing for residents at the 60% or lower AMI level. 11 lots for single-family detached dwellings are proposed with 9 of them being affordable Habitat for Humanity homes, and the other 2 for use by the Friends of L’Arche organization which specializes in serving community members with disabilities. 3 modifications of standards for the PDP are proposed.

Zoning Map



Next Steps

If approved by the decision maker, the applicant will be eligible to apply for a Final Development Plan (FDP).

Site Location

The project is located at the northwest corner of the intersection of S Lemay Avenue and E Trilby Road at the site addressed 6501 Brittany Drive.

Zoning

Low Density Mixed-Use Neighborhood (L-M-N)

Property Owner

Christian Church
Disciples of Christ
6501 Brittany Drive
Fort Collins, CO 80525

Applicant/Representative

Cathy Mathis
TB Group
444 Mountain Avenue
Berthoud, CO 80513

Staff

Will Lindsey, City Planner

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Staff Recommendation

Approval of the Overall Development Plan, the Modifications of Standards, and the Project Development Plan.

1. Project Introduction

A. PROJECT DESCRIPTION

The Overall Development Plan (ODP) proposes uses that are permitted in the LMN zone District. The ODP proposes multi-family residential on approximately 6.57 acres of the site (Area A on the plan), single-family residential on approximately 1.78 acres (Area B on the plan), and the existing church use as well as a future neighborhood center building on the remaining 2.43 acres (Area C on the plan). The majority of this area contains the existing church buildings, grounds and parking. the east and southeast portion of the church campus. Area A is affiliated with a proposed project for 71 multifamily dwellings and Area B is affiliated with the same project which proposes 11 single-family dwellings on that portion of the site. The maximum residential density for the property is consistent with the underlying zone district limitation for a maximum of 12 dwelling units per acre for affordable housing projects.

The Project Development Plan (PDP) proposes a redevelopment of a portion of the 10.78-acre Heart of the Rockies property. The PDP includes 8.35 acres of the church property directly to the northwest of the intersection of S Lemay Avenue and E Trilby Road. 71 multifamily dwellings, and 11 single-family detached dwellings are proposed. Existing developments are located to the north, south, and east. The proposed site plan includes improvements related to parking, pedestrian and bicycle circulation, and the provision of passive and active recreation space.

- The 71 multifamily dwellings are located in 6 three-story buildings. 6 one-bedroom, 29 two-bedroom, 30 three-bedroom, and 6 four-bedroom dwelling units are proposed, for a total of 178 bedrooms.
- The 11 lots for future single-family detached dwellings are located in the north part of the site along Brittany Street. 9 of the dwellings will be constructed by Habitat for Humanity. The other 2 dwellings will be built and maintained by the Friends of L'Arche organization.
- Access to the development will be from Brittany Street to the north and west, and from E Trilby Road to the south which will both feed into a circuitous private drive on the site.
- A 5,000+ square foot park along with other amenities such as sandbox play area, covered pavilion, swing set, and picnic area is proposed with the project.
- The plan includes three modification requests. These modifications are requested to address: the private park location; the block size; and building orientation (see Land Use Code section numbers below)
 - 3.8.30(C)(2)(b) Location - Access to a Park, Central Feature, or Gathering Space
 - 3.8.30(D)(2) Block Size
 - 3.5.2.(D)(2) Street-Facing Facades

B. DEVELOPMENT BACKGROUND & CONTEXT

The 10.78-acre Heart of the Rockies Second Subdivision and Project Development Plan was approved in 1999. The Foothills Channel is located along the south property boundary, and the Rendezvous Trail is located to the southeast. That PDP created two-lots with the church being the first and only building phase that took place. The first phase was completed and includes the main church building and related parking on the site. A second building phase for lot two was not envisioned or ever submitted. In April 2021, a Preliminary Design Review for the proposed project took place. An official project submittal followed in December 2021.

Surrounding Zoning and Land Uses

	North	South	East	West
Zoning	Brittany Knolls subdivision (RL)	Eagle Tree Apartments (LMN) / Discovery Fellowship Church (RL)	Paragon Point PUD (RL)	Brittany Knolls subdivision (RL)
Land Use	Single-family detached dwellings	Multi-family / Church	Single-family detached dwellings	Single-family detached dwellings

View from east looking west, PDP project location shown below as the blue infill area:



C. OVERVIEW OF MAIN CONSIDERATIONS

When the 10.78-acre Heart of the Rockies site was originally developed, incorporating housing into the site was never envisioned. The main considerations with the project review relate to retrofitting a housing development into the site while meeting current city standards to the extent feasible. A main consideration of the project was to seek ways to arrange the applicant’s proposal for multifamily buildings on the site within the project area in a manner that helps achieve a compatible transition to surrounding properties. The six multi-family buildings are positioned on the south of the site along E Trilby Rd. The building placement was seen as beneficial to separate the taller multi-family buildings from the existing and proposed single-family dwellings. Additionally, the placement of the buildings is intended to preserve open views into the site and the central park space as opposed to infilling that area with additional buildings as originally envisioned. Other considerations were how to enhance and facilitate pedestrian and bicyclist circulation through the site, and how to provide amenities in the centralized park and open space area.

D. CITY PLAN

The City's comprehensive plan (2019 City Plan) was developed with the participation of thousands of community members and embodies the vision and values of the community for the future. A basic aspect of the vision pertinent to the proposal is the unique character and sense of place in Fort Collins.

The City Plan's Structure Plan Map includes place types—or land use categories—which provide a framework for the ultimate buildout of Fort Collins. These place types provide a policy structure that can apply to several specific zone districts within each place type by outlining a range of desired characteristics.

The subject property is consistent with the "Mixed-Neighborhood place type" land use designation, which is the overlying land use designation for both the LMN and MMN zone districts.

E. CITY PLAN PRINCIPLES AND POLICIES:

City Plan provides guidance that the Structure Plan is not intended to be used as a stand-alone tool; rather, it should be considered in conjunction with the accompanying principles, goals and policies contained in City Plan as a tool to guide future growth and development. Key principles and policies relevant to the project include the following:

OUTCOME AREA "LIV" -- NEIGHBORHOOD LIVABILITY AND SOCIAL HEALTH – Managing Growth: These principles help the City to manage growth by encouraging infill and redevelopment, ensuring this development is compatible with the character of the surrounding neighborhood or area.

PRINCIPLE LIV 2: Promote Infill and Redevelopment:

POLICY LIV 2.1 - REVITALIZATION OF UNDERUTILIZED PROPERTIES. Support the use of creative strategies to revitalize vacant, blighted or otherwise underutilized structures and buildings, including, but not limited to: Infill of existing surface parking lots—particularly in areas that are currently, or will be, served by bus rapid transit (BRT) and/or high-frequency transit in the future.

PRINCIPLE LIV 3: Maintain and enhance our unique character and sense of place as the community grows:

POLICY LIV 3.1 - PUBLIC AMENITIES. Design streets and other public spaces with the comfort and enjoyment of pedestrians in mind ...such as plazas, pocket parks, patios, children's play areas, sidewalks, pathways...

POLICY LIV 3.6 - CONTEXT-SENSITIVE DEVELOPMENT. Ensure that all development contributes to the positive character of the surrounding area. Building materials, architectural details, color range, building massing, and relationships to streets and sidewalks should be tailored to the surrounding area.

PRINCIPLE LIV 4 – Enhance neighborhood livability:

POLICY LIV 4.2 - COMPATIBILITY OF ADJACENT DEVELOPMENT. Ensure that development that occurs in adjacent districts complements and enhances the positive qualities of existing neighborhoods. Developments that share a property line and/or street frontage with an existing neighborhood should promote compatibility by: Continuing established block patterns and streets to improve access to services and amenities from the adjacent neighborhood; Incorporating context-sensitive buildings and site features (e.g., similar size, scale and materials); and Locating parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized.

Principle LIV 5 – Create more opportunities for housing choices.

POLICY LIV 5.3 - LAND FOR RESIDENTIAL DEVELOPMENT. Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice.

2. Public Outreach

A neighborhood meeting was held on November 4, 2021 for the ODP and the PDP. A video of the November 4th meeting is located here: <https://www.youtube.com/watch?v=dVt2f7RLnml>

Main Topics discussed at the meeting included:

1. Concerns with additional traffic congestion on surrounding streets including in the Brittany Knolls area to the north and west of the site.
2. Concerns with construction traffic impacting existing residents.
3. Concerns with the density of the project and the size and height of the proposed buildings.
4. Concerns with the quality of the affordable housing and the concentration of affordable housing in the south of Fort Collins.

3. Land Use Code Article 2 – Applicable Standards

A. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Preliminary Design Review – PDR210004

A preliminary design review meeting was held on April 7, 2021.

2. First Submittal – ODP210005 & PDP210020

The Project Development Plan was submitted on December 30, 2021.

3. Neighborhood Meeting

Pursuant to *LUC Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is required for Planning and Zoning Commission (Type 2) projects. A neighborhood meeting was held virtually on November 4, 2021.

4. Notice (Posted, Written and Published)

Posted Notice: October 22, 2021, Sign #629.

Written Hearing Notice: September 1, 2022, 518 addresses mailed.

Published Coloradoan Hearing Notice: Scheduled for September 4, 2022

B. DIVISION 2.3 - OVERALL DEVELOPMENT PLAN

Section 2.3.2 (H) of the Land Use Code identifies seven criteria for reviewing the ODP which are summarized as follows:

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
2.3.1 Purpose	The purpose of the overall development plan (ODP) is to establish general planning and development control parameters for projects that will be developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals. Approval of an overall development plan does not establish any right to develop property in accordance with the plan.	Complies

<p>2.3.2 (H) Standards for Review</p>	<p>An ODP must comply with the following pertinent criteria:</p> <p>The plan shall be consistent with the permitted uses and pertinent zone district standards and pertinent general development standards (Article 3) that can be applied at the level of detail required for an overall development plan submittal.</p> <ul style="list-style-type: none"> • The anticipated uses of single-family detached dwellings, multi-family dwellings, place of worship, childcare, and neighborhood center are all permitted in the LMN zone district. • The proposed residential uses are consistent with the density of the underlying zone district as required by the ODP. • The ODP shows access, building locations, open space areas, pedestrian/bicycle/vehicle circulation, and key stormwater detention concepts at an appropriate level of detail. <p>The plan shall conform to the Master Street Plan requirements and the street pattern/connectivity standards both within and adjacent to the boundaries of the plan as required pursuant to Sections 3.6.1 and 3.6.3.</p> <ul style="list-style-type: none"> • The development will make necessary improvements to sections of the abutting right-of-way to ensure they are designed to meet LCUASS standards, and the proposed development plan supports the vision of the City's Master Street Plan. • The ODP reflects an appropriate level of connectivity from the site to the surrounding street network via the proposed private drive. There are no directly abutting properties to the site, so no street stub for future development is necessary. <p>The plan shall identify appropriate transportation improvements to be constructed and shall demonstrate how the development, when fully constructed, will meet the Transportation Level of Service Requirements in Section 3.6.4, with submittal of a Master Level Transportation Impact Study.</p> <ul style="list-style-type: none"> • A traffic impact memo was done and accepted by City Traffic Engineering. The memo is attached. <p>The plan shall provide for the location of transportation connections to adjoining properties in such manner as to ensure connectivity into and through the overall development plan site from neighboring properties for vehicular, pedestrian and bicycle movement, as required pursuant to Section 3.6.3(F) and Section 3.2.2(C)(6).</p> <ul style="list-style-type: none"> • Connections to and through the site from the were required and are reflected on the plan. Considering the nature of the site being bordered on all four sides by public streets (a 2-lane Collector, and 2 4-lane Arterials) establishing key access points into the development area was crucial. Vehicular, bicycle, and pedestrian circulation originate at points on the north and south of the site as well as from the existing access point on the church property to the west. <p>The plan shall show the general location and approximate size of any natural habitats and features within its boundaries.</p> <ul style="list-style-type: none"> • No such features are present, and an Ecological Characterization Study was not required. <p>The plan shall be consistent with the appropriate Drainage Basin Master Plan.</p> <ul style="list-style-type: none"> • There are no drainage issues associated with the ODP. Future development is anticipated to comply with the City's stormwater management, water quality requirements, and low impact development standards. A drainage plan has been submitted for the ODP (see attachment) and has been reviewed by staff. 	<p>Complies</p>
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C. DIVISION 2.8 – MODIFICATION OF STANDARDS

The applicant requests three modifications of standards. These address:

- 3.8.30(C)(2)(b) Location - Access to a Park, Central Feature, or Gathering Space
- 3.8.30(D)(2) Block Size
- 3.5.2.(D)(2) Street-Facing Facades

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

Land Use Code Modification Criteria:

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

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

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

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

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

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

1. Modification to Section 3.8.30(C)(2)(b) Location - Access to a Park, Central Feature or Gathering Place.

The standard:

(b) Location. Such parks shall be highly visible, secure settings formed by the street layout and pattern of lots and easily observed from streets. Rear facades and rear yards of dwellings shall not abut more than two (2) sides or more than fifty (50) percent of the perimeter frontage of the park.

Overview

This modification is necessary because the plan's proposed park is not formed by a street pattern in such a way that it is highly visible or easily observed from streets, per location criterion (b).

Summary of Applicant Justification

The applicant's modification request is attached. It contends that although the park space is not bound by a street network the proposed private drives, and the site's internal system of concrete and crusher fines pathways, still create a logical boundary for the park. Additionally, the request states that the park space will still be visible from S Lemay Ave, and partially visible from E Trilby Rd. As an enhancement to the site to facilitate visibility and access to the park the proposal includes an 8-foot-wide concrete path running north/south through the park space to enhance connectivity through the site. For the above reasons, the applicant contends that proposed alternative plan promotes the general purpose of the standard equally well or better.

Staff Findings

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criteria (1), (2), and (4) in subsection 2.8.2(H):

- A. The modification meets 2.8.2(H)(1) because the internal network of private drives and sidewalks, the overall site layout, and the proposed 8-foot-wide concrete path promote security, visibility and access to the park thereby ensuring the plan will promote the general purpose of the standard for which the modification is requested equally well or better;
- B. The modification meets 2.8.2(H)(2) because the modification helps support an alternative site plan layout which maximizes the site for affordable housing while also providing centralized amenity space for the residents of the project and the surrounding area as well as improving pedestrian circulation for the public, the granting of the modification from the strict application of the 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 and 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 and the strict application of such a standard would render the project practically infeasible;
- C. The modification meets 2.8.2(H)(4) because the internal network of private drives and sidewalks, the overall site layout, and the proposed 8-foot wide concrete path promote security, visibility and access to the park the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division 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, including:
 - 1.2.2 (F) encouraging patterns of land use which decrease trip length of automobile travel and encourage trip consolidation.
 - 1.2.2 (G) increasing public access to mass transit, sidewalks, trails, bicycle routes and other alternative modes of transportation.

- 1.2.2 (I) minimizing the adverse environmental impacts of development.
- 1.2.2 (J) improving the design, quality and character of new development.
- 1.2.2 (L) encouraging the development of vacant properties within established areas.
- 1.2.2 (M) ensuring that development proposals are sensitive to the character of existing neighborhoods.
- 1.2.2 (N) ensuring that development proposals are sensitive to natural areas and features.

2. Modification to 3.8.30(D)(2) Block Size

This standard relates to the multi-family requirement that limits the maximum block size of any proposed development:

“Section 3.8.30(D)(2) Block Size. *All blocks shall be limited to a maximum size of seven (7) acres.*”

Overview

This modification is necessary because the proposed project has a block size which exceeds 7 acres.

Summary of Applicant Justification

The applicant's modification request is attached and provides their complete justification. The applicant contends that the modifications and the alternative design provided enables the project to provide affordable housing, and that strict adherence would result in an overall lower unit count due to the need to dedicate additional land area for the creation of a private or public street. The applicant also contends that the network of private drives and the enhanced north/south pedestrian connection through the middle of the site promotes a circulation network that creates “defacto” blocks within the development. They also contend that the increase in block size from 7 acres to 8.35 acres is a nominal increase, and that the design of the site amenities and tree placement help to create a “street-like” experience.

Staff Findings

Staff finds that the modification would not be detrimental to the public good and that the request satisfies criteria (1), (2), and (4) in subsection 2.8.2(H):

- A. The modification meets 2.8.2(H)(1) because the proposed private drive and enhanced north/south bicycle and pedestrian route will functionally break up the block size similarly to how a street would thereby promoting the general purpose of the standard for which the modification is requested equally well or better;
- B. The modification meets 2.8.2(H)(2) by providing a substantial benefit. Because the modification helps support an alternative site plan layout which maximizes the site area for affordable housing while also promoting site access and connectivity, the granting of the modification from the strict application of the 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 and the applicant contends that the strict application of these standards would render the project practically infeasible;
- C. The modification meets 2.8.2(H)(4) because within the unique context of the development site, the deviation from the standard is inconsequential because the various site improvements function in such a way that the block size is effectively divided in a way that promotes access and circulation similar to how a public sidewalk and street network would. Additionally, the increase in block size from 7 to 8.35 acres is a nominal increase in size that does not diminish the overall intent of the Land Use Code. When considered from the perspective of the entire development plan, the plan will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2, including:

- 1.2.2 (F) encouraging patterns of land use which decrease trip length of automobile travel and encourage trip consolidation.
- 1.2.2 (G) increasing public access to mass transit, sidewalks, trails, bicycle routes and other alternative modes of transportation.
- 1.2.2 (I) minimizing the adverse environmental impacts of development.
- 1.2.2 (J) improving the design, quality and character of new development.
- 1.2.2 (L) encouraging the development of vacant properties within established areas.
- 1.2.2 (M) ensuring that development proposals are sensitive to the character of existing neighborhoods.
- 1.2.2 (N) ensuring that development proposals are sensitive to natural areas and features.

3. Modifications to 3.5.2(D)(2) Street-Facing Facades.

This standard relates to a requirement for multifamily buildings to have street-oriented entrances and facades:

“Section 3.5.2.(D)(2) Street-Facing Facades. Every building containing four (4) or more dwelling units shall have at least one (1) building entry or doorway facing any adjacent street that is smaller than a full arterial or has on-street parking.”

Overview

This modification is necessary for the westernmost multi-family building (aka Building 1) because that proposed design does not have a building entrance or doorway facing Brittany St.

Summary of Applicant Justification

The applicant’s modification request is attached and provides their complete justification. The applicant contends that the modifications and the alternative design provided enables the project to provide affordable housing, and that strict adherence would result in an overall lower unit count due to the need to create a functional building entry. The applicant also contends that the main building entry that already meets the connecting walkway requirement for an entrance within 200 feet of the public right-of-way helps meet the intent of the standard. Lastly, the applicant proposes a design alternative for street-facing façade of Building 1 that includes additional landscaping on the western side of the building as well as a seating amenity area to the west that helps to add visual interest to the site.

Staff Findings

Staff finds that the modification would not be detrimental to the public good and that the request satisfies criteria (1), (2), and (4) in subsection 2.8.2(H):

- D. The modification meets 2.8.2(H)(1) because the proximity of the primary building entry, the enhanced landscape treatment of the west façade, and the provision of on-site amenities between the building and the street promotes visual interest and orientation of other site elements in a way that will promote the general purpose of the standard for which the modification is requested equally well or better;
- E. The modification meets 2.8.2(H)(2) by providing a substantial benefit. Because the modification helps support an alternative site plan layout which maximizes the site area for affordable housing while also enhancing the appearance of the buildings on site, the granting of the modification from the strict application of the 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 and the applicant contends that the strict application of these standards would render the project practically infeasible;

- F. The modification meets 2.8.2(H)(4) because within the unique context of the development site, the deviation from the standards is inconsequential because an alternative treatment of the street-facing façade is provided which is consistent with the overall design and appearance of the rest of the development. Additionally, the standard only applies to one out of the six multi-family buildings and would result in a design that is inconsistent with the rest of the site. When considered from the perspective of the entire development plan, the plan will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2, including:
- 1.2.2 (F) encouraging patterns of land use which decrease trip length of automobile travel and encourage trip consolidation.
 - 1.2.2 (G) increasing public access to mass transit, sidewalks, trails, bicycle routes and other alternative modes of transportation.
 - 1.2.2 (I) minimizing the adverse environmental impacts of development.
 - 1.2.2 (J) improving the design, quality and character of new development.
 - 1.2.2 (L) encouraging the development of vacant properties within established areas.
 - 1.2.2 (M) ensuring that development proposals are sensitive to the character of existing neighborhoods.
 - 1.2.2 (N) ensuring that development proposals are sensitive to natural areas and features.

4. Land Use Code Article 3 – General Development Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.2.1 – Landscaping and Tree Protection</p> <p>3.2.1(D) Tree Planting Standards</p> <p>3.2.1(D)(1)(c) Full Tree Stocking</p>	<p>The standards of this section require that a development plan demonstrate a comprehensive approach to landscaping that enhances the appearance and function of the neighborhood, buildings, and pedestrian environment. The proposed plan provides the following:</p> <ul style="list-style-type: none"> • Full tree stocking is provided within 50 feet of all high-use or high-visibility sides of the buildings. In accordance with the standard, buildings 1-6 provide at least 8 trees around each building. • 31 parkway trees are provided along the existing sidewalks for Brittany Dr, S Lemay Ave, and E Trilby Rd. • Planting beds are provided around each building and within the proposed amenity areas. A “typical” planting cross-section for shrubs and trees is provided with Landscape Plan Sheet LS106. 	<p>Complies</p>
<p>3.2.1(E)(4) – Parking Lot Perimeter Landscaping</p>	<p>The parking lot perimeter landscaping requirements are met and exceeded for the project by meeting the following:</p> <ul style="list-style-type: none"> • At least 1 tree per 40 linear feet is required within the parking perimeter setback. Trees are placed in these perimeter setback areas in informal groupings, with tree quantities that exceed the minimum requirement. • The proposed parking areas are oriented towards the interior of the site in such a way that intervening landscaping and building placement effectively screens the vehicle use areas from the majority of the adjacent right-of-way. 	<p>Complies</p>

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings																				
3.2.1(E)(5) – Parking Lot Interior Landscaping	<p>The interior space of all parking lots with less than 100 spaces must contain at least 6% interior landscape coverage. Landscape islands must have a canopy shade tree and ground planting. Further, the standards require an intervening landscape island no more than every 15 parking spaces, landscaping along walkways and driveways, and landscape material placement that preserves driver sight distance at driveway-street intersections.</p> <ul style="list-style-type: none"> Four parking lots are proposed with the site plan configuration. All minimum parking lot interior landscaping standards for each parking lot are met or exceeded. The following interior landscape parking areas are provided: <table border="1" data-bbox="461 648 1333 1020"> <thead> <tr> <th>Parking Lot</th> <th>Overall size (sq ft)</th> <th>Min. 6% required (sq ft)</th> <th>Provided (sq ft)</th> </tr> </thead> <tbody> <tr> <td>Lot A 21 spaces</td> <td>9,200</td> <td>552</td> <td>606</td> </tr> <tr> <td>Lot B 13 spaces</td> <td>6,160</td> <td>370</td> <td>475</td> </tr> <tr> <td>Lot C 47 spaces</td> <td>17,825</td> <td>1,070</td> <td>2,243</td> </tr> <tr> <td>Lot D 42 spaces</td> <td>17,430</td> <td>1,046</td> <td>2,144</td> </tr> </tbody> </table>	Parking Lot	Overall size (sq ft)	Min. 6% required (sq ft)	Provided (sq ft)	Lot A 21 spaces	9,200	552	606	Lot B 13 spaces	6,160	370	475	Lot C 47 spaces	17,825	1,070	2,243	Lot D 42 spaces	17,430	1,046	2,144	Complies
Parking Lot	Overall size (sq ft)	Min. 6% required (sq ft)	Provided (sq ft)																			
Lot A 21 spaces	9,200	552	606																			
Lot B 13 spaces	6,160	370	475																			
Lot C 47 spaces	17,825	1,070	2,243																			
Lot D 42 spaces	17,430	1,046	2,144																			
3.2.1(F) – Tree Preservation Mitigation	<p>This standard requires that developments provide on-site mitigation in the form of a defined number of replacement trees if existing significant trees are removed. The number of mitigation trees is determined by City Forestry staff based off existing tree species, breast diameter, and health/condition. Mitigation values can range between 1 and 6 for a tree that is removed. Dead, dying, and certain invasive species are exempt from this standard.</p> <p>The site contains several mature trees that were originally planted when the Heart of the Rockies project was originally approved. Of the 93 existing on-site trees, 80 will be preserved and the remaining 13 are proposed to be removed. In coordination with city forestry staff, the plan provides 21 mitigation trees in various places throughout the site and are identified with “-M” on the attached landscape plan.</p>	Complies																				
3.2.2 – Access, Circulation and Parking – General Standard	<p>This standard requires that development projects accommodate the movement of vehicles, bicycles, pedestrians, and transit throughout the project and to and from surrounding areas safely and conveniently and contribute to the attractiveness of the neighborhood. In compliance, the PDP includes the following:</p> <ul style="list-style-type: none"> A 7-foot pedestrian walkway that parallels the internal private drives as well as providing access to the corner of S Lemay Ave and E Trilby Rd and Brittany St. An 8-foot concrete sidewalk connection through the central park area of the site. The intent is to create a north/south connection that is suitable for both pedestrians and bicyclist through the site from Brittany St to E Trilby Rd. Buildings 2 and 5 provide a 5-foot-wide breezeway connection out to E Trilby Rd. in addition to the access granted via the walkways mentioned above. 	Complies																				

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings										
3.2.2(C)(4) – Bicycle Parking Space Requirements	<p>This standard requires one bicycle space per bedroom, for a total of 178 bicycle spaces required. To meet the minimum bicycle parking requirements, the development must provide bicycle parking for both “enclosed bicycle parking” and “fixed bicycle racks”, as defined in the Land use Code. 60% of the spaces must be enclosed (covered) and 40% must be fixed. Fixed spaces may be uncovered, and the placement of the bicycle facilities must be adequately convenient and easily accessible to building entrances and walkways.</p> <ul style="list-style-type: none"> • In compliance, the PDP provides 111 enclosed bicycle spaces and 75 fixed spaces. Bicycle rack locations are distributed along key sidewalk circulation routes to provide convenient access for residents entering and exiting the buildings. • Covered bicycle parking is in two areas. Most of this parking is integrated into enclosed bicycle storage in the buildings. Additional covered parking is provided in a shelter amenity on various building front porches. Fixed/uncovered parking is provided throughout the rest of the site and can be found on Site Plan Sheet 2. 	Complies										
3.2.2(C)(6,7) – Direct On/Off-Site Access to Pedestrian and Bicycle Destinations	<p>These standards require that the on-site/off-site pedestrian and bicycle circulation system be designed to provide for direct connections to major pedestrian and bicycle destinations, including, trails, parks, schools, Neighborhood Centers, Neighborhood Commercial Districts, and transit stops that are located either within the development or adjacent to the development.</p> <ul style="list-style-type: none"> • As previously mentioned, the plan provides two main walkway connections – the 7-foot pedestrian walkway that parallels the private drive, and an 8-foot concrete walkway connection that runs north/south through the central park for the project. • Combined, this network is well designed and is a highly beneficial aspect of the site plan, benefiting both residents of the project as well as the surrounding neighborhoods. Given the constraints of the property, including the existing development pattern of the church and adjacent developed properties the walkway system significantly enhances access and compensates for the lack of a fined-grained public street system which could have been used to knit developments in the area together. 	Complies										
Section 3.2.2(K)(2)(a,b,c) – Parking	<p>The minimum number of required parking spaces for multifamily dwellings is based the parking ratios in the table below, on a per-bedroom basis. 138 parking spaces are required. 140 spaces are provided.</p> <table border="1" data-bbox="440 1419 1325 1768"> <thead> <tr> <th><i>Number of Bedrooms/Dwelling Unit</i></th> <th><i>Parking Spaces Per Dwelling Unit</i></th> </tr> </thead> <tbody> <tr> <td><i>One or less</i></td> <td><i>1.5</i></td> </tr> <tr> <td><i>Two</i></td> <td><i>1.75</i></td> </tr> <tr> <td><i>Three</i></td> <td><i>2.0</i></td> </tr> <tr> <td><i>Four and above</i></td> <td><i>3.0</i></td> </tr> </tbody> </table> <p>Lots for single-family dwellings require a minimum of 1 parking space if the lot is over 40-feet in width, and 2 parking spaces if the lot is under 40-feet in width therefore 20 vehicle parking spaces are required for the single-family dwellings and 20 are provided.</p>	<i>Number of Bedrooms/Dwelling Unit</i>	<i>Parking Spaces Per Dwelling Unit</i>	<i>One or less</i>	<i>1.5</i>	<i>Two</i>	<i>1.75</i>	<i>Three</i>	<i>2.0</i>	<i>Four and above</i>	<i>3.0</i>	Complies
<i>Number of Bedrooms/Dwelling Unit</i>	<i>Parking Spaces Per Dwelling Unit</i>											
<i>One or less</i>	<i>1.5</i>											
<i>Two</i>	<i>1.75</i>											
<i>Three</i>	<i>2.0</i>											
<i>Four and above</i>	<i>3.0</i>											

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.2(K)(5) – Handicap Parking	All handicap-accessible dimensional requirements are met. Parking standards require a minimum amount of 5 handicap spaces based on the total spaces in the parking areas provided. A total of 5 accessible spaces are provided.	Complies
3.2.4 – Exterior Site Lighting	<p>The purpose of this Section is to ensure adequate exterior lighting for the safety, security, enjoyment and function of the proposed land use; conserve energy and resources; reduce light trespass, glare, artificial night glow, and obtrusive light; protect the local natural ecosystem from damaging effects of artificial lighting; and encourage quality lighting design and fixtures.</p> <p>The updated lighting standards require compliance with the applicable Lighting Context Area which determines the limitations for exterior artificial lighting. The Lighting Context Area for the Low Density Mixed Use Neighborhood zone district is LC1. Compliance is based on the specific requirements for the LC1 context area:</p> <ul style="list-style-type: none"> • Light Trespass Limitations. The project complies with the light trespass levels along all measurement boundaries. The maximum illumination values permitted along site boundary is 0.1 measured 10 feet from the property line. The proposed lighting plan is in compliance with this maximum. • Based on the LC1 context area, the project is also reviewed for maximum allowable BUG ratings (Backlight, Uplight and Glare). All BUG ratings are met for the project. • All proposed lighting is fully shielded and down-directional, meeting color temperature requirements of 3,000K or less. <p>The photometric plan demonstrates compliance with minimum and maximum lighting requirements for the LC1 context area and will ensure the site is in compliance with the updated lighting standards.</p>	Complies
Section 3.2.5 – Trash and Recycling Enclosures	<p>The purpose of this standard is to ensure the provision of areas, compatible with surrounding land uses, for the collection, separation, storage, loading and pickup of trash, waste cooking oil, compostable and recyclable materials.</p> <p>Adequately sized, conveniently located, accessible and fully screened trash and recycling enclosures are provided within the parking lots. A trash and recycling detail sheet has been provided and is attached with the staff report. Walk-in access is provided for each enclosure.</p>	Complies

B. DIVISION 3.3 - ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.3.1(C) – Public Sites, Reservations and Dedications</p>	<p>This standard requires the applicant 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 street is abutting or within the property being developed, the applicant must dedicate such additional rights-of-way to meet the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code. The PDP complies with this standard by:</p> <ul style="list-style-type: none"> • The project includes dedication of on-site easements for access, utilities, emergency access, and future right-of-way expansion related to future improvements for the intersection of S Lemay Ave. and E Trilby Rd. 	<p>Complies</p>

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

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

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.4.1 – Natural Habitats	This section applies if any portion of the development site is within five hundred feet of an area or feature identified as a natural habitat on the City’s Natural Habitats and Features Inventory Map. <ul style="list-style-type: none"> • No portion of the development site is within five hundred feet of an area or feature on the City’s Natural Habitats and Features Inventory Map. This section does not apply, and an Ecological Characterization Study (ECS) was not required. 	N/A
3.4.7 – Historic and Cultural Resources	This section applies if there are any historic resources within the area of adjacency of a proposal. The area of adjacency is measured at 200 feet in all directions from the perimeter of the development site. Any lot or parcel of property shall be considered within the area of adjacency if any portion of such lot or parcel is within the two hundred (200) foot outer boundary. <ul style="list-style-type: none"> • No historic resources are within the area of adjacency of the site. This section does not apply. 	N/A

D. DIVISION 3.5 - BUILDING STANDARDS

The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area. Building design requirements are discussed again related to additional code language in Section 3.8.30 which is covered later in this staff report.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
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<p>3.5.1(A) and (B) – Building Project and Compatibility, Purpose and General Standard</p>	<p>This section is designed to ensure compatibility of new buildings with the surrounding context. Absent any established character, the standard requires that new buildings set an enhanced standard of quality for future projects or redevelopment in the area. The standards in this section are intended to complement the more specific requirements in Article 4, which are addressed in Section 6 of this report. For reference, the Land Use Code definition of “compatibility” in Article 5 has been included below:</p> <p><i>Compatibility shall mean the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.</i></p> <p>Overall, staff finds that the design of the PDP is compatible with the existing context surrounding the site.</p> <ul style="list-style-type: none"> • Landscaping along the site perimeter contributes to the transition between the project and nearby developments. • Buildings are set back from the west property line at least 25 feet, which provides a buffer transition. • Additionally, multiple layers of parking lot, drive aisle, and park trees within the church site help screen and soften views towards the project from Brittany St, S Lemay Ave and E Trilby Rd. 	<p>Complies</p>
<p>3.5.1 (C)– Building Size, Height, Bulk, Mass, Scale</p>	<p>Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures, if any, on the same block face, abutting or adjacent to the subject property, opposing block face or cater-corner block face at the nearest intersection.</p> <ul style="list-style-type: none"> • The overall arrangement of buildings on the site aids in providing visual relief when viewing the project from various vantage points surrounding the project because buildings are arranged in such a way to provide visually interesting views of the building facades and the site’s park amenity. Additionally, the placement of the multi-family buildings along E Trilby Rd. pushes those taller structures away from the existing single-family detached neighborhood to the west and north. • Various building elements help articulate and subdivide the buildings through the use of wall plane projections, recesses, secondary gable roof forms, and window groupings that help the buildings relate to a pedestrian scale. Together these elements provide building designs that are proportional to the mass and scale of existing development in the vicinity. • In terms of overall building height and eave height, these are not significantly different than the Eagle Tree apartment buildings to the south. The PDP proposes buildings that are 45 feet in height to the tallest roof peak, and approximately 30 feet to the third story eave. The nearest existing buildings are the two-story single-family detached dwellings to the west, which are approximately 30 feet to the roof peak and 15-20 feet to the eave. 	<p>Complies</p>
<p>3.5.1 (D)– Privacy Considerations</p>	<p>Elements of the development plan shall be arranged to maximize the opportunity for privacy by the residents of the project and minimize infringement on the privacy of adjoining land uses.</p> <ul style="list-style-type: none"> • As noted above, the placement of the buildings and the overall design theme of the site plan is conceived with the idea of locating the buildings as far from the existing and proposed single-family dwellings as possible. This helps modulate the visible bulk of the buildings, but also allows entries to not face towards the adjacent Brittany Knolls neighborhood. 	<p>Complies</p>

<p>3.5.1 (E)– Building Materials</p>	<p>This section addresses building materials, glare, and windows. Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials.</p> <ul style="list-style-type: none"> • Primary building materials are stucco, board and batten siding, lap sidings and stone veneer. • The proposed materials are similar to the materials found in other developments in the vicinity of the site. 	<p>Complies</p>
<p>3.5.1 (F)– Building Color</p>	<p>Color shades shall be used to facilitate blending into the neighborhood and unifying the development. The color shades of building materials shall draw from the range of color shades that already exist on the block or in the adjacent neighborhood.</p> <ul style="list-style-type: none"> • Three different color schemes are proposed which primarily draw upon the color shades found within the Eagle Tree, Paragon Point, and Brittany Knolls developments, including buff, blue-grey, light-gray and off-white. • The attached architectural plans depict the three color schemes amongst the six buildings. • A dark grey stone is used on all of the buildings and serves as a unifying element, which seems appropriate within the surrounding development context where masonry variation is more limited with existing developments. 	<p>Complies</p>
<p>3.5.1 (G)– Building Height Review</p>	<p>The purpose of this Section is to establish a special process to review buildings or structures that exceed forty (40) feet in height. Its intent is to encourage creativity and diversity of architecture and site design within a context of harmonious neighborhood planning and coherent environmental design, to protect access to sunlight, to preserve desirable views and to define and reinforce downtown and designated activity centers.</p> <ul style="list-style-type: none"> • The three-story multi-family buildings measure approximately 46 feet in height to the tallest roof peak, and approximately 30 feet to the third story eave. The nearest existing buildings are two-story single-family dwellings across Brittany St to the west, which are approximately 31 feet to the roof peak and 15 feet to the eave. The proposed buildings are set back from the west property line at 79 feet. Given that the difference in building height is only 15 feet, the intervening right-of-way, and the distance provided between the buildings this added height above 40 feet does not appear to be an abrupt change. • A shadow analysis was completed for the PDP. Due to the orientation of the buildings and the 79' building setback from the west property line, it doesn't appear that "substantial adverse impacts" due to shadowing are possible. The project employs techniques described in this subsection including "repositioning of a structure on the lot", and "increasing the setbacks". • Other building design techniques which aid in providing "harmony" are already discussed in staff comments addressing subsections 3.5.1(A,B,C,D,E and F). 	<p>Complies</p>

<p>3.5.1 (H)– Land Use Transition, 3.5.1 (I)– Outdoor Storage Areas and Mechanical Equipment, and 3.5.1 (J)– Operational and Physical Compatibility Standards</p>	<p>The remaining elements of Section 3.5.1 address potential compatibility issues that can arise when different uses are proposed near or adjacent to one another. These sections require separation of incompatible uses through the implementation of buffer yards, careful location of loading docks and storage areas, and restriction on hours of operation among other techniques.</p> <ul style="list-style-type: none"> • Sections 3.5.1(H) and 3.5.1(J) do not apply to the proposed PDP. The multi-family residential use proposed is compatible with the existing mix of uses in the surrounding neighborhoods. As previously mentioned, buildings are set back for the adjacent properties, and the provided open spaces as well as the existing church use provide layers of partial screening and aid in the transition from adjacent surrounding uses. Essentially, more land use transition distance is provided than is necessary because areas along the east portions of the site are used for drainage and detention for the entire Heart of the Rockies site. • Section 3.5.1(I) requires that HVAC equipment, areas for trash collection, conduit, meters, and other similar equipment be integrated into the development. Visual disturbances must be minimized, and screening must be of a similar material to the overall development. Rooftop mechanical equipment must be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible. The site plan shows the location of all ground HVAC units, and a combination of screen walls and plantings are proposed around these elements to provide a layer of screening. No rooftop equipment is proposed. 	<p>Complies</p>
<p>3.5.2- Residential Building Standards</p>	<p>These standards are intended to promote variety, visual interest and pedestrian-oriented streets in residential development. Development projects containing residential buildings shall place a high priority on building entryways and their relationship to the street. Pedestrian usability shall be prioritized over vehicular usability. Buildings shall include human-scaled elements, architectural articulation, and in projects containing more than one (1) building, design variation.</p> <ul style="list-style-type: none"> • Overall, the elements incorporated into this proposal to maximize compatibility and meet standards for building variety also create a project that provides architectural interest. A summary of key points follows. <ul style="list-style-type: none"> ○ Entrance stairwells are defined at the building scale by a sloped roof accent over the primary entry point. ○ The buildings are articulated with recessed and projecting elements, including changes in wall planes and corresponding material changes. ○ Windows on the ends of the buildings add articulation and interest to the sides of the buildings. ○ Three distinct color schemes and three building footprints provide additional design variation across the development. 	<p>Complies</p>
<p>3.5.2(D)(1) Orientation to a Connecting Walkway. 3.5.2.(D)(2) Street-Facing Facades.</p>	<p>This section requires that every front facade with a primary entrance to a dwelling unit face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk. A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine. Additionally, each multifamily building shall have at least one entrance facing the adjacent local street.</p> <ul style="list-style-type: none"> • Each of the proposed multi-family buildings has a primary entrance which faces a connecting walkway with no entrance being more than 200 linear feet from the street sidewalk. • As discussed previously in the staff report, a modification to 3.5.2(D)(2) is proposed. 	<p>Complies / Modification Requested</p>

