Conceptual Review Agenda

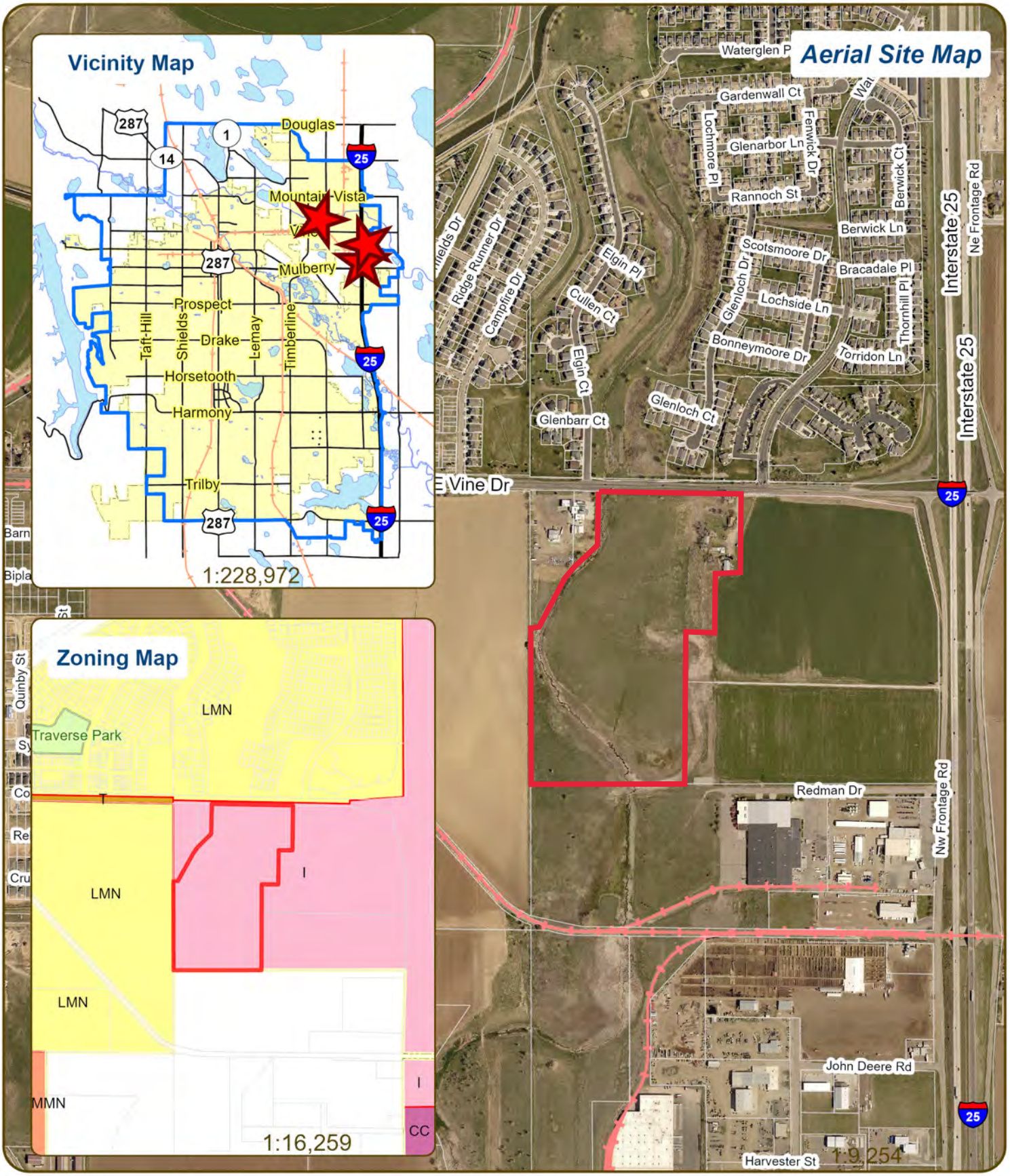
Schedule for 04/21/22

Meetings hosted via Zoom Web Conferencing

Thursday, April 21, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	**3805 E Vine Dr. Outdoor Vehicle Storage** **CDR220032**	Fred Croci 970-566-7300 fred@cbanono.com	This is a request to establish an outdoor storage use at 3805 E Vine Dr (parcel # 8709000041). The site is approximately 36 acres and has an existing single-family dwelling on-site. Applicant is proposing RV and boat storage of 104 enclosed spaces and 572 surface spaces for a total of 676 units. Access to the site is from E Vine Dr directly to the north. The site is directly south of E Vine Dr, and approximately .25 miles west Interstate 25. The property is within the Industrial (I) zone district and is subject to Administrative (Type 1) Review.	Planner: Ryan Mounce Engineer: John Gerwel DRC: Tenae Beane

3805 E Vine Dr.
Outdoor Vehicle Storage



N W E S

City of Fort Collins GIS

City of Fort Collins

Development Review Guide – STEP 2 of 8

CONCEPTUAL REVIEW:
APPLICATION

General Information
All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.
__BOLDED ITEMS ARE REQUIRED__ *The more info provided, the more detailed your comments from staff will be.*
Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) FRED CROCI, PARTNER: BOB PATERSON, PARTNER: RIC HATTMAN, PLANNER

Business Name (if applicable) _____

Your Mailing Address 1295 MAIN ST. WINDSOR, CO 80550

Phone Number 970-566-7300 Email Address FRED@CBANDCO.COM

Site Address or Description (parcel # if no address) 3805 E. VINE DRIVE

Description of Proposal (attach additional sheets if necessary) RV AND BOAT STORAGE OF 104 INTERIOR SPACES AND 572 SURFACE SPACES FOR A TOTAL OF 676 UNITS ON 36± ACRES

Proposed Use I-INDUSTRIAL-STORAGE **Existing Use** AGRICULTURAL

Total Building Square Footage 66,182 S.F. Number of Stories 1 Lot Dimensions RECTANGULAR

Age of any Existing Structures MINIMUM OF 80 YEARS

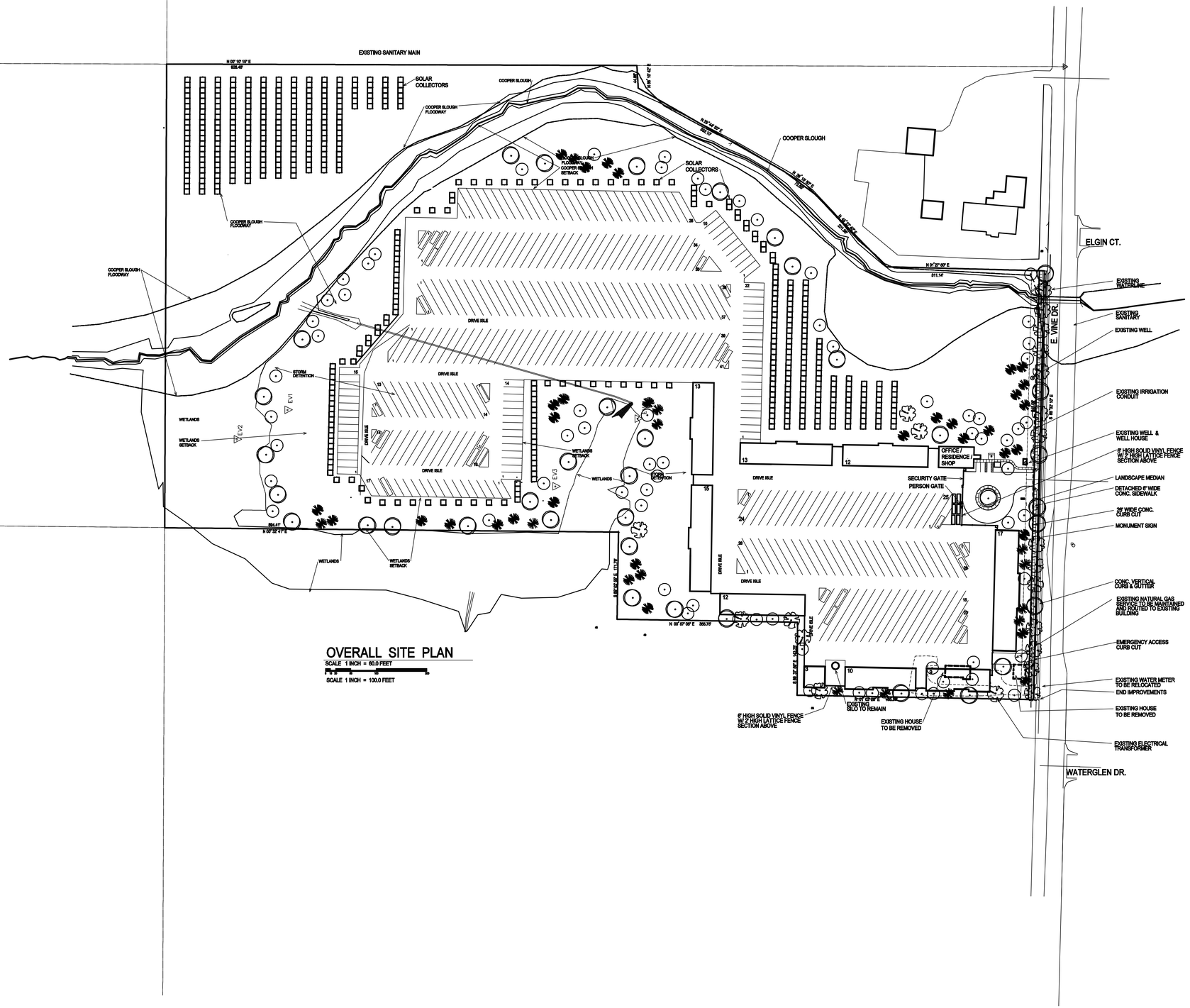
Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☑ Yes ☐ No If yes, then at what risk is it? FLOODWAY AE EXISTING FLOOD PLAIN AE BLDGS. X

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area BUILDINGS 54,859: IMPERV'S 23,341: SEMI-IMP. 478,192 S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



OVERALL SITE PLAN

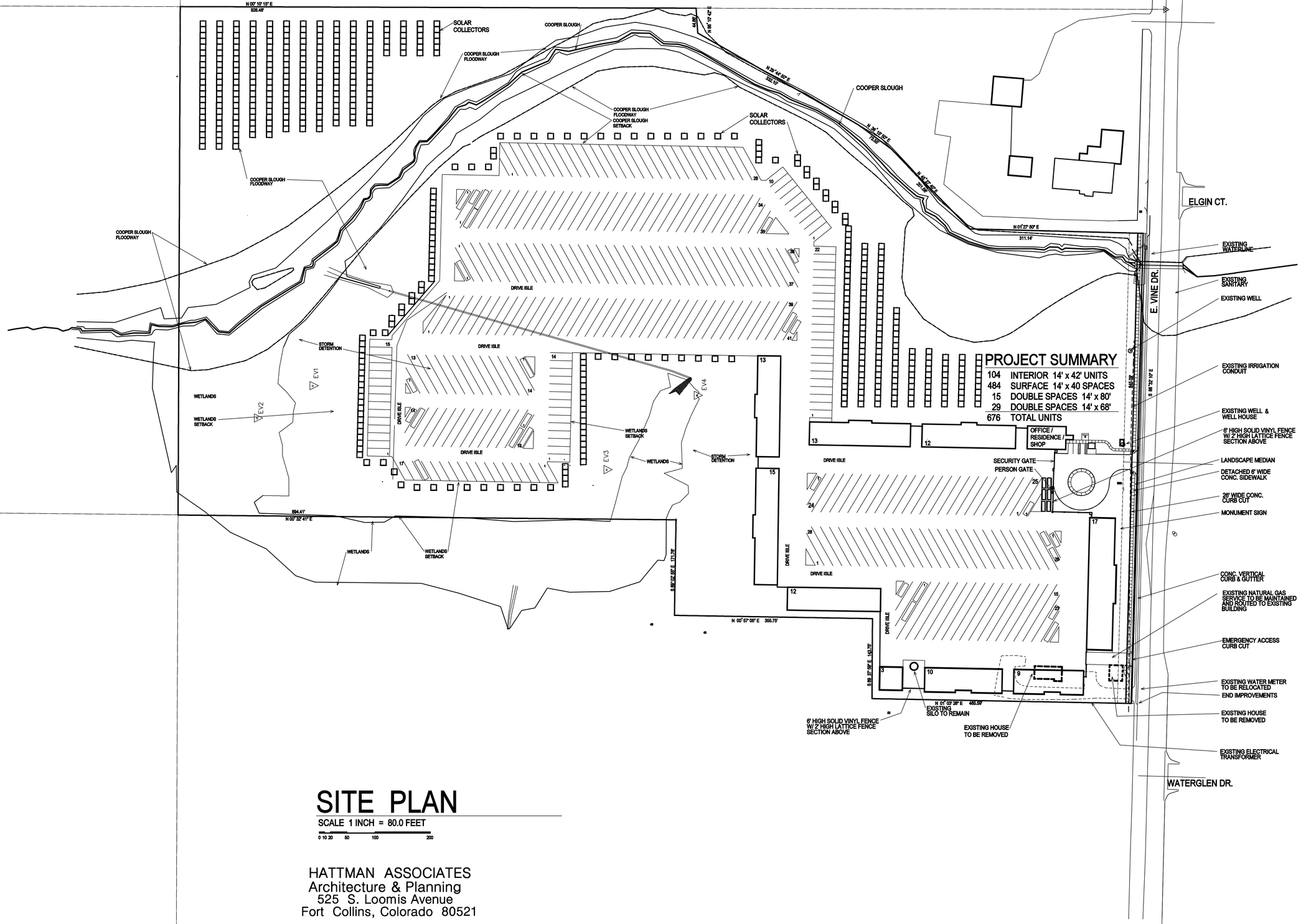
SCALE 1 INCH = 60.0 FEET

SCALE 1 INCH = 100.0 FEET

PROJECT SUMMARY

104 INTERIOR 14' x 42' UNITS
484 SURFACE 14' x 40 SPACES
15 DOUBLE SPACES 14' x 80'
29 DOUBLE SPACES 14' x 68'
676 TOTAL UNITS

HATTMAN ASSOCIATES
Architecture & Planning
145 W. Swallow Road
Fort Collins, Colorado 80525

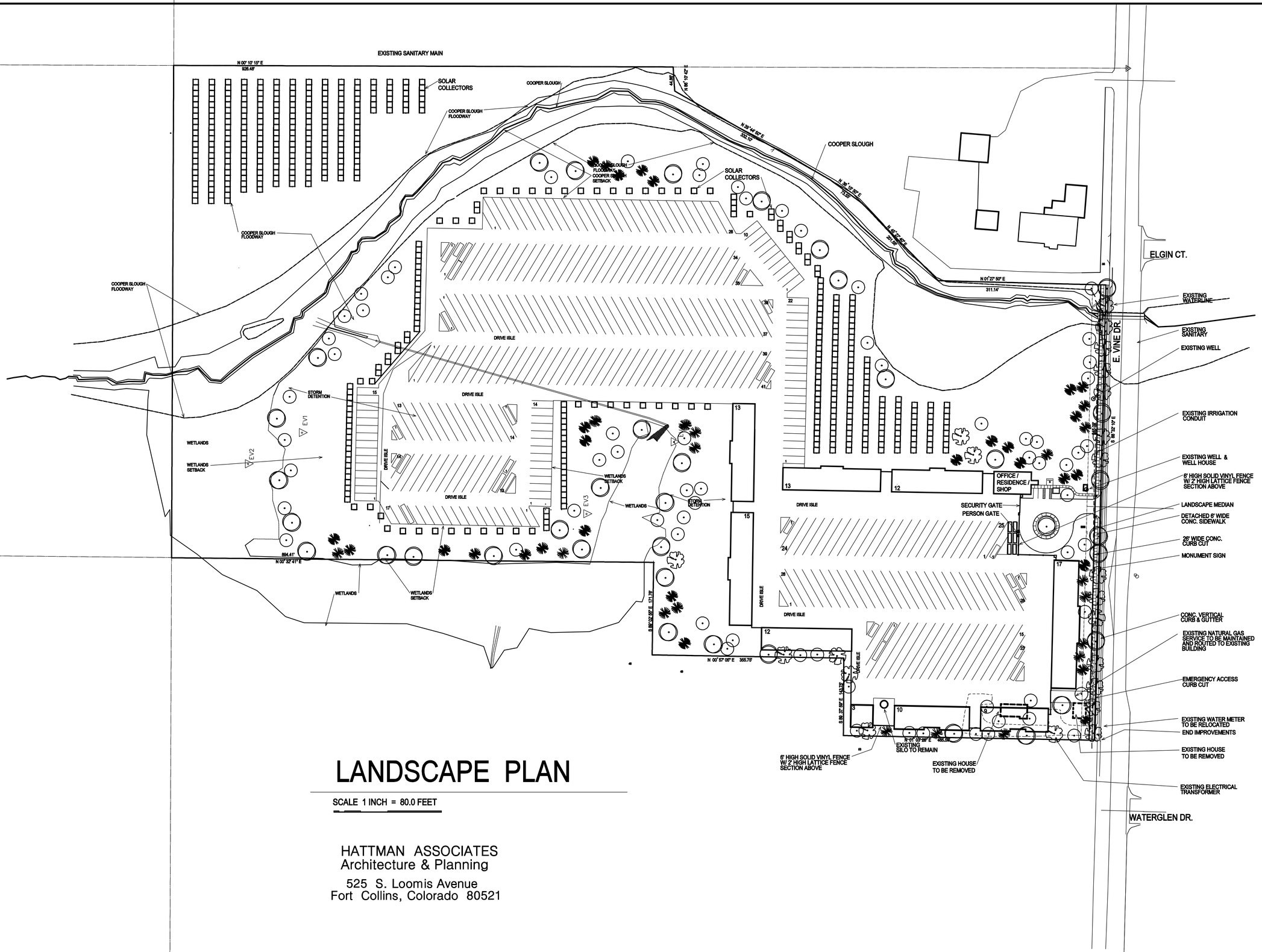


SITE PLAN

SCALE 1 INCH = 80.0 FEET

0 10 20 50 100 200

HATTMAN ASSOCIATES
Architecture & Planning
525 S. Loomis Avenue
Fort Collins, Colorado 80521