E. DIVISION 3.6 - TRANSPORTATION AND CIRCULATION

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

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.2 – Streets, Streetscapes, Alleys And Easements	<p>This Section is intended to ensure that the various components of the transportation network are designed and implemented in a manner that promotes the health, safety and welfare of the City. It details minimum requirements for private streets and private drives when they are proposed as part of a development project.</p> <p>A private drive is proposed as the primary circulation and access for the project. All easement and design requirements in 2.6.2(N) are provided as needed to serve the proposed dwellings.</p> <p>Per subsection 3.6.2(N)(1)(a), private drives shall not be permitted if (by plan or circumstance) such drives would, in the judgment of the City Engineer, attract "through traffic" in such volumes that would require a public street. Specific to the design of this development plan, through traffic is mitigated by not extending a direct north/south connection of the private drive through the property from Brittany St to E Trilby Rd. The proposed circuitous access pattern proposed from the public streets will be beneficial to the residents of the project by discouraging neighborhood traffic through the private drive serving the development. Alternatively, drivers in the area will likely use the more convenient and direct route provided by S Lemay Ave., E Trilby Rd., and Brittany St.</p>	Complies
3.6.3(A-F) – Street Pattern and Connectivity Standards	<p>This standard requires the development be designed to be safe, efficient, convenient, and attractive, considering use by all modes of transportation.</p> <ul style="list-style-type: none"> • The proposed development does not abut any undeveloped land, and therefore does not include any future street stubs along the border of the property. • As discussed above the proposal includes a private drive for primary access into and through the site with connections from these private drives to Brittany St. and E Trilby Rd. • All internal sidewalks on-site connect to the local street network. 	Complies
3.6.4 – Transportation Level of Service Requirements	<p>A Transportation Impact Study was submitted with this PDP (see attached). The TIS analyzed the anticipated traffic for the development and concluded that the impact from the added traffic is nominal and meets city standards. The operation at the surrounding intersections including Brittany St. and S Lemay Ave. will continue to meet an acceptable level of service. Bike and pedestrian Level of Service in the area will also be acceptable. The development meets all traffic related requirements in the Land Use Code.</p>	Complies
3.6.6 – Emergency Access	<p>This standard states, "all developments shall provide adequate access for emergency vehicles and for those persons rendering fire protection and emergency services by complying with Article 9, Fire Department Access and Water Supply, of the Uniform Fire Code as adopted and amended pursuant to Chapter 9 of the City Code. All emergency access ways, easements, rights-of-way or other rights required to be granted pursuant to the Uniform Fire Code must include not only access rights for fire protection purposes, but also for all other emergency services."</p> <p>The project has been reviewed by Poudre Fire Authority (PFA) and currently meets the needs and requirements of PFA regulations. Emergency access easements are provided with the project.</p>	Complies

F. DIVISION 3.7 - COMPACT URBAN GROWTH

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.7.3 – Adequate Public Facilities	The proposed project provides adequate service design for water, wastewater, storm drainage, fire and emergency services, and electric facilities. There are no special needs or requirements necessary to serve the development.	Complies

G. 3.8.30 MULTI-FAMILY AND SINGLE-FAMILY ATTACHED DWELLING DEVELOPMENT STANDARDS

The standards in this section apply to all multi-family developments that contain at least four (4) dwelling units and single-family attached developments that contain at least four (4) dwelling units where there is no reasonably sufficient area for outdoor activities and useable outdoor space on an individual per lot basis. This section is intended to promote variety in building form and product, visual interest, access to parks, pedestrian-oriented public or private streets and compatibility with surrounding neighborhoods.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.8.30(B)(1)(2)(3)(4) – Mix of Housing Types	<p>A complete range of the permitted housing types is encouraged in a neighborhood and within any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. A minimum of two (2) housing types is required on any development parcel sixteen (16) acres or larger.</p> <ul style="list-style-type: none"> • Two housing types are provided – “Multi-family dwellings containing more than seven (7) units per building” and “Single-family detached dwellings.” The PDP is approximate 10.78 acres in size, and therefore there is no specific requirement for more than one housing type. • The lots for the different housing types are arranged in such a way that entrances are oriented towards connecting walkways and the adjacent streets to the extent feasible while also forming boundaries for the internal park and open space area. 	Complies

<p>3.8.30(C) – Access to a Park, Central Feature or Gathering Place</p>	<p>At least ninety (90) percent of the dwellings in all development projects containing two (2) or more acres shall be located within 1,320 feet (¼ mile) of either a neighborhood park, a privately owned park or a central feature or gathering place that is located either within the project or within adjacent development, <u>which distance shall be measured along street frontage</u> without crossing an arterial street.</p> <p>For projects greater than five (5) acres and less than ten (10) acres, <u>the private park</u> must be a minimum of five thousand (5,000) square feet.</p> <p>The “location” criterion requires that “such parks” shall be highly visible, secure settings <u>formed by the street layout</u> and pattern of lots and easily observed from streets. This requirement is intended to reinforce the “town-like pattern” of development where a street grid is provided along with prominent park nodes that are integral to the street pattern.</p> <ul style="list-style-type: none"> • The plan provides a centralized park amenity over 5,000 square feet in size that is created by the lot layout and the affiliated private drives through the site. A modification has been requested due to the fact that the park boundaries are not formed by a formal street layout. 	<p>Modification requested</p>
<p>3.8.30(D) – Block Requirements</p>	<p>Each multi-family project must be developed as a series of complete blocks bounded by public or private streets. Natural areas, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features may form up to two (2) sides of a block. Blocks must be 7 acres or less in size. Buildings, plazas, or other functional open space must comprise 40% of each block side or 50% of the block faces of the total block.</p> <ul style="list-style-type: none"> • The proposed project utilizes a system of private drives for access into and through the development instead of public or private streets. A modification has been requested to allow an increase in the block size from 7 acres to 8.35 acres. 	<p>Modification requested</p>
<p>3.8.30(E) – Buildings</p>	<p>This section mainly discusses multifamily building setbacks from streets. A minimum setback from the right-of-way along an arterial street must be fifteen (15) feet and along a nonarterial street must be nine (9) feet.</p> <ul style="list-style-type: none"> • The six multi-family buildings each exceed the minimum setbacks required, with the setbacks ranging from 38.5 at a minimum to 45 feet from E Trilby Rd. The building nearest S Lemay Ave. is setback more than 110 feet, and the building nearest Brittany St. is setback 79 feet. 	<p>Complies</p>
<p>3.8.30(F)(1) – Design Standards for Multi-Family Dwellings; Yards Along Single- and Two-Family Residential Development</p>	<p>3.8.30(F)(1) requires a minimum 25-foot buffer yard along the property line of abutting existing single- and two-family dwellings. The proposed single-family dwellings on the north of the site trigger this requirement for the project, and a setback greater than 25 feet is proposed.</p>	<p>N/A</p>

<p>3.8.30(F)(2) – Variation Among Buildings</p>	<p>For any development containing at least three (3) and not more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least two (2) distinctly different building designs. <u>For any such development containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs.</u> For all developments, there shall be no similar buildings placed next to each other along a street, street-like private drive or major walkway spine. <u>Building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features</u> within a coordinated overall theme of roof forms, massing proportions and other characteristics. <u>Such variation among buildings shall not consist solely of different combinations of the same building features.</u></p>	<p>Complies</p>
<p>3.8.30(F)(3) – Variation of Color</p>	<p>The project meets the color variation requirements for multi-family buildings, which shall feature a palette of muted colors, earth tone colors, natural colors found in surrounding landscape or colors consistent with the adjacent neighborhood.</p> <p>For any such development containing more than 56 dwelling units, there shall be at least 3 distinct color schemes used on structures throughout the development. For all developments, there shall be no more than 2 similarly colored structures placed next to each other along a street or major walkway spine.</p> <ul style="list-style-type: none"> As mentioned previously in the staff report under the 3.5.1 comments, three different color schemes are proposed which primarily draw upon the color shades found within the adjacent developments. 	<p>Complies</p>
<p>3.8.30(F)(4) – Entrances</p>	<p>This section has to do with enhancing the visibility of entrances through the use of architectural elements and landscaping.</p> <ul style="list-style-type: none"> The proposed architecture emphasizes building entry points with an overhanging roof element to create a porch-like appearance for the entries. These entry areas also include space for covered bicycle parking and adjacent landscaping. 	<p>Complies</p>

<p>3.8.30(F)(5) – Roofs</p>	<p>Roofs. Roof lines may be either sloped, flat or curved, but must include at least two (2) of the following elements:</p> <p>(a) The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing.</p> <p>(b) Secondary roofs shall transition over entrances, porches, garages, dormers, towers or other architectural projections.</p> <p>(c) Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane.</p> <p>(d) Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color.</p> <p>(e) Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.</p> <ul style="list-style-type: none"> • This standard is met by incorporating terraced gable elements amongst the primary roof line per option (a). • Secondary shed roof elements are also provided at the first story as sheltering elements for the entry and bicycle parking areas per option (b). • Per option (c), offsets provided above and below the primary roofline are greater than two feet. • Both (d) and (e) are not applicable. 	<p>Complies</p>
<p>3.8.30(F)(6) – Facades and Walls</p>	<p>Each multi-family dwelling shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings, and shall not have repetitive, undifferentiated wall planes. Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer. Facade articulation may be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements.</p> <ul style="list-style-type: none"> • The buildings are articulated with recessed and projecting elements, including changes in wall planes. Changes vertical in plane occur in three places on the side elevations and four places in the front and rear elevations, with the divisions less than 40 feet. • Window groupings are used effectively and add articulation and interest to all sides of the buildings. First floor window awnings provide additional visual interest. 	<p>Complies</p>
<p>3.8.30(F)(7) – Colors and Materials</p>	<p>Colors of nonmasonry materials shall be varied from structure to structure to differentiate between buildings and provide variety and individuality. Colors and materials shall be integrated to visually reduce the scale of the buildings by contrasting trim, by contrasting shades or by distinguishing one (1) section or architectural element from another. Bright colors, if used, shall be reserved for accent and trim.</p> <ul style="list-style-type: none"> • Three distinct color schemes and three building footprints provide additional design variation across the development. • Both lap siding and vertical board and batten siding are used as the primary nonmasonry materials on each building and provide variation within each building. These materials include contrasting, coordinated colors. Contrasting trim colors on windows and corner areas are also used to provide effective variation, interest, and scale within each building color scheme. 	<p>Complies</p>

Land Use Code Article 4 – Applicable Standards:

H. DIVISION 4.5 – LOW DENSITY MIXED-USE NEIGHBORHOOD (L-M-N)

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

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(B)(2) – Permitted Uses	The proposed use is multi-family dwellings and single-family detached dwellings. Multi-family dwellings of more than 50 dwellings units are a permitted use subject to Type 2 review with the Planning & Zoning Commission. Due to the review of both residential uses in the PDP the lots for the single-family detached dwellings are part of the Type 2 review.	Complies
4.5(D)(1) – Density	<p>Residential developments containing less than 20 acres shall have an overall minimum average density of 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, except that affordable housing projects less than 10 acres may attain a maximum density of 12 dwelling units per gross acre of residential land.</p> <ul style="list-style-type: none"> • The overall net density for the development is 10.52 dwelling units per acre <ul style="list-style-type: none"> ○ 82 dwelling units / 7.79 acres • The overall gross density for the development is 9.82 dwelling units per acre <ul style="list-style-type: none"> ○ 82 dwelling units / 8.35 acres <p>Furthermore, the maximum gross density of any phase in a multiple phase development plan or any portion of a phase containing 2 or more multi-family structures is 12 dwelling units per gross acre of residential land.</p> <ul style="list-style-type: none"> • The overall gross density for the multi-family dwellings is 10.8 dwelling units per acre <ul style="list-style-type: none"> ○ 71 dwelling units / 6.57 acres • The overall gross density for the single-family dwellings is 6.17 dwelling units per acre <ul style="list-style-type: none"> ○ 11 dwelling units / 1.78 acres 	Complies
4.5(D)(2) – Mix of Housing	The proposed ODP anticipates two housing types: Single Family Detached Dwellings, and Multi-Family Dwellings both of which are permitted housing types in the zone district. The proposed PDP is consistent with the housing types envisioned.	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(E)(4) – Design Standards for Multi-Family Dwellings Containing More Than 8 Dwelling Units	<p>This section builds upon and in some cases duplicates standards found in 3.8.30 as detailed earlier in the staff report. The goal of these standards is to ensure that larger residential buildings can be aesthetically integrated into low density neighborhoods.</p> <ul style="list-style-type: none"> • The maximum number of dwelling units permitted in a multi-family building is 12. The project proposes five 12-unit buildings, and one 11-unit building. • A minimum setback of 25 feet from a property line abutting property containing single and two-family dwellings is required. All the proposed buildings exceed this setback requirement as described in the earlier sections of the staff report. • Similar to the earlier multi-family standards, no more than two similar buildings placed can be next to each other along a street or major walkway spine. Distinctly different building designs must provide significant variation in footprint size and shape, architectural elevations, and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. The project includes three distinct building models, and as shown on the Plan set, no two buildings that are the same model type are placed directly next to each other. • Maximum building height is limited to 3 stories. None of the proposed buildings exceed this height limitation. • The maximum gross floor area of any multi-family building is 14,000 square feet. None of the proposed buildings exceed that floor area maximum. 	Complies

5. Findings of Fact/Conclusion

In evaluating the request for the Heartside Hill Overall Development Plan, ODP210005 and the Heartside Hill Residential Development, PDP210020, Staff makes the following findings of fact:

1. The Overall Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. The ODP complies with the review standards of Section 2.3.2(H).
3. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
4. The Project Development Plan complies with the Heartside Hill Overall Development Plan, ODP210005.
5. The Modification to Section 3.8.30(C)(2)(b) Location - Access to a Park, Central Feature or Gathering Place is not detrimental to the public good and meets criteria 2.8.2(H)(1), (2), and (4).
6. The Modifications to 3.8.30(D)(2) Block Size is not detrimental to the public good and meets criteria 2.8.2(H)(2) and (4).
7. The Modification to Section 3.5.2(D)(2) Street-Facing Facades is not detrimental to the public good and meets criteria 2.8.2(H)(1), (2), and (4).
8. The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards, subject to approval of the three Modifications of Standards.
9. The Project Development Plan complies with relevant standards located in Division 4.5 – Low Density Mixed Use Neighborhood (L-M-N) in Article 4.

6. Recommendation

- Staff recommends that the Planning and Zoning Commission make a motion to approve the Heartside Hill Overall Development Plan, ODP210005 based on the Findings of Fact and supporting explanations found in the staff report and hearing materials.
- Staff recommends that the Planning and Zoning Commission make a motion to approve three Modifications of Standards to Land Use Code sections and subsections 3.8.30(C)(2)(b), 3.8.30(D)(2), 3.5.2.(D)(2).
- Staff recommends that the Planning and Zoning Commission make a motion to approve the Heartside Hill Residential Development, PDP210020 based on the Findings of Fact and supporting explanations found in the staff report and hearing materials.

7. Attachments

1. Planning Objectives Narrative
2. Overall Development Plan, Drainage, and Utility Plan
3. Site Plan
4. Landscape Plan, Tree Mitigation
5. Building Elevations, Materials, Trash Enclosure Details, and 3D Views
6. Lighting Plan
7. Utility Plans
8. Plat
9. Modification request #1 -- 3.8.30(C)(2)(b)
10. Modification request #2 -- 3.8.30(D)(2)
11. Modification request #3 -- 3.5.2(D)(2)
12. Heartside Hill Neighborhood Meeting Notes
13. Staff Presentation



Relevant Links

- Traffic Impact Study:
<https://records.fcgov.com/WebLink/DocView.aspx?id=15510929&dbid=0&repo=FortCollins>
- Drainage Report:
<https://records.fcgov.com/WebLink/DocView.aspx?id=15510907&dbid=0&repo=FortCollins>
- Round 3 Staff Review Comments:
<https://records.fcgov.com/WebLink/DocView.aspx?id=15510924&dbid=0&repo=FortCollins>

December 22, 2021

Project Information and Design Narrative

Project Title:

Heartside Hill Overall Development Plan

Past Meeting Dates:

PDR meeting held on April 11, 2021
Neighborhood Meeting was held on November 4, 2021

General Information:

Heart of the Rockies Christian Church, CARE Housing, Fort Collins Habitat for Humanity and Friends of L'Arche Fort Collins are proposing a collaborative project that will intentionally address some of the key issues facing our community: affordable housing, affordable home ownership, support for individuals with developmental disabilities, community integration and early childhood development.

The site is located on 8.35 acres that is currently owned by the church.
The plan proposes the following:

- 72 units of multi-family deed-restricted housing (CARE Housing)
- 9 single-family lots for affordable home ownership (Habitat for Humanity)
- 2 lots with homes supporting adults with developmental disabilities (Friends of L'Arche)
- 1 shared, multipurpose community building (HRCC, CARE, H4H, L'Arche, Boys and Girls Club, other community service partners and organizations)
- Shared amenities including play areas, community gardens, walking paths, gathering areas and open spaces.

The 10.78- acre property is currently divided into 2 lots, known as "Heart of the Rockies First Subdivision". Lot 1 is 2.4 acres in size and is fully developed with a 7,073 SF church building, 1,440 SF modular building, parking lot, playground and community garden. The site is served by South Fort Collins Sanitation District and Loveland-Fort Collins Water District. Lot 2 is currently undeveloped and is 8.35 acres in size.

Site Design:

The site design includes nine (9), single-family lots for Habitat for Humanity Homes along the north side of the north fronting Brittany Street and two (2), lot sites for L'Arche, which is an organization that supports small group homes for people with disabilities. On the south side of the site, a total of eight (8), 8-plex affordable multi-family apartment buildings for CARE Housing are being proposed with six of these buildings fronting along E. Trilby Road and two of the buildings located internally to the site. Attached to one building is a 1,570 sq. ft. clubhouse. There is also a 2-story, 20,000 sq. ft. future community building also being proposed adjacent to the existing HOTR Church that would be shared by the various residents and entities located on the site.

There is a central walking path and open space located central to the project, with a play structure and community gardens. In addition, there will be a tiered seating area and outdoor plaza for church and community/resident functions.

Site Circulation and Access:

Primary access to the Care Housing multi-family buildings is from a private drive off Trilby Road. There is another proposed access through the south end of the churches' parking lot, with a proposed access that connects to Brittany Street at the north end of the site. The Habitat and L'arche homes are alley loaded and will be accessed from the alley from Brittany Drive. Pedestrian circulation is provided via a series of connecting walkways throughout the property. Walkway connections are planned from each building entry to the public street sidewalk system.

Storm Drainage:

The site generally drains from west to east with an existing 21" storm drain at the northeast corner of the site that is the stormwater outfall for the site. Currently there is a small water quality and detention pond along the west side of the Lemay that was constructed as part of the original HRCC development. It is the intent to construct a new detention pond within this same location to account for the existing church site and the proposed affordable housing development to detain and treat storm water runoff for water quality prior to leaving the site. The detention pond will be sized using the previously approved release rate of 13.2 cfs to the existing 21" storm drain, complying with the current drainage requirements and release rates.

There is a limited area, 15 ft back from right-of-way, of landscaped front yards that will drain undetained to Brittany Street. Since these areas are mainly landscape, it is anticipated that the drainage impact is negligible.

Drainage within the rights-of-way of Trilby Road, Lemay Avenue, and Brittany Street is conveyed along the curb and gutter, ultimately draining north along Lemay Avenue to the ultimate outfall of Fossil Creek. There are existing on-grade inlets along Brittany Street that capture some runoff prior to being conveyed to Lemay Avenue.

It is anticipated that a Rain Garden will be implemented within the affordable housing development site that will be designed to satisfy the Low Impact Development (LID) requirements to provide water quality enhancement for the required impervious areas. The detention pond will be designed as an extended detention basin that will provide standard water quality enhancement for areas that are unable to be directed to the Rain Garden. The Rain Garden (RG) and the standard water quality facilities are intended to slow runoff down for the more frequent storm events and allow filtration through the RG media, infiltration into the soils, allow sediments and pollutants to settle prior to being released from the site.

Landscape Concept:

Proposed landscaping for the site will consist of street trees in tree lawns and foundation plantings consisting of shrubs and ornamental grasses. Most of the outdoor activity spaces will consist of irrigated turf, with water-wise native seed in the remaining open space areas.

Architectural Design:

The Heartside Hill project includes eight multi-family apartment buildings that include four distinctive building types and designs.

Building A is a 2-story, 8-plex apartment building that includes a single main entrance to an interior stairwell on the front of the building that leads to a mix of 1 and 2-bedroom units on both levels. The entry of the building includes a large covered 1-story entry canopy that provides an enhanced sense of entry and with human scale while also including a place for covered bike parking. Balconies are also included at all units providing a welcoming amenity for residents. Building A has been designed with several wall recesses and steeper, front facing pitched vernacular-style gable roof elements that provide for scale that is compatible with the surrounding single-family residences and helps in reducing the overall scale. Building materials include synthetic stone veneer, stucco and fiber cement lap siding that relate to the other existing single family and multi-family buildings surrounding the site.

Building A-2 is similar to Building A but includes an attached, 1-story 1,570 sq. ft community space on the west end. This community space will contain a community gathering space, staff offices, restrooms and a storage and maintenance area along with an exterior patio on the north side of the community space. The entry of this community space had been designed to be on the more prominent corner entering the site and has includes design elements to make it distinguishable as a community space with the use of a more prominent entry canopy and more extensive use of glazing to promote transparency to the interior functions of the space.

Building B is a 2-story, 8-plex apartment building with the central units being accessed by an entrance to an interior stairwell that serves 3- and 4-bedroom units. Building design elements and materials that are similar to that of Building A but have unique proportions based on the unit configuration.

Building C is a 3-story, 12-plex apartment building with the central units being accessed by an entrance to an interior stairwell that serves 2- and 3-bedroom units. Building design elements and materials are similar to that of Building A but have unique proportions based on the taller facades and unit configuration. The two, type B buildings have been strategically located on the site to be placed in between the 2-story building types A and B along each of the block faces along Trilby which reduces their scale and provides overall diversity.

The bedroom mix/building breakdown is listed below:

8 Buildings Total:

Two (2) Building A, 2-story, 8-plex:
Two (2) 1-bedroom units
Six (6) 2-bedroom units

One (1) Building A w/ clubhouse, 2-story, 8-plex:
Two (2) 1-bedroom units
Six (6) 2-bedroom units
±1,570 sq. ft. clubhouse

Three (3) Building B, 2-story, 8-plex:
Six (6) 3-bedroom units
Two (2) 4-bedroom units

Two (2) Building C, 3-story, 12-plex:
Six (6) 2-bedroom units
Six (6) 3-bedroom units

Overall for the site, the breakdown is as follows:
72 units total
Six (6) 1-bedroom units
Thirty (30) 2-bedroom units
Thirty (30) 3-bedroom units
Six (6) 4-bedroom units

Proposed Owners:

CARE Housing
1303 West Swallow Road Building 11
Fort Collins, CO 80526

Steve Kuehneman – Executive Director

Heartside Hill Overall Development Plan

Fort Collins, Colorado

Legal Description:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11 AS BEARING SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST (MEASURED SOUTH 88 DEGREES 49 MINUTES 00 SECONDS WEST) AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 83.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 149.65 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 64.39 FEET; THENCE SOUTH 37 DEGREES 05 MINUTES 18 SECONDS WEST, A DISTANCE OF 281.98 FEET; THENCE SOUTH 45 DEGREES 56 MINUTES 09 SECONDS WEST, A DISTANCE OF 310.00 FEET; THENCE SOUTH 05 DEGREES 18 MINUTES 31 SECONDS EAST, A DISTANCE OF 138.10 FEET; THENCE SOUTH 82 DEGREES 55 MINUTES 07 SECONDS WEST, A DISTANCE OF 331.42 FEET; THENCE SOUTH 19 DEGREES 27 MINUTES 28 SECONDS WEST, A DISTANCE OF 182.00 FEET; THENCE SOUTH 81 DEGREES 10 MINUTES 43 SECONDS WEST, A DISTANCE OF 173.40 FEET; THENCE NORTH 76 DEGREES 26 MINUTES 37 SECONDS WEST, A DISTANCE OF 392.26 FEET; THENCE NORTH 19 DEGREES 59 MINUTES 45 SECONDS WEST, A DISTANCE OF 116.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE BNSF RAILWAY, INC. (FORMERLY KNOWN AS COLORADO AND SOUTHERN RAILROAD) AS DESCRIBED IN BOOK 62 AT PAGE 560, LARIMER COUNTY RECORDS; THENCE NORTH 24 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 426.87 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 56 SECONDS EAST, A DISTANCE OF 893.93 FEET; THENCE NORTH 02 DEGREES 48 MINUTES 44 SECONDS EAST, A DISTANCE OF 60.90 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 250.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 11; THENCE NORTH 88 DEGREES 39 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 241.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.

CONTAINS 587,479 SQUARE FEET OR 13.487 ACRES, MORE OR LESS.

ALONG WITH :

PHASE 2 & 3
KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER(S) OF THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING THE SAME PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AUGUST 6, 2012 AT RECEPTION NUMBER 20120052831 IN THE RECORDS OF LARIMER COUNTY CLERK AND RECORDER, SAID PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO HAVE AN ASSUMED BEARING OF SOUTH 88°39'00" WEST, (THE EAST END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 2 1/2" ALUMINUM CAP STAMPED LS 25313 IN A RANGE BOY AND THE WEST END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 2 1/2" ALUMINUM CAP STAMPED LS 25372), WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THENCE SOUTH 88°39'00" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE WESTERLY RIGHT-- OF--YAY LINE OF SOUTH COLLEGE AVENUE (U.S. HIGHWAY 287) AS DESCRIBED IN BOOK 1066, PAGE 204 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING MARKED BY A NUMBER 4 REBAR OF UNKNOWN LENGTH, WITH AN ATTACHED PLASTIC CAP STAMPED LS 17562; SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-- OF-- WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°43'17" WEST, A DISTANCE OF 365.90 FEET; 2. SOUTH 00°47'17" WEST, A DISTANCE OF 610.50 FEET;

3. 3.16 FEET ALONG A NON TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 0°0'028", A RADIUS OF 22,994.97 FEET AND A CHORD WHICH BEARS SOUTH 00°46'53" WEST, A DISTANCE OF 3.16 FEET TO A NUMBER 4 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED PLASTIC CAP STAMPED LS 17662;

THENCE ALONG THE NORTHERLY RIGHT-- OF-- WAY LINE FOR CRESTRIDGE STREET, DESCRIBED IN THE DEED RECORDED JULY 25, 1975 IN BOOK 1655, PAGE 179 AND THE NORTHERLY RIGHT-- OF--YAY LINE FOR MENUS AVENUE, DESCRIBED IN THE DEED RECORDED FEBRUARY 18, 1975 AT BOOK 1635 PAGE 158, BOTH IN THE RECORDS OF LARIMER COUNTY CLERK AND RECORDER, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°13'21" EAST, A DISTANCE OF 362.82 FEET TO A NUMBER 4 REBAR OF UNKNOWN LENGTH;

2. 91.86 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°31'31", A RADIUS OF 338.27 FEET AND A CHORD WHICH BEARS SOUTH 82°57'31" WEST, A DISTANCE OF 91.38 FEET TO A NUMBER 4 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED PLASTIC CAP STAMPED LS 17662;

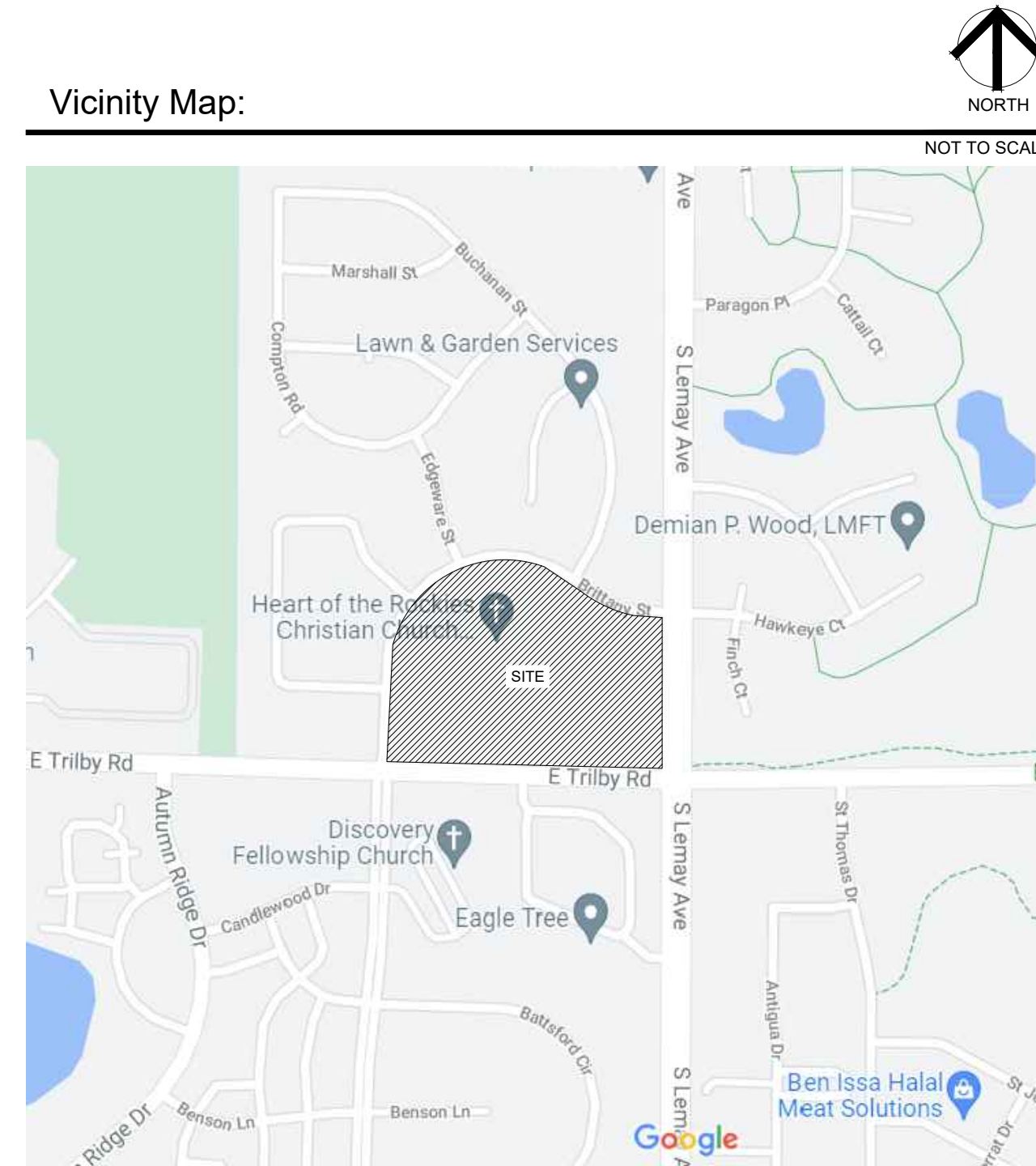
3. SOUTH 75°11'46" WEST, A DISTANCE OF 73.99 FEET TO A NUMBER 4 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED PLASTIC CAP STAMPED LS 17662;

THENCE ALONG THE WESTERLY RIGHT-- OF-- WAY LINE FOR VENUS AVENUE, DESCRIBED IN THE DEED RECORDED FEBRUARY 18, 1975 AT BOOK 1635 PAGE 158, BOTH IN THE RECORDS OF LARIMER COUNTY CLERK AND RECORDER, THE FOLLOWING TWO (2) COURSES:

1. 214.94 FEET ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°31'19", A RADIUS OF 665.00 FEET AND A CHORD WHICH BEARS SOUTH 10°03'19" EAST, A DISTANCE OF 214.01 FEET TO A NUMBER 4 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED PLASTIC CAP STAMPED LS 17662;

2. SOUTH 00°47'44" EAST, A DISTANCE OF 100.00 FEET TO A NUMBER 4 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED PLASTIC CAP STAMPED LS 17662;

Vicinity Map:



Owner's Certification of Approval:

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

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

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

_____ THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

(SEAL)

Planning Approval:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY OF _____ A.D., 20____.

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

General Notes:

- TWO POINTS OF FIRE ACCESS HAVE BEEN PLANNED TO SERVE ALL AREAS OF THE PROJECT. FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY POUFRE FIRE AUTHORITY.
- ALL PUBLIC STREETS WILL BE DESIGNED TO THE FORT COLLINS LARIMER COUNTY URBAN STREET STANDARDS. THE INTERNAL ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE LOCATIONS ONLY. PRECISE LOCATIONS OF ACCESS POINTS WILL BE IDENTIFIED AT THE TIME OF PROJECT DEVELOPMENT PLANS (PDP).
- THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS ODP ARE APPROXIMATE. ANY ADDITIONAL LAND USES NOT ALLOWED IN THE APPLICABLE ZONE DISTRICTS MUST BE APPROVED ACCORDING TO THE CRITERIA AS SET FORTH BY THE CITY OF FORT COLLINS
- MASTER UTILITY AND DRAINAGE PLANS HAVE BEEN SUBMITTED WITH THIS ODP.
- ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PDP PROCESS.

OWNER

Heart of the Rockies Christian Church
Disciples of Christ
6501 Brittany Drive
Fort Collins, Colorado 80525
(970) 223-1230

PLANNER

Cathy Mathis
TB Group
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

LANDSCAPE ARCHITECT

Jim Doyle
TB Group
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

DEVELOPER

CARE Housing
1303 West Swallow Road, Bldg. 11
Fort Collins, Colorado 80526
(970) 282-7522

CIVIL ENGINEER

Jason Claeys, P.E., LEED AP
Highland Development Services, Inc.
6335 Fairgrounds Avenue, Suite 100
Windsor, CO 80550
(970) 674-7570

ARCHITECT

Ian Shuff, Principal
aim2s Architects
712 Whalers Way
Fort Collins, CO 80525
(970) 223-1820

Sheet Index:

SHEET 1 COVER SHEET
SHEET 2 OVERALL DEVELOPMENT PLAN
SHEET 3 MASTER UTILITY & OVERALL DRAINAGE PLAN

REVISIONS DATE

Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22
_____	_____
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DATE

December 22, 2021

SHEET TITLE

Cover Sheet

SHEET INFORMATION

Sheet Number:

Sheet 1 of 3

REVISIONS	DATE
Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22

DATE

December 22, 2021

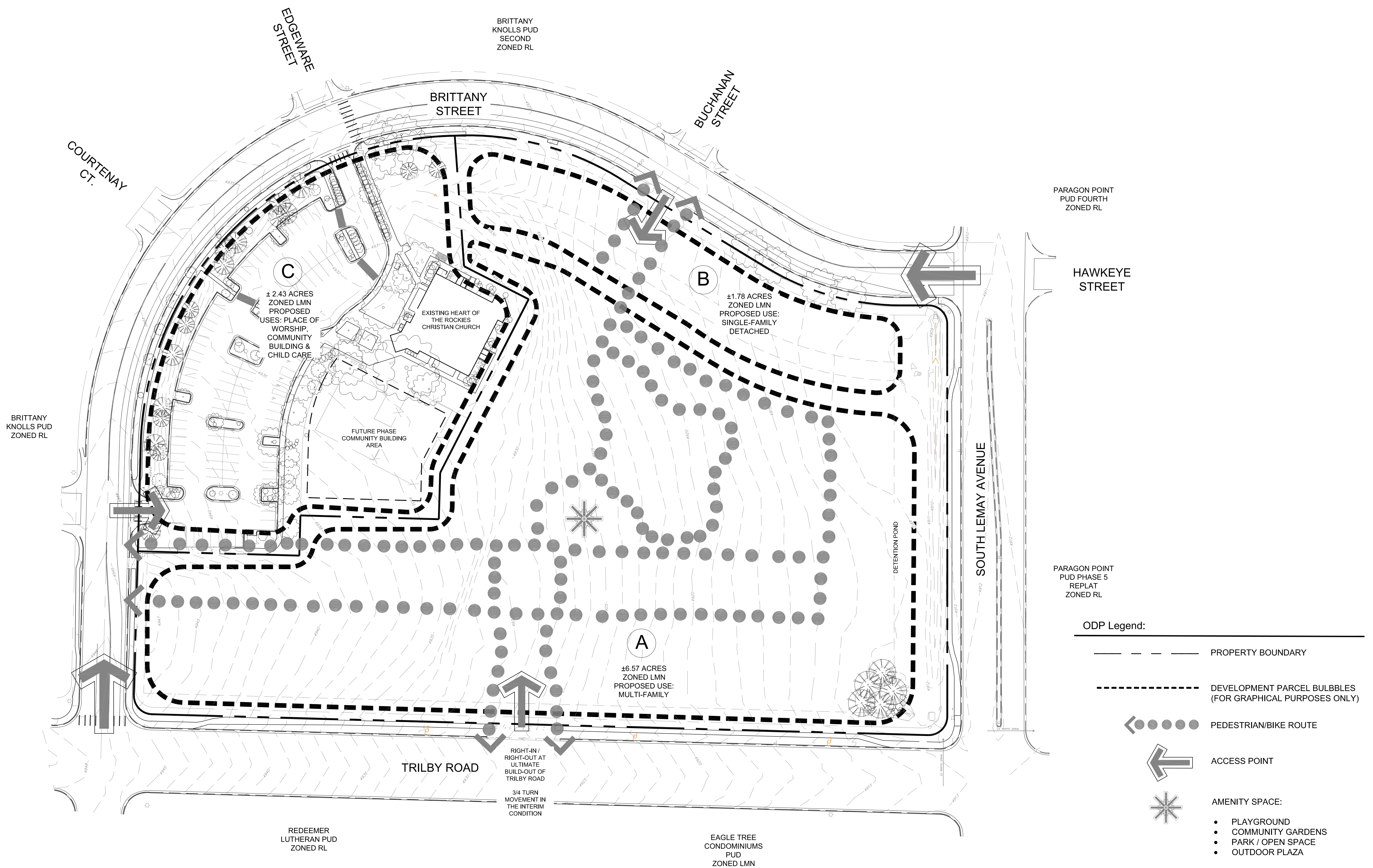
SHEET TITLE

Overall Development Plan

SHEET INFORMATION

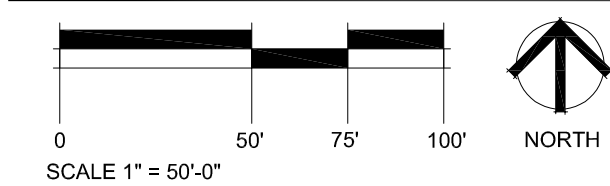
Sheet Number:

Sheet 2 of 3



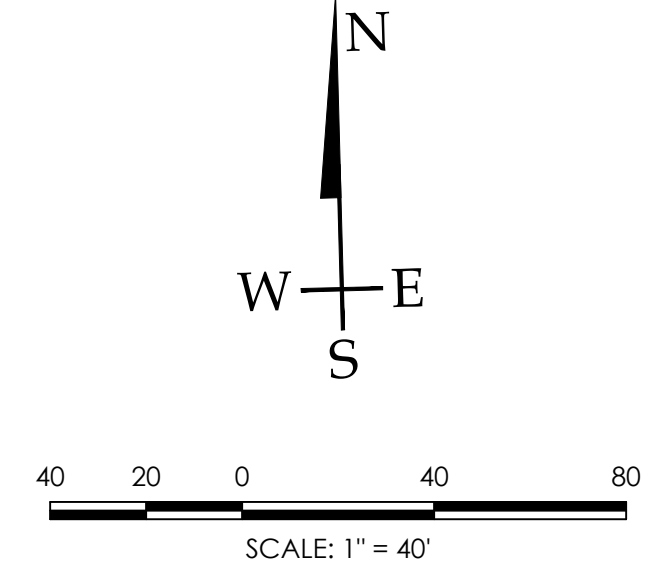
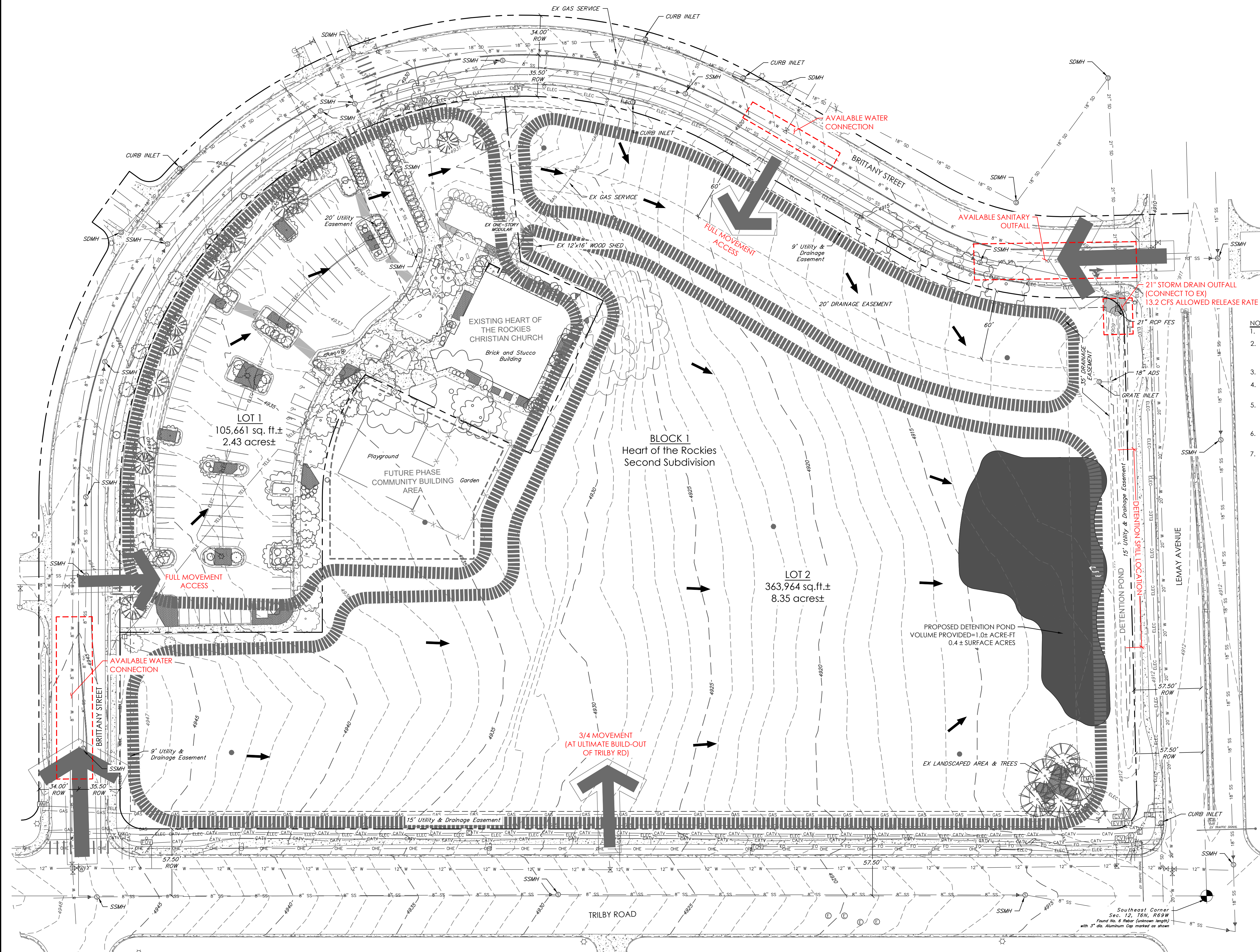
- ODP Legend:**
- — — — — PROPERTY BOUNDARY
 - - - - - DEVELOPMENT PARCEL BULBBLES (FOR GRAPHICAL PURPOSES ONLY)
 - ◀ ● ● ● ● PEDESTRIAN/BIKE ROUTE
 - ← ACCESS POINT
 - * AMENITY SPACE:
 - PLAYGROUND
 - COMMUNITY GARDENS
 - PARK / OPEN SPACE
 - OUTDOOR PLAZA

Overall Development Plan



Parcel Index:

PARCEL	ZONING	ACREAGE	ANTICIPATED USES	# UNITS
PARCEL A	LMN	+/- 6.57 AC.	MULTI-FAMILY	72
PARCEL B	LMN	+/- 1.78 AC.	SINGLE-FAMILY DETACHED	11
PARCEL C	LMN	+/- 2.43 AC.	PLACE OF WORSHIP, COMMUNITY BUILDING & CHILD CARE	
GROSS TOTAL		10.78 ACRES		83



- NOTES**
- TOTAL SITE AREA IS 10.78± ACRES.
 - BOUNDARY, UTILITY AND TOPOGRAPHICAL INFORMATION PROVIDED BY ALTA LAND TITLE SURVEY PREPARED BY INTERMILL LAND SURVEYING, INC., DATED 9-17-21.
 - PROJECT VERTICAL DATUM IS ON NAVD88.
 - WATER SERVICE TO BE PROVIDED BY THE FORT COLLINS-LOVELAND WATER DISTRICT UTILIZING MAIN WITHIN BRITANY STREET.
 - SEWER SERVICE TO BE PROVIDED BY THE SOUTH FORT COLLINS SANITATION DISTRICT UTILIZING 8\"/>

NO.	REVISION	BY	DATE

HEARTSIDE HILL
OVERALL DEVELOPMENT PLAN
MASTER UTILITY & OVERALL DRAINAGE PLAN

PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:

REVIEW SET
NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF HIGHLAND DEVELOPMENT SERVICES

DATE: 7/13/22
SCALE (H): N/A
SCALE (V): N/A
DRAWN BY: JTC
CHECKED BY: JTC
HDS PROJECT #: 21-1045-00



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.

Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22
Staff Comments	08.10.22

December 22, 2021

Cover Sheet

Sheet Number: **1**

HEARTSIDE HILL

Block 1, Lot 2 , Heart of the Rockies Second Subdivision, Located in the Southeast Quarter of Section 12, Township 6 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado

Land-Use Statistics:

EXISTING ZONING:	LMN - LOW DENSITY MIXED-USE NEIGHBORHOOD
GROSS LAND AREA:	363,964 SQ.FT. 8.35 ACRES
NUMBER OF UNITS:	82
NUMBER OF BUILDINGS:	17
NUMBER OF LOTS:	11 SINGLE-FAMILY DETACHED 1 MULTI-FAMILY
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL SINGLE-FAMILY DETACHED
MULTI-FAMILY UNIT BREAKDOWN:	71 UNITS TOTAL SIX (6) 1-BEDROOM UNITS TWENTY-NINE (29) 2-BEDROOM UNITS THIRTY (30) 3-BEDROOM UNITS SIX (6) 4-BEDROOM UNITS

GROSS AREA COVERAGE:

	SQUARE FEET	ACRES	% OF
BUILDING FOOTPRINTS	54,721	1.256	15.0%
PARKING & DRIVES	71,075	1.632	19.5%
LANDSCAPE AREA	205,393	4.715	56.5%
STORMWATER DETENTION AREA	10,285	0.236	2.82%
SIDEWALKS	22,490	0.516	6.18%
TOTAL AREA:	363,964	8.350	100%

OFF-STREET PARKING:

MULTI-FAMILY:

(6) 1-BEDROOM UNITS (1.5/D.U.)	= 9
(29) 2-BEDROOM UNITS (1.75/D.U.)	= 51
(30) 3-BEDROOM UNITS (2.0/D.U.)	= 60
(6) 4-BEDROOM UNITS (3.0/D.U.)	= 18
TOTAL REQUIRED	138

STANDARD	= 135
ACCESSIBLE	= 5
TOTAL PROVIDED	140

SINGLE FAMILY:

TOTAL REQUIRED (1 SPACE PER LOT IF OVER 40')	= 2
(2 SPACES PER LOT IF UNDER 40')	= 18
TOTAL PROVIDED	20

BICYCLE PARKING:

185 BEDROOMS
80% ENCLOSED = 111
40% FIXED = 74
TOTAL REQUIRED = 185

75 FIXED SPACES PROVIDED
24 ENCLOSED SPACES LOCATED ON FRONT PORCHES
87 ENCLOSED SPACES LOCATED IN BIKE SHELTERS
186 PROVIDED

DENSITY CALCULATIONS:

GROSS CALCULATIONS:

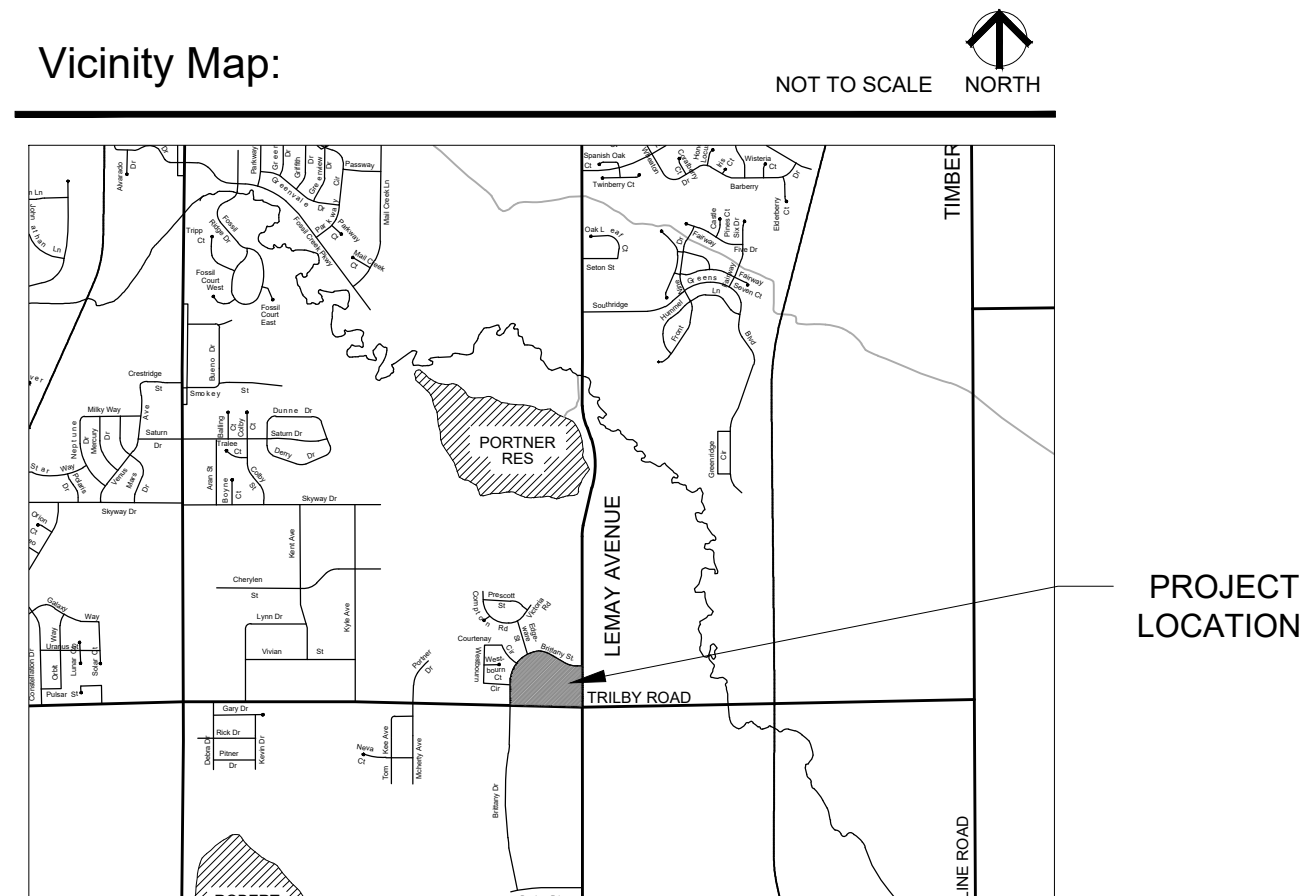
USE	MULTI-FAMILY	SINGLE-FAMILY	TOTAL OVERALL
TOTAL UNITS	72	11	83
ACREAGE	6.57 ACRES	1.78 ACRES	8.35 ACRES
DENSITY	10.95 D.U./ACRE	6.18 D.U./ACRE	9.94 D.U./ACRE

***NET CALCULATIONS:**

USE	MULTI-FAMILY	SINGLE-FAMILY	TOTAL OVERALL
TOTAL UNITS	72	11	83
ACREAGE	6.07 ACRES	1.72 ACRES	7.79 ACRES
DENSITY	11.86 D.U./ACRE	6.39 D.U./ACRE	10.65 D.U./ACRE

*LESS LEMAY AVENUE R.O.W. & OUTDOOR SPACE

Vicinity Map:



Owner's Certification of Approval:

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

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

BY:

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

(SEAL)

Planning Approval:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO THIS ____ DAY OF _____ A.D., 20__.

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

Site Plan Notes:

- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
- SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
- FIRE HYDRANTS MUST MEET OR EXCEED Poudre FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY 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.
- 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.
- THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.
- PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLARPHOTO-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.
- ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
- PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND Poudre FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMBERS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

Sheet Index:

COVER SHEET	1
SITE PLAN	2
CONTEXT DIAGRAM	3

PROJECT TITLE
HEARTSIDE HILL

6501 Brittany Street
Fort Collins, Colorado

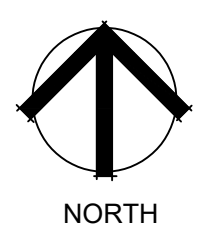
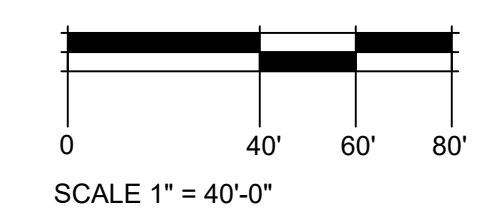
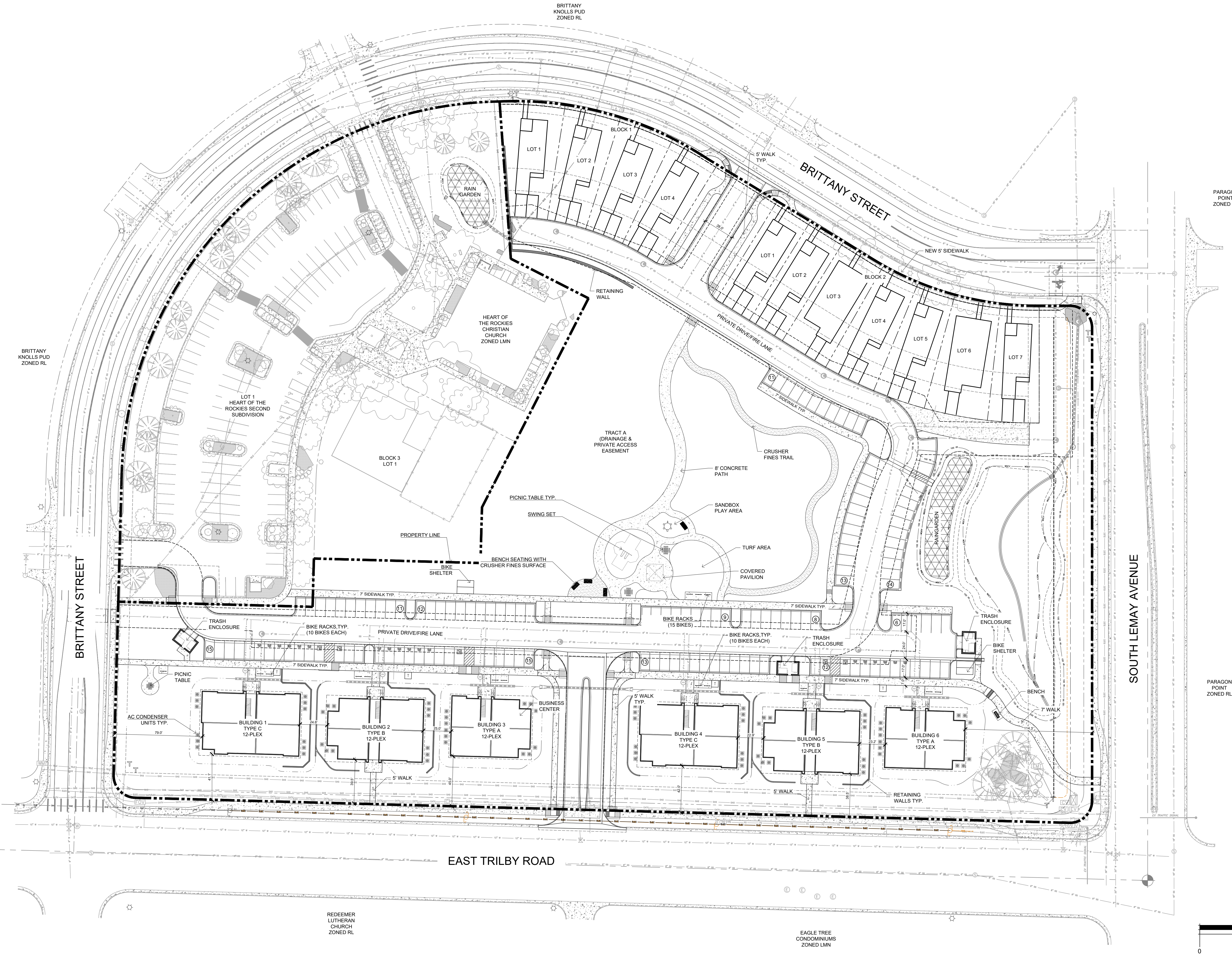
PREPARED FOR
CARE Housing
1303 West Swallow Rd.
Building 11
Fort Collins CO 80526
970.282.7522

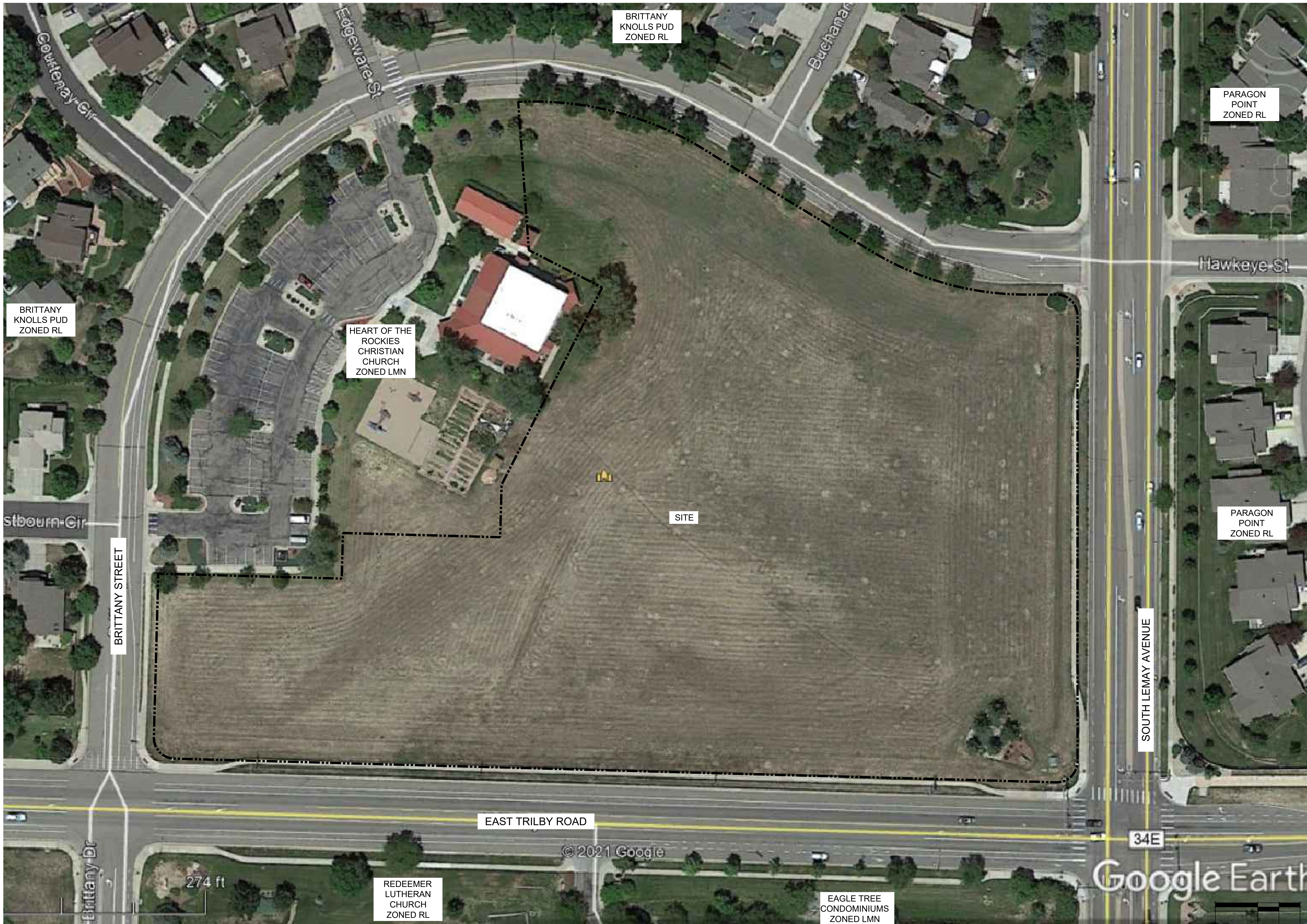
REVISIONS	DATE
Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22
Staff Comments	08.10.22

DATE
December 22, 2021

SHEET TITLE
Site Plan

SHEET INFORMATION
Sheet Number: **2**





BRITTANY KNOLLS PUD ZONED RL

PARAGON POINT ZONED RL

BRITTANY KNOLLS PUD ZONED RL

HEART OF THE ROCKIES CHRISTIAN CHURCH ZONED LMN

SITE

PARAGON POINT ZONED RL

BRITTANY STREET

SOUTH LEMAY AVENUE

EAST TRILBY ROAD

34E

REDEEMER LUTHERAN CHURCH ZONED RL

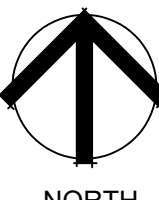
EAGLE TREE CONDOMINIUMS ZONED LMN

274 ft

© 2021 Google

Google Earth

SCALE 1" = 100'-0"



SEAL

PROJECT TITLE
HEARTSIDE HILL

6501 Brittany Street
 Fort Collins, Colorado

PREPARED FOR
 CARE Housing
 1303 West Swallow Rd.
 Building 11
 Fort Collins CO 80526
 970.282.7522

REVISIONS	DATE
Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22
Staff Comments	08.10.22

DATE
 December 22, 2021

SHEET TITLE
 Context Diagram

SHEET INFORMATION
 Sheet Number: **4**

HEARTSIDE HILL

Block 1, Lot 2 , Heart of the Rockies Second Subdivision, Located in the Southeast Quarter of Section 12, Township 6 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado



444 Mountain Ave.
Berthoud CO 80513

tel. 970.328.0891
web TERRACONGROUP.COM

HEA

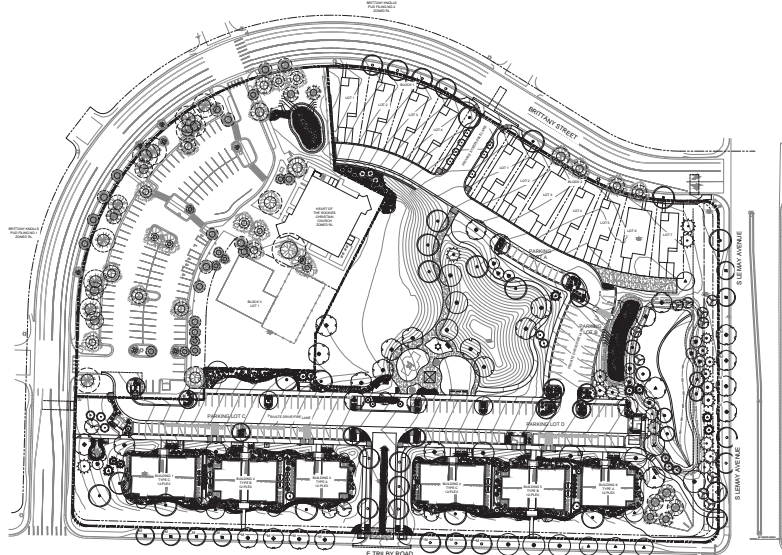
PROJECT TITLE
HEARTSIDE HILL

6501 Brittany Street
Fort Collins, Colorado

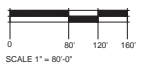
PREPARED BY
CARE Housing
1303 West Swallow Rd.
Building 11
Fort Collins CO 80526
970.282.7522

General Landscape Notes

- PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE. FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- IRRIGATION:** ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- TOPSOIL:** TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS:** SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST 30(30) INCHES BY TILLING, DISING OR OTHER SUITABLE METHOD. AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1 000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENEED AND THE SOIL AMENDMENT, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
- INSTALLATION AND GUARANTEE:** ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES TO A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- MAINTENANCE:** TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
8 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES
4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
4 FEET BETWEEN TREES AND GAS LINES
- ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.10(2)(9a).
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
- THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.



Overall Landscape Plan



Parking Lot Interior Landscape Requirements

LOCATION	NUMBER OF PARKING SPACES	AREA (SQ.FT)	INTERNAL LANDSCAPED AREA PROVIDED
PARKING A	21	9,200 s.f.	606 s.f.
PARKING B	13	6,160 s.f.	475 s.f.
PARKING C	47	17,825 s.f.	2,243 s.f.
PARKING D	42	17,430 s.f.	2,114 s.f.
TOTAL	123	50,615 s.f.	5,438 s.f. = 10.7% landscape coverage

Sheet Index:

- LS00 Landscape Cover Sheet
- LS01 Landscape Plan
- LS02 Landscape Plan
- LS03 Landscape Plan
- LS04 Engagements - Rain Gardens & Park
- LS05 Plant Schedule
- LS06 Landscape Details
- LS07 Existing Tree Inventory Plan
- LS08 Tree Mitigation Details
- LS09 Amenity Details

Songbird Nesting

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

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

Street Tree Notes

- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
- STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORIST WHOSE REQUIREMENTS BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
- THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
- SUBJECT TO APPROVAL BY THE CITY FORESTER - STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

Detention Pond Native Mix

LOW GROW NATIVE MIX

- SEED SHALL BE AS MANUFACTURED BY PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY CO 80632, (970) 796-7902
- SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:
PAWNEE BUTTES SEED COMPANY LOW GROW NATIVE MIX

COMMON NAME	SCIENTIFIC NAME	PERCENTAGE
ARIZONA FESCUE	FESTUCA ARIZONICA	25%
ROCKY MOUNTAIN FESCUE	FESTUCA SAKAMOTOANA	25%
SANDBERG BLUEGRASS	POA SECUNDA	50%

SEEDING RATE: 5 LBS/1,000 SF

- NATIVE SEED AREAS: ADEQUATE TEMPORARY IRRIGATION WILL BE PROVIDED FOR THE ESTABLISHMENT AND MAINTENANCE FOR THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEALTH, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
- PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX THROUGH AERATION AND ADDITION OF AMENDMENTS IF NECESSARY THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA.
- IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
- APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
- DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH. FOR BROADCAST SEEDING METHOD OF DRILL SEEDING METHOD, DOUBLE SPECIFIED APPLICATION REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGE AND APPLICATION RATES.
- TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROVED PLANS.
- AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED WEED FREE STRAW OR OTHER APPROPRIATE METHODS AND PROVIDED TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.
- CONTRACTOR SHALL MONITOR SEEDING AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
- THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL-LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOVING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 8-INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
- NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT TOTAL COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR LINT, DEEMED ESTABLISHED BY CITY PLANNING SERVICES.

MULCH IN ALL NATIVE SEED AREAS:

- IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD WEED FREE STRAW MULCH TO THE SEEDED AREAS.
- APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADERS (COMBS). DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- WHETHER THE USE OF CRIMPED EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS MULCH TILES, WITH FLAT BERRATED DISC AT LEAST 1/2 INCH IN THICKNESS, HAVING DALLSIDES, AND SPACE DISCS BY 6 INCHES PART WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL, WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND ANCHORING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2 INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT SHALL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

REVISIONS	DATE
Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22
Staff Comments	08.10.22

DATE
December 22, 2021

SHEET TITLE
Landscape Cover Sheet

SHEET INFORMATION
Sheet Number:
LS00



444 Mountain Ave.
Berthoud CO 80513

970.332.2891
www.tbgroup.us

HEARTSIDE HILL

6501 Brittany Street
Fort Collins, Colorado

CARE Housing
1303 West Swallow Rd.
Building 11
Fort Collins CO 80526
970.282.7522

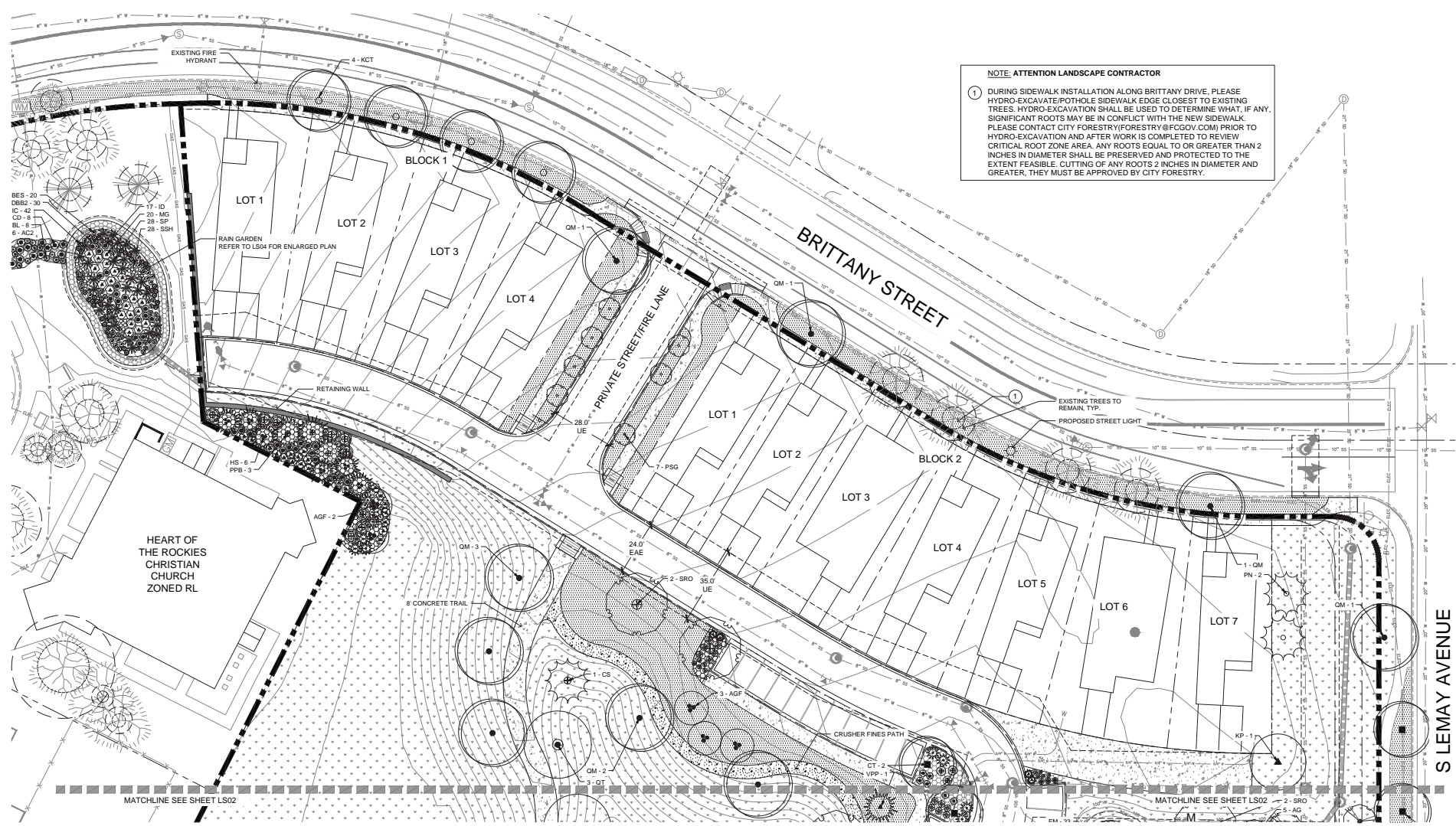
Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22
Staff Comments	08.10.22

December 22, 2021

Landscape Plan

Sheet Number:

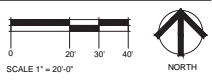
LS01



NOTE: ATTENTION LANDSCAPE CONTRACTOR

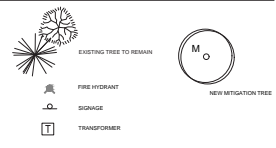
1 DURING SIDEWALK INSTALLATION ALONG BRITANNY DRIVE, PLEASE HYDRO-EXCAVATE/POTHOLE SIDEWALK EDGE CLOSEST TO EXISTING TREES. HYDRO-EXCAVATION SHALL BE USED TO DETERMINE WHAT, IF ANY, SIGNIFICANT ROOTS MAY BE IN CONFLICT WITH THE NEW SIDEWALK. PLEASE CONTACT CITY FORESTRY (FORESTRY@FCGOV.COM) PRIOR TO HYDRO-EXCAVATION AND AFTER WORK IS COMPLETED TO REVIEW CRITICAL ROOT ZONE AREA. ANY ROOTS EQUAL TO OR GREATER THAN 2 INCHES IN DIAMETER SHALL BE PRESERVED AND PROTECTED TO THE EXTENT FEASIBLE. CUTTING OF ANY ROOTS 2 INCHES IN DIAMETER AND GREATER, THEY MUST BE APPROVED BY CITY FORESTRY.