LANDSCAPE PLAN

SCALE 1 INCH = 80.0 FEET

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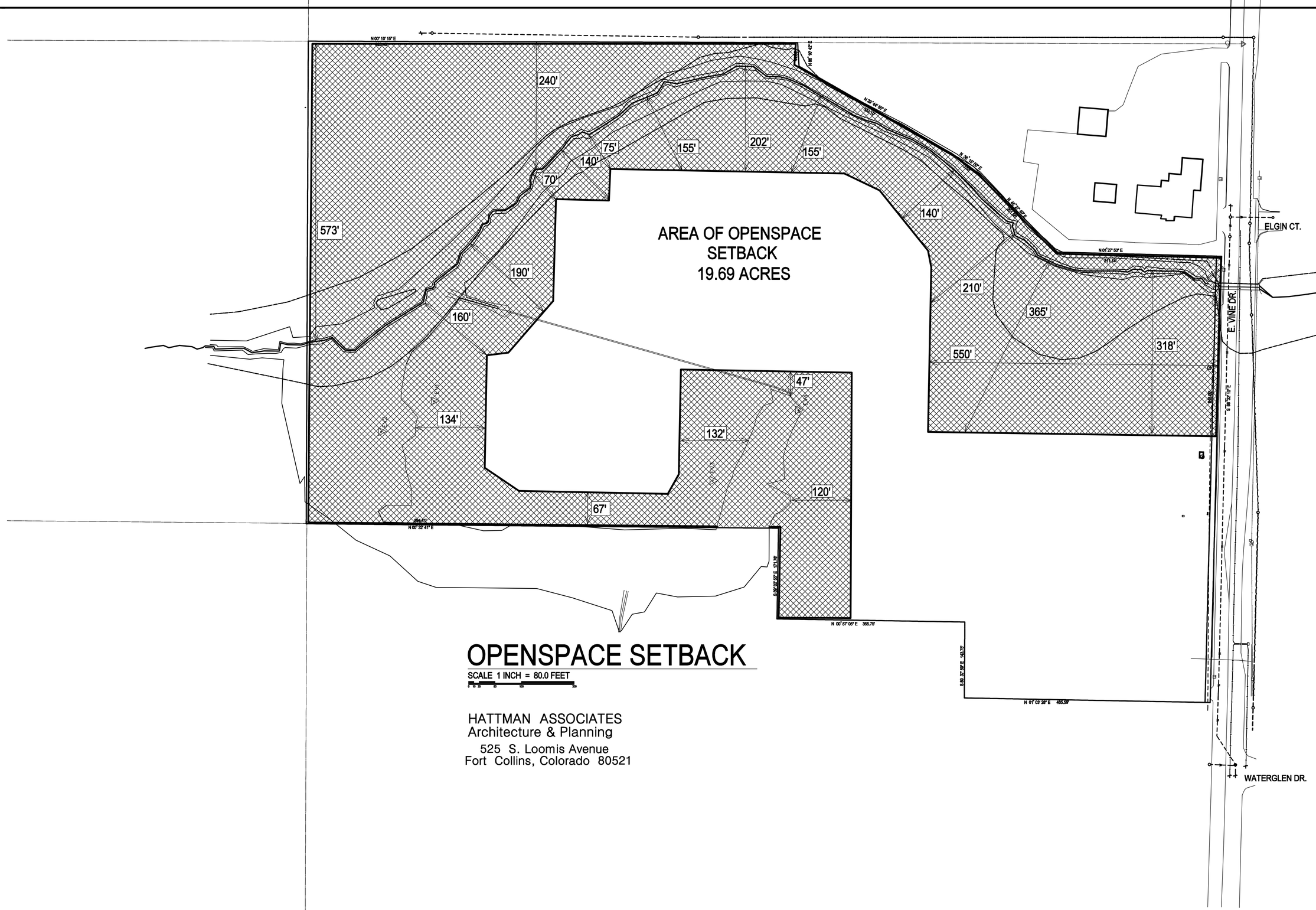
Architecture & Planning
525 S. Loomis Avenue
Fort Collins, Colorado 80521



OPENSPACE SETBACK

SCALE 1 INCH = 80.0 FEET

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525 S. Loomis Avenue
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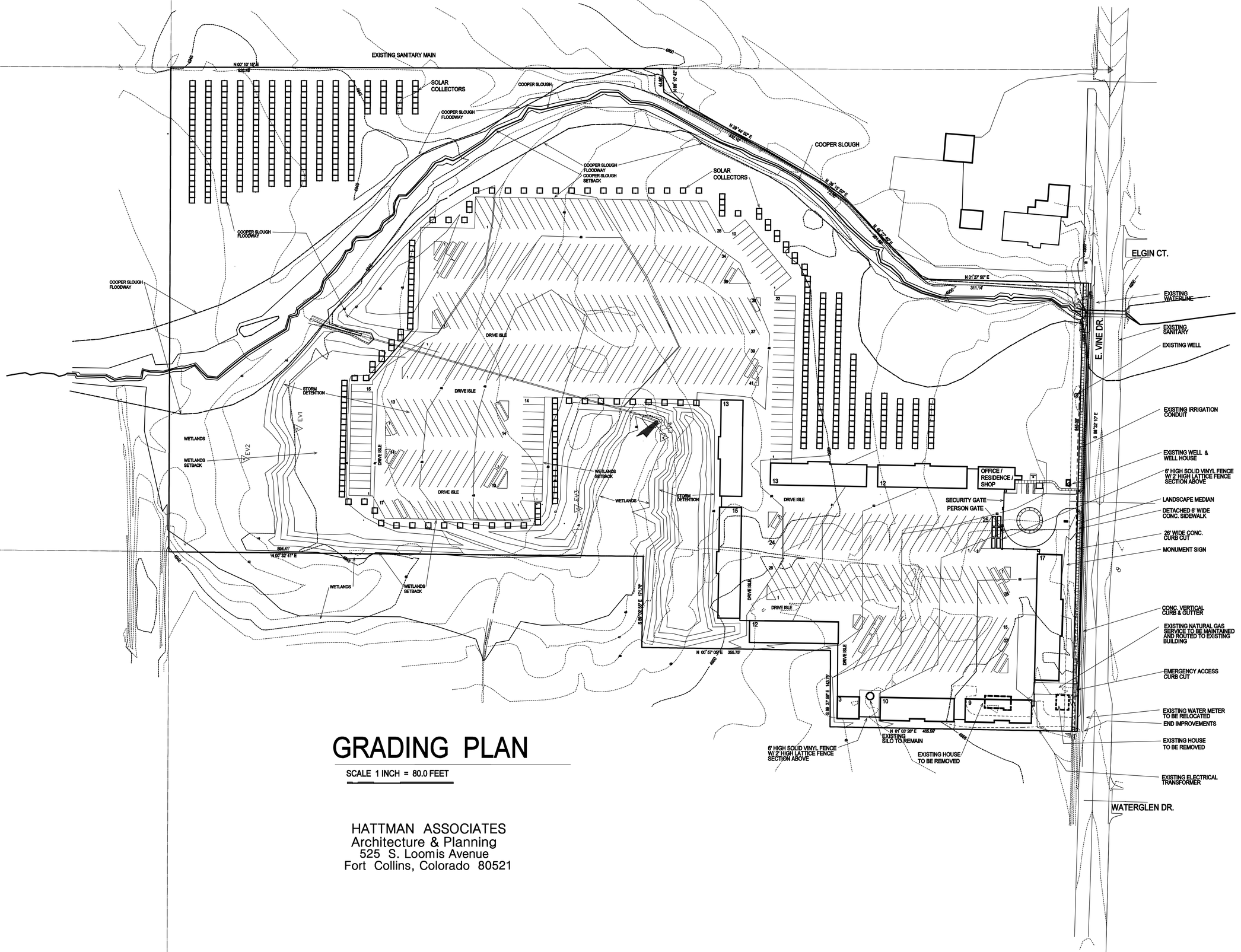

GRADING PLAN

SCALE 1 INCH = 80.0 FEET

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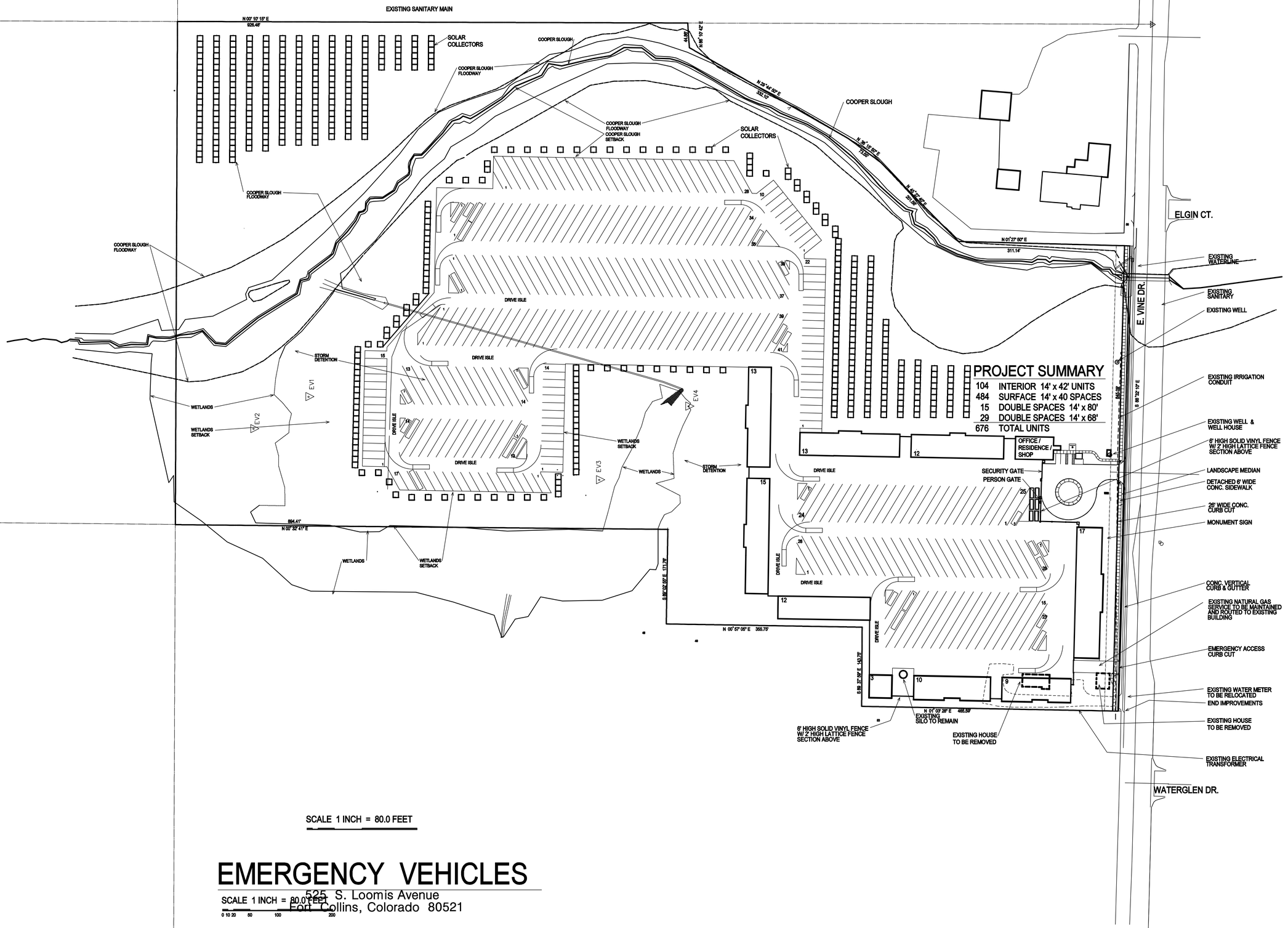

PROJECT SUMMARY

104	INTERIOR 14' x 42' UNITS
484	SURFACE 14' x 40 SPACES
15	DOUBLE SPACES 14' x 80'
29	DOUBLE SPACES 14' x 68'
676	TOTAL UNITS

SCALE 1 INCH = 80.0 FEET

EMERGENCY VEHICLES

SCALE 1 INCH = 80.0 FEET

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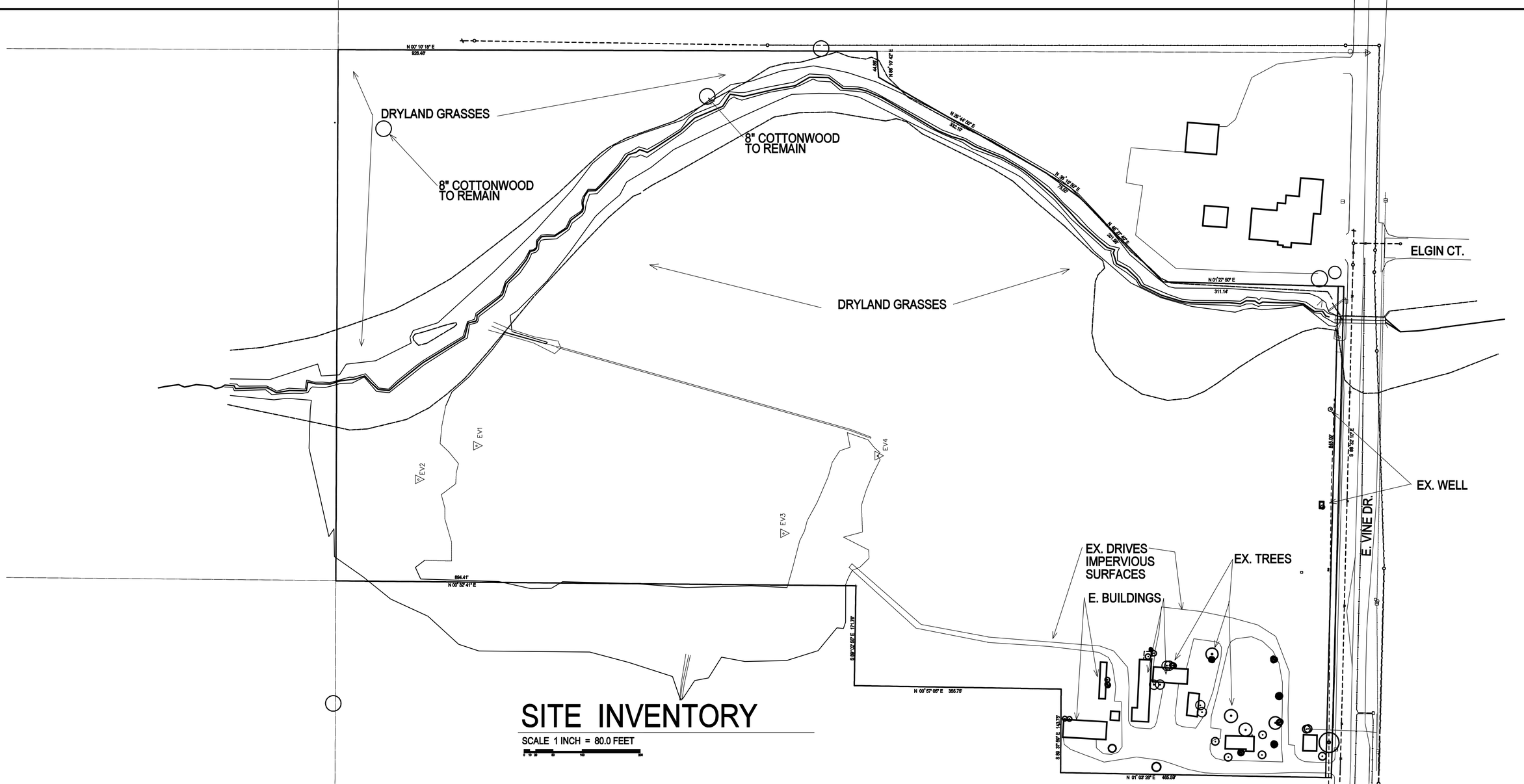
525 S. Loomis Avenue
Fort Collins, Colorado 80521