Landscape Plan



Landscape Legend

- HIGH PERFORMANCE BLUE TURF GRASS TURF OR APPROVED EQUAL
- NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX
- 1.5" WASHED RIVER ROCK COBBLE ALL SWIRL BEDS TO RECEIVE A MINIMUM 2" DEPTH ROCK DOBBLE
- ENGINEERED WOOD FIBER
- SHREDDED CEDAR MULCH ALL SWIRL BEDS TO RECEIVE A MINIMUM 4" DEPTH SPECIFIED CEDAR WOOD MULCH
- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- STEEL EDGER
- FLOWLINE
- 100-YEAR FLOODLINE
- WATER QUALITY SURFACE PONDING LIMIT



Keymap

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SONG BIRD NESTING

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NOTE: REFER TO PLANT LIST ON SHEET LS05



444 Mountain Ave.
Berkhout CO 80513

tel. 970.322.8891
web T3Group.us

PROJECT TITLE

HEARTSIDE HILL

6501 Brittany Street
Fort Collins, Colorado

CARE Housing

1303 West Swallow Rd.
Building 11
Fort Collins CO 80526
970.282.7522

REVISIONS	DATE
Staff Comments	04.06.22
Staff Comments	05.08.22
Staff Comments	07.13.22
Staff Comments	08.10.22

DATE

December 22, 2021

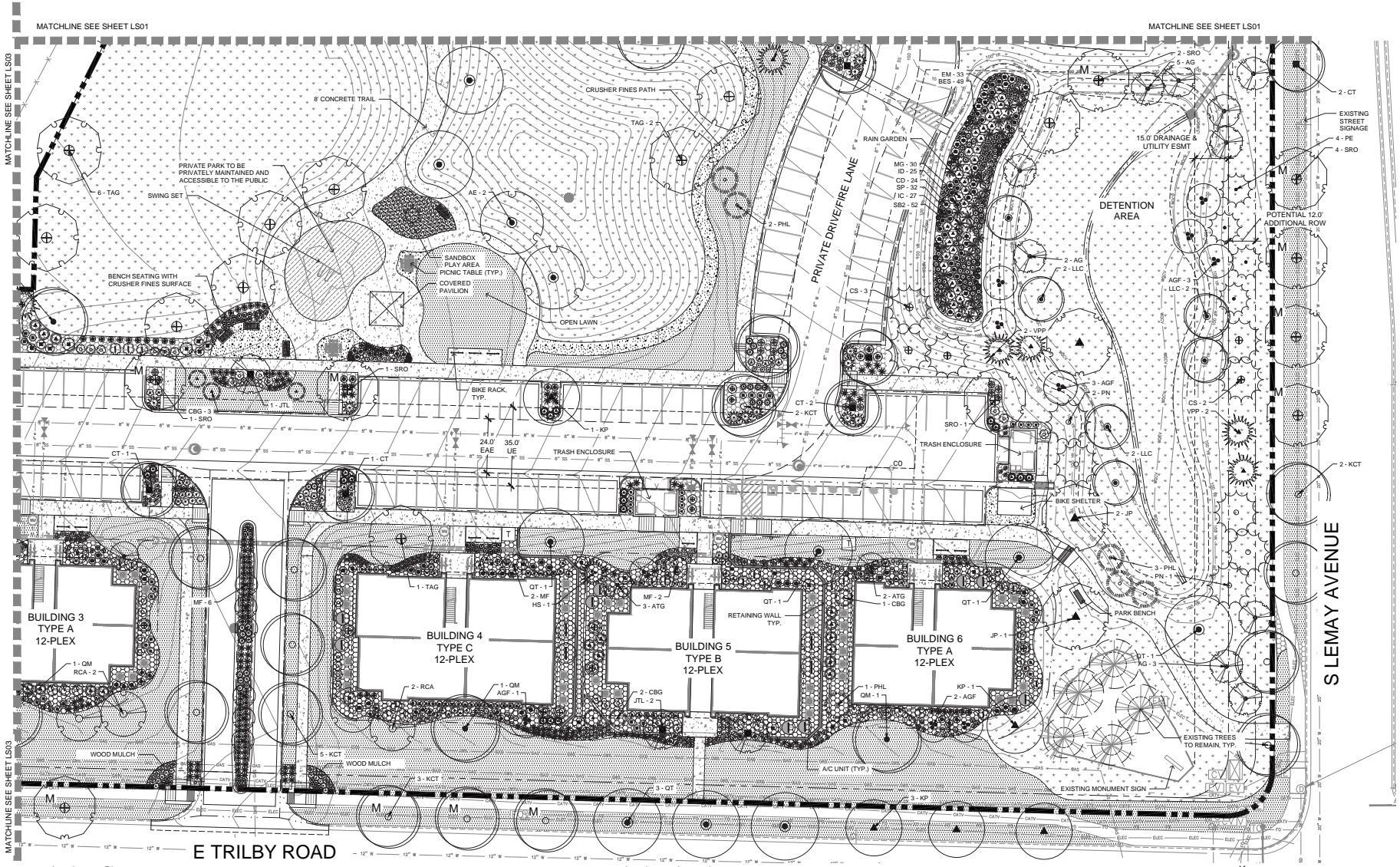
SHEET TITLE

Landscape Plan

BEST PRACTICES

Sheet Number:

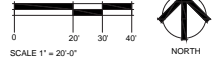
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Landscape Plan

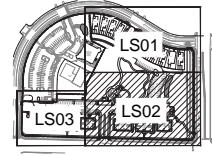
Landscape Legend

Keymap



- HYPERPERFORMANCE BLUE TURF GRASS TUFF OR APPROVED EQUAL
- NATIVE SEED MIX (SEE LANDSCAPE NOTES FOR APPROVED MIX)
- 1" SAND/EVER-BLOCK COBBLE ALL SHAD-BEDS TO RECEIVE A MINIMUM 2" DEPTH/COBBLE
- ENGINEERED WOOD DECK
- STABILIZED TAN CRUSHER FINES
- SHEDDED CEDAR MULCH (ALL SHAD-BEDS TO RECEIVE A MINIMUM 4" DEPTH/SHEDDED CEDAR WOOD MULCH)
- PLAYGROUND SAND
- RETAINING WALL TYP.
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- STEEL EDGE
- FLOWLINE
- 10-YEAR FLOODLINE
- WATER QUALITY SURFACE PONDING LIMIT
- EXISTING TREE TO REMAIN
- FIRE HYDRANT
- NEW MITIGATION TREE
- TRANSFORMER

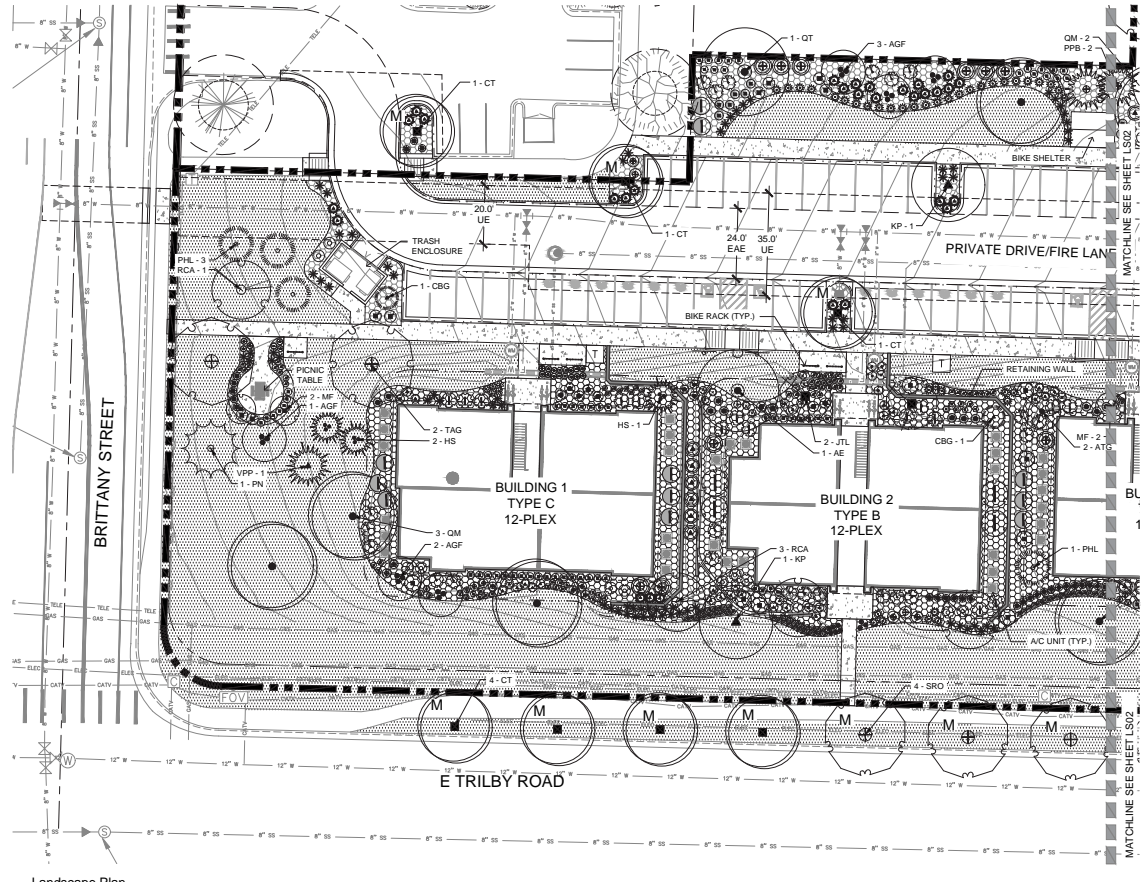
NOTE: REFER TO PLANT LIST ON SHEET LS05



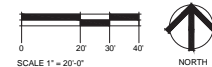
HEARTSIDE HILL

6501 Brittany Street
 Fort Collins, Colorado

CARE Housing
 1303 West Swallow Rd.
 Building 11
 Fort Collins CO 80526
 970.282.7522



Landscape Plan



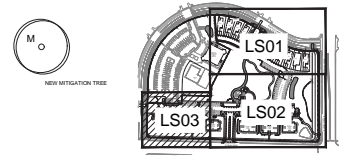
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Landscape Legend

- HIGH PERFORMANCE BLUE TURF
 - NATIVE SEED MIX
 - 6" SHEDDED BIRCH ROCK COBBLE
 - ENGINEERED WOOD FIBER
 - STABILIZED TAN CRUSHER FINES
 - SHREDDED CEDAR WOOD MULCH
 - PROPERTY LINE
 - RIGHT OF WAY
 - EASEMENT
 - STEEL EDGER
 - FLOODLINE
 - 100-YEAR FLOODLINE
 - WATER QUALITY SURFACE PONDING LIMIT
 - EXISTING TREE TO REMAIN
 - FIRE HYDRANT
 - SIGNAGE
 - TRANSFORMER
- NOTE: REFER TO PLANT LIST ON SHEET LS05

Keymap



Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22
Staff Comments	08.10.22

December 22, 2021

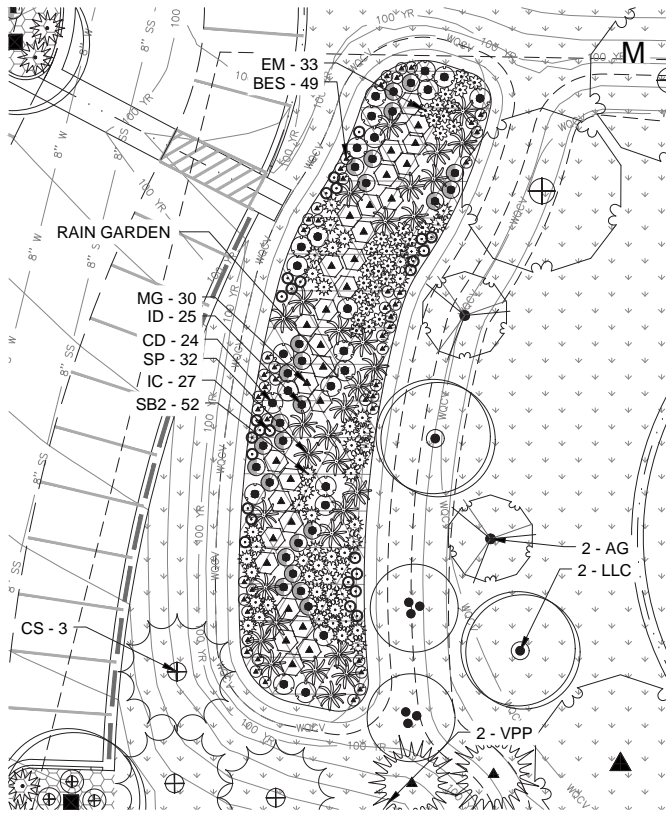
Landscape Plan

Sheet Number:
LS03

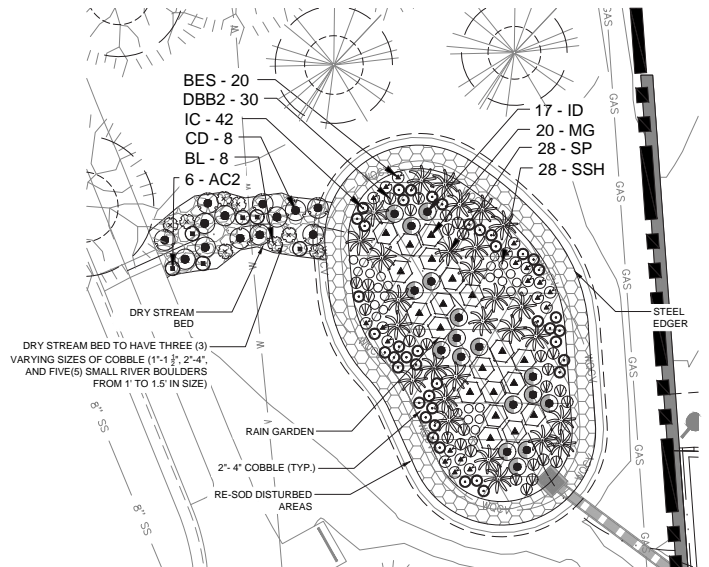
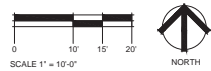
HEARTSIDE HILL

6501 Brittany Street
 Fort Collins, Colorado

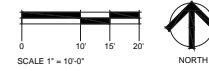
CARE Housing
 1303 West Swallow Rd.
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1 ENLARGED PLAN - RAIN GARDEN



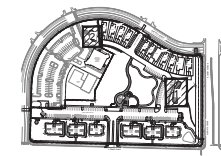
2 ENLARGED PLAN - RAIN GARDEN



Landscape Legend

- HIGH PERFORMANCE BLUE TURF GRASS (TYP.) OR APPROVED EQUAL
- NATIVE SEED MIX (SEE LANDSCAPE NOTES FOR APPROVED MIX)
- 1.5" WASHED RIVER ROCK COBBLE ALL SLOPE BEDS TO RECEIVE A MINIMUM 2" DEPTH ROCK COBBLE
- ENGINEERED WOOD FIBER
- STABILIZED TAN CRUSHER FINES
- SHREDDED CEDAR MULCH ALL SLOPE BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR WOOD MULCH
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- STEEL EDGER
- FLOWLINE
- 100-YEAR FLOODLINE
- SURFACE PONDING LIMIT
- EXISTING TREE TO REMAIN
- FIRE HYDRANT
- SIGNAGE
- TRANSFORMER

Keymap



SONG BIRD NESTING

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REVISIONS	DATE
Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22
Staff Comments	08.10.22

DATE
 December 22, 2021

SHEET TITLE
 Enlargements -
 Rain Gardens

SHEET IDENTIFICATION
 Sheet Number:
LS04

Plant Schedule

DECIDUOUS TREES								DECIDUOUS SHRUBS								GRASSES							
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY		CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH		CODE	QTY	BOTANICAL / COMMON NAME	SIZE					
CT	15	Corylus coloma Turkish Filbert	2.0' cal. BB	40'	25'	4%		AAR	27	Ametanchier alnifolia 'Regent' Regent Serviceberry	10 gal.	8'	8'		BGG	132	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Grama Grass	1 gal.					
Mitigation Trees = 7 of 21 Mitigation Trees									DBB2	98	Buddleja davidi 'Blue Chip' Dwarf Butterfly Bush	5 gal.	2'	2'		FRG	117	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal.				
PSG	7	Gingko biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.0' cal. BB	35'	12'	4%		BL	27	Buddleja x 'Blue Chip Jr.' Blue Chip Jr. Lo & Behold Butterfly Bush	5 gal.	3'	3'		VFR	121	Calamagrostis x acutiflora 'Overdam' Variegated Feather Reed Grass	1 gal.					
Mitigation Trees = 3 of 21 Mitigation Trees									PHB	63	Buddleja x 'Purple Haze' Lo & Behold Purple Haze Butterfly Bush	5 gal.	3'	4'		HB	8	Helictotrichon sempervirens 'Blue Oats' Blue Oat Grass	1 gal.				
KCT	19	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree	2.0' cal. BB	40'	40'	8.5%		CD	37	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	5 gal.	3'	3'		MM	14	Miscanthus sinensis 'Morning Light' Eulalia Grass	1 gal.					
KP	8	Koeleruteria paniculata Goldenrain Tree	2.0' cal. BB	30'	30'	6%		CA3	29	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.	4'	4'		FGP	57	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.					
JP	3	Populus deltoides 'Jeronimus' Jeronimus Plains	2.0' cal. BB	60'	50'	1%		ID	83	Cornus sericea 'Isanti' Isanti Dogwood	5 gal.	3'	3'		MG	74	Miscanthus sinensis 'Graedlinus' Eulalia Grass	1 gal.					
LLC	6	Populus x acuminata Lanceleaf Cottonwood	2.0' cal. BB	40'	30'	2.4%		DBB	39	Euronymus alatus 'Compactus' Compact Burning Bush	5 gal.	5'	5'		PS	107	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal.					
QM	17	Quercus muhlenbergii Chinaspan Oak	2.0' cal. BB	50'	40'	3%		FAC	10	Frangula alnus 'Columnaris' Tall Hedge Buckthorn	5 gal.	12'	4'		PH	204	Pennisetum alopecuroides 'Hamel' Hameln Fountain Grass	1 gal.					
SRO	15	Quercus shumardi Shumard Red Oak	2.0' cal. BB	60'	40'	7%		PBS	17	Prunus besseyi 'Paeonia Buttes' Creeping Western Sand Cherry	5 gal.	2'	5'		PK	10	Pennisetum orientale 'Karlsey Rose' Karlsey Rose Fountain Grass	1 gal.					
Mitigation Trees = 11 of 21 Mitigation Trees									RA	22	Ribes alpinum Alpine Currant	5 gal.	5'	5'		SB2	97	Schizachyrium scoparium 'Blaze' Blaze Little Bluestem	1 gal.				
QT	11	Quercus texana Texas Red Oak	2.0' cal. BB	40'		6%		SP	60	Salix purpurea 'Nana' Dwarf Purple Osier Willow	5 gal.	4'	4'		AC2	6	Agastache cana 'Sinning' TM Sonoran Sunset Hummingbird Mint	1 gal.					
TAG	11	Tilia americana 'Greenspire' Greenspire Linden	2.0' cal. BB	40'	30'	7%		SF	35	Spiraea japonica 'Neon Flash' Neon Flash Japanese Spirea	5 gal.	3'	3'		SSH	50	Agastache rupestris 'Sunset' Sunset Hyssop	1 gal.					
AE	3	Ulmus x 'Accolade' Accolade Elm	2.0' cal. BB	50'	40'	3%		SM	36	Syringa patula 'Miss Kim' Miss Kim Korean Lilac	5 gal.	3'	5'		EM	56	Echinacea purpurea 'Magnus Superior' Magnus Superior Coneflower	1 gal.					
EVERGREEN TREES								EVERGREEN SHRUBS								PERENNIALS							
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY		CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH		CODE	QTY	BOTANICAL / COMMON NAME	SIZE					
CS	6	Picea pungens Colorado Spruce	6' BAB	50'	30'	2%		VBC	35	Viburnum trilobum 'Bailey Compact' Compact American Cranberrybush	5 gal.	3'	3'		EB	20	Echinacea purpurea 'Bright Star' Bright Star Purple Coneflower	1 gal.					
PPB	5	Picea pungens 'Bakeri' Bakeri Spruce	6' BAB	35'	15'	2%		VJ	20	Viburnum x juddii Judd Viburnum	5 gal.	7'	8'		DAY2	19	Hemerocallis x 'Red' Red Daylily Pardon Me	1 gal.					
HS	10	Picea pungens 'Hoopsii' Hoopsii Spruce	6' BAB	25'	12'	5%		VR	8	Viburnum x rhytidophylloides 'Allegheny' Allegheny Viburnum	5 gal.	10'	10'		DAY	69	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal.					
PE	4	Pinus edulis Pinon Pine	6' BAB	30'	20'	1.6%		WWR	31	Weigela florida Wine and Roses Wine and Roses Weigela	5 gal.	5'	5'		IC	69	Iris sibirica 'Caesar's Brother' Caesar's Brother Siberian Iris	1 gal.					
VPP	6	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Pine	6' BAB	40'	30'	3.7%		AC	21	Arctostaphylos x coloradoensis Pancho Manzanita	1 gal.	15'	3'		BES	115	Rudbeckia fulgida sultivanti 'Goldsturm' Black-Eyed Susan	1 gal.					
PHL	10	Pinus heldreichii leucodermis Bosnian Pine	6' BAB	25'	12'	6%		JB	19	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	1 gal.	1'	6'										
CBG	8	Pinus leucodermis 'Compact Gem' Compact Gem Bosnian Pine	6' BAB	15'	8'	4%		OCJ	53	Juniperus sabina 'Calgary Carpet' TM Calgary Carpet Juniper	5 gal.	1'	5'										
PN	6	Pinus nigra Austrian Pine	6' BAB	35'	20'	2.4%		OGH	15	Mahonia aquifolium 'Compacts' Oregon Grape Holly	5 gal.	3'	3'										
ORNAMENTAL TREES								DBB	20	Picea pungens 'Glaucia Globosa' Dwarf Globe Blue Spruce	5 gal.	5'	6'										
AGF	20	Acer ginnala 'Flame' Amur Maple	2.0' cal. BB	15'	15'	9%		SMP	2	Pinus mugo 'Slowmound' SLOWMOUND MUGO PINE	5 gal.	2'	4'										
AG	10	Acer glabrum Rocky Mountain Maple	2.0' cal. BB	20'	15'	4%																	
ATG	6	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	Multi-Stem 6' Clump	15'	15'	4%																	
RCA	8	Malus x 'Radiant' Radiant Crab Apple	1.5' cal. BB	25'	20'	3%																	
MF	14	Malus x 'Perfect Purple' Perfect Purple Crabapple	1.5' cal. BB	15'	12'	6%																	
JTL	5	Syringa reticulata Japanese Tree Lilac	2.0' cal. BB	25'	20'	2%																	

Shade Tree Requirements

TYPE	NUMBER OF TREES	PERCENTAGE
SHADE/CANOPY	117	50%
EVERGREEN	55	23%
ORNAMENTAL	63	27%
TOTAL TREES	235	100%

Mitigation Trees
Total Number of Mitigation Trees = 21



444 Mountain Ave.
Berthoud CO 80513

tel: 970.332.8891
web: T3Group.us

PROJECT TITLE

HEARTSIDE HILL

6501 Brittany Street
Fort Collins, Colorado

CARE Housing
1303 West Swallow Rd.
Building 11
Fort Collins CO 80526
970.282.7522

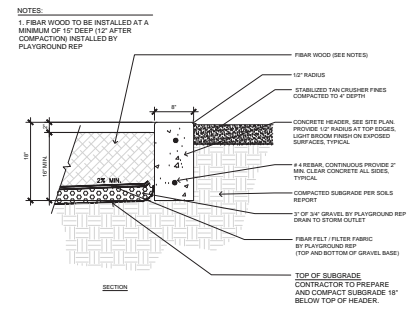
REVISIONS	DATE
Staff Comments	04.06.22
Staff Comments	05.08.22
Staff Comments	07.13.22
Staff Comments	08.10.22

DATE
December 22, 2021

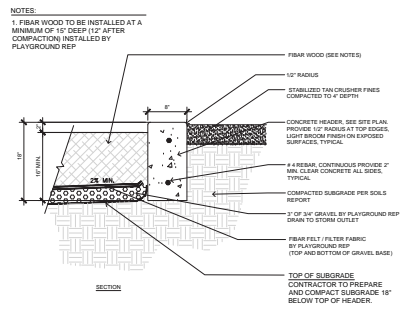
SHEET TITLE
Plant Schedule

SHEET INFORMATION
Sheet Number:

LS05

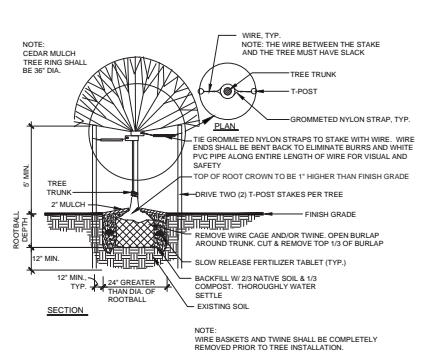


1 TYPICAL CONCRETE PLAYGROUND HEADER
 1" = 1'-0"
 TBG-L-CO-06

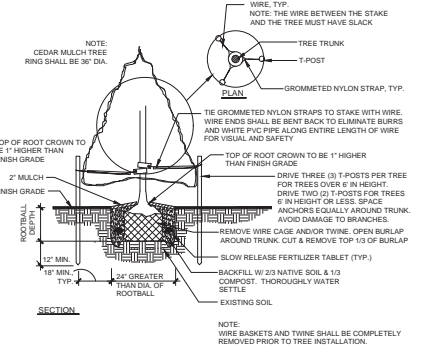


2 TYPICAL CONCRETE PLAYGROUND HEADER
 1" = 1'-0"
 TBG-L-CO-06

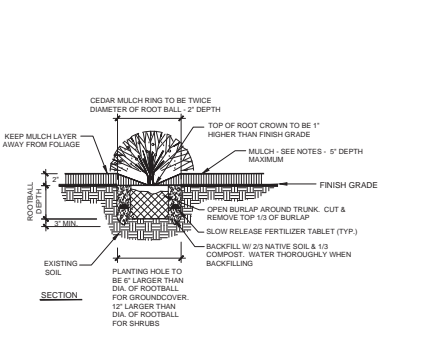
Planting Details



3 DECIDUOUS TREE PLANTING DETAIL
 NOT TO SCALE
 329343.15-01



4 CONIFER TREE PLANTING DETAIL
 NOT TO SCALE
 329343.25-01



5 GROUND COVER AND SHRUB PLANTING DETAIL
 NOT TO SCALE
 329333.16-01

REVISIONS	DATE
Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22
Staff Comments	08.10.22

DATE
 December 22, 2021

SHEET TITLE
 Landscape Details

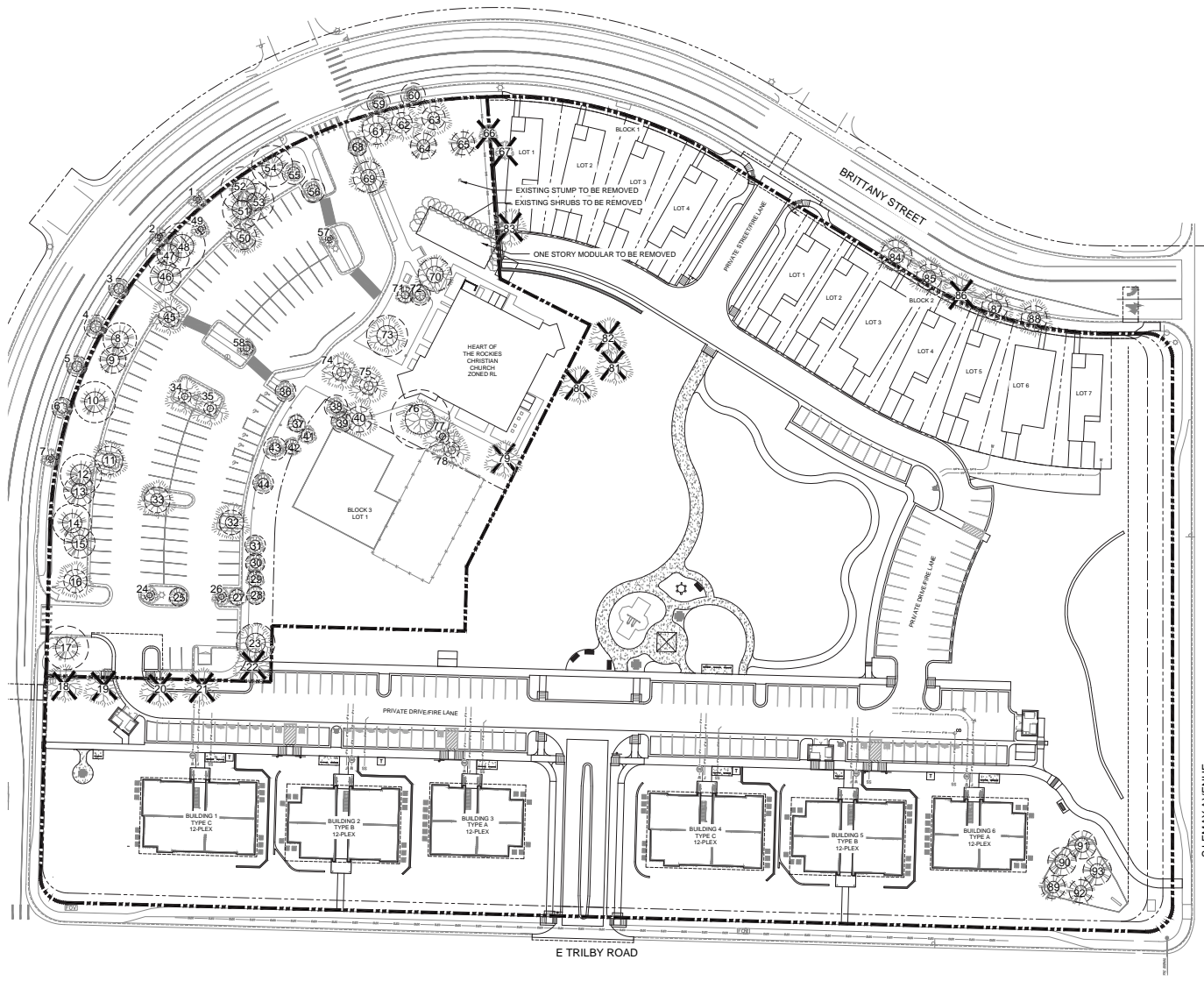
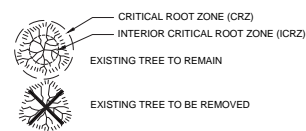
SHEET INFORMATION
 Sheet Number:
LS06

Tree Protection Notes

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERRECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF" RATHER THAN ERRECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15
- NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

Tree Mitigation Legend



Existing Tree Inventory Plan

SONG BIRD NESTING

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

Tree Mitigation Details



444 Mountain Ave.
Boulder CO 80513 | Tel: 970.332.0891
Fax: 970.332.0891

REV. A

Heartside Hill Tree Inventory and Mitigation Information

Tree ID	Species	Size	Condition	To Be Removed	Mitigation Required	Reason for Removal
1	English Oak	3"	Fair Plus	No	0	N/A
2	English Oak	3"	Fair Plus	No	0	N/A
3	Green Ash	8"	Fair Plus	No	1	N/A
4	Green Ash	9"	Fair Plus	No	1.5	N/A
5	Green Ash	8"	Fair Plus	No	1	N/A
6	Green Ash	8"	Fair Plus	No	1	N/A
7	English Oak	3"	Fair Plus	No	0	N/A
8	Colorado Spruce	13"	Good	No	2.5	N/A
9	Colorado Spruce	10"	Fair	No	1.5	N/A
10	Austrian Pine	16"	Fair Plus	No	2.5	N/A
11	Honey locust	11"	Fair	No	2	N/A
12	Austrian Pine	16"	Fair Plus	No	2.5	N/A
13	Austrian Pine	12"	Fair Plus	No	2.5	N/A
14	Colorado Spruce	15"	Good	No	2.5	N/A
15	Colorado Spruce	12"	Good	No	2.5	N/A
16	Red Maple	9"	Fair	No	2	N/A
17	Colorado Spruce	17"	Good	No	3	N/A
18	Green Ash	10"	Fair Plus	Yes	0	Conflicts with utility line
19	Green Ash	6.5"	Fair Plus	Yes	0	Conflicts with utility line
20	Green Ash	6"	Fair	Yes	0	Conflicts with development
21	Green Ash	7"	Fair Plus	Yes	0	Conflicts with development
22	Plains Cottonwood	16.5"	Fair	Yes	2.5	Conflicts with development
23	Plains Cottonwood	15"	Fair	No	2.5	N/A
24	American Linden	4"	Fair Minus	No	0	N/A
25	Northern Catalpa	7"	Fair	No	1.5	N/A
26	Crabapple	4"	Fair	No	0	N/A
27	Crabapple	6"	Fair Plus	No	1.5	N/A
28	Bur Oak	7"	Fair Plus	No	1.5	N/A
29	Bur Oak	6"	Fair Plus	No	1.5	N/A
30	Bur Oak	7.5"	Fair Plus	No	1.5	N/A
31	Northern Catalpa	8"	Fair Plus	No	2	N/A
32	Maple	9.5"	Fair Minus	No	1.5	N/A
33	Honey locust	10"	Fair Plus	No	2.5	N/A
34	Northern Catalpa	5"	Fair Plus	No	0	N/A
35	American Linden	5"	Fair Minus	No	0	N/A
36	Maple	8"	Fair Minus	No	1.5	N/A
37	Bur Oak	6.5"	Good	No	1.5	N/A
38	Crabapple	9"	Fair Plus	No	1.5	N/A
39	Crabapple	8"	Fair Minus	No	1.5	N/A
40	Crabapple	10"	Fair Plus	No	2	N/A
41	Bur Oak	5"	Fair Plus	No	0	N/A
42	Bur Oak	5.5"	Fair	No	0	N/A
43	Northern Catalpa	9"	Fair Minus	No	1.5	N/A
44	Northern Catalpa	8"	Good	No	1.5	N/A
45	Honey locust	8"	Fair Plus	No	1.5	N/A
46	Austrian Pine	12"	Fair	No	2	N/A
47	Austrian Pine	17"	Fair	No	2.5	N/A

Tree ID	Species	Size	Condition	To Be Removed	Mitigation Required	Reason for Removal
48	Austrian Pine	18"	Fair	No	2.5	N/A
49	Ussarian Pear	4"	Good	No	0	N/A
50	Honey locust	10"	Good	No	2	N/A
51	Austrian Pine	15"	Fair	No	2	N/A
52	Austrian Pine	18"	Fair	No	2.5	N/A
53	Austrian Pine	14"	Fair	No	2	N/A
54	Colorado Spruce	16"	Good	No	3	N/A
55	Maple	9"	Fair Plus	No	1.5	N/A
56	Maple	9"	Fair Minus	No	1.5	N/A
57	American Linden	3"	Poor	No	0	N/A
58	Honey locust	5"	Poor	No	0	N/A
59	Green Ash	9"	Fair	No	1.5	N/A
60	Green Ash	9.5"	Fair Plus	No	1.5	N/A
61	Northern Catalpa	11"	Fair Plus	No	2	N/A
62	Northern Catalpa	8"	Fair Plus	No	1.5	N/A
63	Northern Catalpa	9"	Fair	No	1.5	N/A
64	Colorado Spruce	10"	Good	No	2	N/A
65	Colorado Spruce	9"	Good	No	2	N/A
66	American Linden	7"	Fair Plus	Yes	1.5	Conflicts with proposed gas line
67	American Linden	8"	Fair	Yes	1.5	Conflicts with new development
68	Green Ash	7"	Fair	No	0	N/A
69	Green Ash	12"	Fair Plus	No	1.5	N/A
70	Honey locust	13"	Poor	No	2	N/A
71	Redbud	3"-6" (4 stem)	Fair	No	1.5	N/A
72	Redbud	8"	Fair	No	1.5	N/A
73	Northern Catalpa	16"	Good	No	3	N/A
74	Ohio Buckeye	7"	Good	No	1.5	N/A
75	Ohio Buckeye	7"	Good	No	1.5	N/A
76	Cottonwood	23"	Fair Plus	No	3	N/A
77	Bur Oak	5"	Fair Minus	No	0	N/A
78	Bur Oak	6"	Fair Plus	No	1.5	N/A
79	Cottonwood	25"	Fair Plus	Yes	3.5	Root system of tree is causing damage to existing concrete walk
80	Cottonwood	17"	Fair	Yes	3	Conflicts with grading/construction
81	Cottonwood	16"	Fair	Yes	2.5	Conflicts with grading/construction
82	Cottonwood	20"	Fair	Yes	3	Conflicts with grading/construction
83	Crabapple	6.5"	Fair Minus	Yes	1	Conflicts with grading/construction
84	Honey locust	12"	Good	No	2.5	N/A
85	Honey locust	10"	Fair Plus	No	2	N/A
86	Honey locust	10"	Fair Plus	Yes	2	Conflicts w/ proposed streetlight
87	Honey locust	10"	Good	No	2.5	N/A
88	Honey locust	10"	Fair Plus	No	2	N/A
89	Austrian Pine	9"	Good	No	1.5	N/A
90	Austrian Pine	11"	Good	No	2	N/A
91	Austrian Pine	11"	Fair Plus	No	2	N/A
92	Austrian Pine	9"	Fair Plus	No	1.5	N/A
93	Austrian Pine	11"	Fair	No	2	N/A

TOTAL NUMBER OF REQUIRED MITIGATION TREES = 20.5 TREES

HEARTSIDE HILL

6501 Brittany Street
Fort Collins, Colorado

CARE Housing
1303 West Swallow Rd.
Building 11
Fort Collins CO 80526
970.282.7522

REVISIONS	DATE
Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22
Staff Comments	08.10.22

DATE
December 22, 2021

Tree Mitigation Details

SHEET INFORMATION

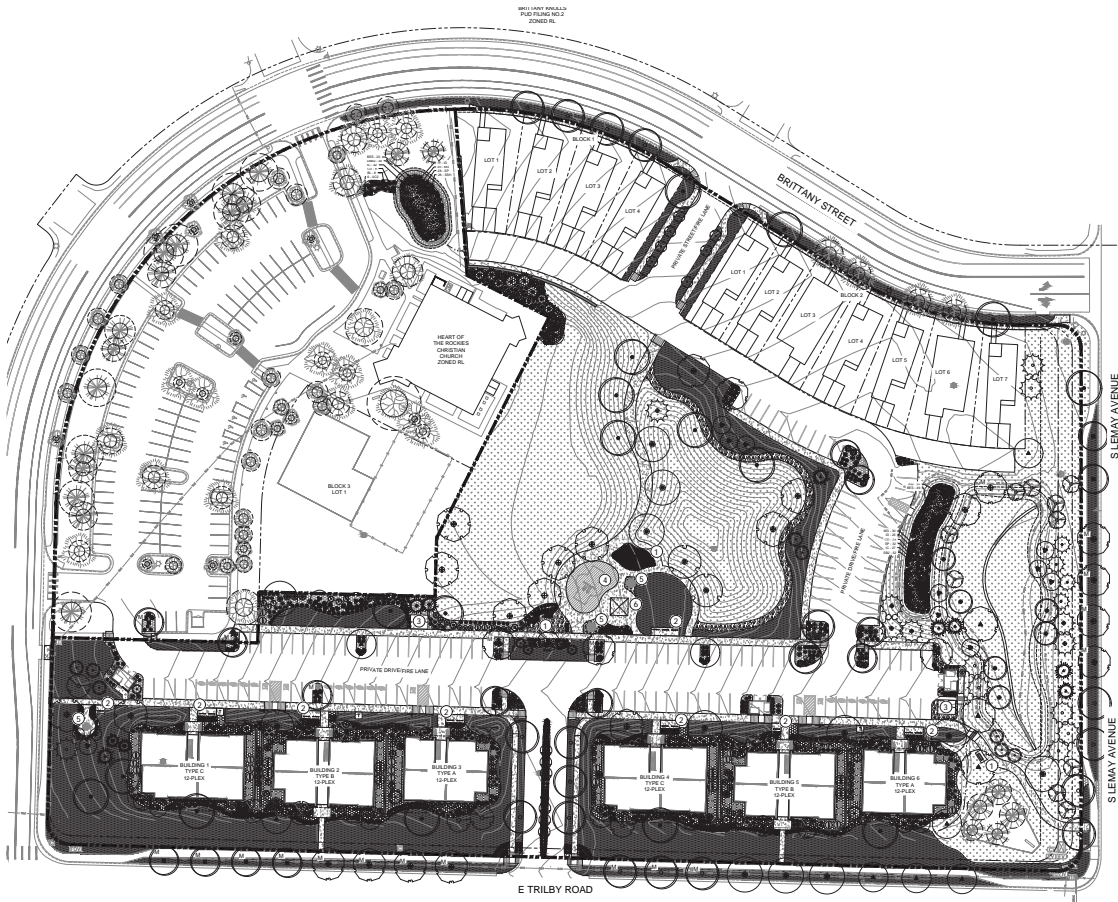
Sheet Number:

LS08

HEARTSIDE HILL

6501 Brittany Street
 Fort Collins, Colorado

CARE Housing
 1303 West Swallow Rd.
 Building 11
 Fort Collins CO 80526
 970.282.7522



Overall Landscape Plan



1 PARK BENCH



2 BIKE RACK



3 BIKE SHELTER



4 PLAYGROUND SWINGSET



5 PICNIC TABLE



6 COVERED PAVILION

REVISION	DATE
Staff Comments	04.06.22
Staff Comments	05.09.22
Staff Comments	07.13.22
Staff Comments	08.10.22

December 22, 2021

Amenity Details

Sheet Number:
LS09

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

SONG BIRD NESTING

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

NOTE:
 ALL IMAGERY IS A REPRESENTATION OF SITE AMENITIES. MANUFACTURER IS TO BE DETERMINED BY OWNER. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



Bldg. A Back Elevation
 3
 VDP4 SCALE: 3/32" = 1'-0"



Bldg. A Side 2 Elevation
 4
 VDP4 SCALE: 3/32" = 1'-0"



Bldg. A Front Elevation
 1
 VDP4 SCALE: 3/32" = 1'-0"



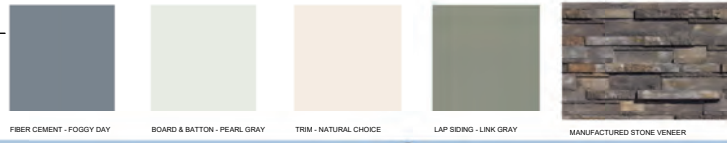
Bldg. A Side 1 Elevation
 2
 VDP4 SCALE: 3/32" = 1'-0"

NOTE: PAINT ALL ELECTRICAL AND GAS METERS, VENT CAPS AND OTHER EXPOSED PIPING AND CONDUIT TO MATCH THE MATERIAL THEY ARE MOUNTED TO.



Heartside Hill Apartments
 BUILDING A ELEVATIONS

07/13/2022
 2125



Building B Side 1 Elevation
SCALE: 3/16" = 1'-0"



Building B Front Elevation
SCALE: 3/16" = 1'-0"



Building B Side 2 Elevation
SCALE: 3/16" = 1'-0"



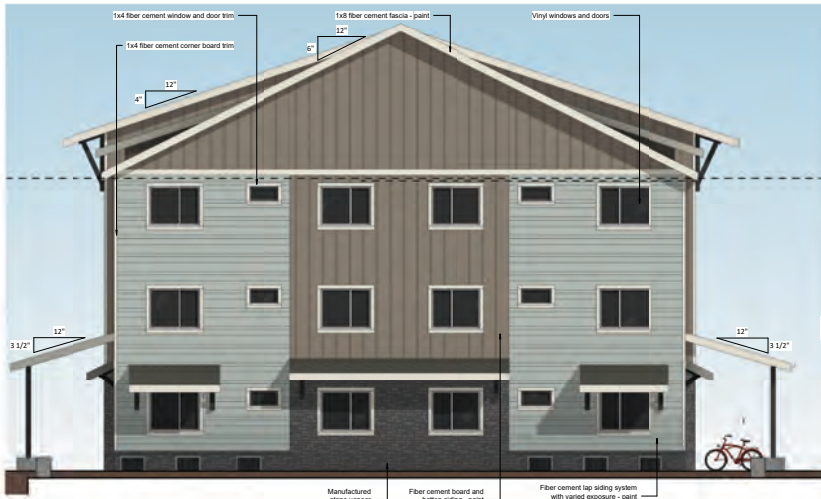
Building B Rear Elevation
SCALE: 3/16" = 1'-0"

NOTE: PAINT ALL ELECTRICAL AND GAS METERS, VENT CAPS AND OTHER EXPOSED PIPING AND CONDUIT TO MATCH THE MATERIAL THEY ARE MOUNTED TO.

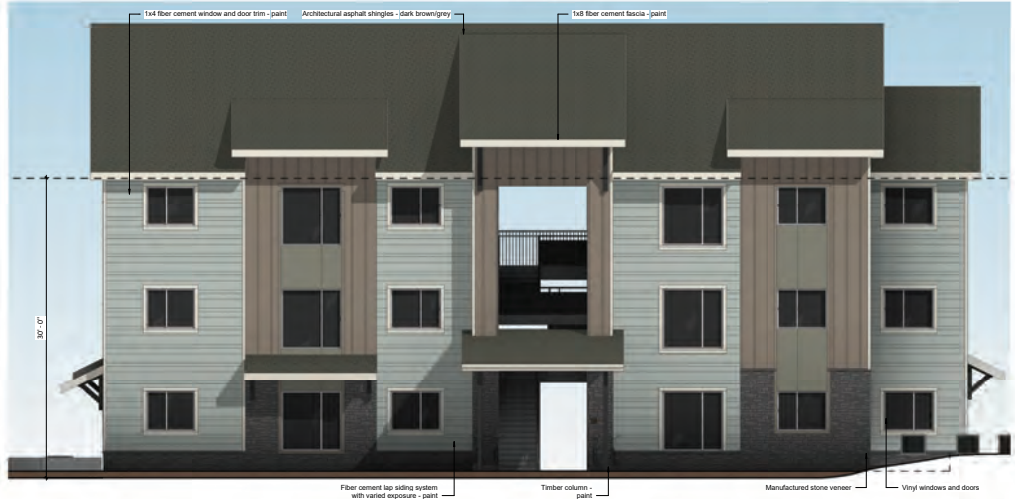


HEARTSIDE HILL APARTMENTS
BUILDING B ELEVATIONS

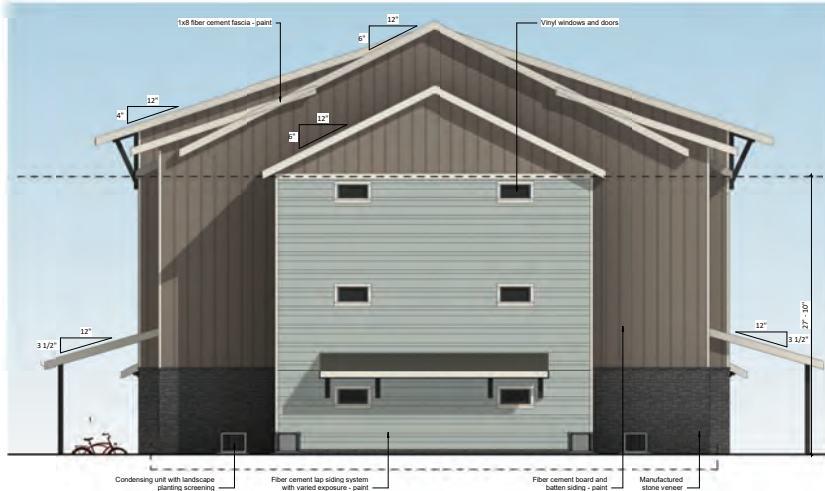
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2125



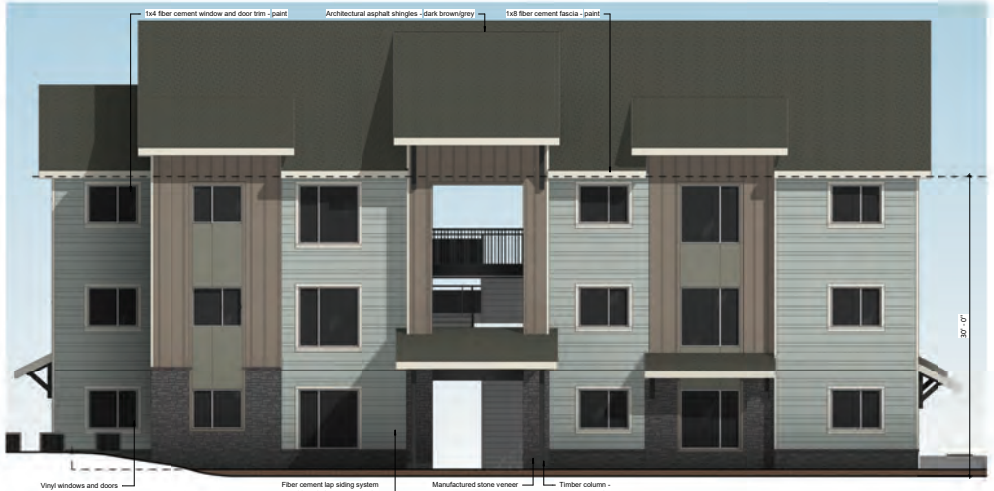
4
TOP
SCALE: 3/16" = 1'-0"
Building C Side 2 Elevation



4
TOP
SCALE: 3/16" = 1'-0"
Building C Front Elevation



3
TOP
SCALE: 3/16" = 1'-0"
Building C Side 1 Elevation



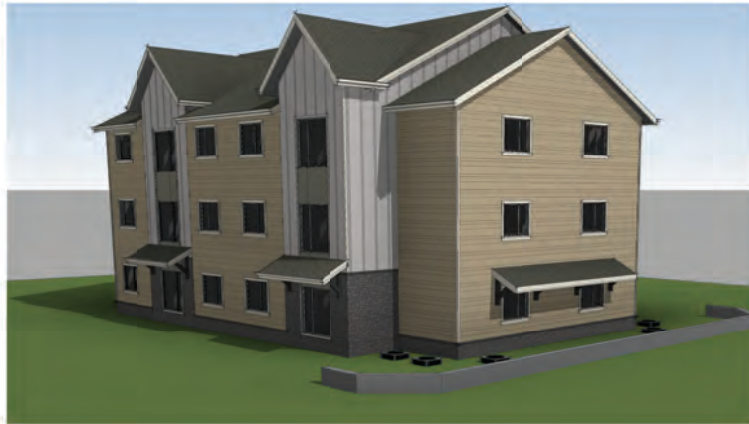
2
TOP
SCALE: 3/16" = 1'-0"
Building C Back Elevation



Heartside Hill Apartments
BUILDING C ELEVATIONS

NOTE: PAINT ALL ELECTRICAL AND GAS METERS, VENT CAPS AND OTHER EXPOSED PIPING AND CONDUIT TO MATCH THE MATERIAL THEY ARE MOUNTED TO.

07/13/2022
2125



Building A - North West View
1/32 SCALE



Building A - South View
1/32 SCALE



Building A - South West View
1/32 SCALE



Building A - South East View
1/32 SCALE



Heartside Hill Apartments

BUILDING PERSPECTIVES



1 Building B - North West View
SCALE:



2 Building B - North East View
SCALE:



3 Building B - South East View
SCALE:



4 Building B - South West View
SCALE:



HEARTSIDE HILL APARTMENTS

BUILDING PERSPECTIVES



1
ACA3 SCALE: **Building C - South View**



2
ACA3 SCALE: **Building C - South East View**



3
ACA3 SCALE: **Building C - North East View**

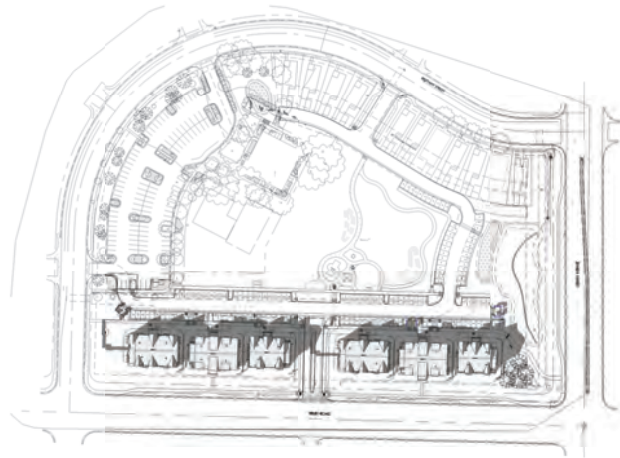


4
ACA3 SCALE: **Building C - North West View**

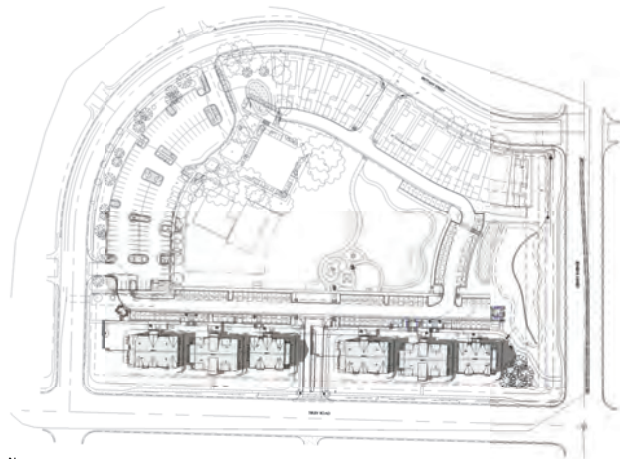


Heartside Hill Apartments

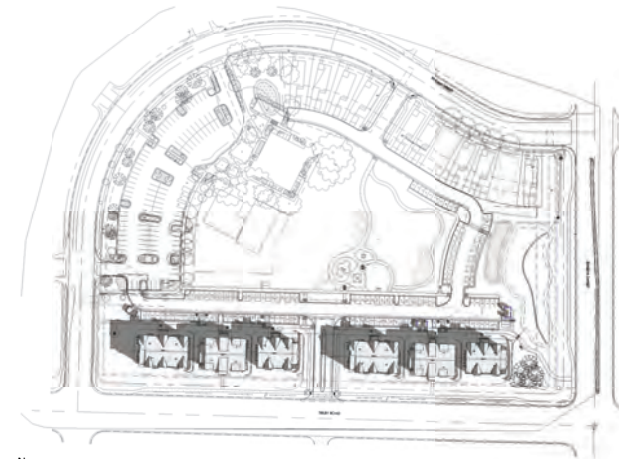
BUILDING PERSPECTIVES



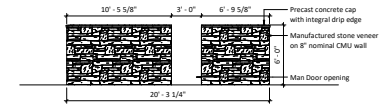
SOLAR STUDY - SPRING/FALL EQUINOX - 3 PM
SCALE: 1" = 100'-0"



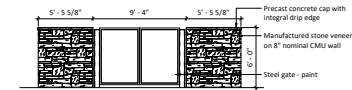
SOLAR STUDY - SPRING/FALL EQUINOX - 12 PM
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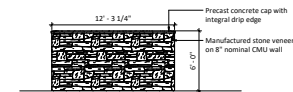
SOLAR STUDY - SPRING/FALL EQUINOX - 9 AM
SCALE: 1" = 100'-0"



Trash Enclosure Elevation 1
SCALE: 3/16" = 1'-0"



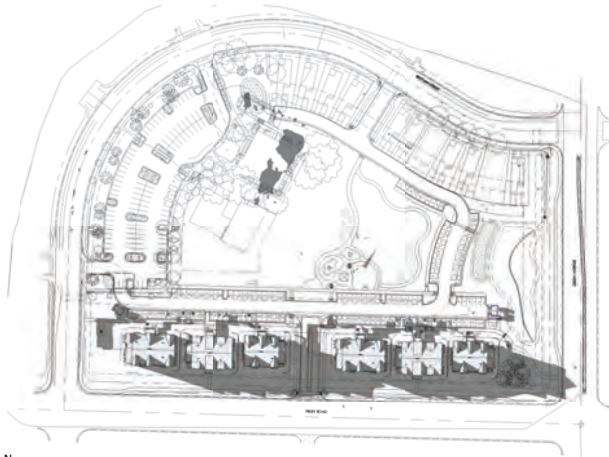
Trash Enclosure Elevation 2
SCALE: 3/16" = 1'-0"



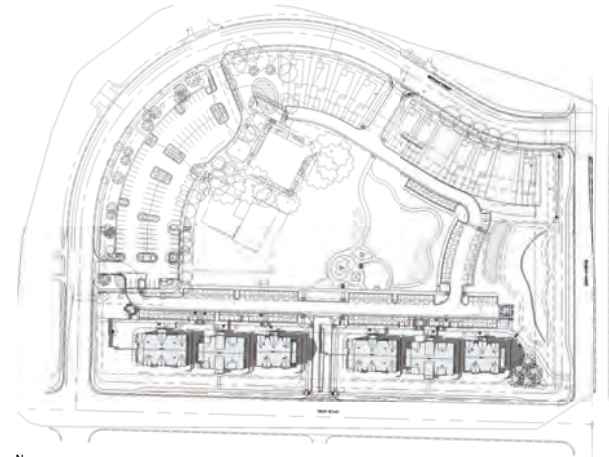
Trash Enclosure Elevation 3
SCALE: 3/16" = 1'-0"



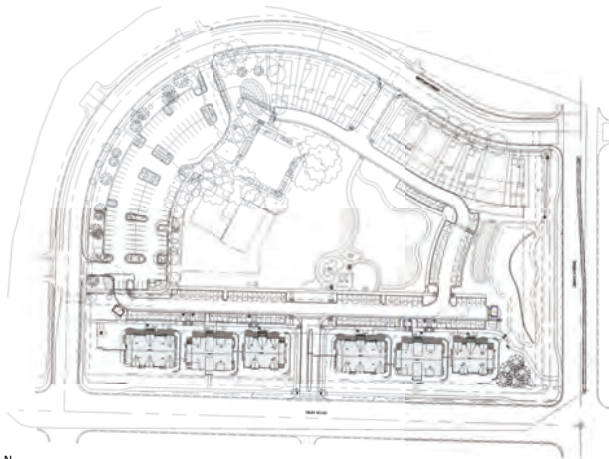
HEARTSIDE HILL APARTMENTS



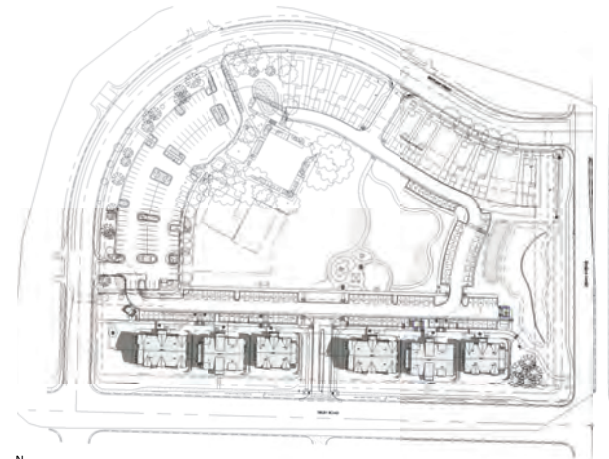
 SOLAR STUDY - SUMMER SOLSTICE - 6 PM
SCALE: 1" = 100' 0"



 SOLAR STUDY - SUMMER SOLSTICE - 3 PM
SCALE: 1" = 100' 0"



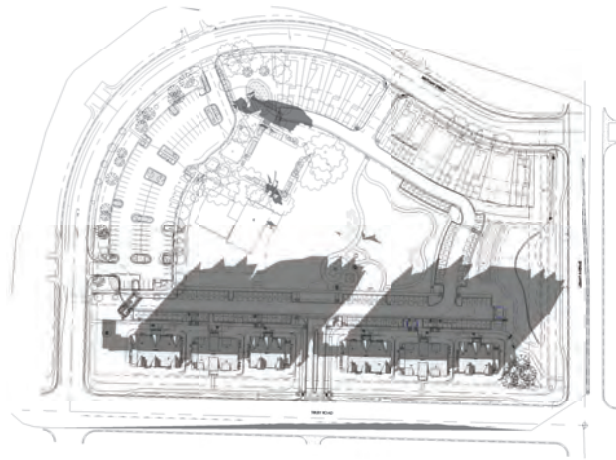
 SOLAR STUDY - SUMMER SOLSTICE - 12 PM
SCALE: 1" = 100' 0"



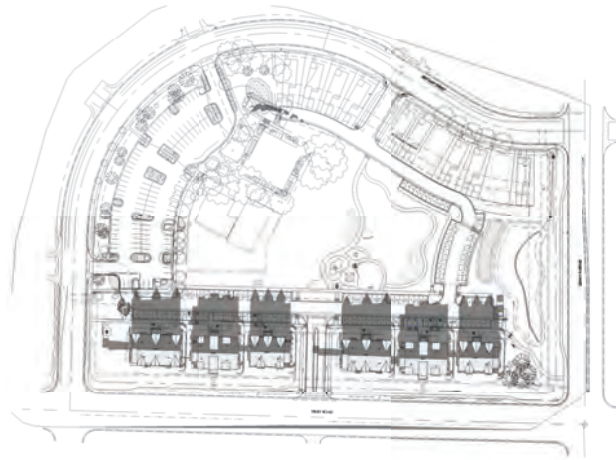
 SOLAR STUDY - SUMMER SOLSTICE - 9 AM
SCALE: 1" = 100' 0"



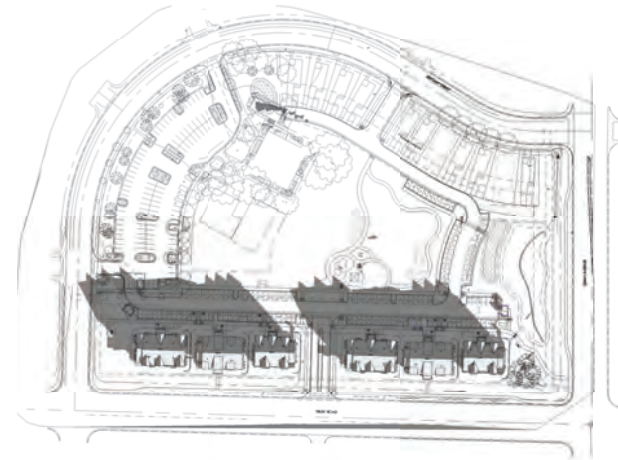
HEARTSIDE HILL APARTMENTS



N
SOLAR STUDY - WINTER SOLSTICE - 3 PM
SCALE: 1" = 100' 0"



N
SOLAR STUDY - WINTER SOLSTICE - 12 PM
SCALE: 1" = 100' 0"



N
SOLAR STUDY - WINTER SOLSTICE - 9 AM
SCALE: 1" = 100' 0"



HEARTSIDE HILL APARTMENTS



HEARTSIDE HILL APARTMENTS



HEARTSIDE HILL APARTMENTS

08/11/2022
2125



HEARTSIDE HILL APARTMENTS

HEARTSIDE HILL APARTMENTS

FORT COLLINS, CO

APS, INC.
ELECTRICAL ENGINEERS

APSINC.BIZ

NO	ISSUE	DATE
PROJECT	APS .632.21	
DATE	07/13/2022	
DRAWN	SJM, RJB	

PHOTOMETRIC PLAN

PM.1



PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

DRAWINGS, SPECIFICATIONS, GENERAL NOTES AND OUTLINE SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ADONAI PROFESSIONAL SERVICES, INC. (A.K.A. APS, INC.). COPIES OF THESE DOCUMENTS RETAINED BY THE CLIENT ARE FOR THE CLIENTS USE IN THE CONSTRUCTION OF THE PROJECT FOR WHICH THESE DOCUMENTS WERE PREPARED. ANY USE OF THESE DOCUMENTS, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER TO CONSTRUCT ANY OTHER PROJECT OR THE USE OF THESE DOCUMENTS, IN WHOLE OR IN PART, AS STOCK PLANS OR PROTOTYPE DESIGN FOR MULTIPLE BUILDING PROJECTS IS STRICTLY PROHIBITED, EXCEPT WITH THE SPECIFIC WRITTEN CONSENT OF APS, INC.

FIXTURE TYPE 'BB' (POLE LIGHT)

D-Series Size 0 LED Area Luminaire. Includes specifications like EPA, Length, Width, Height, and Weight. Features images of the luminaire and its components.

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Ordering Information table with columns for Series, LEDs, Color Temperature, Distribution, Voltage, and Mounting. Includes sub-tables for Forward optics and Related optics.

Control options, Shipped installed, and Other options table. Lists various configurations and their corresponding part numbers.

Performance Data

Lumen Output section with introductory text.

Forward optics table showing beam spread, beam diameter, and other optical parameters for different luminaire types.

FIXTURE TYPE 'AA' (POLE LIGHT)

Lumca Citi Family luminaire images. Shows two views of the luminaire: a side view and a top-down view. Includes model numbers PR8476 and PR8276.

Citi Family

Citi Family

Detailed luminaire drawings for PR8476 and PR8276. Includes dimensions like diameter (ø 18.5" / 470 mm) and height (35" / 889 mm).

Distributions table showing Type I, II, III, IV, and V beam spreads.

Construction table listing materials like Aluminum A380 and stainless steel hardware.

Optical system table listing features like tempered glass lens and aluminum heat sink.

Characteristics table listing CCT (3000K, 4000K) and CRI (70, 80).

Sources table listing luminaire models and their wattage.

Available options table listing RCD-DOE, TRP7, and MS-24X options.

Finish table listing RCD-DOE and TRP7 finish options.

Available options table listing RCD-DOE and TRP7 options.

Available options table listing RCD-DOE and TRP7 options.

Available options table listing RCD-DOE and TRP7 options.

Schedule table with columns for Symbol, Label, Image, Quantity, Manufacturer, Catalog Number, Description, Number Lamps, Lumens Per Lamp, Light Loss Factor, Wattage, Plot, and B.U.G. Rating.

Luminaire Locations

Table with columns for No., Label, X, Y, Z, MH, Orientation, Tilt, X, Y, Z. Lists the location coordinates for various luminaire types.

Statistics

Table with columns for Description, Symbol, Avg, Max, Min, Max/Min, and Avg/Min. Provides statistical data for the lighting layout.

3.2.4 - EXTERIOR LIGHTING SUMMARY TABLE

Lighting Context Area : LC1. Requirements table with columns for ITEM, BUG RATING, and PROVIDED. Includes fixture mounting height information.

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712 WHALERS WAY SUITE, B-100 FORT COLLINS, CO 80525 (970) 223-1820 www.alm2s.com

HEARTSIDE HILL APARTMENTS FORT COLLINS, CO

APS, INC. ELECTRICAL ENGINEERS. Includes company logo and website URL.

PHOTOMETRIC SCHEDULE table with columns for NO, ISSUE, and DATE.

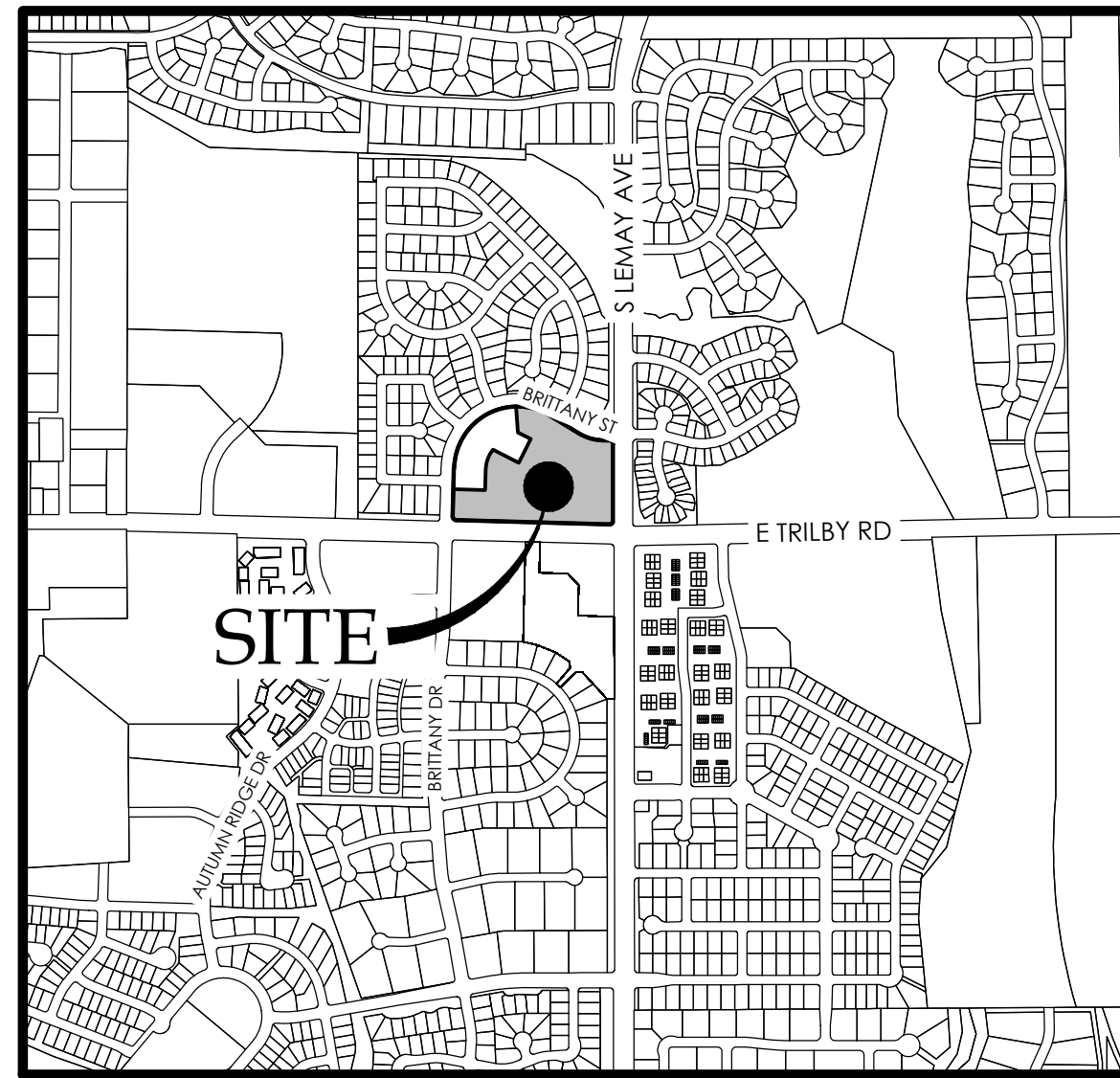
PM.2

CIVIL PLANS FOR HEARTSIDE HILL

BEING A REPLAT OF LOT 2, BLOCK 1, HEART OF THE ROCKIES SECOND SUBDIVISION
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE COLORADO

JULY 2022

LEGEND			
— TELE —	EXISTING TELEPHONE LINE	— TELE —	PROPOSED TELEPHONE LINE
— OHT —	EXISTING OVERHEAD TELEPHONE LINE	— OHT —	PROPOSED OVERHEAD TELEPHONE LINE
— FO —	EXISTING FIBER OPTIC LINE	— FO —	PROPOSED FIBER OPTIC LINE
— CATV —	EXISTING CABLE TV LINE	— CATV —	PROPOSED CABLE TV
— ELEC —	EXISTING ELECTRIC LINE	— ELEC —	PROPOSED ELECTRIC LINE
— OHE —	EXISTING OVERHEAD ELECTRIC LINE	— OHE —	PROPOSED OVERHEAD ELECTRIC LINE
— GAS —	EXISTING GAS	— GAS —	PROPOSED GAS
— OHU —	EXISTING OVERHEAD UTILITY	— OHU —	PROPOSED OVERHEAD UTILITY
— SS —	EXISTING SANITARY SEWER MAIN	— SS —	PROPOSED SANITARY SEWER MAIN
○	EXISTING MANHOLE	○	PROPOSED MANHOLE
— W —	EXISTING WATER MAIN	— W —	PROPOSED WATER MAIN
⊗	EXISTING WATER VALVE	⊗	PROPOSED WATER VALVE
⊗	EXISTING FIRE HYDRANT	⊗	PROPOSED FIRE HYDRANT
— SD —	EXISTING STORM SEWER	— SD —	PROPOSED STORM SEWER
□	EXISTING STORM SEWER INLET	□	PROPOSED STORM INLET
—	EXISTING FLOWLINE, CURB & GUTTER	—	PROPOSED FLOWLINE, CURB & GUTTER
—	EXISTING CONCRETE	—	PROPOSED CONCRETE
42.93 EX	EXISTING SPOT ELEVATION	42.43	PROPOSED SPOT ELEVATION
—XXXX—	EXISTING MINOR CONTOUR	—XXXX—	PROPOSED MINOR CONTOUR
—XXXX—	EXISTING MAJOR CONTOUR	—XXXX—	PROPOSED MAJOR CONTOUR
○	EXISTING UTILITY POLE	○	PROPOSED UTILITY POLE
⊙	EXISTING STREET LIGHT	⊙	PROPOSED STREET LIGHT
— X —	EXISTING GUY WIRE	— X —	PROPOSED GUY WIRE
— X —	EXISTING FENCE	— X —	PROPOSED FENCE
—	EXISTING ROW	—	PROPOSED WATER SERVICE W/ CURB STOP AND METER PIT
		—	PROPOSED SANITARY SEWER SERVICE W/ CLEANOUT
		→	PROPOSED DIRECTION OF OVERLAND FLOW
		—	PROPOSED SWALE
		—	LIMITS OF CONSTRUCTION
		—	PROPOSED HANDICAP RAMP



Vicinity Map

Scale: 1" = 1000'

PROJECT DATUM: NAVD88

CITY OF FORT COLLINS BENCHMARK #24-94

ON THE NORTHEAST CORNER OF THE INTERSECTION OF EAST TRILBY ROAD AND PORTNER DRIVE, ON TOP OF THE WEST END OF A CONCRETE HEADWALL
ELEV = 4960.69

CITY OF FORT COLLINS BENCHMARK #25-94

ON THE NORTHWEST CORNER OF THE INTERSECTION OF EAST TRILBY ROAD AND SOUTH LEMAY AVENUE, ON TOP OF THE SOUTHEAST EDGE OF THE CONCRETE RING TO AN ELECTRIC MANHOLE
ELEV = 4913.16

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 EQUATIONS SHOULD BE USED:
NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) = 4960.69 (NAVD88 DATUM) - 3.19'
NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) = 4913.16 (NAVD88 DATUM) - 3.19'

PROJECT CONTACTS:

DEVELOPER
CARE Housing
1303 West Swallow Rd, Bldg 11
Fort Collins, CO 80526
Ph. 970.282.7522

ENGINEER
Highland Development Services
6355 Fairgrounds Ave, Ste 100
Windsor, CO 80550
Ph. 970.674.7550

SURVEYOR
Intermill Land Surveying
1301 Cleveland Ave
Loveland, CO 80537
Ph. 970.669.0516

LANDSCAPE ARCHITECT

The Birdsall Group
444 Mountain Ave
Fort Collins, CO 80513
Ph. 970.532.5891

ARCHITECT

alm25
712 Whalers Way, Bldg B, Ste 100
Fort Collins, CO 80525
Ph. 970.223.1820

UTILITY CONTACTS:

LIGHT & POWER
Fort Collins Light & Power
700 Wood Street
Fort Collins, Colorado 80522
Contact: Luke Unruh
Ph. 970.416.2724

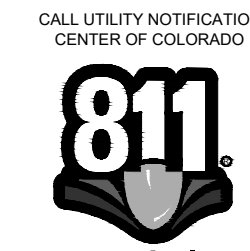
NATURAL GAS
Xcel Energy
1901 E. Horsetooth Road
Fort Collins, Colorado 80525
Contact: Stephanie Rich
Ph. 970.225.7828

CABLE SERVICE
Comcast
1201 University Dr.
Fort Collins, Colorado 80521
Contact: Don Kapperman
Ph. 970.567.0245

STORMWATER
Fort Collins Utilities
700 Wood Street
Fort Collins, Colorado 80522
Contact: Matt Simpson
Ph. 970.221.6192

TELEPHONE SERVICE
Century Link (Qwest)
3351 Eastbrook Drive
Fort Collins, Colorado 80525
Contact: Bill Johnson
Ph. 970.490.7501

WATER & WASTEWATER
FCLWD/SFCS
5150 Snead Drive
Fort Collins, Colorado 80525
Contact: Sam Lowe
Ph. 970.226.3104



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.

INDEX OF SHEETS		
Sheet No.	Discipline No.	Description of Sheets
1	C0.00	COVER SHEET
2	C0.02	EXISTING CONDITIONS
3	C1.00	HORIZONTAL CONTROL PLAN
4	C2.00	GRADING & DRAINAGE PLAN
5	C3.00	OVERALL UTILITY PLAN
6	C6.00	LEMAY & TRILBY ULTIMATE ARTERIAL PLAN

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE CITY OF FORT COLLINS AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS.

JASON T. CLAEYS
P.E. NO. 42122

INDEMNIFICATION STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY THE LOCAL ENTITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE LOCAL ENTITY ENGINEER, OR THE LOCAL ENTITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE LOCAL ENTITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

**FORT COLLINS - LOVELAND
WATER DISTRICT
SOUTH FORT COLLINS
SANITATION DISTRICT**

District Engineer _____ Date _____

All changes, addendums, additions, deletions and modifications to these drawings must be approved, in writing, by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District.

City of Fort Collins, Colorado 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 and Development, _____	Approved Sheets _____	Date _____
APPROVED: _____	Traffic Operations, _____	Approved Sheets _____	Date _____
APPROVED: _____	Environmental Planner, _____	Approved Sheets _____	Date _____



NO.	REVISION	BY	DATE

HEARTSIDE HILL
COVER SHEET

PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:

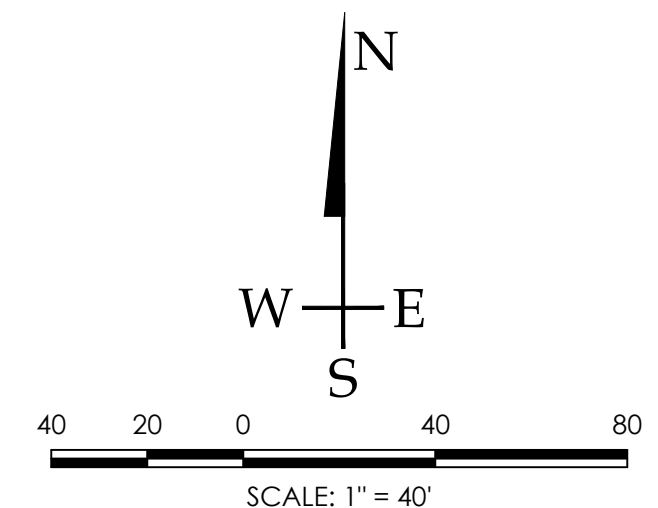
**REVIEW SET
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF HIGHLAND DEVELOPMENT SERVICES

DATE	7/13/22
SCALE (H)	N/A
SCALE (V)	N/A
DRAWN BY	JTC
CHECKED BY	JTC
HDS PROJECT #	21-1045-00

C0.00

SHEET 1 OF 6



LEGEND

- APPROX LIMITS OF SAWCUT LINE
- DEMO UTILITIES / FENCE / ETC
- DEMO STRUCTURE/UTILITY / LIGHT/ ETC
- DEMO ASPHALT / CONCRETE
- TREE REMOVAL/RELOCATION (RE: LA)
- PROTECT EXISTING TREE (RE: LA)

- NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN HAVE BEEN DETERMINED FROM A COMBINATION OF RECORD DRAWINGS, SURVEYED FIELD MARK-OUTS AND PHYSICAL OBSERVATIONS. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE DRAWINGS WHICH PRESENTLY EXIST IN THE AREA OF CONSTRUCTION. THEREFORE, THE CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE PROJECT VICINITY PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL COORDINATE AND PROVIDE PROTECTION OF CONFLICTING UTILITIES. NOTIFY OWNER/ENGINEER IF ANY CONFLICTS ARE ENCOUNTERED. THE OWNER AND/OR ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN.
 - COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF TREES, FENCING, ETC. WITH OWNER, ARCHITECT, AND RELEVANT CONSTRUCTION AND/OR PHASING PLANS. ADDITIONAL DEMOLITION OF PAVING, TREES, UTILITIES, STRUCTURES, ETC. TO BE PERFORMED AS REQUIRED.
 - ALL EXISTING UTILITIES TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
 - CONTRACTOR RESPONSIBLE FOR ALL SURFACE REPAIR/REPLACEMENT TO RESTORE SIDEWALKS, PAVEMENT, GUTTER AND SOD AREAS DISTURBED BY NEW WORK. REPAIR/REPLACEMENTS SHALL BE COMPLETED PER CITY OF FORT COLLINS STANDARDS AT CONTRACTOR EXPENSE.
 - EXISTING CONCRETE AND ASPHALT PAVING SHALL BE SAWCUT AND REMOVED PRIOR TO EXCAVATION. REMOVE CONCRETE TO THE NEAREST JOINT.
 - CONTRACTOR TO PROVIDE ALL NECESSARY EROSION CONTROL MEASURES DURING CONSTRUCTION. PLACE EROSION CONTROL PROTECTION AT ALL PROPOSED AND EXISTING INLETS DOWNSTREAM FROM CONSTRUCTION AREA. EROSION CONTROL PROTECTION SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL DISTURBED GROUND IS ADEQUATELY VEGETATED.
 - LIMITS OF STREET CUTS, ASPHALT, AND CONCRETE REMOVALS ARE APPROXIMATE. LIMITS OF REMOVAL TO BE DETERMINED IN THE FIELD TO ADEQUATELY COMPLETE THE PROPOSED IMPROVEMENTS, WHILE MAINTAINING, IF NOT IMPROVING, EXISTING CONDITIONS. ADDITIONAL REMOVAL IDENTIFIED IN THE FIELD SHALL BE COMPLETED AT CONTRACTOR EXPENSE. ALL REPAIRS TO BE COMPLETED IN ACCORDANCE WITH CITY STREET REPAIRS STANDARDS.
 - REFER TO LANDSCAPE TREE MITIGATION PLAN (IF APPLICABLE) FOR TREE REMOVAL, RELOCATION AND PROTECTION. TREE REMOVAL INFORMATION SHOWN FOR COORDINATION PURPOSES ONLY.
 - REFERENCE LANDSCAPE PLANS FOR ADDITIONAL SITE DEMOLITION.
 - ALL UTILITIES TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.