HATTMAN ASSOCIATES
Architecture & Planning
525 S. Loomis Avenue
Fort Collins, Colorado 80521



SITE INVENTORY

SCALE 1 INCH = 80.0 FEET

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525 S. Loomis Avenue
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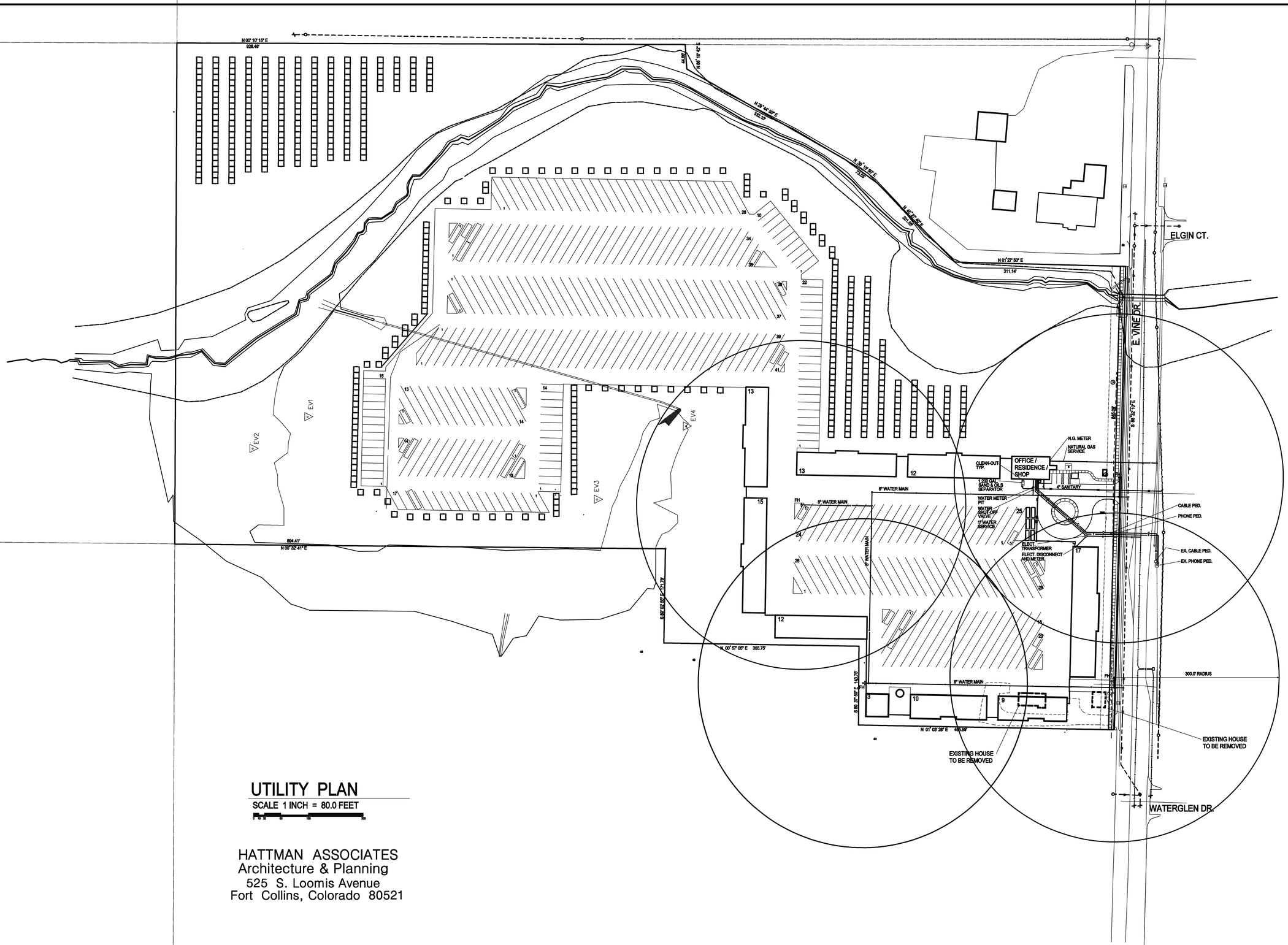
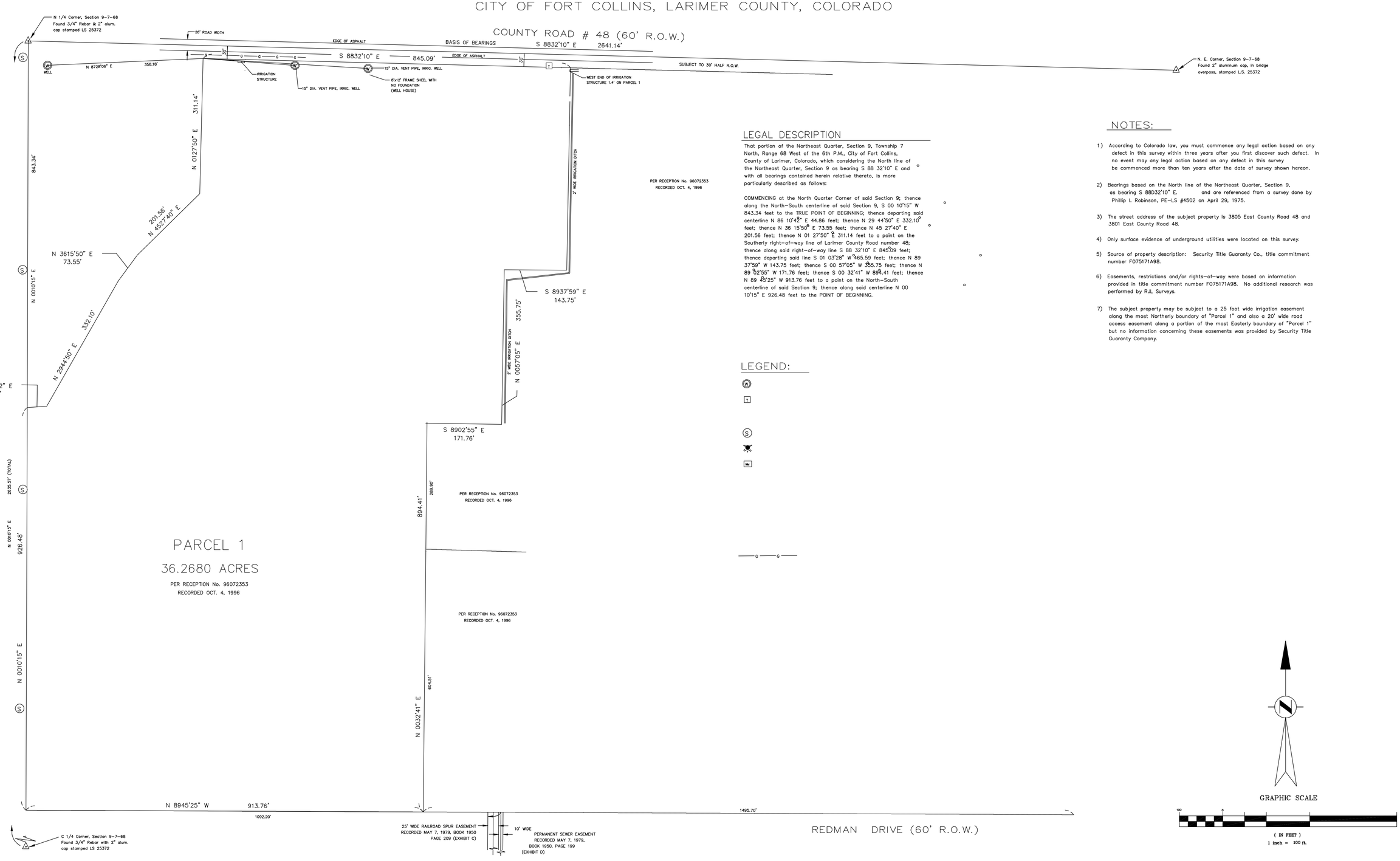


UTILITY PLAN

SCALE 1 INCH = 80.0 FEET

HATTMAN ASSOCIATES
Architecture & Planning
525 S. Loomis Avenue
Fort Collins, Colorado 80521

SILO STORAGE SUBDIVISION
PRELIMINARY PLAT
OF A PORTION OF THE NORTHEAST 1/4, SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO



LEGAL DESCRIPTION

That portion of the Northeast Quarter, Section 9, Township 7 North, Range 68 West of the 6th P.M., City of Fort Collins, County of Larimer, Colorado, which considering the North line of the Northeast Quarter, Section 9 as bearing S 88 32'10" E and with all bearings contained herein relative thereto, is more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 9; thence along the North–South centerline of said Section 9, S 00 10'15" W 843.34 feet to the TRUE POINT OF BEGINNING; thence departing said centerline N 86 10'42" E 44.86 feet; thence N 29 44'50" E 332.10 feet; thence N 36 15'50" E 73.55 feet; thence N 45 27'40" E 201.56 feet; thence N 01 27'50" E 311.14 feet to a point on the Southerly right–of–way line of Larimer County Road number 48; thence along said right–of–way line S 88 32'10" E 845.09 feet; thence departing said line S 01 03'28" W 465.59 feet; thence N 89 37'59" W 143.75 feet; thence S 00 57'05" W 355.75 feet; thence N 89 02'55" W 171.76 feet; thence S 00 32'41" W 894.41 feet; thence N 89 45'25" W 913.76 feet to a point on the North–South centerline of said Section 9; thence along said centerline N 00 10'15" E 926.48 feet to the POINT OF BEGINNING.

LEGEND:

- (W) WELL
- T
- (S)
- IRRIGATION STRUCTURE
- MH
- G — G

NOTES:

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

2) Bearings based on the North line of the Northeast Quarter, Section 9, as bearing S 88D32'10" E. and are referenced from a survey done by Phillip I. Robinson, PE–LS #4502 on April 29, 1975.

3) The street address of the subject property is 3805 East County Road 48 and 3801 East County Road 48.

4) Only surface evidence of underground utilities were located on this survey.

5) Source of property description: Security Title Guaranty Co., title commitment number F075171A98.

6) Easements, restrictions and/or rights–of–way were based on information provided in title commitment number F075171A98. No additional research was performed by R.J.L. Surveys.

7) The subject property may be subject to a 25 foot wide irrigation easement along the most Northerly boundary of "Parcel 1" and also a 20' wide road access easement along a portion of the most Easterly boundary of "Parcel 1" but no information concerning these easements was provided by Security Title Guaranty Company.

GRAPHIC SCALE

100 0

(IN FEET)
1 inch = 100 ft.

SILO STORAGE
PROJECT NARRATIVE
PRELIMINARY DEVELOPMENT PLAN

The intention of this report is to substantiate our request for development of this property consistent with the current I Industrial Zoning of the property. The property consists of one unplatted parcel of land which is approximately 36 acres in size. The property has previously been annexed to the City of Fort Collins. The property is on the south side of East Vine Drive about one quarter mile west of I – 25. The land is an old farm stead with an original farm house in the northeast corner of the property. A second residence lies directly south by 150 feet or so. There are various outbuildings and sheds south of the houses which were used when the property was used agriculturally. All of the outbuildings are in poor condition and are in a state of near collapse. None of these buildings are of architectural significance or are unique examples of any particular agricultural building style. The homes are in a little better condition, but are barely habitable. Neither home is of a unique architectural style or has any historical significance. All of the existing structures will be removed from the site with the exception of the silo which is in need of a roof structure. This will be preserved with the project if found to be structurally sound. The other notable feature of the site is the Cooper Slough which flows along the west property line for the majority of the west boundary line, then hooking east and exits the property about midway along the south property line. The property has a major frontage on East Vine Drive along its north boundary. Access and emergency access is provided from East Vine Drive. The development of this property will pay for the installation of urban level amenities for the neighborhood. The property will pay for the cost of curb, gutter, paving, and detached sidewalks, along the East Vine Drive frontage. In addition a separate striped bike lane will be provided within the right of way making for a safer environment for all users of the multi-modal transportation system in the area. New R.O.W. will be provided from this property to provide these amenities.

A substantial portion of the property, approximately 53% of the land, will be preserved as openspace. The openspace is associated with the Cooper Slough and native setback areas in proximity to the slough. Other openspace for the project is related to the wetlands; one in the south east corner of the property and some setback land that abuts the wetlands. There are no significant geological formations on the property. Being agricultural the topography of the property is generally flat sloping gently from north to south. The vegetation is primarily of native grasses and the remnant of growth of former plowed grass crops. The trees on the site are volunteers in nature and are growing with no intended landscape scheme. These trees are nuisance species, poorly shaped, and with a significant amount of dead wood and heart rot. The only trees that may be considered as worthy to be saved is an aged cottonwood and a juniper planted close to the existing original farm house. The channel of the slough is a collection of reeds and sedges that feed off the water in the slough. These will be left to flourish in the native habitat. The

trees adjacent to the slough are on the property to the west and will not be touched by this development. There is one lone cottonwood close to the slough in the southwest section of the property that will remain as is. Irrigation wells are located adjacent to East Vine Drive. The wells were used to irrigate the crops grown on the property when it functioned as a farm. Small ditches extend from the wells to aid in the irrigation process. A pipe leads from the wells to an irrigation ditch on the property to the east for agricultural uses on that property. This conduit will be kept for the use by this adjacent property. There are no other known irrigation features on the property. There is a pipe line that extends from a low spot in the south eastern section of the property. This pipe has been silted in and damaged for a significant amount of time. This pipeline is outside of the defined wetland adjacent. This wetland has been created over time due to the damage to this conduit. It is the intension of the owners to repair the damages to this conduit and return it to be an affective drainage for the property. When functioning the conduit will drain an area of land where water now collects. This repair will allow this area to be farmed as it was historically.

There is likelihood that urban type wildlife and avian species frequent the slough for a source of open water as well as a transportation corridor. The setback provided is ample for urban type wildlife to use the property. There is no evidence that any of the trees planned for removal have been used by raptors for nesting sites. The natural areas have significant buffer yards from both the slough and the wetland area that provide a proper transition from the natural areas to the urban development of the storage facility. This setback is greater than has been provided previously when the property was used for agriculture when farming operations extended up to the edge of the slough and the wetland. The setbacks will be improved as transitional spaces and enhance them with the use of native grasses as the major turf cover and native trees and shrubs in the natural setback areas.

The historical use of the property has been agricultural in nature. In recent years, probably twenty years or so it has been an abandon farm with periodic use of the houses on site for rental properties. The transition of this property to a commercial facility will have little impact on the neighborhood due to the low intensity of use that a storage facility consists of. The development of the property will be an improvement to the neighborhood eliminating a visually blighted site and the guarantee of preservation of the natural areas for future generations.

The Land Use Code requires that adjacent properties provide access to land locked portions of property that cannot be connected to other sources for vehicle transportation. The Code further requires that access points onto arterial streets be limited and that circulation continuity is required to achieve this goal and to reduce the amount of impervious surfaces in a contained neighborhood. This lack of circulation continuity was pointed out to planning staff concerning this property and the property to the west. Oure concerns were brushed off by staff as not being important to either property. We strongly disagreed with staff at the time and continue to request that these criterions of the L.U.C. be enforced in this situation. Failure to have the adjacent property comply with the L.U.C. in this matter leaves us with no means of access to approximately five acres of our

property. Our only solution is to provide an access through the Cooper Slough for our means of access. Without access this is an outright condemnation of our property by the City requiring compensation for this action on the part of the City.

The new development will screen the storage functions on the property by use of inward facing buildings, creative purposed fencing, and select landscaping. All of the storage buildings will be varied in size and height to take advantage of solar voltaic opportunities. A combination of materials and design patterns will lend to the attractiveness of the construction. The caretaker's residence will be on the second level but its massing will coordinate with the shape of the building that it is a part of. A manager's office will be adjacent to the entry to the project to provide aid to the customers and security of the property. All the buildings will conform to the requirements of the Land Use Code (LUC) for variation of form, mass, and color. The enclosed storage buildings that are along East Vine Drive will be constructed to the urban standard of the build-to-line as per LUC standards to meet the goals of compact discernable urban design. A landscape buffer between the street and buildings will soften the appearance of the buildings to those driving by on the street. This treatment reflects the nature of front yards as expected by LUC of the City. This landscape treatment consists of a continuous row of street trees that shade the pedestrian walkway, ornamental trees provide variety of color and accent on a seasonal basis, and evergreen trees provide year round color and screening that provide a human scale to the buildings. In addition, at the base of the buildings, selective placement of gardens of deciduous and conifer type shrubs are used to provide interest and soften the form of the buildings. At the entry area in addition to gardens of shrubs seasonal flowering plants will add a sparkle to the entry focal area.

The materials used for the buildings are a combination of stucco, metal, and masonry. The metal siding is used in both a horizontal and vertical fashion to accentuate the design. This variation in pattern is dramatized by the use of opposing gables, trim accents, course banding, corbels, and varied roof forms. The buildings have varied roof pitches and forms that capture the solar potential of the site. The typical storage facility has very low pitched continuous roof forms that easily identify a property as a storage facility. Using a higher, and varied roof form provides individuality to the buildings and allows the project to not conform to the expected industry standard.

Only one curb cut is provided on East Vine Drive to control access and provide security for the facility and the neighbors since this is located where traffic can be observed by the caretaker at all times. Parking is limited to one location. The need for parking is low for this type of facility. The parking is setback fifty feet from the curb line and is screened by trees and shrubs reducing the visual impact of parked cars. There is a circular entry drive as the focus of the entry. Visitor parking and control kiosk function off the circular drive. This drive allows the larger vehicles that the site will attract to safely transition back on to East Vine Drive. It will be so designed that no vehicles will need to back onto the public R.O.W. There is interior parking provided for the caretaker's vehicles to avoid having cars in front of the office area at all times. This will also provide for security of the caretaker's private property. Decorative fencing is used between the buildings and the access point to provide visual interest and variation to the front yard appeal.

The fencing is a unifying element of the project design. In addition to solar panels being used to generate electrical power being located on the buildings, the fence, where appropriate, will consist of solar panels that screen the surface stored vehicles as well as a generation source for electrical power. The panels being located as fencing and also staged in the fields reduces the impact of the storage and draws to attention the use of the site for alternative electrical power.

The planned uses for the property of interior and surface vehicle storage are ideal for the property and are consistent with the zoning for the property. The low intensity of the uses provides a quiet and low traffic generating land use aiding in the transition for the other industrial uses in the area and the residential uses that are currently adjacent and planned for future construction. The passive uses of the site blend well with the concern to preserve the slough area and the avian habitat of the area. Low activity on the site allows the wild life to flourish as they do today. Other commercial uses or residential uses on the property would not be as sensitive to the environmental areas.

The infrastructure of public facilities and utilities in the area are a match for the intended uses on the property. All utilities that are needed for the property are available along East Vine Drive. These services of natural gas, telephone, and electricity are in place on the south side of the street adjacent to the property. Electricity is available in single phase and is adequate to serve the intended uses on site. Water and sanitary services are provided through independent districts. A sanitary line is available to be tapped in East Vine Drive to service this need of the property. Water is also available in the street and will be extended through the site for domestic purposes as well as for fire protection. There currently is a domestic tap that will be converted for use in the facility. The two existing wells on the site will provide more than enough water to serve the need for irrigation on the property. No domestic water will be used for irrigation purposes. The street is constructed to arterial standards and requires the addition of curb and gutter and detached sidewalk. These will be provided with the construction of the project.

The character of the neighborhood is evolving from a rural agricultural area into an urban residential neighborhood. There are existing commercial operations along the frontage road and further south along Mulberry that will continue to be higher intensity commercial uses. The character of these uses is not anticipated to change in the near future. The development of this property as a storage facility provides a good buffer for the residential areas due to the low intensity use of this development. This development provides needed services to the surrounding residential areas making it a good fit for the neighborhood. It is the intention of the Structure Plan that neighborhoods provide the commercial needs for the area. This project provides this neighborhood support that the Structure Plan calls for.

PHOTO LOG – 3805 E. VINE PROJECT (Photos taken: 10/20/2009)

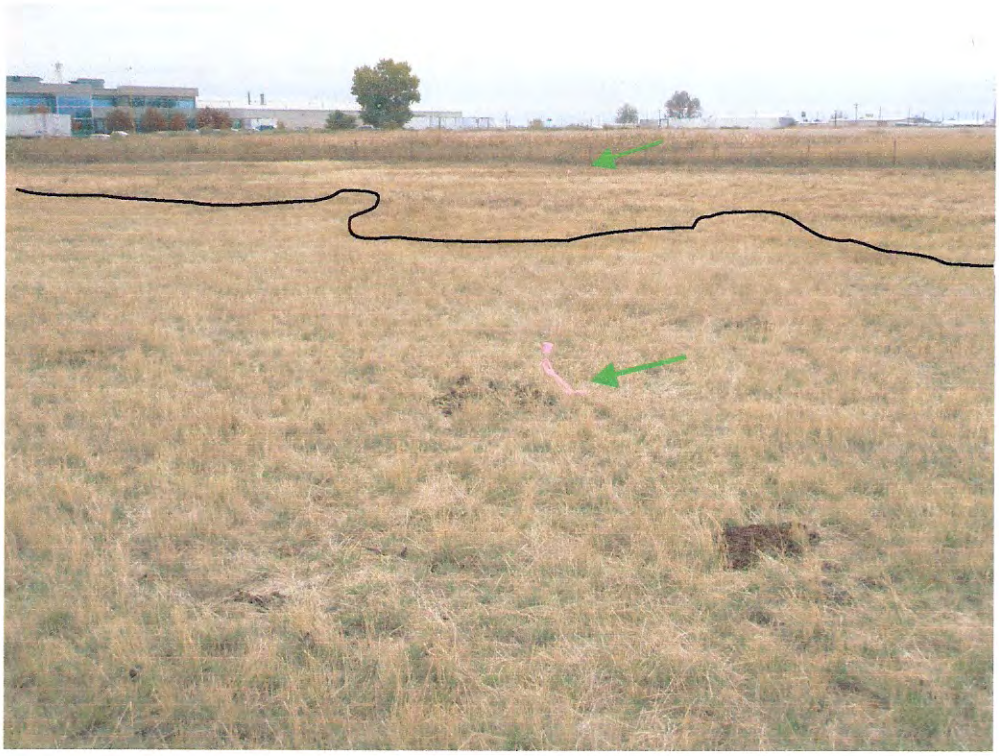


Photo P-1: Sample points EV-1 (near) and EV-2 (far); approximate wetland/upland boundary along black line

Photo P-2: Sample point EV-3 in saltgrass upland; wetland beyond fence in background

Photo P-3: Sample point EV-4 in dense saltgrass community bordering cattail wetland

CEDAR CREEK ASSOCIATES, INC.
916 Willshire Ave. • Fort Collins, Colorado 80521 • (970) 493-4394

Mr. Terry McKee
Department of the Army
Corps of Engineers, Omaha District
Denver Regulatory Office
9307 South Wadsworth Blvd
Littleton, Colorado 80128-6901

November 24, 2009

Re: Waters of the U. S. Delineation for the *3805 East Vine Project* (No Corps File Number Currently Assigned)

Dear Mr. McKee:

At the direction of Hattman Associates, Cedar Creek Associates, Inc. completed a wetland and other Waters of the U. S. delineation for the project noted above in Larimer County, Colorado. The project area consists of an upland pasture, currently being grazed, bordering the Cooper Slough within the limits of the City of Fort Collins. The project area is located in NW 1/4 of the NE 1/4 of Section 9, T. 7 N., R. 68 W. (Latitude N. 40.59303, Longitude W. 104.00747, NAD 83). The current land use of the project area is primarily grazing.

The objective of the proposed project is to construct a recreational vehicle (RV) storage site. Hattman Associates is the project proponent. The objective of the delineation work was to fulfill the requirements of Section 404 of the Clean Water Act regarding the delineation of wetlands and other Waters of the U. S. prior to potential development activities.

The main project contact is: Mr. Ric Hattman
Hattman Associates
145 W. Swallow Road
Fort Collins, Colorado 80525
970-223-7335
970-223-0511 (FAX)

DELINEATION METHODOLOGY

Prior to delineation fieldwork, a reconnaissance of the project area was conducted in July 2009 to assess the potential for wetlands and other Waters of the U. S. to be present within the proposed project area. This reconnaissance was conducted with a representative of the City of Fort Collins. Following this reconnaissance it was determined, considering the location of potential disturbance sites, to limit the project area to the short drainage located in the central portion of the property southward to the fence line bordering Cooper Slough. The remainder of the property was either classed as uplands or would not be disturbed by proposed development activities.

The document Soil Survey of Larimer County Area, Colorado (NRCS 1980) was also reviewed to determine the characteristics of the soils overlying the project area. Potential hydric soils were identified for evaluation during the field sampling work.

Delineation and sampling work were completed on October 20, 2009 using the methods and techniques specified for "routine on-site delineations" in the publication *Corps of Engineers Wetlands Delineation Manual* (Department of the Army 1987), supplemented by the document *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains* Region (Corps of Engineers 2008). The project area was evaluated and potential wetland, transition zone, and upland vegetation communities were identified. Using the three-parameter approach via test hole characteristics, the wetland/upland boundaries were flagged and formal sample point locations identified. Sample point

locations were selected to represent typical wetland, transition zone, and upland conditions on site. Sample points were paired, where appropriate, to better characterize upland / wetland boundaries.

At each sample point, percent total cover of dominant plant species was estimated. Species were then classed as OBL (obligate wetland species), FACW (facultative wetland species), FAC (facultative species), FACU (facultative upland species) or UPL (upland species). Soil and hydrologic data were also collected to determine the presence or absence of wetlands at each sample point. Wetland soil indicators potentially included the presence of a histic epipedon, thick dark surface, redox features, gleying, depleted profile conditions, an aquic soil moisture regime, and high organic matter content and/or a stripped matrix in sandy soils. Potential wetland hydrology indicators included geomorphic position, presence of standing water and/or saturated soil profile conditions, drainage patterns, water marks, sediment deposits, and oxidized root channels in the upper 12 inches of the soil profile. Sample holes were dug to a depth of from 12 to 14 inches. Formal field data sheets were completed for each sample point evaluated. Wetland / upland boundaries and sample points (EV-1 through EV-4) were flagged with pink fluorescent tape and numbered orange pin flags tied with pink fluorescent tape, respectively, for subsequent surveying work, with one exception. The western boundary of Vegetated Wetland #2 was delineated by interpolation from aerial topography. These wetland / upland boundaries are to be observed as buffers within which no disturbance is proposed. No open water features were observed within the project area.

Adjunct test holes were also dug, where appropriate, to gain additional vegetation, soil, and hydrologic information used to aid in the characterization of wetlands, uplands, and transition zones. Data sheets were not completed for test holes.

The results of the field delineation are summarized in the following paragraphs. Copies of the data sheets completed during the survey, along with a delineation map and pertinent photos, are included with this report to aid the Corps in completing an evaluation of this project site. Tables T-1 and T-2 are presented to support the report text. A vicinity map (Figure 1) is also included herein.

RESULTS

Uplands

Uplands occur over the vast majority of the identified project area with species such as kochia (*Bassia sieversiana*), crested wheatgrass (*Agropyron cristatum*), smooth brome (*Bromopsis inermis*), cheatgrass (*Bromus tectorum*), tall fescue (*Festuca arundinacea*), and Canada thistle (*Breea arvense*) dominant with sub-dominant inclusions of species such as inland saltgrass (*Distichlis spicata*). Soils supporting these uplands, as well as the upland transition zones and wetlands discussed below, include the Caruso clay loam, 0-1 percent and Longmont clay, 0-3 percent slopes. These soil series, classed as hydric, support both upland and wetland plant communities. No sample points were sited in obvious upland vegetation communities.

Upland Transition Zones

Upland Transition Zones lie between uplands and wetlands and exhibit limited traits of both, but are included in the uplands mapped.

Sample point EV-3 represents the Upland Transition Zone lying to the south of Vegetated Wetland #1. A soil profile having matrix colors of 10YR 2/2 and 4/2, with no observed hydric indicators, supports a vegetation community dominated by inland saltgrass and alkali sacaton (*Sporobolus airoides*). Crested wheatgrass and tall fescue are also present in this community but are not dominant. No wetland hydrology indicators were observed at this sample point. An irrigation lateral lying to the south of this community may supply sufficient supplemental water for the establishment of hydric species, yet the water supplied may not be sufficient for the development of wetland soil profiles. This sample point may be compared to sample point EV-4 representing a wetland dominated almost exclusively by inland saltgrass yet having fully developed hydric soil and wetland hydrology indicators.

Sample point EV-1 was selected to define the upland transition zone bordering Vegetated Wetland #2. The dominant plant species at the sample point is foxtail barley (*Hordeum jubatum*) occurring to the near exclusion of other species. This FACW species is supported by a soil with a matrix color 10YR 4/2. The soil profile displays no hydric soil indicators. Similarly, no wetland hydrology indicators were observed at this sample point lying slightly elevated above and well to the north of the Cooper Slough boundary.

Vegetated Wetlands

Two vegetated wetland communities were delineated within the project area. Vegetated Wetland #1 consists of a comparatively short, wide drainage tributary to Cooper Slough. The main body of this wetland is dominated by a stand of cattails in saturated soil conditions. A notably small area of open water is included within this delineation. Sample point EV-4 (Photo P-3), occurring along the border of Vegetated Wetland #1, was selected to represent an area dominated by inland saltgrass that qualified as a wetland as compared to upland sample point EV-3. The vegetation community at this sample point is dominated by inland saltgrass to the near exclusion of other plant species. The soil matrix had colors ranging from 10YR 3/2 to 2.5 YR 5/6 with 15 to 25 percent 5YR 5/8 mottles present throughout. Wetland hydrology indicators observed included a hydrogen sulfide odor, oxidized rhizospheres on living roots, a wetland drainage pattern and geomorphic position.

Vegetated Wetland #2, lying adjacent to Cooper Slough and south of the Upland Transition Zone defined by sample point EV-1, is represented by sample point EV-2 (Photo P-1). The vegetation community is dominated by foxtail barley and Baltic rush (*Juncus balticus*) and supported by soils having matrix colors of 10YR 3/2 and 2.5 YR 5/6 to a depth of 12 inches. 5YR 5/8 mottles occurred in the lower portion of the profile at depths of from 6 to 12 inches. Wetland hydrology indicators observed were a hydrogen sulfide odor and oxidized rhizospheres on living roots.

I trust this letter report will fulfill your needs with respect to delineation concerns. We request that you evaluate this delineation report with a view to finding it accurate and complete. Please call (970-493-4394) if you have any questions regarding the delineation completed for this project.

Sincerely,
CEDAR CREEK ASSOCIATES, INC.

Stephen G. Long
Principal

TABLE 1: SUMMARY OF SAMPLE POINT CHARACTERISTICS

Sample Point #	Dominant Species	Hydric Soil Indicator(s)	Primary/Secondary Wetland Hydrology Indicator(s)	COE Wetland
EV-1	Hoju	None	None/None	No
EV-2	Juba, Hoju	A4,F6	C1,C3/C3	PEM1Y
EV-3	Disp,Spai	None	None/None	No
EV-4	Disp	A4,F6	C1,C3/B10,D2	Pem1Y

TABLE 2: SUMMARY OF PERTINENT VEGETATED WETLAND CHARACTERISTICS

Name	Type	Dominant Species	Acreage (ac.)	Hydrologic Connection	Primary Functions / Comments
Vegetated Wetlands					
Wetland-1	PEM1Y	Disp	0.522	Drains to Cooper Slough	Soil stabilization, biomass production
Wetland-2	PEM1Y	Hoju Juba	See "Note"	Adjacent to Cooper Slough	Soil stabilization, biomass production

Note: Western portion of boundary was interpolated from aerial photos. No acreage was calculated.