- TREE PROTECTION NOTES:**
- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
 - WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
 - ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
 - DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
 - NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
 - LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (C)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
 - THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

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

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



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.

NO.	REVISION	DATE

HEARTSIDE HILL EXISTING CONDITIONS

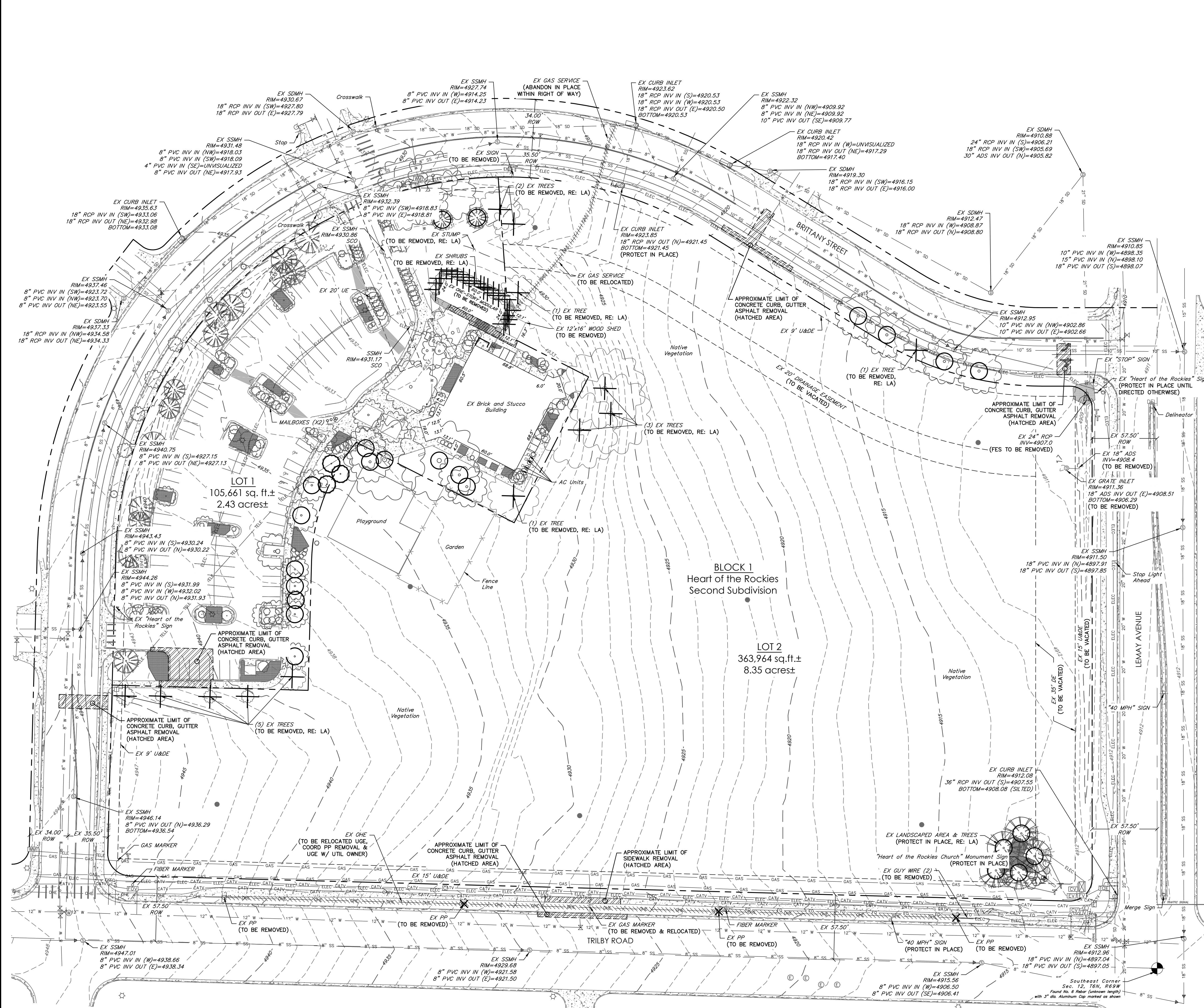
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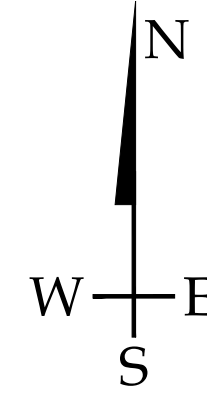
REVIEW SET NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF HIGHLAND DEVELOPMENT SERVICES

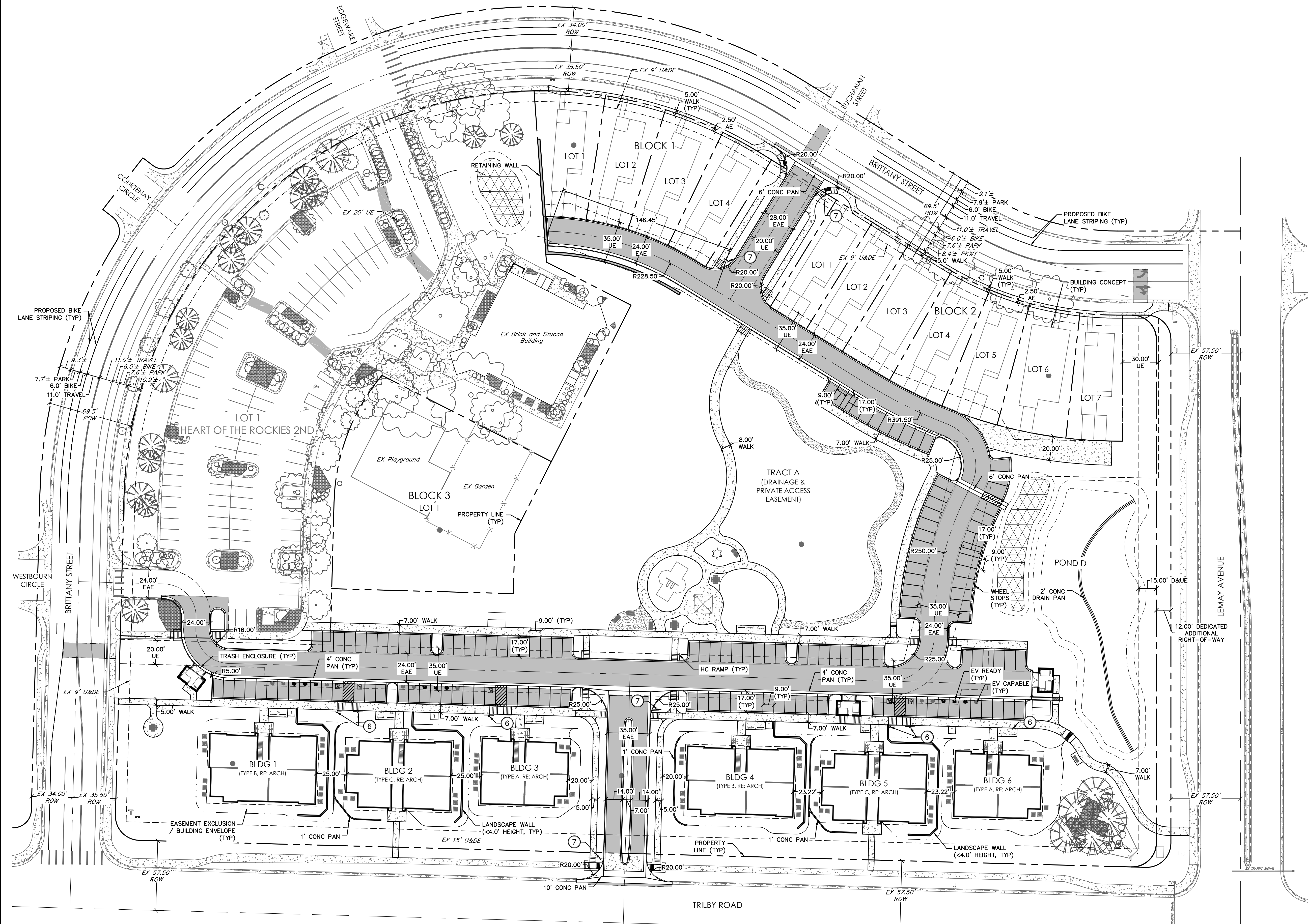
DATE: 7/13/22
 SCALE (H): 1" = 40'
 SCALE (V): N/A
 DRAWN BY: JTC
 CHECKED BY: JTC
 HDS PROJECT #: 21-1045-00

C0.02





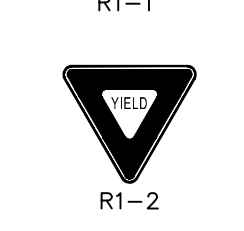
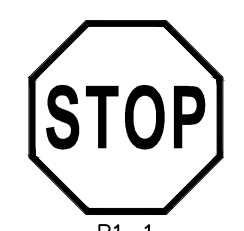
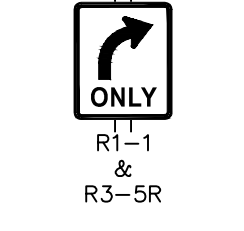
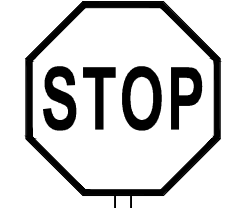
SCALE: 1" = 40'



LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- COMPACT PARKING SPACE

- ① 4" MOUNTABLE CURB & 1" SPILL GUTTER
- ② 6" VERTICAL CURB & 1" SPILL GUTTER
- ③ 6" VERTICAL CURB & 2" CATCH GUTTER
- ④ 2" CURB TRANSITION
- ⑤ PRELINE (TYP)
R7-2a
- ⑥ RESERVED PARKING (TYP)
R7-8 & R7-8a



- NOTES:**
- ALL ROAD AND PARKING DIMENSIONS BASED ON FLOWLINE OR CURB. VERIFY BUILDING PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL PLANS FOR STREET RIGHT-OF-WAY WORK.
 - TRAFFIC CONTROL, PERMITS, CONSTRUCTION AND FEES ASSOCIATED WITH THE RIGHT-OF-WAY WORK, ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - ALL PAVEMENTS AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT FOR THE SITE.
 - ALL WORK SHALL CONFORM TO LARIMER COUNTY URBAN AREA STREET STANDARDS.
 - COORDINATE LOCATION, HEIGHTS, ETC. OF WALLS, FENCES, AND SITE FEATURES WITH LANDSCAPE ARCHITECT.
 - DURING SIDEWALK INSTALLATION ALONG BRITANNY DRIVE, PLEASE HYDRO EXCAVATE/POTHOLE SIDEWALK EDGE CLOSEST TO EXISTING TREES. HYDRO EXCAVATION SHALL BE USED TO DETERMINE WHAT, IF ANY, SIGNIFICANT ROOTS MAY BE IN CONFLICT WITH THE NEW SIDEWALK. PLEASE CONTACT CITY FORESTRY (FORESTRY@FCGOV.COM) PRIOR TO HYDRO EXCAVATION AND AFTER WORK IS COMPLETED TO REVIEW CRITICAL ROOT ZONE AREA. ANY ROOTS EQUAL TO OR GREATER THAN 2 INCHES IN DIAMETER SHALL BE PRESERVED AND PROTECTED TO THE EXTENT FEASIBLE. CUTTING OF ANY ROOTS 2 INCHES IN DIAMETER AND GREATER, THEY MUST BE APPROVED BY CITY FORESTRY.

NO.	REVISION	BY	DATE

HEARTSIDE HILL
HORIZONTAL CONTROL PLAN

PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:

REVIEW SET NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF HIGHLAND DEVELOPMENT SERVICES

DATE: 7/13/22
SCALE (H): 1" = 40'
SCALE (V): N/A
DRAWN BY: JTC
CHECKED BY: JTC
HDS PROJECT #: 21-1045-00



NO.	REVISION	BY	DATE

HEARTSIDE HILL
GRADING & DRAINAGE PLAN

PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:

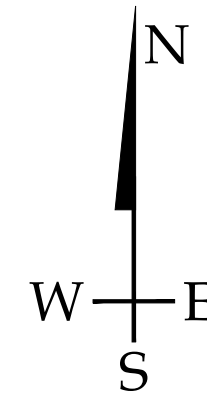
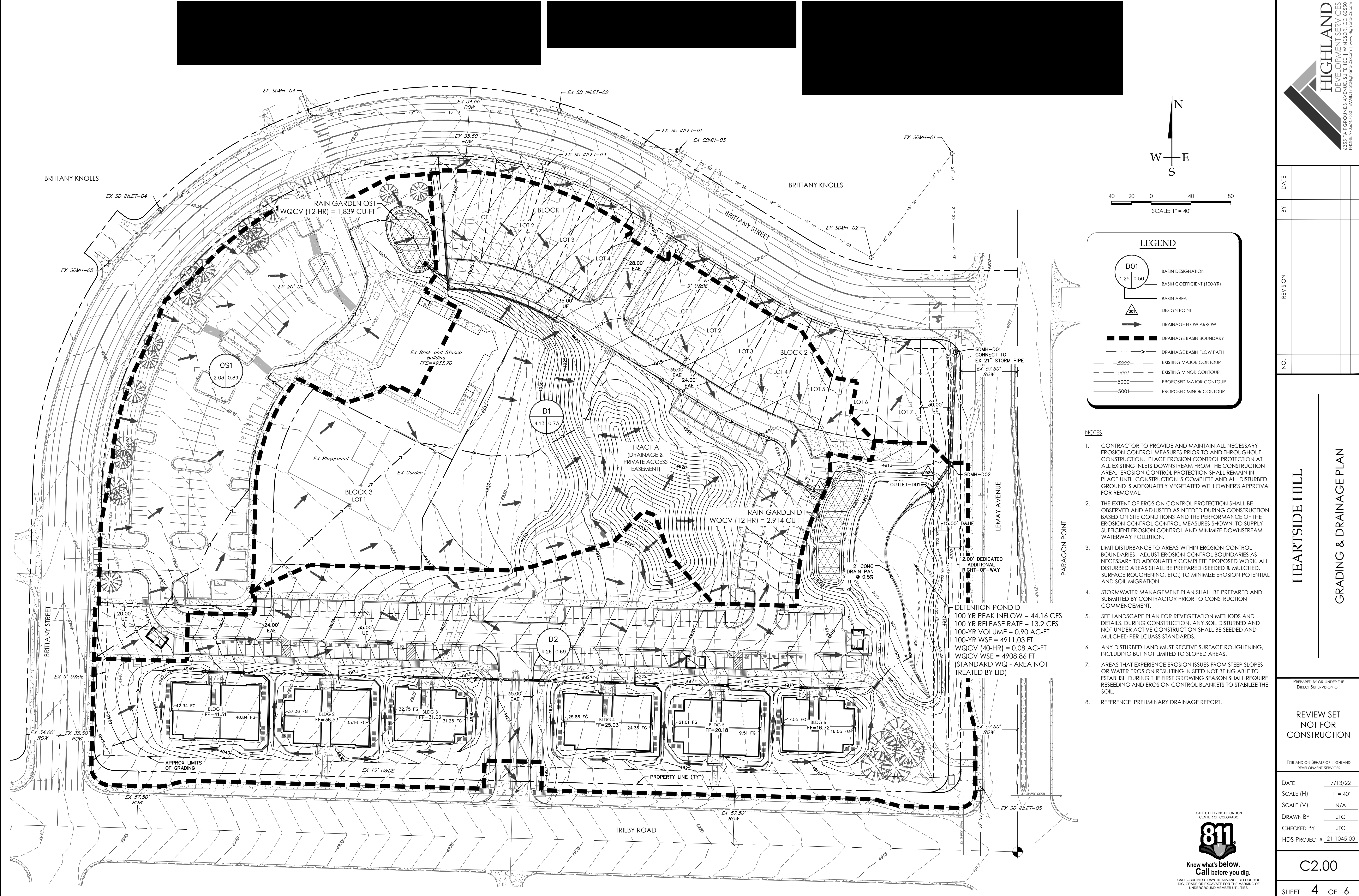
REVIEW SET
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF HIGHLAND DEVELOPMENT SERVICES

DATE: 7/13/22
SCALE (H): 1" = 40'
SCALE (V): N/A
DRAWN BY: JTC
CHECKED BY: JTC
HDS PROJECT #: 21-1045-00

C2.00

SHEET 4 OF 6



40 20 0 20 40 80
SCALE: 1" = 40'

LEGEND

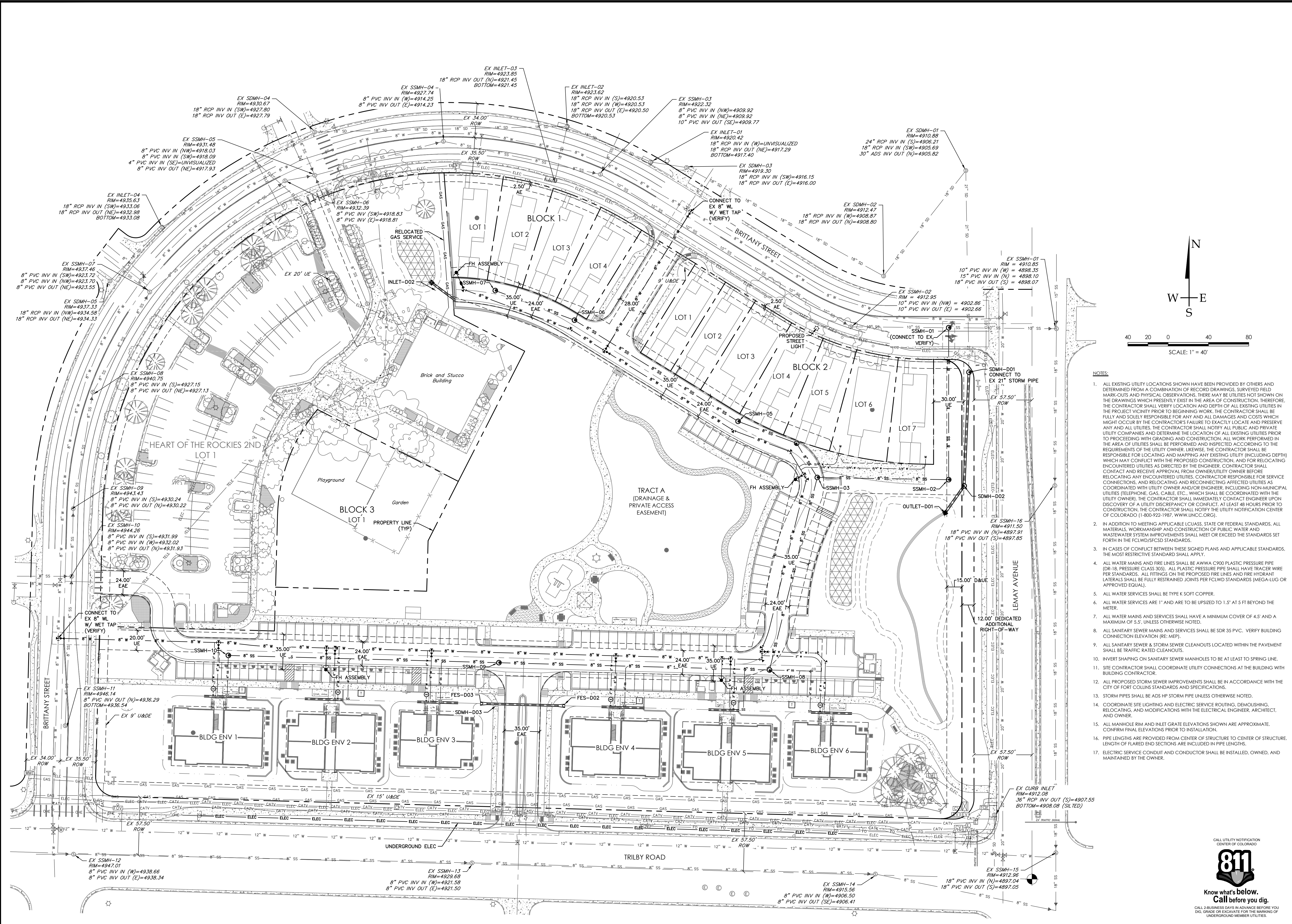
- D01** (circle with 1.25, 0.50) BASIN DESIGNATION
- (circle with 1.25, 0.50) BASIN COEFFICIENT (100-YR)
- (circle with 1.25, 0.50) BASIN AREA
- (triangle with 0.01) DESIGN POINT
- (arrow) DRAINAGE FLOW ARROW
- (thick dashed line) DRAINAGE BASIN BOUNDARY
- (dashed line with arrow) DRAINAGE BASIN FLOW PATH
- (solid line with -5000) EXISTING MAJOR CONTOUR
- (dashed line with 5001) EXISTING MINOR CONTOUR
- (solid line with 5000) PROPOSED MAJOR CONTOUR
- (dashed line with 5001) PROPOSED MINOR CONTOUR

NOTES

- CONTRACTOR TO PROVIDE AND MAINTAIN ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO AND THROUGHOUT CONSTRUCTION. PLACE EROSION CONTROL PROTECTION AT ALL EXISTING INLETS DOWNSTREAM FROM THE CONSTRUCTION AREA. EROSION CONTROL PROTECTION SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL DISTURBED GROUND IS ADEQUATELY VEGETATED WITH OWNER'S APPROVAL FOR REMOVAL.
- THE EXTENT OF EROSION CONTROL PROTECTION SHALL BE OBSERVED AND ADJUSTED AS NEEDED DURING CONSTRUCTION BASED ON SITE CONDITIONS AND THE PERFORMANCE OF THE EROSION CONTROL MEASURES SHOWN, TO SUPPLY SUFFICIENT EROSION CONTROL AND MINIMIZE DOWNSTREAM WATERWAY POLLUTION.
- LIMIT DISTURBANCE TO AREAS WITHIN EROSION CONTROL BOUNDARIES. ADJUST EROSION CONTROL BOUNDARIES AS NECESSARY TO ADEQUATELY COMPLETE PROPOSED WORK. ALL DISTURBED AREAS SHALL BE PREPARED (SEEDED & MULCHED, SURFACE ROUGHENING, ETC.) TO MINIMIZE EROSION POTENTIAL AND SOIL MIGRATION.
- STORMWATER MANAGEMENT PLAN SHALL BE PREPARED AND SUBMITTED BY CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT.
- SEE LANDSCAPE PLAN FOR REVEGETATION METHODS AND DETAILS. DURING CONSTRUCTION, ANY SOIL DISTURBED AND NOT UNDER ACTIVE CONSTRUCTION SHALL BE SEEDED AND MULCHED PER LCJAS STANDARDS.
- ANY DISTURBED LAND MUST RECEIVE SURFACE ROUGHENING, INCLUDING BUT NOT LIMITED TO SLOPED AREAS.
- AREAS THAT EXPERIENCE EROSION ISSUES FROM STEEP SLOPES OR WATER EROSION RESULTING IN SEED NOT BEING ABLE TO ESTABLISH DURING THE FIRST GROWING SEASON SHALL REQUIRE RESEEDING AND EROSION CONTROL BLANKETS TO STABILIZE THE SOIL.
- REFERENCE PRELIMINARY DRAINAGE REPORT.

DETENTION POND D
100 YR PEAK INFLOW = 44.16 CFS
100 YR RELEASE RATE = 13.2 CFS
100-YR VOLUME = 0.90 AC-FT
100-YR WSE = 4911.03 FT
WQCV (40-HR) = 0.08 AC-FT
WQCV WSE = 4908.86 FT
(STANDARD WQ - AREA NOT TREATED BY LID)





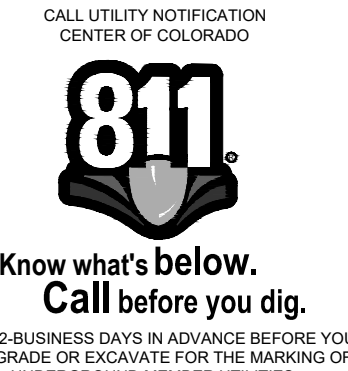
- NOTES:**
1. ALL EXISTING UTILITY LOCATIONS SHOWN HAVE BEEN PROVIDED BY OTHERS AND DETERMINED FROM A COMBINATION OF RECORD DRAWINGS, SURVEYED FIELD MARK-OUTS AND PHYSICAL OBSERVATIONS. THERE MAY BE UTILITIES NOT SHOWN ON THE DRAWINGS WHICH PRESENTLY EXIST IN THE AREA OF CONSTRUCTION. THEREFORE, THE CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE PROJECT VICINITY PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM OWNER/UTILITY OWNER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCCO.ORG).
 2. IN ADDITION TO MEETING APPLICABLE CLASS, STATE OR FEDERAL STANDARDS, ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF PUBLIC WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE FCLWD/FSCD STANDARDS.
 3. IN CASES OF CONFLICT BETWEEN THESE SIGNED PLANS AND APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
 4. ALL WATER MAINS AND FIRE LINES SHALL BE AWWA C900 PLASTIC PRESSURE PIPE (DR-18, PRESSURE CLASS 305). ALL PLASTIC PRESSURE PIPE SHALL HAVE TRACER WIRE PER STANDARDS. ALL FITTINGS ON THE PROPOSED FIRE LINES AND FIRE HYDRANT LATERALS SHALL BE FULLY RESTRAINED JOINTS PER FCLWD STANDARDS (MEGA-LUG OR APPROVED EQUAL).
 5. ALL WATER SERVICES SHALL BE TYPE K SOFT COPPER.
 6. ALL WATER SERVICES ARE 1" AND ARE TO BE UPSIZED TO 1.5" AT 5 FT FROM THE METER.
 7. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM COVER OF 4.5' AND A MAXIMUM OF 5.5' UNLESS OTHERWISE NOTED.
 8. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE SDR 35 PVC. VERIFY BUILDING CONNECTION ELEVATION (RE: MEP).
 9. ALL SANITARY SEWER & STORM SEWER CLEANOUTS LOCATED WITHIN THE PAVEMENT SHALL BE TRAFFIC RATED CLEANOUTS.
 10. INVERT SHAPING ON SANITARY SEWER MANHOLES TO BE AT LEAST TO SPRING LINE.
 11. SITE CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS AT THE BUILDING WITH BUILDING CONTRACTOR.
 12. ALL PROPOSED STORM SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF FORT COLLINS STANDARDS AND SPECIFICATIONS.
 13. STORM PIPES SHALL BE ADS HP STORM PIPE UNLESS OTHERWISE NOTED.
 14. COORDINATE SITE LIGHTING AND ELECTRIC SERVICE ROUTING, DEMOLISHING, RELOCATING, AND MODIFICATIONS WITH THE ELECTRICAL ENGINEER, ARCHITECT, AND OWNER.
 15. ALL MANHOLE RIM AND INLET GRATE ELEVATIONS SHOWN ARE APPROXIMATE. CONFIRM FINAL ELEVATIONS PRIOR TO INSTALLATION.
 16. PIPE LENGTHS ARE PROVIDED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. LENGTH OF FLARED END SECTIONS ARE INCLUDED IN PIPE LENGTHS.
 17. ELECTRIC SERVICE CONDUIT AND CONDUCTOR SHALL BE INSTALLED, OWNED, AND MAINTAINED BY THE OWNER.

NO.	REVISION	BY	DATE

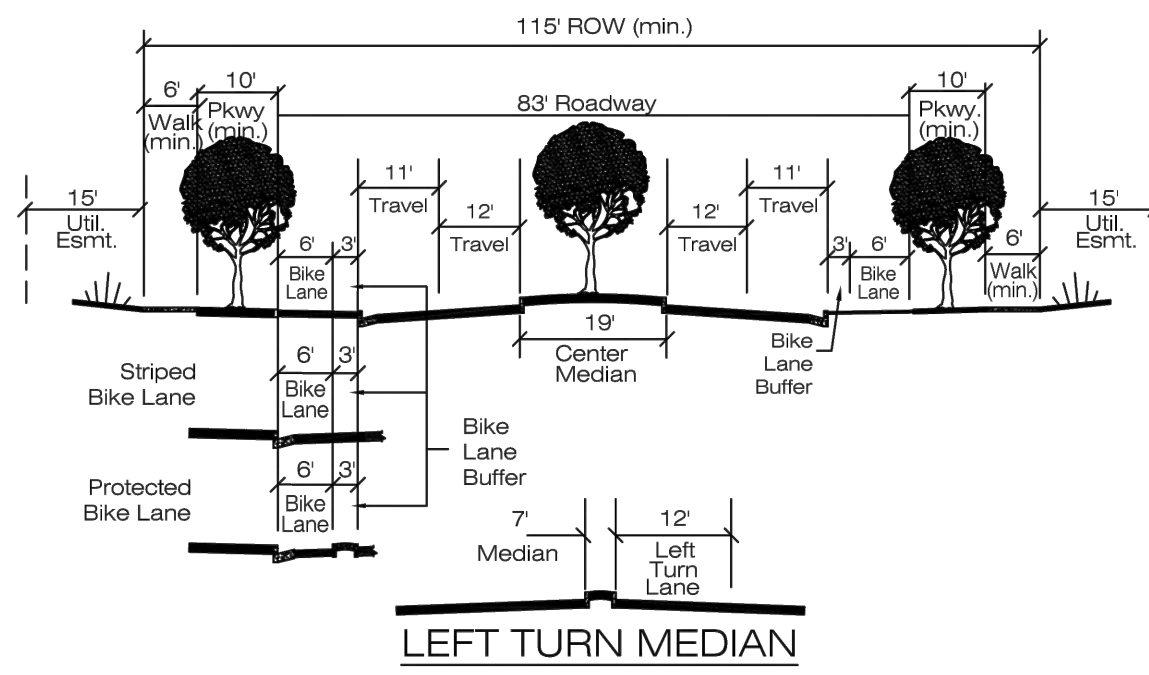
**HEARTSIDE HILL
 OVERALL UTILITY PLAN**

PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:
**REVIEW SET
 NOT FOR CONSTRUCTION**

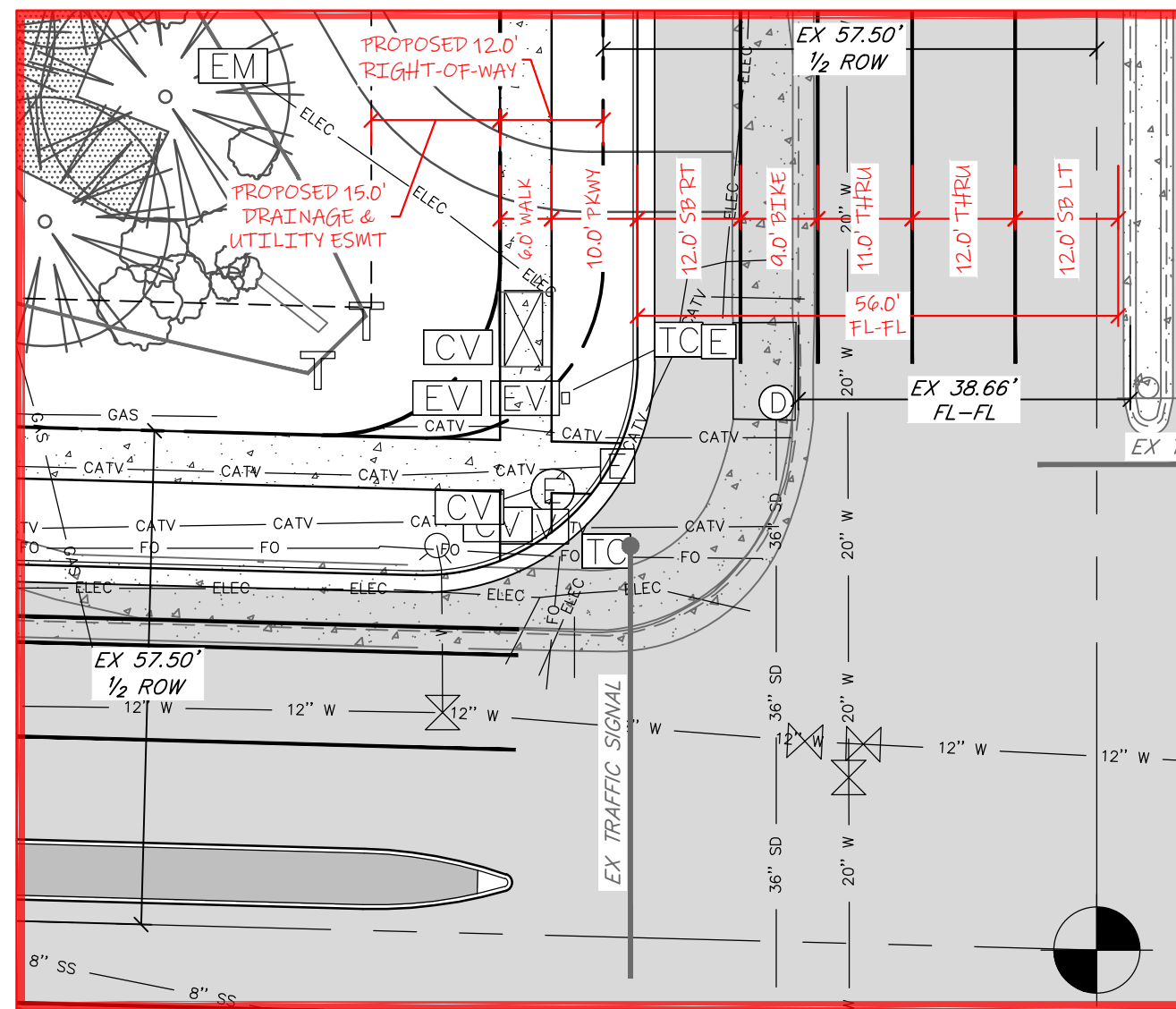
FOR AND ON BEHALF OF HIGHLAND DEVELOPMENT SERVICES
 DATE 7/13/22
 SCALE (H) 1" = 40'
 SCALE (V) N/A
 DRAWN BY JTC
 CHECKED BY JTC
 HDS PROJECT # 21-1045-00



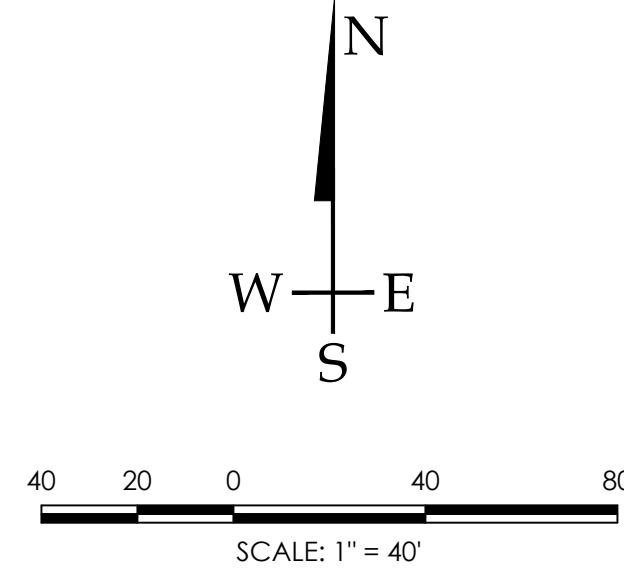
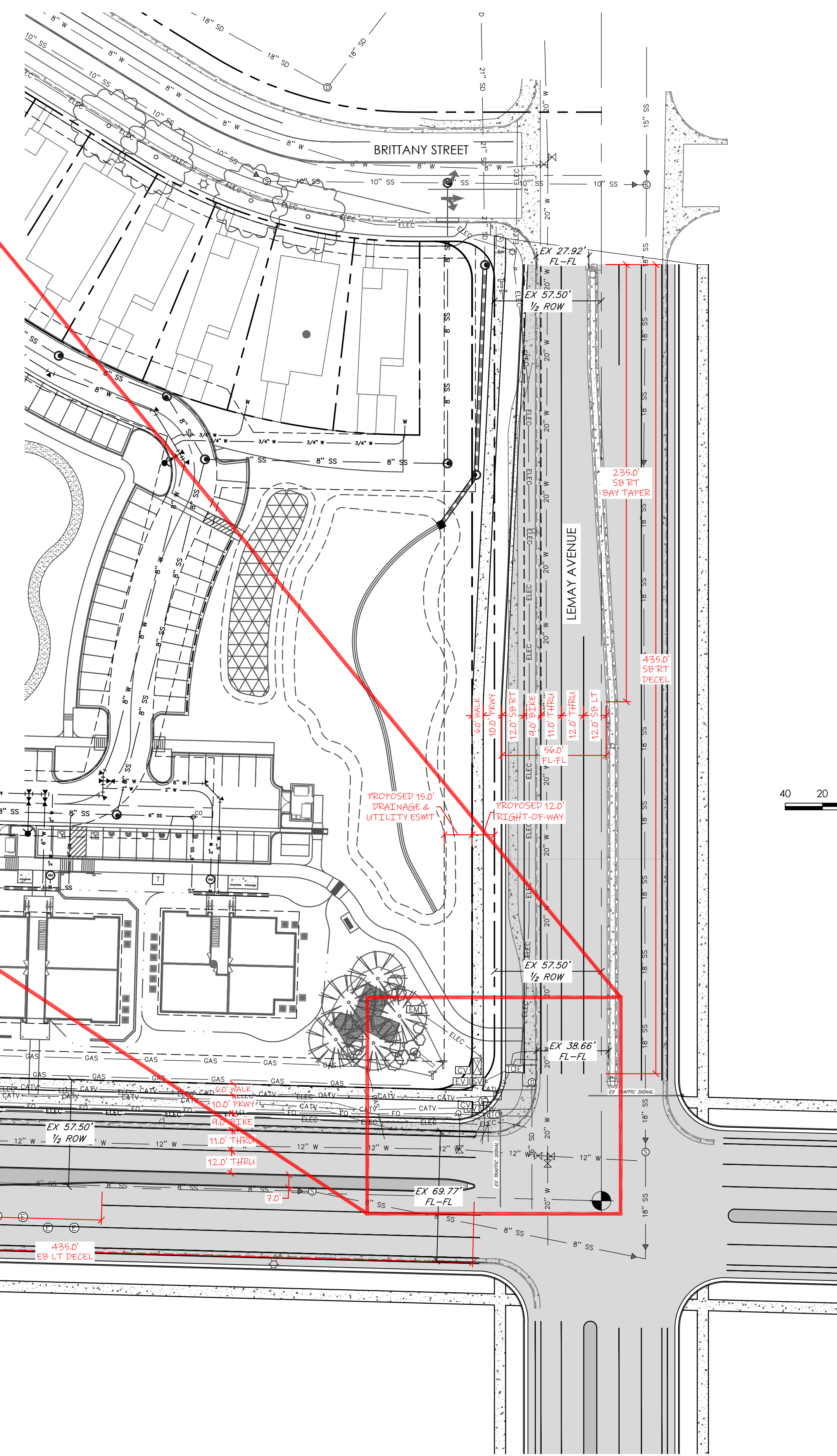
FORT COLLINS ONLY



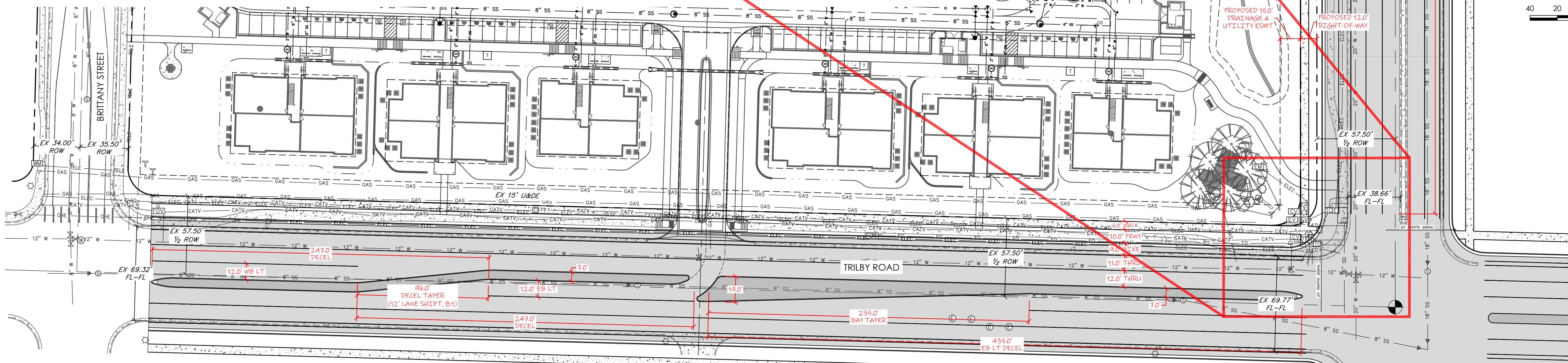
ROADWAY WIDTH: 83'
RIGHT OF WAY WIDTH: 115' (min.) plus 30' (min.) utility easement.
TRAVEL LANES: 4 Lanes, (2) 11' wide and (2) 12'-wide.
LEFT TURN LANE: 12' wide
BIKE LANES: Two lanes, 6' wide lane, 3' wide painted buffer (optional protected bike lane per Bike Plan).
BIKE LANE OPTIONS: Striped bike lane and protected bike lane options will require City Engineer approval.
PARKING: None.
PARKWAY: 10' (min.) width. Additional width optional.
SIDEWALK: 6' (min.) width. Additional width may be required for higher pedestrian traffic in and leading to activity areas or as required by Area Plans.
MEDIAN: Center Median: 19' wide landscaped; Left Turn Median: 7' wide landscaped. Barrier curb or out-fall curb and gutter.
WHERE USED: These specifications shall apply as required by the Local Entity when a 4-lane arterial street is shown on the Master Street Plan.
DESIGN SPEED: 50 MPH
SPEED LIMIT: 35-45 MPH
ACCESS: Access will be limited. Points of access must be approved by the Local Entity.
CONTINUITY: Unlimited
FENCES: Fences shall be setback a minimum of 2' from back of sidewalk or on the property line, whichever is greater.
LANDSCAPING: See Appendix "C"
CURB AND GUTTER: Vertical curb and gutter.