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: 3805 EAST VINE City/County: Ft Collins/Larimer Sampling Date: 10/29/09
Applicant/Owner: HATMAN ASSOCIATES State: CO Sampling Point: EV-1
Investigator(s): S. LOAR, M PALMER Section, Township, Range: SEC 9 T7N, R68W
Landform (hillslope, terrace, etc.): upland plain Local relief (concave, convex, none): DEAD LEVEL Slope (%): NL
Subregion (LRR): WESTERN GREAT PLAINS LRR G Lat: N40.59161 Long: W105.00807 Datum: NAD83
Soil Map Unit Name: CARUSO CLAY LOAM, 0-1% SLOPES NWI classification: NA
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No ____	Is the Sampled Area within a Wetland? Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks: Weeds of Some Disturbance occurs in this area lacking soils or hydrology
Photo 1

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: NA)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: NA)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 30 RAD)			
1. Hordeum jubatum	60	✓	FACW
2. Bassia sieversiana	1		FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	61 = Total Cover		
Woody Vine Stratum (Plot size: NA)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 26

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): 1 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:
___ Dominance Test is >50%
___ Prevalence Index is ≤3.0[1]
___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks:

SOIL

Sampling Point: SV-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR4/2	100	NA	0			CL-C	C increases w/depth

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: None

Depth (inches): NA

Hydric Soil Present? Yes ____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present? Yes ____ No ✓ Depth (inches): ____

Water Table Present? Yes ____ No ✓ Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No ✓ Depth (inches): ____

Wetland Hydrology Present? Yes ____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: 3805 E. Vine City/County: Fort Collins/Larimer Sampling Date: 6/20/09
Applicant/Owner: Hoffman Associates State: CO Sampling Point: SV-2
Investigator(s): S. Long, M. Phelan Section, Township, Range: Sec 9 T7N, R68W
Landform (hillslope, terrace, etc.): upland plain Local relief (concave, convex, none): Nearly level Slope (%): NL
Subregion (LRR): LRR G Lat: N40.59132 Long: W105.00787 Datum: NAD83
Soil Map Unit Name: Longmont clay, 0-3% Slopes NWI classification: PEMA
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✓ No ____
Hydric Soil Present? Yes ✓ No ____
Wetland Hydrology Present? Yes ✓ No ____

Is the Sampled Area within a Wetland? Yes ✓ No ____

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: NA)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: NA)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 30' radius)			
1. Hordeum jubatum	25	✓	
2. Schoenoplectus pungens	15	✓	
3. Juncus balticus	35	✓	
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	75 = Total Cover		
Woody Vine Stratum (Plot size: NA)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 5%

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): 3 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:
___ Dominance Test is >50%
___ Prevalence Index is ≤3.0[1]
___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks:

SOIL

Sampling Point: EV-2

Profile Description: (Describe to the depth needed to document the Indicator or confirm the absence of Indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR3/2	100	NA				CL	
6-12	2.5YR5/6	75	5YR5/8	25	RM	M		C,D

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ✓ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✓ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: NA

Depth (inches): NA

Hydric Soil Present? Yes ✓ No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ✓ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ✓ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ✓ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): ___

Water Table Present? Yes ___ No ✓ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): ___

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: 35th East Unit City/County: Ft Collins / Larimer Sampling Date: 10/20/09
Applicant/Owner: Hoffman Assoc. LLC State: CO Sampling Point: EU-3
Investigator(s): S. Long, M. Phelps Section, Township, Range: Sec 9, T7N, R68W
Landform (hillslope, terrace, etc.): upland plain Local relief (concave, convex, none): Undulating Slope (%): NL
Subregion (LRR): LRR G Lat: N 40.59303 Long: W105.00747 Datum: NAD83
Soil Map Unit Name: Canyon Clay Loam, 0-1% Slopes NWI classification: NA
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ✓ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✓ No ____
Hydric Soil Present? Yes ____ No ✓
Wetland Hydrology Present? Yes ____ No ✓
Is the Sampled Area within a Wetland? Yes ____ No ✓

Remarks: This upland transition zone receives H2O from irrigation ditch to the south but not enough to form hydric soils & wetland hydrology

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: NA)			
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: NA)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 30 radius)			
1. Distichlis spicata	40	✓	NI-FACW
2. Agropyron cristatum	10	✓	UPL
3. Sporobolus airoides	15	✓	FAC
4. Festuca arundinacea	5		
5.			
6.			
7.			
8.			
9.			
10.			
	70 = Total Cover		
Woody Vine Stratum (Plot size: NA)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 30

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): 2 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 66 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:
___ Dominance Test is >50%
___ Prevalence Index is ≤3.0[1]
___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks:

SOIL

Sampling Point: EV-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR2/2	100	NA				CL+	
4-12	10YR4/2	100	NA				CL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: NA

Depth (inches): NA

Hydric Soil Present? Yes ___ No ✓

Remarks: SALINE SOIL

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): ___

Water Table Present? Yes ___ No ✓ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Photo 2; NO WETLAND HYDROLOGY INDICATORS OBSERVED

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: 3805 EAST VINE City/County: FT COLLINS / LARIMER Sampling Date: 10/20/09

Applicant/Owner: HOFFMAN ASSOCIATES State: CO Sampling Point: BV-4

Investigator(s): J. LONG, M. PHELAN Section, Township, Range: SEC 9, T7N, R68W

Landform (hillslope, terrace, etc.): UPLAND PLAIN Local relief (concave, convex, none): NEARLEVEL Slope (%): NL

Subregion (LRR): LRRG Lat: N40.59351 Long: W105.00860 Datum: NAD83

Soil Map Unit Name: LONGMONT CLAY, 0-3% SLOPES NWI classification: PEMIY

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✓ No ____

Hydric Soil Present? Yes ✓ No ____

Wetland Hydrology Present? Yes ✓ No ____

Is the Sampled Area within a Wetland? Yes ✓ No ____

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: NA)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: NA)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 30' RADIUS)			
1. DISTICHLIS SPICATA	90		NI FAC+
2. BECKMANNIA SYZIGACHNE	5		FAC+
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	95 = Total Cover		
Woody Vine Stratum (Plot size: NA)			
1.			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks:

SOIL

Sampling Point: EV-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR3/2	85	5YR 5/8	15	RM	M	cl	
6-12	2.5YR5/6	75	" "	25	RM	M	cl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ✓ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR F)**
- ___ 1 cm Muck (A9) **(LRR F, G, H)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G, H)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR F)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✓ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) **(MLRA 72 & 73 of LRR H)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR I, J)**
- ___ Coast Prairie Redox (A16) **(LRR F, G, H)**
- ___ Dark Surface (S7) **(LRR G)**
- ___ High Plains Depressions (F16) **(LRR H outside of MLRA 72 & 73)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ✓ Hydrogen Sulfide Odor (C1) (FAINT)
- ___ Dry-Season Water Table (C2)
- ✓ Oxidized Rhizospheres on Living Roots (C3) **(where not tilled)**
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ✓ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) **(where tilled)**
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ✓ Geomorphic Position (D2) (Slope/Hydrophyte)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) **(LRR F)**

Field Observations:

Surface Water Present? Yes ___ No ___ Depth (inches): _____

Water Table Present? Yes ___ No ___ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

ELB Engineering, LLC.
Transportation Engineering Solutions

Memorandum

TO: Mr. Ric Hattman, Hattman Associates
Mr. Ward Stanford, Traffic Operations Engineer

FROM: Eric L. Bracke, P.E., P.T.O.E

DATE: October 4, 2013

SUBJECT: ***Vine Drive Silo Storage – Mini Storage/RV Storage: Memorandum TIS***

This transportation impact memorandum addresses the proposed Mini-Storage project located at 3805 East Vine Drive in Fort Collins, Colorado. A previous TIS had been prepared for this project in October, 2008. The initial project proposed 467 storage units and surface storage for 798 boats and RV's. The project being proposed currently is scaled down to provide approximately 350 mini-storage units.

Access to the site is via one driveway onto East Vine Drive. The roadway is under the control of the City of Fort Collins and is classified as an arterial as defined by the *Master Street Plan.* A vicinity map displaying the location of the site and a preliminary site plan are displayed in Figures 1 and 2, respectfully.

A preliminary review of the project was conducted to determine the scope of the study as defined under the *Larimer County Urban Area Street Standards.* Based on the review and the low trip generation of this particular land use, it was determined that a memorandum study would suffice for this development.

East Vine Drive is a two-lane arterial roadway with a posted speed limit of 45 mph. Adjacent to the site, the roadway has been improved with two-way-center left turn lane. The pavement appears to be in good condition. The roadway was improved several years ago with the Waterglen development which is located directly north of the project. East Vine Drive has bike lanes on both sides of the roadway and sidewalks on the north side. Sight distance at the driveway is adequate.

Surrounding land uses in the immediate area vary. The site is currently in agricultural use and an industrial use directly to the west of the property. To the north, the residential development known as Waterglen resides. Waterglen appears to be built-out.

ELB Engineering, LLC
5401 Taylor Lane
Fort Collins, CO 80528
Phone: 970-988-7551 | FAX: 970-225-8942
ELBEngineering@lpbroadband.net

Figure 1: Vicinity Map

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5401 Taylor Lane
Fort Collins, CO 80528
Phone: 970-988-7551 | FAX: 970-225-8942
ELBEngineering@lpbroadband.net

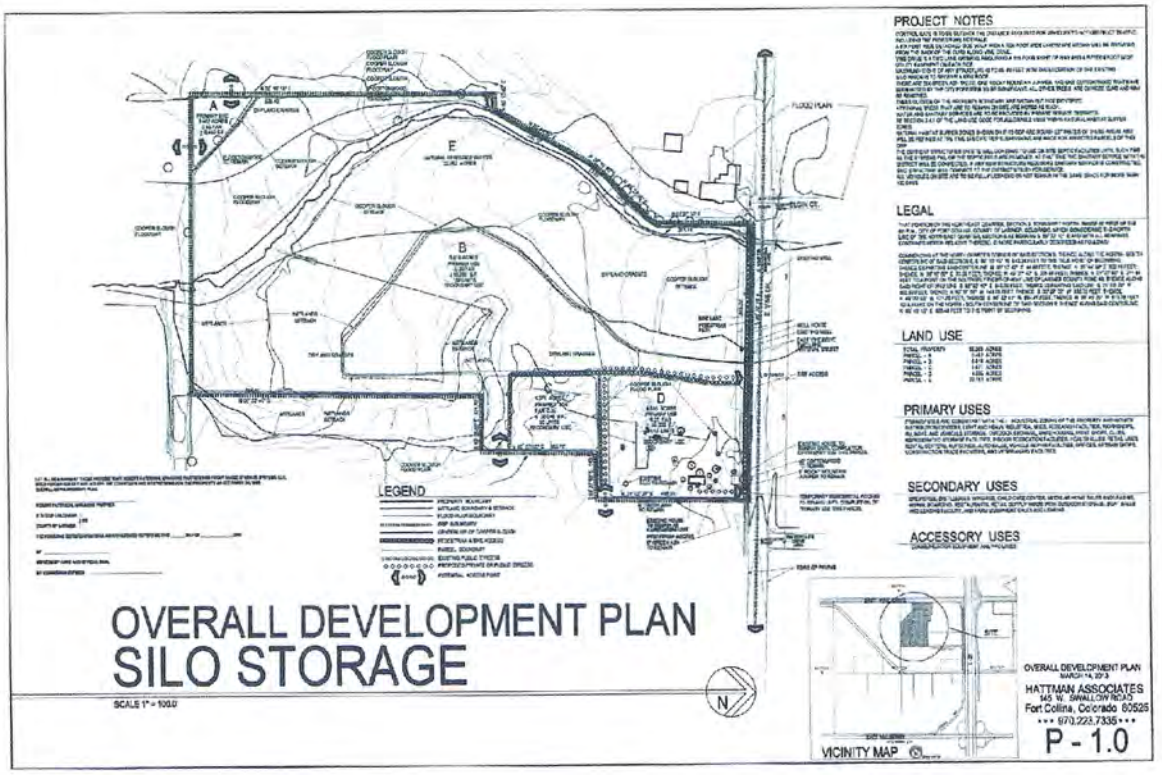

Figure 2: Site Plan

Trip Generation

Site generated traffic was estimated using the techniques of *the Institute of Transportation Engineers Trip Generation Manual, 8th Edition.* The manual presents trip generation rates from numerous land use studies from across the Country. ITE Code 151 for the storage units. Table 1 below, displays the trip generation estimates for the project. As can be seen from the table, the project is expected to generate 98 daily trips, 8 morning peak hour trips, and 11 afternoon peak hour trips.

Table 1: Trip Generation Estimate

			Daily		AM				PM			
					ENTER		EXIT		ENTER		EXIT	
Code	Use	units	rate	trips	rate	trips	rate	trips	rate	trips	rate	trips
		Units										
151	Mini-Warehouse	350.00	0.28	98	0.01	4	0.01	4	0.02	7	0.01	4
	TOTAL TRIPS	350.00		98		4		4		7		4

Site Distributed Traffic

Estimated traffic generated by the site was then assigned to the local network. The site-distributed traffic is shown in Figure 4.

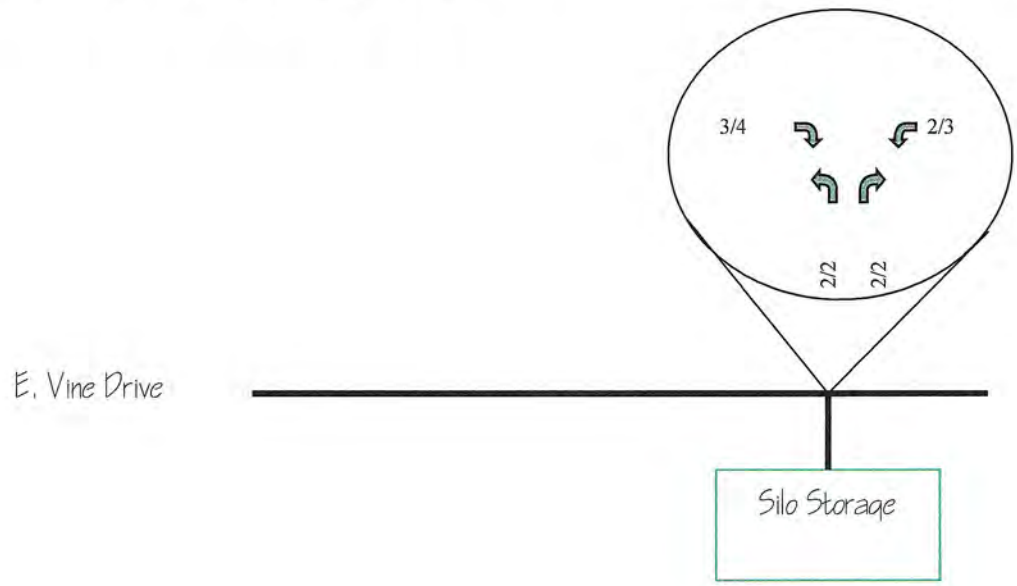

Figure 3: Site Distributed Traffic

North

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ELBEngineering@lpbroadband.net

Auxiliary Lane Requirements

As with any development, a review is required to determine if auxiliary roadway lanes are required to accommodate turning movements into the project site. The westbound left turn lane currently exists.

The need for an eastbound right turn lane into the site was reviewed under Figure 8-04 of the Land Use Code and NCHRP 279. The threshold for an auxiliary right turn lane on Vine Drive at this location is approximately 50 right turns during a peak hour. The project falls significantly short of the threshold and is therefore not required under the code.

Site generated traffic was added to the background traffic to get the total traffic projection for the Year 2010. Figure 4 on the following page displays the total traffic scenario (background plus site generated) for the Year 2010.

Adequate Public Facilities

Any project in Northeast Fort Collins runs into an Adequate Public Facilities question regarding the nearby intersection of Vine Drive and Lemay Avenue. This intersection is due west of the site. The intersection has been in need of improvement for a number of years and suffers from levels of service failures during the peak hours.

Section 3.7.3(F) of the Land Use Code states that "any development shall be deemed to have a nominal impact and shall not be subject to the APF requirements if the development proposed generates less that fifty (50) peak hour trips." The Silo Storage project is well below the threshold of the APF requirements and therefore, APF does not apply.

Bike and Pedestrian Facilities

There are currently bike lanes in place on Vine Drive which satisfies the bike LOS requirements of LUCASS.

On the north side of Vine Drive, sidewalk facilities were constructed with the Waterglenn project. The project will be required to construct sidewalks along their property frontage. There are no immediate pedestrian destinations or facilities in the area.

Access to Transit Routes

Transfort does not currently provide transit service to the area.

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Conclusion

Based on the analyses of this report, the following can be concluded regarding the proposed Silo Storage facility located at 3805 East Vine Drive:

- The project is feasible from a traffic engineering perspective
- The project will generate approximately 98 daily trip ends, 8 morning peak ends, and 11 afternoon peak ends.
- Trip generation is fairly minimal and no perceived safety hazard will exist with the approval of the project.
- Sight distance is adequate at the proposed driveway.
- A right turn lane into the site is not required and a left turn lane is currently in place.
- Adequate Public Facilities requirements do not apply to the project.

Please let me know if further information is required.

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ELBEngineering@lpbroadband.net

Community Development and Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6689
970.224.6134 - fax
fcgov.com

December 10, 2021

Fred Croci
Fort Collins, CO

Re: 3805 E Vine Dr Outdoor Storage
Description of project: This is a request to establish an outdoor storage use at 3805 E Vine Dr (parcel # 8709000041). The site is approximately 36 acres and has an existing single-family dwelling on-site. Access to the site is from E Vine Dr directly to the north. The site is directly south of E Vine Dr, and approximately .25 miles west Interstate 25. The property is within the Industrial (I) zone district and is subject to Administrative (Type 1) Review.

Please see the following summary of comments regarding 3805 E Vine Dr Outdoor Storage. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, please contact your Development Review Coordinator, Tenae Beane via phone at 970-224-6119 or via email at tbeane@fcgov.com.

Comment Summary

Development Review Coordinator
Contact: Tenae Beane, 970-224-6119, tbeane@fcgov.com

1. I will be your primary point of contact throughout the development review and permitting process. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. Please include me in all email correspondence with other reviewers and keep me informed of any phone conversations.
   Thank you!
   We understand, thank you.

2. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1

hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
We previously held a Neighborhood meeting for the project and had maybe 3 neighbors attend, all adjacent Commercial property owners and did not have any concerns about the project. We do not think that Another meeting would be profitable to anyone.

3. I will provide you a roadmap specific to your development review project, helping to identify each step of the process. For more detailed process information, see the Development Review Guide at www.fcgov.com/drg . This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
   Thank you.

4. I will provide a Project Submittal Checklist to assist in your submittal preparation. Please use the checklist in conjunction with the Submittal Requirements located at: http://www.fcgov.com/developmentreview/applications.php.
   The checklist provided is specific to this Conceptual project; if there are any significant changes to this project, please let me know so we can adjust the checklist accordingly. I can send an updated copy of the Submittal Checklist to ensure you are submitting the correct materials.
   We understand.

5. As part of your submittal you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable.
   We have and will provide responses.

6. The request will be subject to the Development Review Fee Schedule: https://www.fcgov.com/developmentreview/fees.php.
   I will provide estimated fees, which are due at time of project submittal for formal review. This is an estimate of the initial fees to begin the development review process based on your Conceptual Review Application. As noted in the comments, there are additional fees required by other departments, and additional fees at the time of building permit. The City of Fort Collins fee schedule is subject to change - please confirm these estimates before submitting. If you have any questions about fees, please reach out to me.
   We will do this.

7. Submittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. Upon initial submittal, your project will be subject to a completeness review. Staff has until noon that Friday to determine if the project contains all required checklist items and is sufficient for a round of review. If complete, a formal Letter of Acceptance will be emailed to you and the project would be officially routed with a three-week round of review, followed by a formal meeting.
   Understood.

8. When you are ready to submit your formal plans, please make an appointment with me at least 24 hours in advance. Applications and plans are submitted electronically in person with initial fees.
   Pre-submittal meetings can be beneficial to ensure you have everything for a complete submittal. Please reach out and I will assist in those arrangements.
   We will do this.

Department: Environmental Planning

Contact: Scott Benton, (970)416-4290, sbenton@fcgov.com

1. INFORMATION ONLY: Cooper Slough is a high-quality natural resource and one of the largest undeveloped stream and wetland resources remaining within the City's Growth Management Area. As such, a 300-foot buffer, as measured from the top of bank or wetland boundary, will be applied as per Land Use Code (LUC) 3.4.1. The City bases the need for the buffer on the Cooper Slough being a warm-water slough and a songbird concentration area (LUC 3.4.1(A)(2)(f)). Previous submittals (CDR180056 – Fort Collins RV Storage and ODP120003 – Silo Storage ODP (East Vine Storage)) have consistently communicated this buffering standard based on the LUC standards adopted in 1997.
   Understood, however development to the north encroaches much closer..

2. FOR SUBMITTAL: An Ecological Characterization Study (ECS) is required by City of Fort Collins Land Use Code (LUC) Section 3.4.1 as the site is within 500 feet of LUC defined natural habitats and features (wetlands, wet meadows, and aquatic areas related to the Cooper Slough). Please note the buffer zone standard is 300ft for this feature. The ECS should address all items (a)-(l) of LUC 3.4.1(D)(1) available for view online. In addition, ensure that the study identifies feature(s) size, the "top of bank" of any stream or ditch, the edge(s) of wetlands, and whether jurisdictional wetlands may be impacted by the proposed project. The ECS can address the eastern branch of wetlands on the site as well – if the eastern branch is considered part of the Cooper Slough then the 300ft buffer standard would apply, if not considered part of the Slough then the buffer would be dependent on the wetland's area (<1/3ac would receive a 50ft buffer, =1/3ac would receive a 100ft buffer). Please note that wetland delineations must occur during the growing season (May – October). If prairie dogs are onsite or within 500ft, the ECS should specifically address the presence of active prairie dogs including estimate of number of individuals and entire size of the colony within the project area. The ECS should address all items (a) (l) of LUC 3.4.1(D)(1) available for view online and include prairie dog mitigation options. Online LUC link:

   https://library.municode.com/co/fort_collins/codes/land_use

   The ECS is due a minimum of 10 working days prior to PDP submittal. Please contact the Development Review Coordinator to schedule an onsite meeting. Online LUC link: https://library.municode.com/co/fort_collins/codes/land_use
   The ECS that we have,as prepared by Cedar Creek Associates, meets the requirements of LUC Section 3.4.1. This study identifies the area in the southeast portion of the site as a wetland and not a part of the Slough. This area Does not meet the criteria of a slough in that there is no continuous flowing source of water throughout the year and the water within the area is not of a warm source. No prairie dogs are currently on the site.

3. FOR HEARING: Note NHBZ design can be determined through applying quantitative or qualitative standards. Quantitatively, the buffer can be reduced in some areas and expanded in others to make up the difference. The nine qualitative performance standards are outlined in LUC Section 3.4.1(E)(1).
   The standards of LUC Section 3.4.1 have been reviewed and provided for in our design.

4. FOR SUBMITTAL: Information from the ECS informs design of a "natural habitat buffer zone" or "NHBZ". Within any NHBZ(s) that may be designated on this site, the City has the ability to determine if existing landscaping within the zone is incompatible with the purposes and intent of the buffer zone [LUC 3.4.1(E)(1)(g)]. Please ensure the ECS discusses existing vegetation on-site and identifies potential restoration options. If existing vegetation is determined to be insufficient, then restoration and mitigation measures may be required.
   The ECS does not identify any existing vegetation that needs to be removed nor does it outline areas for restoration or mitigation of the habitat.

5. INFORMATION ONLY: Two separate projects located along the Cooper Slough are submitting for a jurisdictional determination from the US Army Corps of Engineers, therefore it is not needed for this project to request one as well should it move forward.
   We understand.

6. FOR HEARING: The City of Fort Collins Land Use Code, Section 3.2.4(C)(3), requires projects to "demonstrate no light trespass onto Natural Areas, Natural Habitat Buffer Zones or River Landscape Buffers as defined in Section 4.16(E)(5)(b)(1)(a)." Please include all necessary information, including photometric plans, to demonstrate compliance.
   A photometric plan will be a part of the project.

7. INFORMATION ONLY: City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators, butterflies, songbirds) landscaping and maintenance are also encouraged. Please refer to the Fort Collins Vegetation Database at https://www.fcgov.com/vegetation/ and the Natural Areas Department's Native Plants document for guidance on native plants: http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf.
   We have reviewed these documents and incorporated these techniques into the project.

8. FOR SUBMITTAL: Contact the assigned Development Review Coordinator (DRC) prior to PDP submittal if trees will be impacted. A review of trees shall be conducted by City

   Environmental staff to determine the status of existing trees and any mitigation requirements that could result from the proposed development. The site visit can be conducted in tandem with Forestry's site visit. Please contact assigned Development Review Coordinator directly at 970-221-6689 or email DRCoord@fcgov.com to schedule a tree inventory site visit. Please plan for at least two weeks to get an onsite meeting scheduled, especially during April - October.
   We have previously met with Environmental and Forestry staff on site to review existing vegetation and trees. The landscape plan and existing condition plan show trees, status, value, and replacement requirements.

9. FOR SUBMITTAL: If tree removal is necessary, please include the following note on the tree mitigation plan and landscape plan, as appropriate:

   "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."
   Included.

10. INFORMATION ONLY: If any raptor nests are present on the site, consultation with Colorado Parks & Wildlife and additional protection standards may be necessary.
    Understood.

11. INFORMATION ONLY: The City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be:

    1) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP) provides communication materials and on-site assessments to support recycling program. Also provides rebates for new compost programs: http://fcgov.com/recycling/wrap.php
    2) Solar Rebate Program offers up to $50,000 in rebates to Fort Collins Utility customers for the installation of solar PV: www.fcgov.com/solar, contact Rhonda Gatzke at 970-416-2312 or rgatzke@fcgov.com
    3) Integrated Design Assistance Program offers financial incentives and technical support for new construction and major renovation projects. Must apply early in the design phase: http://fcgov.com/idap, contact David Suckling at 970-416-4251 or dsuckling@fcgov.com
    We have incorporated these programs as we can.

Department: Floodplain
Contact: Marsha Hilmes-Robinson, 970-224-6036, mhilmesrobinson@fcgov.com
No item numbers 1. or 2. are provided.

3. FOR INFORMATION ONLY: This property is located in the FEMA regulatory, 100-year Cooper Slough floodplain and floodway. Any development within the floodplain or floodway must obtain a floodplain use permit and comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
   No development is planned for the Floodway. The safety regulations of Chapter 10 of CMC are followed.

4. INFORMATION ONLY: Any construction activities in the floodplain (e.g. grading, fill, structures, sidewalk or curb & gutter installation, paving, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans.
   We will apply for a floodplain use permit for the project prior to any work on site.

5. INFORMATION ONLY: Construction of new structures, hard surface paths, walkways, driveways, walls, and parking areas is prohibited in the floodway unless no-rise

conditions are met, per section 10-45 of City Code. Any construction activities in the regulatory floodway must also include a no-rise certification prepared by a Professional Engineer licensed in Colorado.
No floodway construction or encroachment is planned with this project.

6. INFORMATION ONLY: Construction of new fencing within the Cooper Slough floodway is prohibited. All fencing for this use must be located outside of the floodway. To not impact downstream properties with storage materials floating offsite, the fencing must be designed to withstand cars/materials floating and not break. A design certified by a Colorado Professional Engineer is required.
No fencing is planned to be constructed in the floodway.

7. INFORMATION ONLY: Outside storage of equipment or materials in the floodway is prohibited.
No storage of any vehicles are planned for the floodway.

8. INFORMATION ONLY: From the submittal materials provided, it appears that a portion of the storage area is shown in the floodway. Storage of materials (including vehicles) is not allowed in the regulatory floodway without analysis due to concerns with blocking of flood flows. Storage of vehicles in the flood fringe is allowed with a floodplain use permit.
No encroachment on the floodway is planned with this project.

9. INFORMATION ONLY: If any portion of a structure is located in the floodplain, the structure must meet the elevation requirements of Chapter 10 of City Municipal Code. Construction of a nonresidential structure is allowed in the 100-year floodplain, as long as the lowest finished floor of the building, and all duct work, heating, ventilation, electrical systems, etc. are elevated or floodproofed 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE). RFPE = BFE + 18-inches. An approved FEMA Elevation Certificate, completed by a licensed surveyor or civil engineer and showing that the structure is constructed to the required elevation, is required prior to a Certificate of Occupancy (CO) being issued.
No residential units, other than that for an onsite caretaker, are planned for this project.

10. Warning signs alerting customers to the risk of flooding on the property will be required.
Signs alerting customers that the development is within a floodplain subject to flooding will be posted at the entry to the property.

11. FOR HEARING: Development review checklists for floodplain requirements can be obtained at https://www.fcgov.com/utilities/img/site_specific/uploads/fp-checklist100-2018-update.pdf?1522697905. Please utilize these documents when preparing your plans for submittal
The check list items have been included into the project.

12. INFORMATION ONLY: Please show the boundaries of the floodplain and floodway on site drawings as applicable. Contact Theodore Bender of Stormwater Master Planning at tbender@fcgov.com for floodplain CAD line work.
This information is included on the existing condition plan as well as the site plan.

Department: Stormwater Engineering
Contact: Matt Simpson, (970)416-2754, masimpson@fcgov.com

13. Master plan and criteria compliance (site specific comment):
The design of this site must conform to the drainage basin design of the 'Cooper Slough' Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual (FCSCM). The stormwater criteria manual is available on our website here: https://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria
The project is designed using these criteria for stormwater.

14. Documentation requirements (site specific comment):
A drainage report and construction plans are required and must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must address the four-step process for selecting structural BMPs.
Construction Documents and a drainage report to City Standards are a part of this project.

15. Stormwater outfall (site specific comment):
The stormwater outfall options for this site appear to be Cooper Slough
The Cooper Slough and the wetlands in the southeast portion of the site are used for stormwater outfalls.

16. Detention requirements (site specific comment):
Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate.

Please note that the City has landscaping requirements for stormwater detention ponds. These requirements can be found in the Fort Collins Stormwater Criteria Manual, Chapter 8, Section 3.0 and in Appendix B (Landscape Design Standards and Guidelines for Stormwater and Detention Facilities).
Stormwater detention and pond landscaping requirements are provided within the design of the project.

17. Water Quality and Low Impact Development requirements (standard comment):
All new or modified impervious areas require stormwater quality treatment. In addition, the City requires the use of Low Impact Development (LID) methods to treat stormwater quality on all new or redeveloping property, including sites required to be brought into compliance with the Land Use Code. There are two (2) categories of LID requirements; the development will need to meet one of the two following options:

1. LID with Permeable Pavers: When using the permeable pavers option, 50% of the new or modified impervious areas must be treated by LID methods. Of the new or modified paved areas, 25% must be pervious.
2. LID - without Pavers: 75% of all new or modified impervious areas must be treated by LID methods. This typically consists of a rain garden or bioretention system, but other options are allowed.

The remainder of the water quality treatment can be accomplished 'standard' or LID water quality methods. Accepted methods are described in the Fort Collins Stormwater Criteria Manual (FCSCM), Chapter 7: http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria
The FCSCM, Chapter 7 has been reviewed and option 2. Provided with the design of the site.

18. Imperviousness documentation (standard comment):
The existing and proposed impervious areas need to be documented in the drainage report. Drainage requirements and development fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required with the first project submittal.
This document is provided with the proposal.

19. Detention drain times (standard comment):
Per Colorado Revised Statute §37-92-602 (8) that became effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume-based stormwater storage, including extended detention basins.
This documentation will be provided to both the City and the State.

20. Inspection and maintenance (standard comment):
There will be a final site inspection of the stormwater facilities when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. Standard operating procedures (SOPs) for on-going maintenance of all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:
http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development
Understood. Maintenance requirements will be provided to the owners for inclusion in the Development Agreement and for ongoing operations.

21. Fees (standard comment):
The 2021 city wide Stormwater development fee (PIF) is $9,730/acre of new impervious area over 350 square feet and there is a $1,045/acre of site review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:
http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees or contact our Utility Fee and Rate Specialists at (970) 416-4252 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Monthly fees - http://www.fcgov.com/utilities/business/rates
Understood.

22. Offsite Stormwater Flows (standard comment):
The development will need to accept and pass any existing offsite flows.
Understood.

23. Stormwater Master Plan Projects (site specific comment):
- This section of Cooper Slough is slated for channel and bank improvements by Stormwater Master Planning. This project would either need to design and construct these improvements or stay back from the stream at least 100-ft to give the City room to construct channel improvements in the future. Considering the Natural Habitat Buffer

Zone setback requirements, the stormwater master plan requirement may not be a significant item.

- The Cooper Slough crossing at Vine Drive is proposed to be upgraded in the future. This development may have an obligation to assist with the culvert improvements, however that would depend on the scope and scale of the development improvements on this property.

After you have refined the development plans for this site, please meet with Stormwater Master Planning (Dan Evans, Master Planning Manager, DAEvans@fcgov.com) to further discuss these requirements.

Understood.

Department: Water-Wastewater Engineering

Contact: Matt Simpson, (970)416-2754, masimpson@fcgov.com

1. Other service district (site specific comment):
   This project site is located within the East Larimer County (ELCO) Water District and the Boxelder Sanitation District for water and sewer service. Please contact them at (970) 493-2044 (ELCO) and (970) 498-0604 (Boxelder) for development requirements.
   Construction Documents for these improvements will be as per the districts' standards.
2. Water conservation (standard comment):
   The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: http://www.fcgov.com/standards
   Irrigation water from the on-site wells will be used. All appropriate conservation standards are incorporated.

Department: Erosion Control

Contact: Chandler Arellano, (970) 420-6963, carellano@fcgov.com

1. Information Only:
   This project is located within the City's MS4 boundaries and is subject to the erosion control requirements located in the Stormwater Design Criteria, Chapter 2, Section 6.0. A copy of those requirements can be found at www.fcgov.com/erosion.
   Erosion control measures are documented within the Construction Documents.
2. Next Submittal:
   Based upon the provided materials we were not able to determine if erosion control materials need to be supplied.

   How much area is going to be disturbed with your project? (please provide a map outlining the area anticipated to be disturbed along with the calculation of area to help support this total and for us to understand the project size).

   Area of Disturbance: Total area at the site where any Construction Activity is expected to result in disturbance of the ground surface. This includes any activity that could increase the rate of erosion, including but not limited to, clearing, grading, excavation, and demolition activities, installation of new or improved haul roads and access roads, staging areas, heavy vehicle traffic areas, stockpiling of fill materials, and borrow areas.

   Does your project area have any steep slopes?

Steep slopes: Any slopes that have a steeper incline than three to one (3H: 1V).

Is the project within 50 ft of a sensitive area?
Sensitive Areas: Areas that typically include floodplains, slopes, riparian corridors, lakes, irrigation ditches, or other features subject to natural areas buffer requirements. Refer to the Land Use Code Section 3.4.1.
Erosion control measures will be provided with the project. A plan will document the disturbed areas and erosion control methods are illustrated on the plans. There are no areas of steep slopes on site. Sensitive areas and vegetation protection is shown.