NORTHWEST CORNER - EXISTING UTILITIES
 SCALE 1"=20'



4-LANE ARTERIAL STREET			
LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO: DATE: 07/01/21	FIGURE 7-2F



NOTE: FUTURE RIGHT-OF-WAY & EASEMENT DEDICATIONS MAY BE NEEDED IN ADDITION TO THOSE PRESENTED WITHIN THESE PRELIMINARY DEVELOPMENT PLANS & THE PRELIMINARY PLAT. ADDITIONAL RIGHT-OF-WAY & EASEMENTS NEEDED FOR THE RELOCATIONS OF UTILITIES & TRAFFIC SIGNALS WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS.



NO.	REVISION	BY	DATE

HEARTSIDE HILL
LEMAY & TRILBY ULTIMATE ARTERIAL PLAN

PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:
REVIEW SET NOT FOR CONSTRUCTION
 FOR AND ON BEHALF OF HIGHLAND DEVELOPMENT SERVICES
 DATE: 7/13/22
 SCALE (H): 1" = 40'
 SCALE (V): N/A
 DRAWN BY: JTC
 CHECKED BY: JTC
 HDS PROJECT #: 21-1045-00

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all men by these presents, that the undersigned, being owners of the following described land:

Lot 2, Heart of the Rockies Second Subdivision, City of Fort Collins, County of Larimer, State of Colorado.

Containing 363,964 square feet or 8.36 acres, more or less.

have caused the above described land to be surveyed and subdivided into lots, tracts and easements as shown on this plat to be known as Heart of the Rockies Third Subdivision, subject to all easements and rights-of-way now of record or existing or indicated on this Plat.

CERTIFICATE OF DEDICATION:

The undersigned does hereby dedicate and convey to the City of Fort Collins, Colorado, for public use forever, the streets and easements as laid out and designated on this Plat; provided, however, that (1) acceptance by the city of this dedication of easements does not impose upon the city a duty to maintain the easements so dedicated, and (2) acceptance by the city of this dedication of streets does not impose upon the city a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied.

OWNER: Christian Church Disciples of Christ

Name Title

NOTARY PUBLIC:

STATE OF)
) SS
COUNTY OF)

the forgoing instrument was acknowledged before me this day of

2022 by as

Witness my hand and official seal.

My commission expires:

Notary Public

MAINTENANCE GUARANTEE:

The undersigned hereby warrants and guarantees to the City Of Fort Collins, for a period of two (2) years from the date of completion and first acceptance by the city of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements constructed under the authority of this Plat. This warranty and guarantee is made in accordance with the City Of Fort Collins Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights of way, easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The undersigned shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the city. The undersigned shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the undersigned fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the city and all costs and charges billed to and paid by the undersigned. The city shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the undersigned.

REPAIR GUARANTEE:

In consideration of the approval of this final plat and other valuable consideration, the undersigned does hereby agree to hold the City Of Fort Collins, Colorado, harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the city of the improvements constructed under the authority of this plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the city harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the undersigned warrants that he/she owns fee simple title to the property shown hereon and agrees that the City Of Fort Collins shall not be liable to the undersigned or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

The obligations of the undersigned pursuant to the "Maintenance Guarantee" and "Repair Guarantee" provisions set forth above may not be assigned or transferred to any other person or entity unless the warranted improvements are completed by, and a Letter of Acceptance of the warranted improvements is received from the city by, such other person or entity.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Developer and/or Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Developer and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants which run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City Of Fort Collins and should be closely examined by all persons interested in purchasing any portion of the Development site.

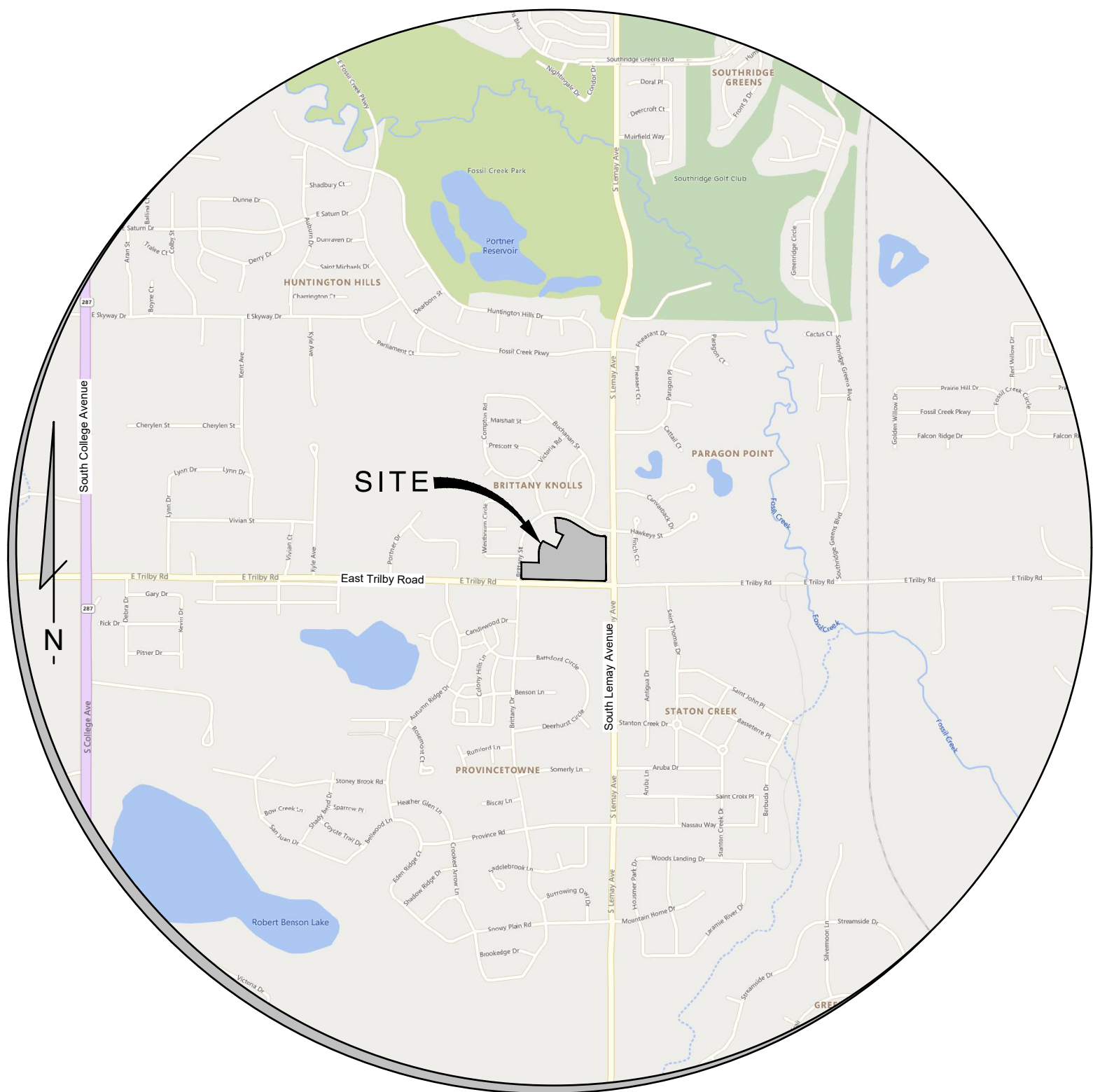
ATTORNEY'S CERTIFICATION:

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney:

Address:

Registration No:



VICINITY MAP NOT TO SCALE

Line Table with columns: Line, Direction, Length

Curve Table with columns: Curve, Length, Radius, Delta, Direction, Chord

Easement Line Table with columns: Line, Direction, Length

Easement Curve Table with columns: Curve, Length, Radius, Delta, Direction, Chord

DEVELOPMENT TEAM:

Applicant / Engineer: Highland Development Services, Inc. Attn: Jason Claeys 6355 Fairgrounds Avenue, Suite 100 Windsor, CO 80550 970.674.7570

Owner: Christian Church Disciples of Christ Heart of the Rockies Christian Church 6501 Brittany Street Fort Collins, CO 80525 970.223.1230

Surveyor: Intermill Land Surveying, Inc. Attn: Steven John Stencel, PLS 1301 N Cleveland Avenue Loveland CO 80537 970.669.0516

Land Use Table with columns: Lot Count, Smallest Lot, Largest Lot, Average Lot, Building Envelope Count, Smallest BE, Largest BE, Tract Count, Tract A, Drainage and Private Access Easement

HEART OF THE ROCKIES THIRD SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK 1, HEART OF THE ROCKIES SECOND SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NOTICE:

All responsibilities and costs of operation, maintenance and reconstruction of the private streets and/or drives located on the private property that is the subject of this Plat shall be borne by the Owners of said property, either individually, or collectively, through a Property Owners' Association, if applicable, the City of Fort Collins shall have no obligation of operation, maintenance or reconstruction of such private streets and/or drives nor shall the City have any obligation to accept such streets and/or drives as public streets or drives.

APPROVED AS TO FORM, CITY ENGINEER:

By the City Engineer of the City of Fort Collins, Colorado this day of

A.D., 20

City Engineer

PLANNING APPROVAL:

By the Director of Planning of the City of Fort Collins, Colorado this day of

A.D., 20

Director of Planning

FLOOD HAZARD NOTE:

The subject property lies within Zone X - area of minimal Flood Hazard as determined by the Flood Insurance Rate Map for Fort Collins, Colorado, Community Panel No. 08069C1200F with a date of December 19, 2006. (panel not printed)

GENERAL NOTES:

- 1. For all information regarding easements, rights of way, or title of record, Intermill Land Surveying, Inc. relied upon Property Information Binder Order No. FCIF25189687 dated June 25, 2021 at 5:00 P.M. prepared by Old Republic National Title Insurance Company.
2. Adjacent property description(s), if shown on this Map, per the most recent records of the Office of the Assessor of Larimer County, Colorado. No further adjacent property owner verification of ownership or research was performed by Intermill Land Surveying, Inc. for the preparation of this survey.
3. There shall be no private conditions or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Section 12-120 - 12-122 of the City Code.
4. The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied.
5. Neither Intermill Land Surveying, Inc. nor the Professional Land Surveyor listed hereon have the expertise to address mineral rights, and recommend the owner retain an expert to address these matters. Neither Intermill Land Surveying, Inc. nor the Professional Land Surveyor listed hereon assume any responsibility for the mineral rights upon the subject property.
6. For easements created by separate document and shown hereon refer to record document for specific terms.
7. A copy of the Property Information Binder and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.
8. Owner, Client and others should refer to the Property Information Binder and those documents listed therein for a true understanding of all rights of way, encumbrances, interests and title of record concerning the subject property.
9. All previous easements as shown and dedicated on Heart of the Rockies Second Subdivision, recorded under Reception No. 19990051465 in the records of the Larimer County Clerk and Recorder's Office which are located within the boundary lines of this plat are hereby vacated upon recordation of this Plat and dedicated as shown hereon.

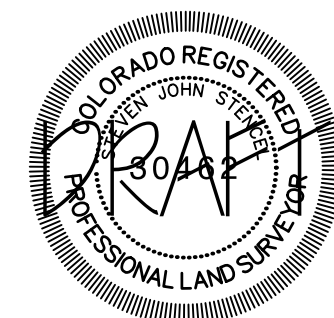
ZONING:

The subject property and the adjacent parcel are both zoned Low Density Mixed-Use Neighborhood District.

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this map was made under my personal supervision and that this map is an accurate representation thereof. I further certify that the survey and this map comply with the Colorado Revised Statutes and the State Board of Registration for Professional Engineers and Professional Land Surveyors.

FOR AND ON BEHALF OF: INTERMILL LAND SURVEYING, INC. 1301 N. Cleveland Ave. Loveland, CO 80537 970-669-0516



Steven John Stencel Colo. LS 30462 Date:

NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

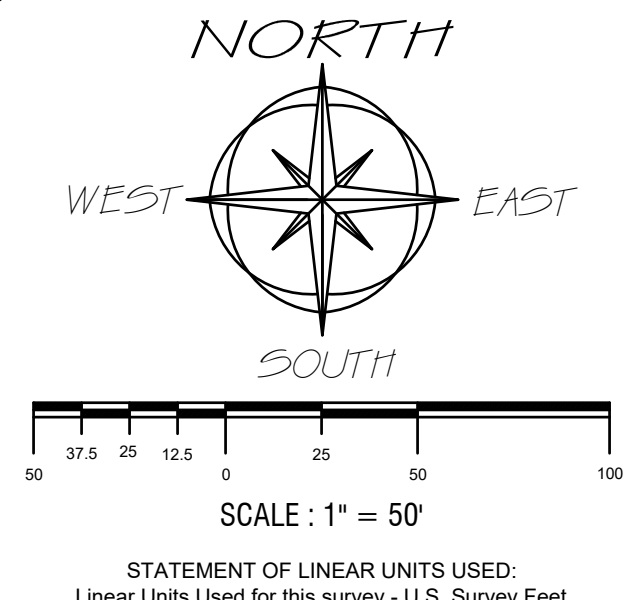
BASIS OF BEARINGS STATEMENT: Bearings are based on the South line of the Southeast Quarter of Section 12, Township 6 North, Range 69 West, being monumented at the South Quarter corner of said section with a 3.5" diameter Aluminum Cap in a Monument Box stamped Bradshaw PLS 20123 1989, from whence the Southeast corner of said section, being monumented with a 6" Rebar of unknown length and a 3" diameter Aluminum Cap stamped LS 12374 1987 bears a record South 88°27'39" East with all bearings contained herein relative thereto.

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

REVISIONS table with columns: DATE, BY, REVISIONS

INTERMILL LAND SURVEYING, INC. 1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 B.S. (970)-669-0516 CLIENT: Heart of the Rockies Third Subdivision A Replat of Lot 2, Block 1, Heart of the Rockies Second Subdivision City of Fort Collins, County of Larimer, State of Colorado

DRAWN BY: LHB CHECKED BY: SJS APPROVED BY: SJS DATE: 2022.07.08 SCALE: 1" = 40' PROJECT NO: P-21-9132 SHEET OF 1 2



ABBREVIATION LEGEND:

N: North	Dia: Diameter	±: Plus or Minus	L: Line ID	D=: Curve Delta
E: East	Rec: Reception	ROW: Right of Way	ID: Identification	CH=: Curve Long Chord
W: West	No: Number	LS: Land Surveyor	L=: Curve Length	Sec.: T, N, R, W, S
S: South	S.F.: Square Feet	C=: Curve ID	R=: Curve Radius	Section Township Range

BASIS OF BEARINGS STATEMENT: Bearings are based on the South line of the Southeast Quarter of Section 12, Township 6 North, Range 69 West, being monumented at the South Quarter corner of said section with a 3.5" diameter Aluminum Cap in a Monument Box stamped Bradshaw PLS 20123 1989, from whence the Southeast corner of said section, being monumented with a No. 6 Rebar of unknown length and a 3" diameter Aluminum Cap stamped LS 12374 1987 bears a record South 88°27'39" East with all bearings contained herein relative thereto.

LINE LEGEND:

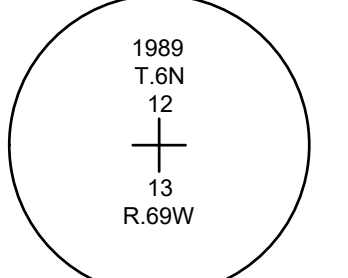
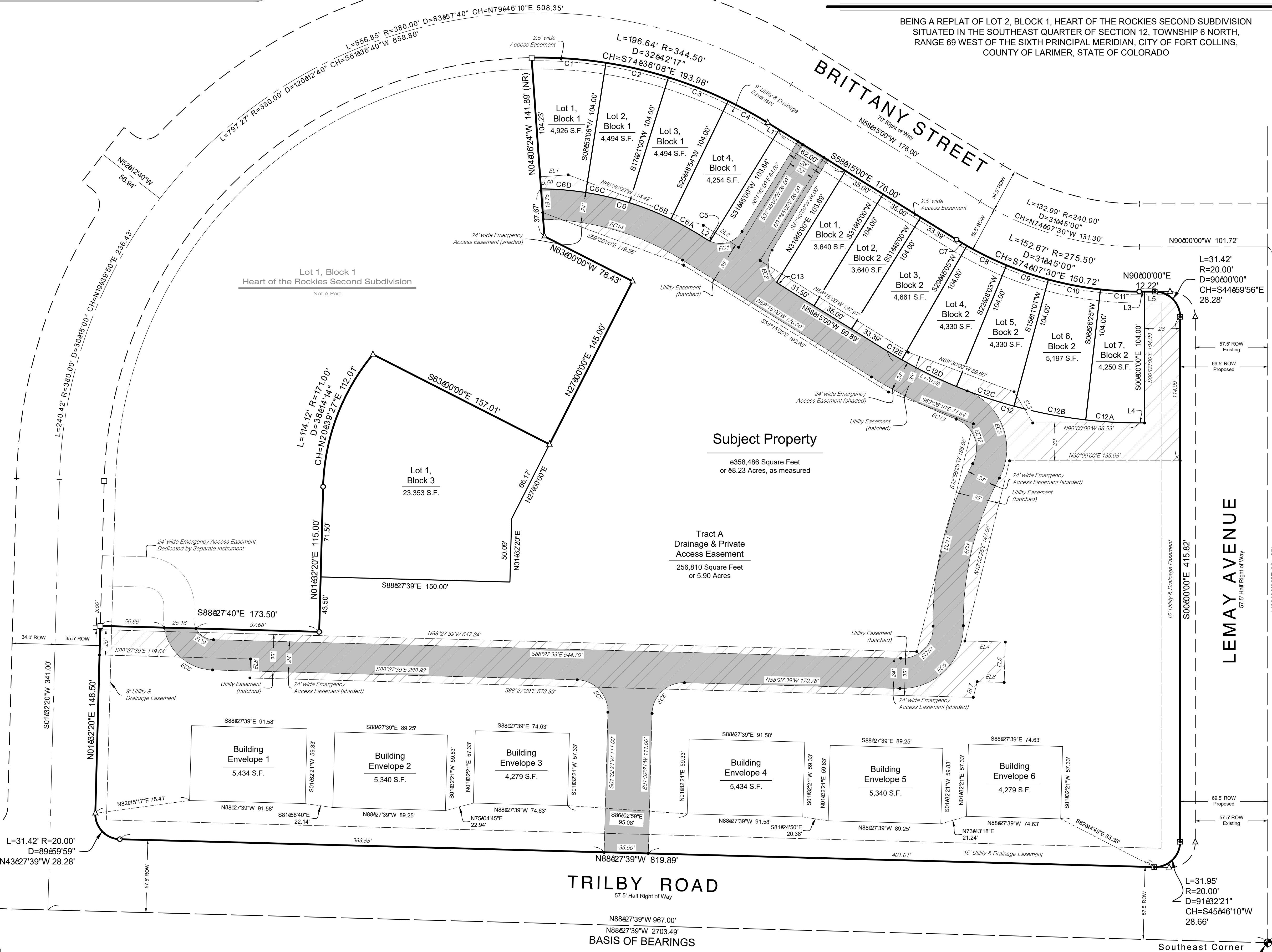
—	= Section Line
—	= Boundary Line
—	= Lot Line
—	= Building Envelope Line
—	= Easement Line
—	= Tie Line
—	= Existing Right of Way Line
—	= Centerline

MONUMENT LEGEND

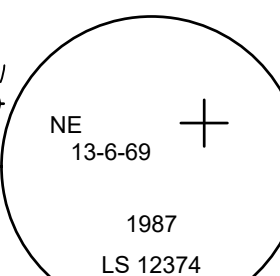
○	= Found No. 4 Rebar
△	= Found Pin & Cap stamped LS 34174
□	= Found Nail & Brass Shiner stamped LS 34174
●	= Not Found or Set - Calculated Position Only
○	= Set No. 4 Rebar (18" long) with #1" dia. Red Plastic Cap stamped LS 30462
□	= Set No. 4 Rebar (18" long) with #1" dia. Red Plastic Cap stamped LS 30462 at Right of Way Line

HEART OF THE ROCKIES THIRD SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK 1, OF THE ROCKIES SECOND SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



South Quarter Corner Sec. 12, T6N, R69W Found 3.5" dia. Aluminum Cap in Monument Box marked as shown



Southeast Corner Sec. 12, T6N, R69W Found No. 6 Rebar (unknown length) with 3" dia. Aluminum Cap marked as shown N: 1423299.3889 (NAD83) E: 3122877.3527 (NAD83)

REVISIONS:

DATE:	2022.07.11
BY:	LHB
REVISIONS:	2022.03.31
	LHB
	LHB

Line work changes and updates

INTERMILL LAND SURVEYING, INC.
 1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-689-0516

Highland Development Services, Inc.
 6355 Fairgrounds Avenue, Suite 100 Windsor, Colorado 80550

CLIENT: Heart of the Rockies Third Subdivision
 A Replat of Lot 2, Block 1, Heart of the Rockies Second Subdivision City of Fort Collins, County of Larimer, State of Colorado

DRAWN BY: LHB
 CHECKED BY: SJS
 APPROVED BY: SJS

DATE: 2022.07.08
 SCALE: 1" = 40'

PROJECT NO: P-21-9132

SHEET	OF
2	2

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

July 11, 2022

City of Fort Collins
Current Planning Department
281 North College Ave.
Fort Collins, CO 80524

Re: **Heartside Hill Modification Request**

Please accept this request for a Modification of Standards to **Section 3.8.30 (C)(2)(b)** of the Land Use Code.

Modification to Section 3.8.30 (C)(2)(b)

Code Language: Section 3.8.30(C)(2)(b)

(b) Location. Such parks shall be highly visible, secure settings formed by the street layout and pattern of lots and easily observed from streets. Rear facades and rear yards of dwellings shall not abut more than two (2) sides or more than fifty (50) percent of the perimeter frontage of the park.

Requested Modification: We are requesting that the park be in an alternative location that does not meet all of the item (b) above's requirements.

Background

Heart of the Rockies Christian Church, CARE Housing, Fort Collins Habitat for Humanity and Friends of L'Arche Fort Collins are proposing a collaborative project that will intentionally address some of the key issues facing our community: affordable housing, affordable home ownership, support for individuals with developmental disabilities, community integration and early childhood development.

The site is located on 8.35 acres that is currently owned by the church.

The plan proposes the following:

- 72 units of multi-family deed-restricted housing (CARE Housing)
- 9 single-family lots for affordable home ownership (Habitat for Humanity)
- 2 lots with homes supporting adults with developmental disabilities (Friends of L'Arche)
- Shared amenities including play areas, community gardens, walking paths, gathering areas and open spaces.

The 10.78- acre property is currently divided into 2 lots, known as "Heart of the Rockies First Subdivision". Lot 1 is 2.4 acres in size and is fully developed with a 7,073 SF church building, 1,440 SF modular building, parking lot, playground and community garden. The site is served by

South Fort Collins Sanitation District and Loveland-Fort Collins Water District. Lot 2 is currently undeveloped and is 8.35 acres in size.

Modification Criteria

The request of approval for this modification complies with the standards per Review Criteria 2.8.2 (H)(1) and (2) in the following ways:

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.
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.

Further, We feel that the granting of the modification would **not be detrimental to the public good**.

Justification

We feel 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 that meets the standard and **substantially alleviate an existing, defined and described problem of city-wide concern** for the following reasons:

- Although the park in the alternative plan is not technically bound by a street network, it is still highly visible from the apartment development and Lemay Avenue. It is centrally-located and is formed by a system of concrete and crusher fines pathways. A covered pavilion anchors the space, with bench seating, picnic tables, a sandbox play area, swing set and a turf area.
- The north-south 8' concrete path provides an enhanced connection for pedestrian and bicyclists that acts in lieu of a street, thus providing a walkway spine that draws people into the space.
- The proposed alternative plan continues to improve the design, quality and character of new development by exceeding the building standards set forth in Section 3.5. The use of high quality residential building materials, building articulation, projections and recesses, ensures sensitivity to and compatibility with the surrounding neighborhood.
- We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by building an attractive, desirable product that will fulfill a community-wide need as an affordable housing project.

August 9, 2022

City of Fort Collins
Current Planning Department
281 North College Ave.
Fort Collins, CO 80524

Re: **Heartside Hill Modification Request**

Please accept this request for a Modification of Standards to **Section 3.8.30 (D)(2)** of the Land Use Code.

Modification to Section 3.8.30 (D)(2)

Code Language: Section 3.8.30(D)(2) **Block Requirements** states the following:

(2) *Block Size.* All blocks shall be limited to a maximum size of seven (7) acres

Requested Modification: We are requesting that the project exceed the maximum block size.

Background

Heart of the Rockies Christian Church, CARE Housing, Fort Collins Habitat for Humanity and Friends of L'Arche Fort Collins are proposing a collaborative project that will intentionally address some of the key issues facing our community: affordable housing, affordable home ownership, support for individuals with developmental disabilities, community integration and early childhood development.

The site is located on 8.35 acres that is currently owned by the church.

The plan proposes the following:

- 71 units of multi-family deed-restricted housing (CARE Housing)
- 9 single-family lots for affordable home ownership (Habitat for Humanity)
- 2 lots with homes supporting adults with developmental disabilities (Friends of L'Arche)
- Shared amenities including play areas, community gardens, walking paths, gathering areas and open spaces.

The 10.78- acre property is currently divided into 2 lots, known as "Heart of the Rockies First Subdivision". Lot 1 is 2.4 acres in size and is fully developed with a 7,073 SF church building, 1,440 SF modular building, parking lot, playground and community garden. The site is served by South Fort Collins Sanitation District and Loveland-Fort Collins Water District. Lot 2 is currently undeveloped and is 8.35 acres in size.

Modification Criteria

The request of approval for this modification complies with the standards per Review Criteria 2.8.2 (H)(1) and (2) in the following ways:

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.
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.

Further, We feel that the granting of the modification would **not be detrimental to the public good**.

Justification

We feel 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 that meets the standard and **substantially alleviate an existing, defined and described problem of city-wide concern** for the following reasons:

- Although the total block size exceeds 7 acres, the project still provides drieways through the parking lots that defacto creates “blocks”. Since the drives are not considered streets, the plan as proposed does not technically meet the code.
- The north-south walkway is 8’ wide, and, while not technically a street, it provides a way to get bikes and pedestfrians throught the ccenter of the site. In addition the outdoor gathering area creates an anchor at the south end and a focal point that is highly visible from all units. Trees are placed 30’ on center, further creating a “street-like” experience.
- The block on the proposed plan is 8 acres, which is a nominal increase in size.
- The project as a whole is enhanced with outdoor gathering spaces, amenities, play areas and open space to further improve the outdoor character of the development.
- The proposed alternative plan continues to improve the design, quality and character of new development by exceeding the building standards set forth in Section 3.5. The use of high quality residential building materials, building articulation, projections and recesses, ensures sensitivity to and compatibility with the surrounding neighborhood.
- We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by building an attractive, desirable product that will fullfill a community-wide need as an affordable housing project.

July 11, 2022

City of Fort Collins
Current Planning Department
281 North College Ave.
Fort Collins, CO 80524

Re: Heartside Hill Modification Request

Please accept this request for a Modification of Standards to **Section 3.5.2 (D)(2)** of the Land Use Code.

Modification to Section 3.5.2(D)(2)

Code Language: *Street-Facing Facades*. Every building containing four (4) or more dwelling units shall have at least one (1) building entry or doorway facing any adjacent street that is smaller than a full arterial or has on-street parking.

Requested Modification: We are requesting that Building 1 not have an entry facing Brittney Street.

Background

Heart of the Rockies Christian Church, CARE Housing, Fort Collins Habitat for Humanity and Friends of L'Arche Fort Collins are proposing a collaborative project that will intentionally address some of the key issues facing our community: affordable housing, affordable home ownership, support for individuals with developmental disabilities, community integration and early childhood development.

The site is located on 8.35 acres that is currently owned by the church.

The plan proposes the following:

- 72 units of multi-family deed-restricted housing (CARE Housing)
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- Shared amenities including play areas, community gardens, walking paths, gathering areas and open spaces.

The 10.78- acre property is currently divided into 2 lots, known as "Heart of the Rockies First Subdivision". Lot 1 is 2.4 acres in size and is fully developed with a 7,073 SF church building, 1,440 SF modular building, parking lot, playground and community garden. The site is served by South Fort Collins Sanitation District and Loveland-Fort Collins Water District. Lot 2 is currently undeveloped and is 8.35 acres in size.

Modification Criteria

The request of approval for this modification complies with the standards per Review Criteria 2.8.2 (H)(1) and (2) in the following ways:

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.
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.

Further, We feel that the granting of the modification would **not be detrimental to the public good**.

Justification

We feel 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 that meets the standard and **substantially alleviate an existing, defined and described problem of city-wide concern** for the following reasons:

- Although Building 1 will not have an entrance facing the public street, the side of the building is enhanced with landscaping and a small outdoor gathering area to aid in anchoring the building façade to the street. In addition, the main entrance to the building already faces a direct connecting walkway within 200' of the street.
- The project as a whole is enhanced with outdoor gathering spaces, amenities, play areas and open space to further improve the outdoor character of the development.
- The proposed alternative plan continues to improve the design, quality and character of new development by exceeding the building standards set forth in Section 3.5. The use of high quality residential building materials, building articulation, projections and recesses, ensures sensitivity to and compatibility with the surrounding neighborhood.
- We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by building an attractive, desirable product that will fulfill a community-wide need as an affordable housing project.

Heartside Hill Neighborhood Meeting

Meeting Date: November 4th, 2021

Meeting Location: Zoom Virtual Meeting

City Staff Attending:

Alyssa Stephens—Neighborhood Services

Will Lindsey—Planning

Shawna Van Zee—Planning

Nicole Hahn—Traffic

Dave Betley—Engineering

Applicant Team:

Steve Kuehneman—CARE Housing

Kim Iwanski—CARE Housing

Dustin Barrington—CARE Housing

Kristin Candella—Habitat for Humanity

Jason Claeys—Highland Design Services

Ian Shuff—ALM2S

Melissa –Heart of the Rockies Church

Summary

- **Meeting Topic:** An Overall Development Plan (ODP) for affordable housing on land located near Trilby and Lemay, which proposes a mix of multifamily units, single-family detached houses, group homes for adults with developmental disabilities, and a community building. The land is owned by Heart of the Rockies Christian Church, and would be developed by CARE Housing (multifamily homes), Habitat for Humanity (single-family detached homes), and L'Arche (group homes).
- **Meeting Details:**
 - Appr. 100 attendees, including staff and applicants
 - Meeting was recorded and posted online at OurCity.FCGov.com/DevReview
- **Overview**
 - Q&A primarily focused on:
 - Concerns about increased traffic stemming from new development and the effects on already stressed street networks;
 - Concerns about the number of parking places included in the plan, and the impact of street parking on visibility and safety along Brittany;
 - Concerns about increased density and loss of open land;
 - Concerns about the potential uses of the community building; and
 - Concerns about the impact of affordable housing on property values.
 - Attendees who spoke or submitted questions into the chat were mostly opposed to the development, but some attendees spoke in support of the plans for affordable housing in this area.

Site Design

- **Would the developer consider reducing the number of multi-family buildings (potentially making a few 3 stories instead of 2) to create more on-site open space?**
 - Applicant: It would be possible. Would be interested to hear feedback on whether people would prefer more open space with taller buildings or more, smaller buildings.
 - Comments in chat supported the current plan with two-story buildings.
 - One verbal comment supported higher buildings to have more open and park space.
- **What is the gross and net acreage of the first phase? Are 72 units compatible with that acreage?**
 - Applicant: The total acreage is about 9 acres. We are allowed to build 108 units total on the site. Our current proposal is for 84 homes.
- **Will design be coordinated across home types (multi-family, single-family, and group homes)?**
 - Applicant: Yes, we want to coordinate finishes to make sure they fit together. We'll look at nearby neighborhoods and the types of materials used to be compatible with them.
- **Have colors been determined yet?**
 - Applicant: It's very early in the process, so we haven't put together colors yet. Probably will have three different building colors with common trip types.

Traffic and Parking

- There are a number of projects in this area nearby that will add a lot of traffic to Trilby. **How will the developer and the City traffic issues on Brittany?** We are concerned about being trapped in our neighborhood.
 - City: Traffic studies are used to understand the impact of development on the traffic system. Looking at intersection of Trilby and Lemay and the access point on Brittany to understand what delay would be caused. City has not yet received traffic study yet. Traffic study will have to include the traffic projections from other nearby projects.
- **What is planned for the Trilby and College intersection?**
 - City: Work on Trilby and College intersection is scheduled to begin in 2022 and be completed in 2023. Trilby is also planned as a four-lane road. Developers pay into the City to accumulate funds for large projects like that.
- **What are plans for public transportation in this area?**
 - City: Future plan would be for a route on Trilby, but that is still years away.
- **What is the plan for guest parking?**
 - Applicant: 145 parking spots are planned, plus garage spaces for some homes. We estimate at least 20 guest parking spaces. Based on other properties, we only need 100 parking spaces for a development of this size, so there should be lots of extra parking.
- **Will parking be allowed along Brittany?**
 - Applicant: Street parking is allowed on public streets on both sides of the street. Our goal is to keep parking onsite and not use street parking, but it is allowed.
- **Shouldn't there be two access points (on Trilby and on Lemay)?**
 - Applicant: We are constrained by proximity to the intersection, but are trying to work to funnel traffic away from Brittany St however possible.

- City: Have to balance dispersing traffic with funneling traffic to one place where we can add traffic control measures (stoplight, stop sign, etc.).
- **Could you reduce access points on Brittany from three to two?**
 - Applicant: Will take that into consideration.
- **Could a fence be added to keep people from parking on Brittany and walking to their unit?**
 - Applicant: Fences are not very welcoming, so we will try to use other ways to encourage people to park in the parking lot.
- **Can Brittany St be converted to prohibit on-street parking? Or time limited on-street parking?**
 - City: It is standard to have parking and there is space on both sides. It's difficult to enforce no parking areas. Would like to wait and see if it's an issue before using that as a measure, but has been done in other neighborhoods.
- I am in support of the project. I live on Nancy Grey. When I moved in it was a dead-end, now the street connects to Drake and to Prospect, and large apartment complex was built. We had speed bumps put in. Traffic has increased but is not bad and I like having the connection. Property value has gone up significantly. I hope my experience can be a data point.

Site Management and Amenities

- **Will the development have a Homeowners Association?**
 - Applicant: CARE Housing maintains all our properties to ensure it stays in good condition. Habitat for Humanity uses HOA for all neighborhoods. There will be some sort of entity to manage shared space, but not sure what that will be yet.
- Occupancy rules allow for up to three unrelated adults in Fort Collins. **Have you considered this, and the impact on the number of vehicles and the number of parking spots needed?**
 - Applicant: We have strict lease agreements and go through audits and inspections to make sure people are following our occupancy rules. This happens every year with each resident.
 - Comment: The developer needs to plan for the worst case scenario in occupancy and the corresponding number of vehicles.
- **Will the park be open to neighbors? What will be in it?**
 - Applicant: Park will be open to anyone. We would love more ideas from the community about what should go in the park.
- **What will the community building be used for?**
 - Applicant: The church would like to include some administrative and gathering space. We are hoping to include an early childhood education center in the remainder of the building. We hope to partner with a local nonprofit to provide affordable childcare for up to 100 children. Up to 50% of those spaces would be reserved for people living in this development.
- **Are there plans to use the community building as an overflow shelter for unhoused individuals?**
 - Applicant: We are in early stages, but have very specific plans for administrative space and childcare space. We have no plans to use this as shelter space.
 - City: Seasonal overflow shelters are permitted in the zone district, but it would be subject to a review by development staff and would require a separate neighborhood meeting and public hearing. There are specific standards in place for that type of use.

- As a resident I am concerned with the comment that was just provided where the community center was suggested as use for 100 children. I am concerned this would place a large strain in the morning egress from the neighborhood. School busses picking up children, plus current resident egress, plus new development egress, plus a quantity of parents / caregivers trying to drop off children may pose challenges or rushed situations (read accidents) in the morning commutes. Or, similar end of day issues with a large business presence.