Planning Services
Contact: Ryan Mounce, 970-224-6186, rmounce@fcgov.com

1. If the property has not been platted, a new subdivision plat will be required as part of the review for the outdoor storage facility.
   A plat will be generated for the project.
2. Industrial activities such as outdoor storage require screening from public view. More robust screening will be needed where the use abuts a public street and residential uses, such as the Vine Drive frontage and the southern portions of the western perimeter, where a new residential development is currently under review.
   The outdoor storage adjacent to Vine Drive as well as areas within ¼ mile of Interstate 25 will be screened from view by buildings. Other areas of the development will be screened with decorative fencing and landscaping to screen the outdoor storage. Future development to the west will have the added separation of open space since all development will be east of the Cooper Slough.
3. Screening would need to be established with a combination of solid fencing and landscaping. Note chain-link fencing with slats is not permitted for screening purposes. Generally, fencing requirements will encourage an attractive design with variation and design details so as to avoid long, monotonous stretches. Fencing design will need to be enhanced especially along Vine Drive and the abutting residential district to the west. This typically means adding columns, plane-offsets, and high quality materials to the overall design.
   High quality fencing is provided and detailed with the project.
4. In addition to screening, the Industrial district also requires certain buffer yards when abutting residential zoning. Along Vine Drive, this would translate to a 30-ft landscaped buffer yard and an 80-ft buffer along the south and western portions of the site. Note these buffer yard can overlap with any required buffers for environmental and natural habitat requirements.
   Appropriate setbacks are provided for separation of land uses.
5. Will the current proposal also include any enclosed storage similar to the prior proposal? If so, the portion of the site dedicated to enclosed storage and its structures may be able to forego the 30-ft buffer yard along Vine Drive if it meets the 'build-to' line of a typical commercial development along an arterial street.
   The property will be designed as per the 'build-to' line for commercial development
6. Once more information is available on the types of storage and activity levels of the site will help determine what type of surfacing requirements will be necessary.
   The project is designed for storage of recreational vehicles and boats. This type of storage is typically long term in nature. With this in mind we will provide an al weather driving surface as per PFA standards throughout the

facility. We will provide a impervious hard paved surface from the street curb cut to the entry control gate and for a distance of 50 feet to the south side of the control gate.

7. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at http://www.colocode.com/ftcollins/landuse/begin.htm.
   The project complies with these requirements.

8. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
   If a standard is not met, we will apply for a Modification of Standards.

Department: Engineering Development Review

Contact: Sophie Buckingham, , sbuckingham@fcgov.com

1. A plat will be required along with this project.
   Understood.

2. This project will be required to construct sidewalk, curb, and gutter along Vine Drive. Please refer to Larimer County Urban Area Street Standards (LCUASS) Figure 7-3F.
   The property details the public improvements of curb, gutter, and sidewalk as per LCUASS Figure 7-3F.

3. This project will be required to dedicate a 15-foot utility easement directly behind the public right-of-way (ROW) along Vine Drive. This is the required easement width for an arterial street.
   The required 15 foot utility easement and any additional R.O.W. for the arterial street is provided.

4. INFORMATION ONLY:
   Larimer County Road Impact Fees and Transportation Expansion Fees are due at the time of building permit. Please contact Engineering at 970-221-6605 if you have any questions.
   Understood.

5. INFORMATION ONLY:
   The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
   http://www.fcgov.com/engineering/dev-review.php
   Understood

6. INFORMATION ONLY:
   All public sidewalk, driveways and ramps, existing or proposed, adjacent or within the site, need to meet ADA standards. If they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
   Public improvements will be installed to meet current DA Standards.

7. INFORMATION ONLY:
   Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
   https://www.larimer.org/urban-area-street-standards-2021
   Public improvements will be constructed to LCUASS.

8. INFORMATION ONLY:
   This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project (i.e. drainage, utility, emergency access). This shall include the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). Information on the dedication process can be found at: http://www.fcgov.com/engineering/devrev.php
   These will all be shown on the plat.
9. INFORMATION ONLY:
   Utility plans will be required and a Development Agreement may be recorded once the project is finalized.
   Understood.
10. INFORMATION ONLY:
    A Development Construction Permit (DCP) may need to be obtained prior to starting any work on the site.
    Understood.
11. INFORMATION ONLY:
    LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
    Parking setbacks are provided as required.
12. INFORMATION ONLY:
    All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to the Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
    The design has no encroachments to the R.O.W.
13. INFORMATION ONLY:
    The development/site cannot use the right-of-way for any Low Impact Development to treat the site's storm runoff. We can look at the use of some LID methods to treat street flows – the design standards for these are still in development.
    The R.O.W. is not used for any LID treatment of site generated storm runoff. We may explore the use of the R.O.W. for LID treatment of R.O.W. generated flows.
14. INFORMATION ONLY:
    Doors are not allowed to open out into the right-of-way. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
    There is no encroachment of the R.O.W. for any constructed element or bike storage.
15. INFORMATION ONLY:
    In regard to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary staging and/or parking

needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.
The R.O.W. will not be used for storage, parking, or staging of any kind relating to the project.

Department: Traffic Operations

Contact: Spencer Smith, 970-221-6820, smsmith@fcgov.com

1. Please provide City staff with a traffic memo that discusses the operations of the site from a traffic standpoint. This should include discussion about anticipated trips per day, peak days/times for vehicular traffic, number of on-site employees on a typical day, where will traffic be coming from, etc. Typically, outdoor storage doesn't generate large amounts of traffic and it is not anticipated that this project will require a Traffic Impact Study submittal.
   The Traffic Report by Eric Bracke is submitted for this information. The report was for a more intense development on the property. This report noted no need for any additional public improvements to the site beyond the current LCUASS.
2. Please coordinate with Engineering on any road right-of-way or easement dedication requirements, as well as any public infrastructure requirements for Vine Dr.
   We are showing on plans and plat additional R.O.W. to meet current standards for the Arterial Street. We are also showing the LCUASS curb, gutter, and sidewalk required for the project.

Department: Electric Engineering

Contact: Luke Unruh, 970-416-2724, lunruh@fcgov.com

1. The nearest available power source is the single phase transformer that feeds the existing dwelling. If three phase power is needed, this could involve expensive system modification charges as it is not readily available. If electric is needed for the outdoor storage the following comments apply:
   We believe that single phase power is adequate for this project.
2. Electric Capacity Fee, Building Site charges, and any necessary system modification charges will apply at owners expense. Please see the Electric Estimating Calculator and Electric Construction Policies, Practices & Procedures at the following link:
   http://www.fcgov.com/utilities/business/builders-and-developers
   We understand.
3. The electric service from the transformer shall be installed owned and maintained by the owner.
   Understood.
4. Any existing or new transformer and electric facilities shall be installed in a utility easement. The easement must be shown on the plat.
   The required easement is shown on the plat.
5. A commercial service information form (C-1 form) and a one-line diagram will need to be completed and submitted to Light & Power Engineering for review. A link to the C-1 form is below:
   http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations

Understood.

6. Transformer locations will need to be coordinated with Light & Power. Transformers must be placed within 10 ft of a drivable surface for installation and maintenance purposes. The transformer must also have a front clearance of 10 ft and side/rear clearance of 3 ft minimum. When located close to a building, please provide required separation from building openings as defined in Figures ESS4 - ESS7 within the Electric Service Standards. Please show all proposed transformer locations on the Utility Plans.
https://www.fcgov.com/utilities/img/site_specific/uploads/electricservicestandards_12-august-2019.pdf?1570027325
Transformers are shown on the utility plan.

7. Meter location will need to be coordinated with Light and Power. Please show proposed meter location on the utility plan. Reference Section 8 of our Electric Service Standards for electric metering standards. A link has been provided below.
https://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf
Project meter is shown on the utility plan.

Department: Forestry

Contact: Molly Roche, 224-616-1992, mroche@fcgov.com

1. 12/6/2021: PRE-SUBMITTAL - Forestry Tree Inventory:
There appear to be existing trees on-site. Prior to the next submittal, please schedule an onsite inventory with City Forestry (mroche@fcgov.com) to obtain inventory and mitigation information. This meeting should occur prior to the first round of PDP. Existing significant trees should be retained to the extent reasonably feasible.
Significant trees on site are maintained. Several poor quality trees adjacent to the existing home, furthest from the street have been removed and mitigation shown on the landscape plan.

2. 12/6/2021: INFORMATION ONLY
Please provide a landscape plan that meets the Land Use Code 3.2.1 requirements. This should include the existing tree inventory, any proposed tree removals with their locations clearly noted and any proposed tree plantings (including species, size, quantity and method of transplant). The plans should also include the following City of Fort Collins notes:

General Landscape Notes
Tree Protection Notes
Street Tree Permit Note, when applicable.
These notes are available from the City Planner or by following the link below and clicking on Standard Plan Set Notes:
https://www.fcgov.com/developmentreview/applications.php

Required tree sizes and method of transplant:
Canopy Shade Tree: 2.0” caliper balled and burlapped
Evergreen tree: 6.0’ height balled and burlapped
Ornamental tree: 1.5” caliper balled and burlapped

Required mitigation tree sizes:

Canopy Shade Tree: 2.0" caliper balled and burlapped
Evergreen tree: 8.0' height balled and burlapped
Ornamental tree: 2.0" caliper balled and burlapped
The landscape plans contain this information.

3. 12/6/2021: INFORMATION ONLY

If applicable, please provide an "Existing Tree Removal Feasibility Letter" for City Forestry staff to review. Proposals to remove significant existing trees must provide a justification letter detailing the reason for tree removal. This is required for all development projects proposing significant tree removal regardless of the scale of the project. The purpose of this letter is to provide a document of record with the project's approval and for the City to maintain a record of all proposed significant tree removals and justifications. Existing significant trees within the project's Limits of Disturbance (LOD) and within natural area buffer zones shall be preserved to the extent reasonably feasible. Streets, buildings and lot layouts shall be designed to minimize the disturbance to significant existing trees.
(Extent reasonably feasible shall mean that, under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.) Where it is not feasible to protect and retain significant existing tree(s) or to transplant them to another on-site location, the applicant shall replace such tree(s) according to City mitigation requirements.
A letter regarding the removal of existing trees is provided. No significant trees are removed. No existing trees within environmentally sensitive areas are removed.

4. 12/6/21: INFORMATION ONLY

Standard LUC standard for Tree Species Diversity states that in order to prevent insect or disease susceptibility and eventual uniform senescence on a development site or in the adjacent area or the district, species diversity is required and extensive monocultures are prohibited. The following minimum requirements shall apply to any development plan:

Number of trees on site	Maximum percentage of any one species
10-19	50%
20-39	33%
40-59	25%
60 or more	15%

The City of Fort Collins' urban forest has reached the maximum percentage of the following species. Ash (Fraxinus), Honeylocust (Gleditsia triacanthose: 'Shademaster', 'Skyline', etc), Bur Oak (Quercus macrocarpa), and Chanticleer Pear (Pyrus calleryana).

Please note that additional species might join this list as we work through the review process.
The project will contain none of the trees found on the list.

5. 12/6/2021: INFORMATION ONLY

Please include locations of utilities on the landscape plan including but not limited to water service/mains, sewer service/mains, gas, electric, streetlights, and stop signs. Please adjust tree locations to provide for proper tree/utility separation.

Street Light/Tree Separation:
Canopy shade tree: 40 feet
Ornamental tree: 15 feet

Stop Sign/Tree Separation:
Based on feedback from Traffic Operations, it is preferred that trees be planted at least 50 feet from the nearest stop sign in order to minimize conflicts with regulatory traffic signs.

Driveway/Tree Separation:
At least 8 feet from edges of driveways and alleys.

Utility/Tree Separation:
10' between trees and public water, sanitary, and storm sewer main lines
6' between trees and water or sewer service lines
4' between trees and gas lines
10' between trees and electric vaults
Utilities, pole lights, and signage are shown on the landscape plan in accord to the specified separation.

6. 12/6/21: INFORMATION ONLY
   Per Land Use Code 3.2.1.(D)(c), canopy shade trees shall constitute at least 50 percent of all tree plantings.
   Provided.
7. 12/6/21: INFORMATION ONLY
   Canopy shade trees should be planted at 30-40' spacing (LUC 3.2.1 (D)©) along street frontages.
   Provided.
8. 12/6/21: INFORMATION ONLY
   Each landscape island should be 8' in its smallest dimensions to allow for tree root growth (LUC 3.2.1 5©).
   NA
9. 12/6/21: INFORMATION ONLY
   Please adhere to the updated LUCASS standards and include proper parkway widths.
   Provided.

Department: Fire Authority

Contact: Marcus Glasgow, 970-416-2869, marcus.glasgow@poudre-fire.org

1. FIRE APPARATUS ACCESS
   Fire access is required to within 150 feet of all exterior portions of any building, or facility ground floor as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road. Any private alley, private road, or private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications.
   Access will be required throughout the entire site as outdoor storage falls under the definition of Facility.
   Provided.

2. FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

-Fire lanes established on private property shall be dedicated by plat or separate document as an Emergency Access Easement.

-Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance. Where road widths exceed 20 feet in width, the full width shall be dedicated unless otherwise approved by the AHJ.

-Additional fire lane requirements are triggered for buildings greater than 30' in height. Refer to Appendix D105 of the International Fire Code.

-Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.

-Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved turnaround area for fire apparatus.

-Dead-end roads shall not exceed 660 feet in length without providing for a second point of access.

-The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

-Dedicated fire lanes are required to connect to the Public Way unless otherwise approved by the AHJ.

-Fire lane to be identified by red curb and/or signage, and maintained unobstructed at all times.

-Fire lane sign locations or red curbing should be labeled and detailed on final plans. Refer to LCUASS detail #1418 & #1419 for sign type, placement, and spacing. Appropriate directional arrows required on all signs.

Provided.

3. REMOTENESS

- IFC D104.3: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. Due to the size of the site, three points of access would be required.

Two access points are provided as per our calculations.

4. ACCESS TO BUILDING OPENINGS - An approved access walkway leading from fire apparatus access roads to the main egress door of the buildings shall be provided on this site. Please provide details on site plan for the access walkways.

The access lane between buildings and the most adjacent parking space is 50 feet. Of this space a five foot wide apron is provided along the face of the building containing doors.

5. PREMISE IDENTIFICATION: ADDRESS POSTING & WAYFINDING

Where possible, the naming of private drives is usually recommended to aid in wayfinding. Addresses shall be posted on each structure and where otherwise needed to aid in wayfinding. Code language provided below.

- IFC 505.1: New and existing buildings shall have approved 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 eight-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure and best route.

Buildings that have a face to a public street will have address numbers and letters on two faces. Once inside the

facility addresses will be located to be visible to all drivers.

6. FIRE ALARM AND DETECTION SYSTEMS

   Fire alarm systems and smoke detection shall be installed as required by IFC Section 907.2.1 through 907.2.23. and provide occupant notification in accordance with IFC Section 907.5

   The project will conform to Section 907 of the IFC.

7. AUTOMATIC FIRE SPRINKLER SYSTEMS AND FIRE CONTAINMENT

   If the proposed buildings exceeds 5,000 square feet and shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

   The buildings will be divided into containment areas not to exceed 5,000 S.F. each.

8. KEY BOXES REQUIRED

   - IFC 506.1 and Poudre Fire Authority Bureau Policy P-13-8.11: Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in an approved, exterior location (or locations) on every new or existing building equipped with a required fire sprinkler or fire alarm system. The box shall be positioned 3 to 6 feet above finished floor and within 10 feet of the front door, or closest door to the fire alarm panel. Exception can be made by the PFA if it is more logical to have the box located somewhere else on the structure. Knox Box size, number, and location(s) to be determined at building permit and/or by time of final CO.

   All new or existing Knox Boxes must contain the following keys as they apply to the building:

   - Exterior Master
   - Riser room
   - Fire panel
   - Elevator key if equipped with an elevator

   The number of floors determines the number of sets of keys needed. Each set will be placed on their own key ring.

   - Single story buildings must have 1 of each key
   - 2-3 story buildings must have 2 of each key

   For further details or to determine the size of Knox Box required, contact the Poudre Fire Authority.

   Knox boxes will be installed at each gate and as required by IFC 506.1 and PFA P-13-8.11.

9. WATER SUPPLY

   Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A fire hydrant capable of providing 1500 gpm at 20 psi residual pressure is required within 300 feet of any commercial building/facility as measured along an approved path of vehicle travel. For the purposes of this code, hydrants on the opposite side of arterial roadways are not considered accessible to the site.

   Fire hydrant spacing will meet the requirements as stated above.

10. EMERGENCY RESPONDER RADIO COMMUNICATION - AMPLIFICATION SYSTEM TEST 2018 IFC 510 & 1103.2 New and existing buildings require a fire department emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by Poudre Fire Authority. The installation of required ERRC

systems shall be reviewed and approved under a separate permit process through PFA.
LOCAL EXCEPTION: PFA will waive the testing requirement and system installation in all buildings less than 10,000 sq. ft. and any Type V construction building less than 15,000 sq. ft. PFA policy P15-510.1
Where the local PFA exemption may not apply emergency response radio amplification will be provided as per IFC 510 and 1103.2.

11. PLAN REVIEW SUBMITTAL
When you submit for your building permit though the City of Fort Collins please be advised Poudre Fire Authority is an additional and separate submittal. The link for Poudre Fire Authority's plan review application can be found at https://www.poudre-fire.org/online-services/contractors-plan-reviews-and-permits/new-building-plan-review-application.
Understood.

12. CODES AND LOCAL AMENDMENTS: This project was reviewed under the 2018 IFC and local amendments. Adoption of the 2021 IFC and local amendments is expected in early 2022.
- Copies of our local amendments can be found here: https://www.poudre-fire.org/programs-services/community-safety-services-fire-prevention/fire-code-adoption
- Free versions of the IFC can be found here: https://codes.iccsafe.org
Thank you.