Environmental

- **Has a photometric plan been done?**
 - Applicant: Not yet. City has stringent requirements for dark sky lighting to prevent light spillage that we will be following.
- This site has been used for wildlife including burrowing owls and prairie dogs. Open space should also be considered a valuable resource for our community and our neighborhood. This plan takes away the only open space we have.

Public Engagement

- **How will the project team continue to engage with the neighborhood? There is concern that the developers are giving “lip service” to community concerns and that plans will change significantly from what has been proposed.**
 - Applicant: We are committed to community feedback and engagement. We have developed our own website for communication. Any questions that come into the website would be answered by staff members. Any changes to the site plan or designs would be published on the site.
- **Would you be open to having a neighborhood meeting later in the process to provide any updates to plans?**
 - Applicant: Yes
- **Where can we find project information?**
 - City: Go to fcgov.com/developmentreview/proposals. Search for the project, and click “Public Records” to find all documents related to the project.

Other Questions and Comments

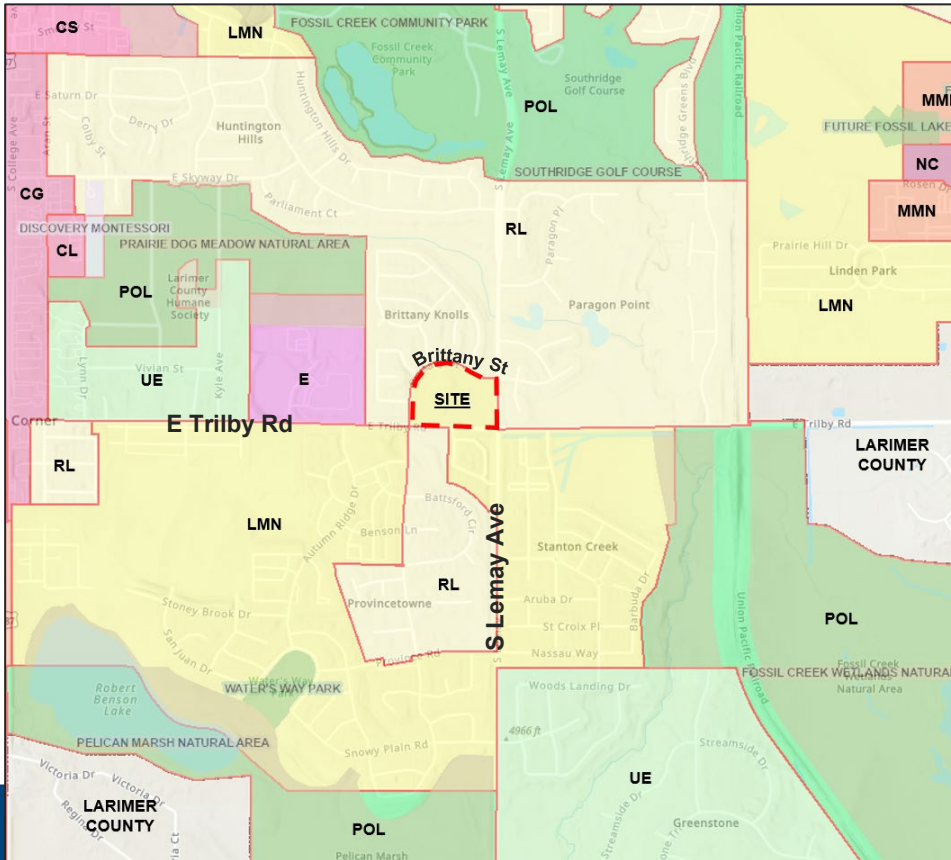
- **What is the status of 43 Prime?**
 - City: Forty-three Prime was approved by an Administrative Hearing Officer in February of 2019. They recently submitted final plans to the City, which must be approved before building permits can be pulled.
- Comment: Appreciate the work the church has done so far to listen to comments, but want to talk about the details and know that the church will be a good partner. Concerned about impact on property values. Concerned about the density and the increase in traffic and parking on Brittany St.
 - Applicant: Want to continue to dialogue with the neighborhood. Working to get all parking on-site to prevent any spillover. We have data that shows that property values don’t go down. The City holds affordable housing to high design standards and people will not be able to tell they are affordable just by looking at them. They will be high-quality buildings.

- **Have you considered grocery store access and how folks will access nearby needs and amenities?**
 - Applicant: CARE Housing has resident services to help people if they have any issues accessing food or services. There are transportation services available in the community.
- Voicing support for the project. I appreciate the thoughtfulness in this development to help neighbors that can't afford housing.
- **What is the timeline for this project?**
 - Applicant: We hope to submit in early December and take this to Planning & Zoning Commission in the spring. Goal would be to start construction in summer or fall of 2022.

An aerial photograph of the Fort Collins city center, showing a dense urban area with various buildings, streets, and green spaces. The sky is a mix of blue and light orange, suggesting a sunset or sunrise. The image is framed by a white curved border at the top and bottom.

Planning and Zoning Commission Hearing
Heartside Hill ODP210005 & PDP210020

- NW Corner of S Lemay Ave & E Trilby Rd
- 8.35 undeveloped acres for residential proposal, 2.43 acres for existing church site (10.78 acres total)
- Zoned Low Density Mixed Use Neighborhood (LMN)





Provincetown

Brittany Knolls

Eagle Creek Apts.

Stanton Creek

Paragon Point



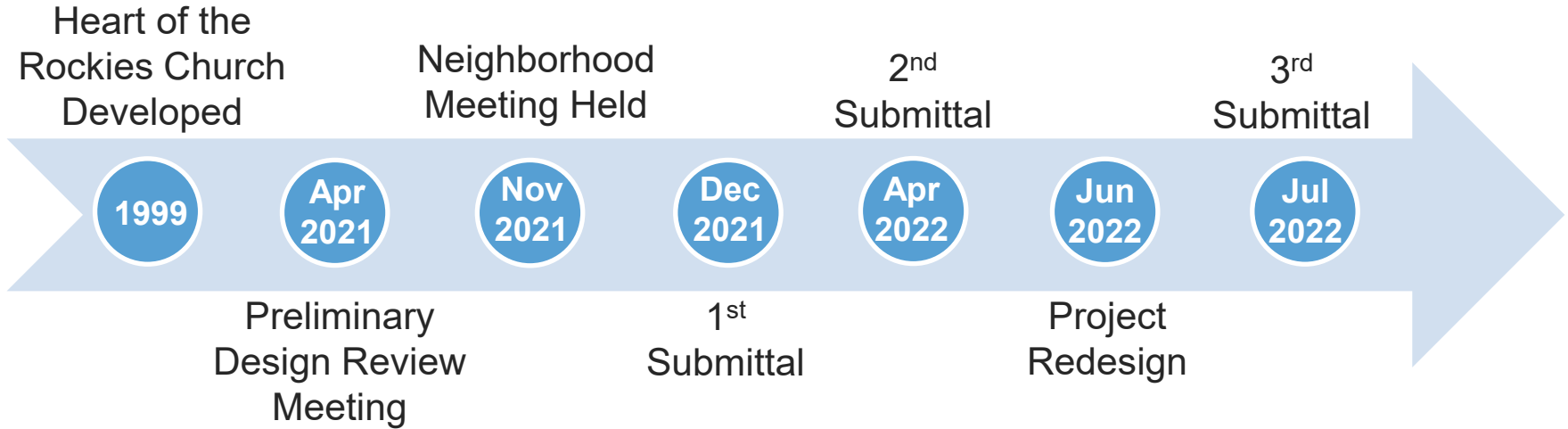
*View from corner of
S Lemay Ave &
Brittany St, facing
southwest*

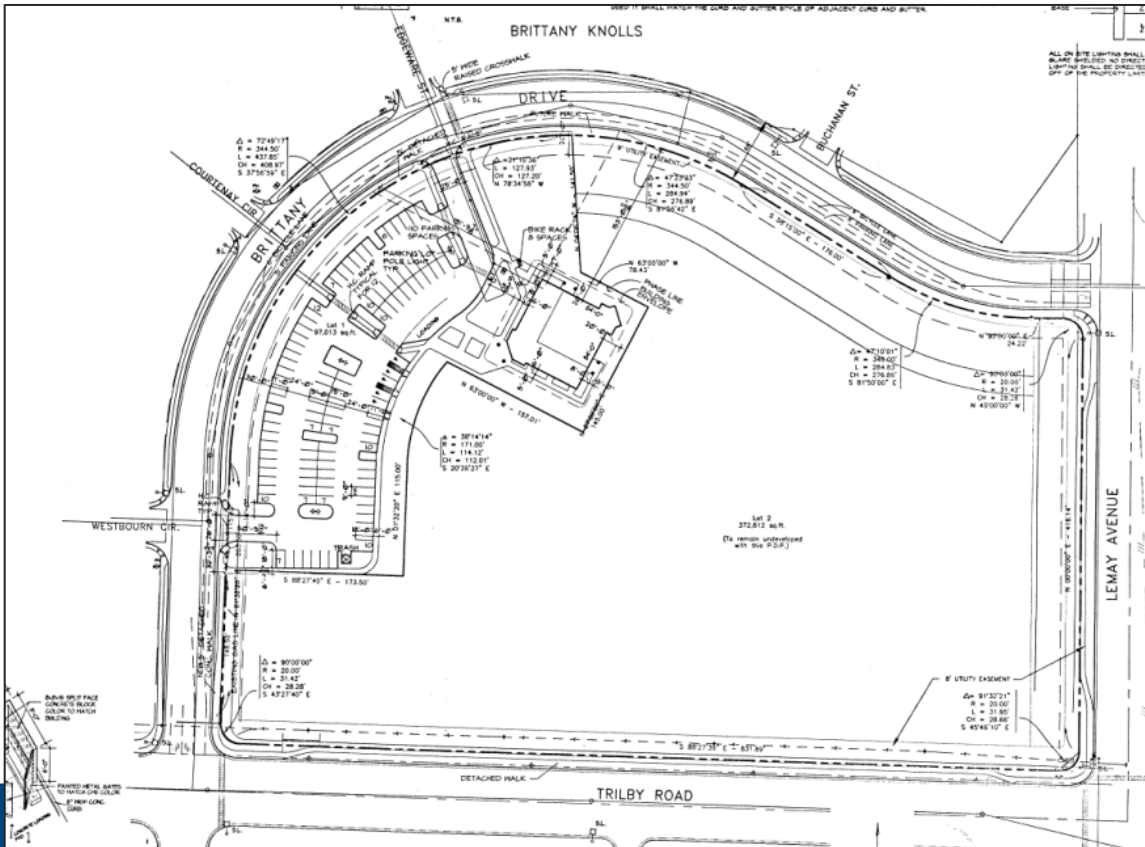


*View from
intersection of E
Trilby Rd & Brittany
St, facing northeast*

- Overall Development Plan
 - Required for the multi-phase development of the site
 - Anticipates 2 phases (Phase 1 Residential, Phase 2 Commercial)
- Project Development Plan – Heartside Hill Residential
 - 100% Affordable Housing
 - 71 Multi-Family Dwelling Units, 11 lots for Single-Family Detached Dwellings
- Access from Brittany St and E Trilby Rd
- Applicant is requesting three Modifications of Standard to Sections 3.8.30(C)(2), 3.8.30(D)(2), and 3.5.2(D)(2).

Applicant Presentation





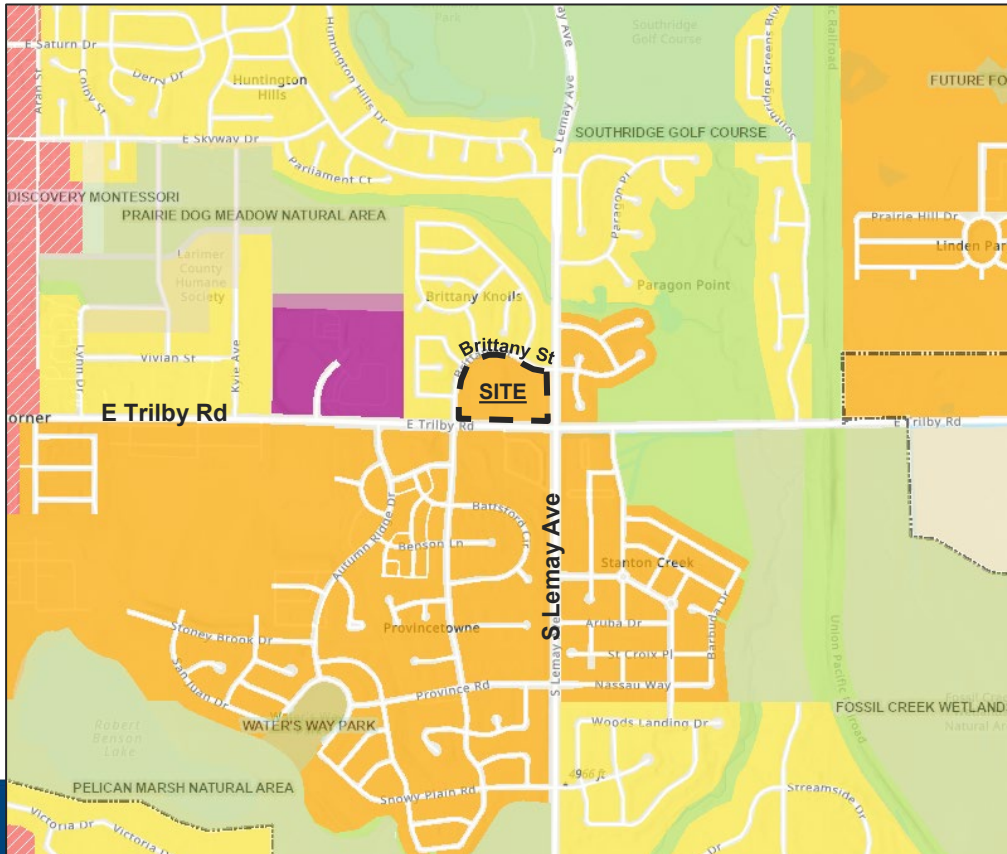
Land Use:

- Lot 1– Church
- Lot 2 - Undeveloped



- Originally proposed 9 multi-family buildings (7 two-story, 2 three-story)
- North/South private drive between Brittany St & E Trilby Rd
- Less open space

- Concerns about additional traffic congestion;
- Desire for direct connectivity to S Lemay Ave;
- Questions about management of affordable housing;
- Questions about future plans for the “community building”;
- Questions about changes to the plan in the future;
- Concerns about amenities provided on site;
- Concerns about the quality of the buildings and project compatibility;
- Concerns about the loss of the open space



- Consistent with Place Type designation of **Mixed Neighborhood**
- Support the use of creative strategies to revitalize vacant, blighted or otherwise underutilized properties
- Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice.

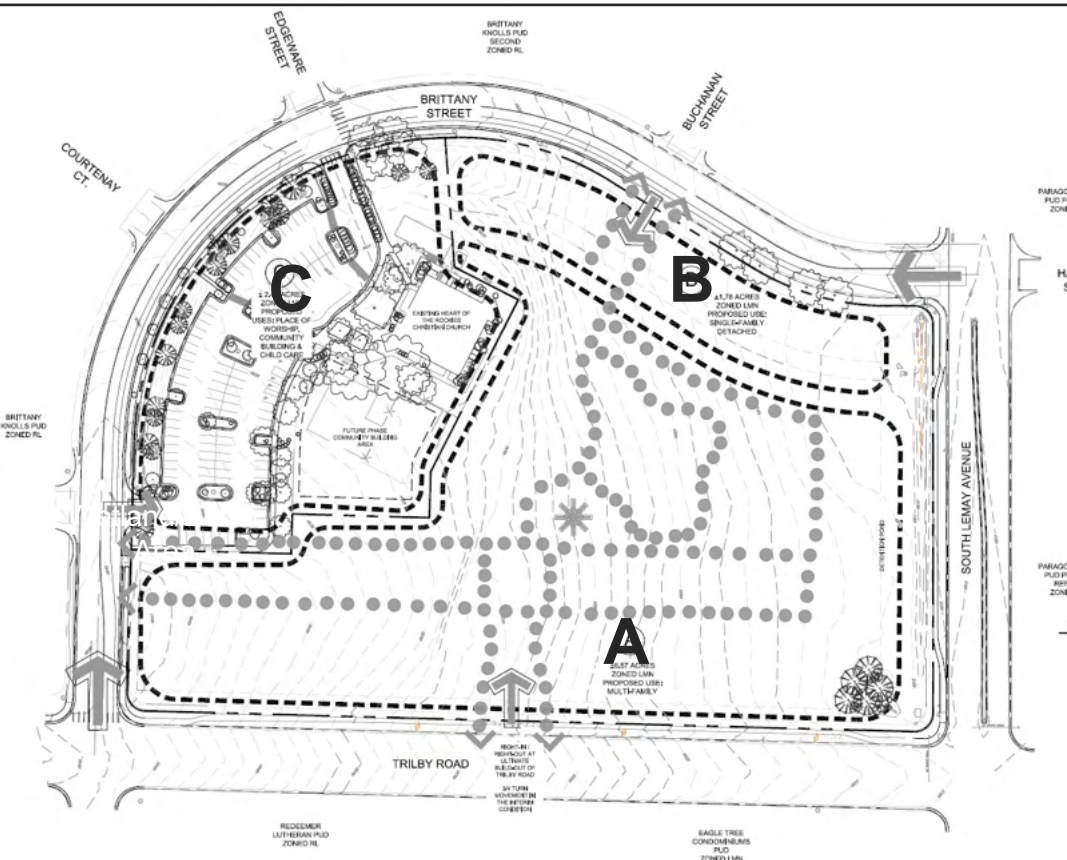
Heartside Hill Overall Development Plan (ODP)

Areas A & B – Phase One:

- Development of Multi-Family and Single-Family Dwellings
- 8.35 acres

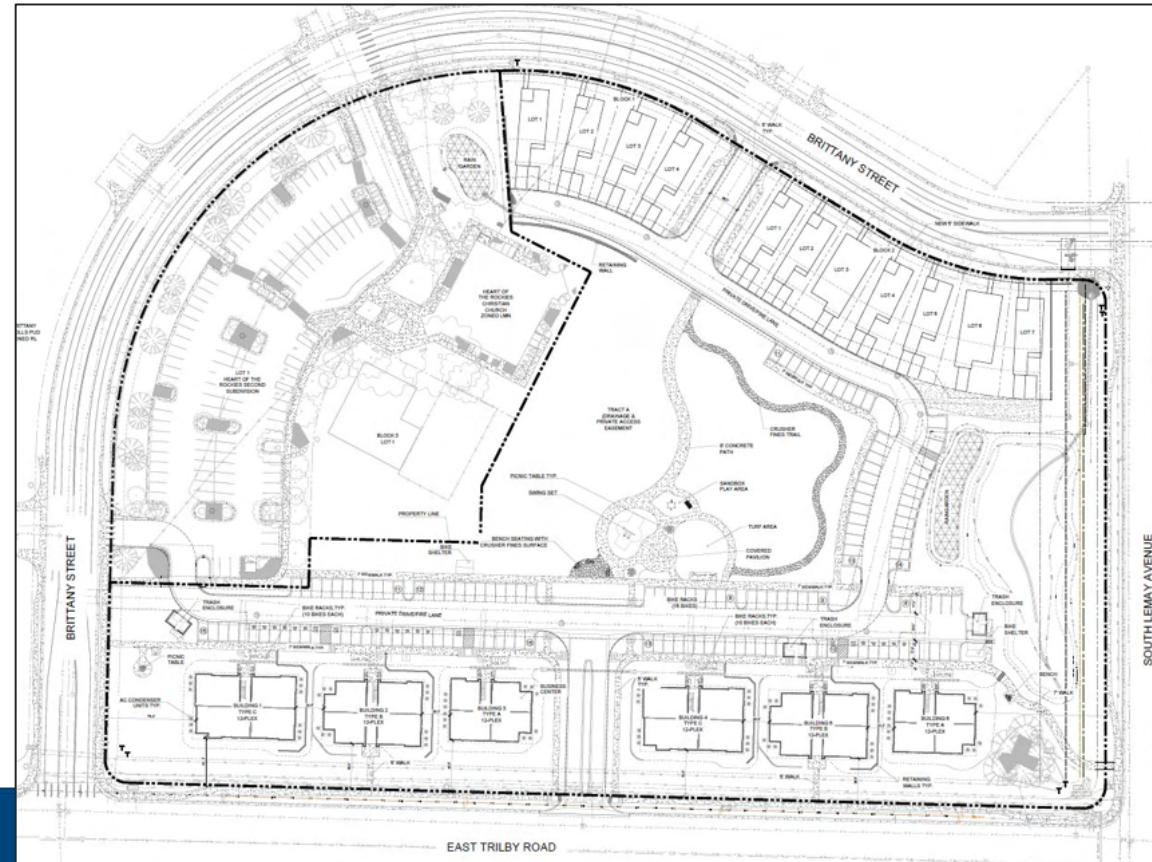
Area C – Future Phase Two:

- Development of Community Building (aka Neighborhood Center with 2+ uses)
- Church to remain
- 2.43 acres



Heartside Hill PDP – Overall Plan

- 6 Multi-Family Buildings (71 dwelling units)
- Lots for 11 single-family detached dwellings
- 5,000+ square foot central park area with north/south bike/ped connection
- 3 Modifications of Standard proposed

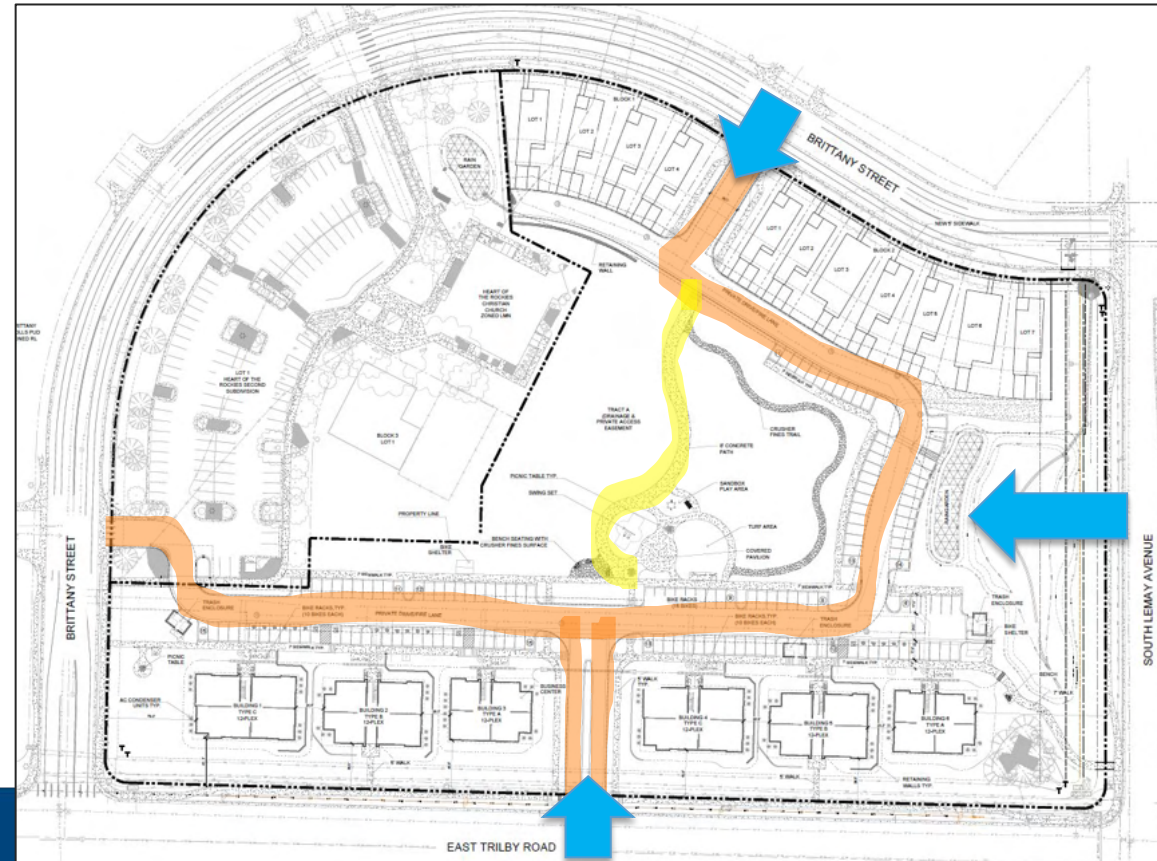


- When a project cannot meet a particular standard in the Land Use Code, the modification process and criteria in Division 2.8.2(H) provide for evaluation of Modifications of Standard on a case-by-case basis.
- Required Findings:
 - Request for Modification would not be detrimental to the public good
 - Request for Modification meets one or more of the four criteria in Section 2.8.2(H)
 - Equally well or better than a plan that meets the standard; substantially alleviates a community need; exceptional or undue hardship not caused by the applicant; nominal and inconsequential deviation

- **Modification:** Applicant requests a Modification to Section 3.8.30(C)(2)(b) **Location**. Such parks shall be highly visible, secure settings formed by the street layout and pattern of lots and easily observed from streets. Rear facades and rear yards of dwellings shall not abut more than two (2) sides or more than fifty (50) percent of the perimeter frontage of the park.
- **Proposed modification contends that the project’s private drives, site layout, and the 8-foot concrete walkway all serve to create highly visible and secure setting for the park.**

Modification 1 – Park Location

- **Private Drive**
- **8-foot wide bike/ped connection**
- **Viewpoints from surrounding streets**



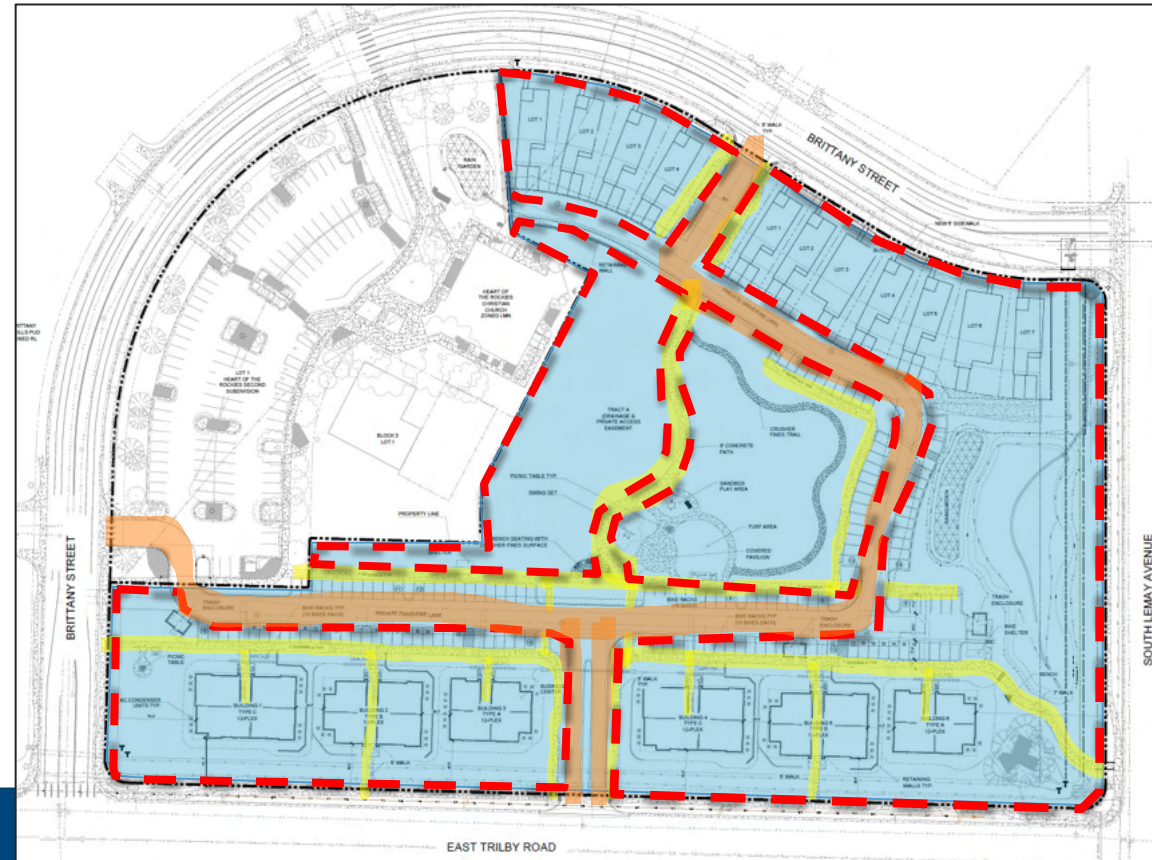
Modification 1 Staff Findings

- The Modification of Standard to Section 3.8.30(C)(2)(b) would not be detrimental to the public good and the Modification meets the applicable requirements of Section 2.8.2(H)(1), (2) and (4):
 - Achieves the purpose of the standard (creating a secure and highly visible park formed by the street and lot layout) **equally well or better** by utilizing the private drive, enhanced walkways, and overall layout of the site to achieve the standard.
 - Project **substantially alleviates a community need** of city-wide concern (i.e. need for affordable housing) and the strict application of the standard would render the project practically infeasible.
 - The deviation from the standard is a **nominal, inconsequential** when considered from the perspective of the entire development plan.

- **Modification:** Applicant requests a Modification to Section 3.8.30(D)(2) **Block Size**. All blocks shall be limited to a maximum size of seven (7) acres.
- **Proposed modification contends that the strict application of the standard would significantly impact the overall unit count provided on the site, and that the private drives and the enhanced north/south pedestrian connection through the middle of the site promotes a circulation network that creates “defacto” blocks within the development.**

Modification 2 – Block Size

- Private Drive
- Walkways
- 8.35 Acre Block
- Informal Blocks

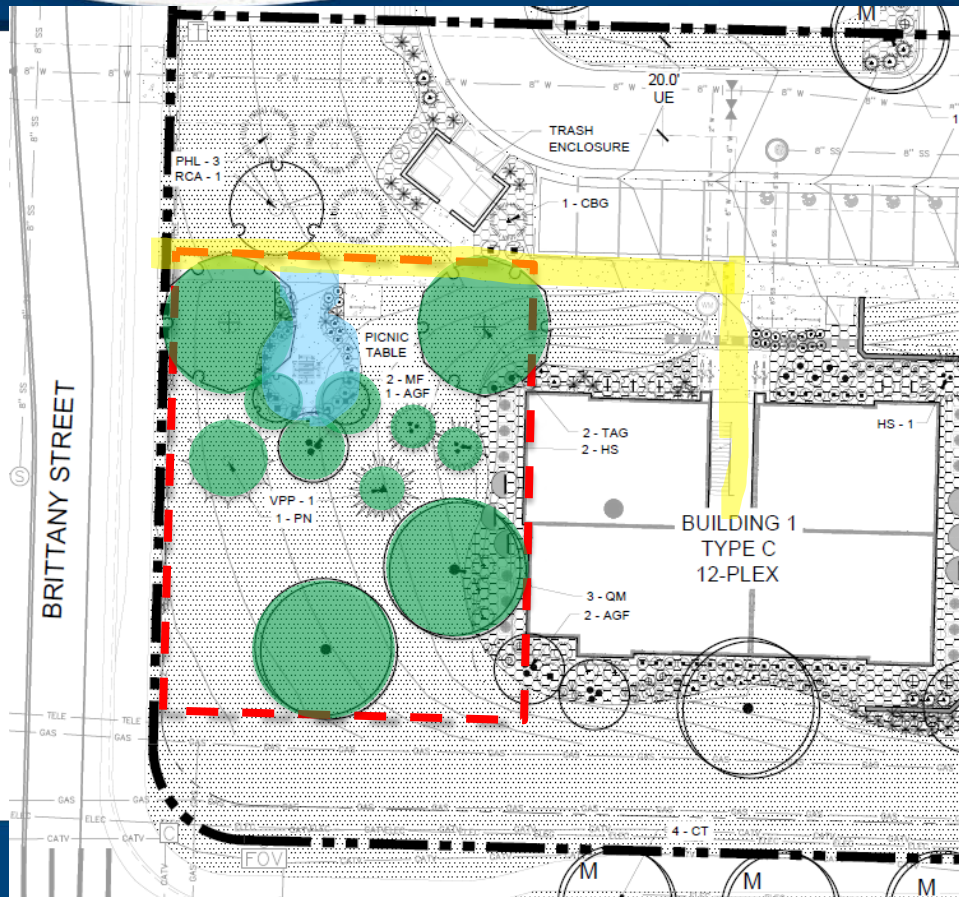


- The Modification of Standard to Section 3.8.30(D)(2) would not be detrimental to the public good and the Modification meets the applicable requirements of Section 2.8.2(H)(1), (2) and (4):
 - Achieves the purpose of the standard (limiting the maximum block size of multi-family developments to 7 acres) **equally well or better** by utilizing the private drive and north/south bike/ped connection to functionally reduce the block size.
 - Project **substantially alleviates a community need** of city-wide concern (i.e. need for affordable housing) and the strict application of the standard would render the project practically infeasible.
 - The deviation from the standard is a **nominal, inconsequential** (i.e. increase of 1.35 acres) when considered from the perspective of the entire development plan.

Modification 3 – Street-Facing Facades

- **Modification:** Applicant requests a Modification to Section 3.5.2(D)(2) ***Street-Facing Facades***. Every building containing four (4) or more dwelling units shall have at least one (1) building entry or doorway facing any adjacent street that is smaller than a full arterial or has on-street parking
- **Proposed modification contends that the strict application of the standard would reduce the unit count provided on the site, and that the proposed landscaping and seating amenity area to the west of Building 1 will enhance the façade that faces Brittany St in a way that is comparable to an entrance.**

Modification 3 – Street-Facing Facades



- **Area of Modification**
- **Additional tree-stocking adjacent to the façade**
- **Connecting walkway to primary entrance**
- **Picnic table amenity area**

Modification 3 Staff Findings

- The Modification of Standard to Section 3.5.2(D)(2) would not be detrimental to the public good and the Modification meets the applicable requirements of Section 2.8.2(H)(1), (2) and (4):
 - Achieves the purpose of the standard (providing a street-facing entry to adjacent non-arterials) **equally well or better** by enhancing the appearance of the western façade of Building 1 with landscaping and outdoor amenities.
 - Project **substantially alleviates a community need** of city-wide concern (i.e. need for affordable housing) and the strict application of the standard would render the project practically infeasible.
 - The deviation from the standard is a **nominal, inconsequential** (i.e. only applies to one façade on 1 out of the 6 buildings) when considered from the perspective of the entire development plan.

Site Plan: Complies



- 140 multi-family parking spaces (138 required)
- 20 single-family parking spaces provided (20 required)
- 186 (111 enclosed, 75 fixed) bicycle parking spaces provided (185 required).
- Connecting walkways (ranging from 5-8 feet in width)
- Centralized park space

Landscape Plan: Complies

- 235 trees total proposed
 - 26 street trees
 - 13 trees to be removed; 21 mitigation trees provided
- 807 shrubs
- 404 perennials
- Screening, landscaping, and tree planting concentrated near buildings, walkways, outdoor amenities, and other high-visibility areas.



Stanton Creek
Townhomes



Eagle Tree
Apartments



Brittany Knolls
Subdivision



Heart of the
Rockies Church



Paragon Point PUD



BUILDING TYPE A



Bldg. A Back Elevation

SCALE: 3/32" = 1'-0"



Bldg. A Side 2 Elevation

SCALE: 3/32" = 1'-0"



Bldg. A Front Elevation

SCALE: 3/32" = 1'-0"



Bldg. A Side 1 Elevation

SCALE: 3/32" = 1'-0"



LAP SIDING - FENLAND



BOARD & BATTON - ESSENTIAL GRAY



TRIM - NATURAL CHOICE



STUCCO - LINK GRAY



MANUFACTURED STONE VENEER

NOTE: PAINT ALL ELECTRICAL AND GAS METERS, VENT CAPS AND OTHER EXPOSED PIPING AND CONSULT TO

BUILDING TYPE B



FIBER CEMENT - FOGGY DAY



BOARD & BATTON - PEARL GRAY



TRIM - NATURAL CHOICE



LAP SIDING - LINK GRAY



MANUFACTURED STONE VENEER



Building B Side 1 Elevation
SCALE: 1/8" = 1'-0"



Building B Front Elevation
SCALE: 1/8" = 1'-0"



Building B Side 2 Elevation
SCALE: 1/8" = 1'-0"



Building B Rear Elevation
SCALE: 1/8" = 1'-0"

NOTE: PRINT ALL ELECTRICAL AND GAS METERS, VENT



Building C Side 2 Elevation

SCALE: 1/8" = 1'-0"



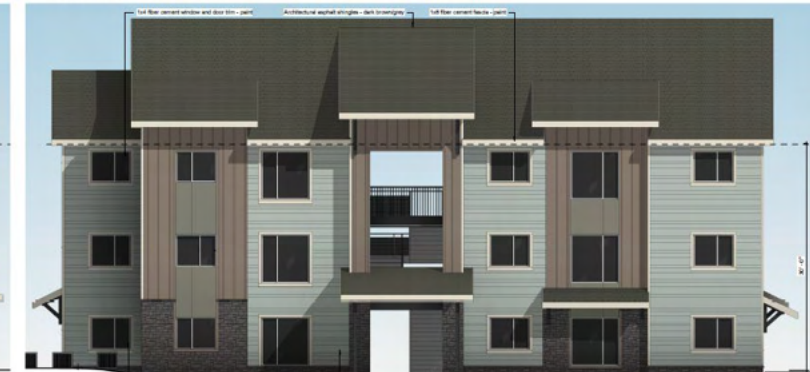
Building C Front Elevation

SCALE: 1/8" = 1'-0"



Building C Side 1 Elevation

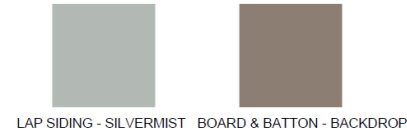
SCALE: 1/8" = 1'-0"



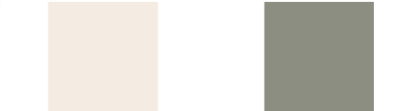
Building C Back Elevation

SCALE: 1/8" = 1'-0"

BUILDING TYPE C



LAP SIDING - SILVERMIST BOARD & BATTON - BACKDROP



TRIM - NATURAL CHOICE STUCCO - LINK GRAY



MANUFACTURED STONE VENEER







In evaluating the request for the Heartside Hill Overall Development Plan, ODP210005, Staff makes the following findings of fact:

- The Overall Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
- The ODP complies with the review standards of Section 2.3.2(H).

- The PDP complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Project Development Plan complies with the Heartside Hill Overall Development Plan, ODP210005
- The PDP complies with relevant standards located in Article 3 – General Development Standards subject to the approval of the Modifications of Standard to Sections and subsections 3.8.30(C)(2)(b), 3.8.30(D)(2), 3.5.2.(D)(2)
- The PDP complies with relevant standards located in Division 4.5, Low Density Mixed-Use Neighborhood District (LMN).

1. Staff recommends approval of the Heartside Hill Overall Development Plan – ODP210005 based on the aforementioned Findings of Fact.
2. Staff recommends the approval approval of the Modifications of Standard to Sections and subsections 3.8.30(C)(2)(b), 3.8.30(D)(2), 3.5.2.(D)(2) based on the aforementioned Findings of Fact.
3. Staff recommends approval of the Heartside Hill Residential Project Development Plan – PDP 210020 based on the aforementioned Findings of Fact.