Department: Building Code Review

Contact: Katy Hand, khand@fcgov.com

1. A Building permit is required for each new or converted structure.
Understood.

2. FOR BUILDING PERMIT:
Please visit our website for current adopted codes, local amendments and submittal requirements. Note: 2021 Building Codes will be adopted early 2022
https://www.fcgov.com/building/application.php
https://www.fcgov.com/building/codes.php
https://www.fcgov.com/building/energycode
Thank you.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

1. As of January 1, 2015, all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work. Please contact our office for up to date Benchmark Statement format and City Vertical Control Network information.
Thank you.

2. If submitting a Subdivision Plat for this property/project, addresses are not acceptable in the Plat title/name. Numbers in numeral form may not begin the title/name. Please contact our office with any questions.
Understood.

SILO STORAGE
PRELIMINARY DEVELOPMENT PLAN
PHASE SCHEDULE

The project is planned as a single phase project. All required utilities, street improvements, project construction, and landscaping will be constructed with the first phase of development. The scope of the work will be defined and agreed upon within the Development Agreement.

Silo Storage O.D.P. Neighborhood Meeting
October 22, 2012

Seth Lorson, project planner, opened the meeting by explaining the development review process, and noted where this proposal was in the process. The O.D.P. has been submitted, and review will continue following this Neighborhood Meeting.

The Applicant presented information about the project. Points included:

- Proposed use is indoor and outdoor storage of boats, RVs and trailers
- Would have an automated gate with 24-hour access
- Parcel is zoned Industrial (I)
- Proposal notes three phases of development
- Phase 1 – inside and outside storage of boats, RVs, trailers
- Phase 2 – ministorage – not an economic need at this time
- Phase 3 – in Cooper Slough – would only develop at such point that the floodplain/floodway changed
- Noted the adjoining uses
- Noted that Cooper Slough is on west side of property
- Silo and two houses would remain; most/all outbuildings would be removed

(Except where indicated, responses are that of the Applicant.)

Q: Is paving anticipated?
A: No

Q: How will the gate be positioned?
A: Longest vehicles anticipated to be 38 feet long; gate will be positioned far enough into property so that vehicles should not obstruct traffic while opening gate.
A: (Staff response) Seth Lorson explained that each phase would be required to come in with a separate Project Development Plan that would provide complete project details such as gate positioning. He also explained that the O.D.P. could include conditions regarding sensitive areas.

A: (Applicant) The City's environmental planner as well as Tim Buchanan, City Forester, have visited the property. A cottonwood tree in the northwest corner of the property will be retained, as will five ash trees near one house. A juniper near the house closest to the road may extend into the City's right-of-way. It is not clear if it can be retained. The Russian elms (perhaps he meant Russian olives?) will be removed, as they are an invasive species.

Q: How would the floodplain change to allow Phase 3?
A: Potential future development on the east side of I-25 could result in a change in the floodplain, though the applicant stated that this was not likely to happen in the near future if at all.

Q: Will turn-off lanes be provided?
A: The automatic gate off Vine will be located 50-60 feet from the street so that vehicles do not block traffic on Vine.

Q: The distance between Waterglen and Elgin is not far, and I'm concerned about traffic safety with large vehicles turning into the storage facility.
A: The distance between Waterglen and Elgin is over 600 feet. The facility is anticipated to be a low volume facility, with people removing their vehicles/trailers only a few times per year.

Q: (Comment) I believe there should be a turning lane – it is an ideal place for one.
A: (Staff response) Seth Lorson stated that a Traffic Impact Study (TIS) would be required, as the existing one is too old to meet requirements for O.D.P. review. The traffic impacts will be assessed during the review process.

Q: (Comment) I suggest you contact and meet with the Waterglen HOA.
A: (Staff response) Seth Lorson stated that they were notified, and that he plans to meet with the president of the HOA on Oct. 25.

Q: (Comment) With the hill to the west and the bridge to the east, traffic moves at 60-70 m.p.h. Police often patrol there. There are lots of kids and busses in Waterglen. (Commenter was concerned about safety).
A: Enforcement may need to be increase, regardless of the proposed project. As development in the area increases, traffic will slow down to the currently posted speed limits. The ultimate planned design of Vine is three lanes (with a center turn lane).

Q: What are the plans for watering?
A: Houses are on ELCO. Parcel will be irrigated with well water.

Q: How many vehicles are planned?
A: The potential number of boats, trailers and RVs is unknown at this time.

Q: Will Phase 3 be fenced?
A: No – nothing changes with that portion of the property at this time.

October 25, 2012 - Follow-up meeting with Lloyd Crumb, President of Trailhead HOA.

Concerns:

- Buffering along the entire site frontage on East Vine.
- Screening expectations should be made clear at this stage in the development (possibly as a condition).
- Access on Vine should be limited to one.
- Additional notices could be sent though the HOAs of Trailhead and Waterglen (contact: Jason Clois).

Silo Storage ODP
Meeting Notes
June 25, 2013

Attendees: Bot Paterson, Rick Hattman, Mike Phelan, and Lindsay Ex

Notes:
Bob and Rick discussed how they had met with Dana Leavitt, former Environmental Planner with the City, to develop the buffer zones around the Cooper Slough and the site's wetlands back in 2009. At that time, their understanding was that a 100' buffer (instead of the 300' standard) could be applied and that their developable acreage on the parcel would be 20 acres.

When they submitted the ODP last fall, Lindsay provided them with the standard comments that are added to an ODP, e.g., that rough buffer zones are established at the time of an ODP (Overall Development Plan) and that formal buffer zones are only established at the time of the PDP (Project Development Plan). Lindsay let Bob and Rick know during the meeting that while they may have had a conceptual discussion with Mr. Leavitt on the buffer zones, these areas were never established because a PDP was not approved.

Mike Phelan informed the group of the ecological value on the parcel from his perspective, including that the highest value areas are on the south of the parcel, where the Cooper Slough is surrounded by wetlands. In his professional opinion, the value of the Cooper Slough at the north end of the parcel is limited to water conveyance. However, increasing the size and vegetation diversity within the buffer zone around the Cooper Slough could enhance the ecological value of the Slough significantly if woody plant material could be added in the buffer zone. At the same time, he recognizes this area is in a floodway and adding woody plant material may not be allowed. If only native grasses and forbs could be added into the buffer zone, the value would not increase significantly.

As it became clear that the floodway issue was a key driver in this discussion, the group agreed to schedule a second meeting with Brian Varrella, the floodplain administrator for the Cooper Slough, to determine what can and cannot be done within the floodway.

This meeting is scheduled for June 28th.

If there are any questions with these notes, please let Lindsay know.

PLANNING OBJECTIVES
for the
SILO STORAGE
3805 EAST VINE DRIVE

This Document is prepared to evaluate how the property being considered for development within the City of Fort Collins conforms to the City Plan Principles and Policies that the City has established for the Community. The paper also shows how the project meets and exceeds the East Mulberry Corridor Plan Principles and Policies. These Principles and Policies will be used to judge the property with respect to the property's role on a community wide as well as on a neighborhood basis.

PROJECT LOCATION

The property is located west of Interstate I – 25 by approximately one-quarter mile, on the south side of East Vine Drive. The property is regular in form with approximately 845 linear feet of frontage on Vine Drive. It extends south of Vine approximately 1,700 feet. The property is approximately 35 acres in size. The Cooper Slough enters the property at the northwest corner and follows the west property line for about 800 feet. The Slough then arcs to the east and then exiting the property about midway along the south property line. A tributary wetland extends from the Slough to the east beyond the property's southeast corner and then hooks north about 500 feet. This was created due to a broken field tile causing the current wetlands. These wetlands and a natural watercourse encumber a significant portion of the property. Associated with the Cooper Slough is a FEMA defined flood plain that also impacts the property. (see attached current floodplain letter and map.) There is both floodway and flood fringe delineation on this property. The property was annexed into the City with I – Industrial Zoning and is the current zoning of the property. The proposed use is an approved use in this zoning.

Properties adjacent on the north side of Vine Drive are within the City and developed as residential and residential multi-family land uses. The property to the east extending to the interstate is Zoned I – Industrial and is vacant farmland currently. To the west the property is I – Industrial for two small parcels. Beyond these small parcels the balance of the property west to Timberline is zoned LMN. The property adjacent to the south west boundary is currently in the planning process of the City as mixed use residential property. The property further west to Timberline is currently being developed as residential properties. The property to the south is vacant currently and subject to the county's development regulations within Larimer County.

The development planned for the property falls within the allowed uses of the I – Industrial Zoning. This is the current zoning of the property and this zoning is consistent with the City's Structure Plan. The project is designed to meet the storage needs for

residents and businesses that are within a three-mile radius of the facility. The facility is intended for the storage of recreational vehicles, travel trailers, and boats. The project provides a combination of interior and surface storage. The property will be secured by fencing and storage buildings. The project is preparing to construct 64,680 square feet of interior storage, 1,176 square feet of maintenance facility, 588 square feet of office space, and 588 square feet of a caretakers unit. This is a total of 67,032 square feet of building. The property will also house 576 surface stored recreational vehicles for a total of 656 vehicles. The Project will be constructed as a single phased property. With most HOA's and metro districts not allowing recreational vehicle parking in new residential neighborhoods this type of storage is in demand.

PRINCIPLES AND POLICIES

COMMUNITY-WIDE

LAND USE

POLICY LU-2.1 - CITY-WIDE STRUCTURE

Regional plans for this area, being the Structure Plan and the Mulberry Corridor Plan anticipate light industrial type uses on the property. These land uses are to be low impact and sensitive to the environmental features that are on and adjacent to the property. Development of this property will help provide services to a developing residential neighborhood and service the needs of commercial land uses in the region as well. The Structure Plan identifies the property to be developed as industrial uses. The property Owners intend to develop the land in accordance to these standards, which will insure that the goals of a compact development occur. The property being adjacent to an existing major City arterial and the regional transportation spine allows for logical developed to compliment the driving force of the residential uses in the neighborhood. All means of transportation will be addressed by the project design so the project will link into the transportation networks existing and planned modes for the district.

POLICY LU-2.2 – URBAN DESIGN

The design and uses for this property will fit into the development fabric that has been generated by the City in its Mulberry Corridor Plan and the existing development patterns of the region. This inclusion of design elements and features unique to this project are in unity with the standards of the LUC and will allow this new property to plug into the developing and existing fabric of the area and at the same time provide its own identity.

POLICY LU-3.1 – GENERAL AREA DESIGNATIONS

The Structure Plan for the City has identified this property as being within the boundaries of the existing Urban Growth Area. The Structure Plan further defines this area as being proper for Industrial land uses. This character and nature will allow the property to relate to the Community on a neighborhood service level. It is the intention of the Owners to develop the property consistent with these overall goals.

POLICY LU-3.3 – DEVELOPMENT REGULATIONS ESTABLISHED

The Policies require that development be designed to meet specific standards for the land use. These controls the intensity of the uses, the character, and the detailing required to mesh properly into the Community. It is the Developers intention to meet or exceed these Policies with the design of this project.

POLICY LU-4.1 – PLANNING WITHIN THE CONTEXT OF CITY PLAN

The City has further refined the requirements for development in this subarea with the adoption of the Mulberry Corridor Plan. The project will incorporate the additional constraints placed on the property by this document in the project design.

TRANSPORTATION

POLICY T-1.1 – LAND USE PATTERNS

The property will be developed in accordance to the current standards for efforts to support mass transportation, alternative modes, and logical traffic patterns. The project is providing for all of these components of the Structure Plan by providing public right of ways for Vine Drive.

POLICY T-1.2 – MULTI-MODAL SREETS

The design of this property will incorporate means of circulation that will make travel equally covenant for people no matter which means of transportation they choose. These design features will be provided for all modes of transportation in the construction provided with this project.

POLICY T-1.3 – STREET DESIGN CRITERIA

The streets within and adjoining the annexation will be designed to City Standards that will minimize conflict between transportation means. The design criteria of LCUASS will be met in the design of the transportation network for the project.

POLICY T-1.4 – ADEQUATE FACILITIES

The project provides for the continuity of arterial streets by designing and constructing the street facilities the current classification of arterial street as per LCUASS.

POLICY T-1.10 – CONTEXT SENSITIVE DESIGN

The design of the transportation systems for this property takes into consideration the sensitive areas that cross and surround the property. The need for connectivity of streets is superceded by the need to preserve wetlands and the Cooper Slough in as native a setting as possible. Plenty of opportunities exist on the adjacent properties to achieve coherent circulation without traveling through these sensitive areas.

POLICY T-4.1 – BICYCLING WILL SERVE AS A PRACTICAL ALTERNATIVE TO AUTOMOBILE USE FOR ALL TRIP PURPOSES.

This property will provide a vital component of an east / west link for the residential properties to the north and west as well as the commercial properties to the east. Bicycle parking will be provided as an alternative means for site users and employees to us and access the site.

POLICY T-5.1 – LAND USE

This project promotes a mix of uses in a developing residential area that is lacking in services. The location of this project in proximity of the developing residential neighborhoods allowing support services to be located within walking and biking distance of a new population center. In addition to storage, other support services will be offered such as detailing and typical recreational vehicle winterization services.

POLICY T-5.3 – CONTINUITY

The project will promote pedestrian circulation by with the construction of the bridge crossing the Cooper Slough. This provides a safe and continuous path along Vine Drive that will have a path vertically separated from the vehicle traffic lanes.

POLICY T-5.4 – SIDEWALKS

The project provides detached walks for the public streets. We also provide detached paths to the facility from the public R.O.W.

POLICY T-7.1 – PEDESTRIAN FACILITIES

Pedestrian facilities and features will be included along the pedestrian path system that is located adjacent to East Vine Drive. Buildings will incorporate design elements that appeal to the pedestrian scale.

POLICY T-8.2 – SITE IMPROVEMENTS

The design of the pedestrian system with this project will promote the safety of the individuals by avoiding construction of potentially dangerous facilities that will need to be corrected in the feature.

POLICY T-9.1 – VEHICLE MILES TRAVELED (“VMT”)

The location of this project in a nodal neighborhood area will help reduce the VMT for people living in the area because services will be available in proximity to a neighborhood that has limited services available.

COMMUNITY APPEARANCE AND DESIGN

POLICY CAD-1.4 – STREET TREE DESIGN

The streetscape along the property will follow a formalized pattern to reinforce the patterns of the site-specific design of the buildings and pedestrian ways. The

pedestrian experience walking along the property will be enhanced by the placement of shade trees at regular intervals. The human scale to the project will be enhanced by the placement of full stocking of the street frontage and articulation of the building facades.

POLICY CAD-1.5 – STREET LIGHTING

Street lighting for the project will provide for the safety and wellbeing of the pedestrian. Pedestrian paths will be lit with down directed bollard type fixtures. The project will provide security level lighting on the building interiors to limit the source of light to the outside areas. There will be no lighting of the surface storage areas to limit the scattering of lighting off-site. Lights will be down directed to preserve dark sky conditions as best as possible.

POLICY CAD-2.3 – ENTRYWAYS

The extended landscaped setback provided along Vine Drive presents the quality and visual expanse to set a good impression for those traveling through our Community.

POLICY CAD-3.1 – MODIFICATION OF STANDARD ARCHITECTURE

This project has upgraded its Architecture from the standard all-metal building aesthetic. A combination of materials and building forms is provided to add visual interest to the property. The character of the project promotes the uniqueness of the Community.

POLICY CAD-3.2 – COMPATIBLITY

The massing, colors, and detailing used in the project will set the stage for other industrial uses that will develop in the future. This project's attention to detail will require other projects to contribute to the distinctive quality of the neighborhood.

POLICY CAD-4.1 – CRIME PREVENTION AND SECURITY

The design of the project will promote crime prevention. The project will limit access to a controlled point that limits the opportunity for criminal mischief. The project will have a caretaker on-site 24/7 that will deter criminals from attacking the property. The fencing and placement of buildings reduce the opportunity for criminals to enter the property. The design orientation of the project limits the visibility of the nature of the project reducing a criminals observation of property that they may want to steal. Codes will be necessary to access as well as exit the property to further alleviate tail-gating.

POLICY CAD-4.2 – LIGHTING AND LANDSCAPING

Lighting levels for the project will be kept low and even in the areas around the buildings and absent from the surface storage areas maintaining the current dark sky found in the area. Landscaping is placed so not to create dangerous enclaves that could harm Community members.

ECONOMIC

POLICY ECON-1.1 – BALANCE OF EMPLOYMENT OPPORTUNITY

This is a new business opportunity that can provide minimal skilled workers for a stable long-term opportunity. The onsite employed manager is a key function to the success of the project. The property will provide the opportunity for vehicle owners to have their vehicles detailed, accessorized and cleaned. Maintenance services will be limited to the exchange of parts. No oil or vehicle fluid exchange will be provided on site. Shrink wrapping protection for boats and RV winterization are some of the additional services that will be provided.

POLICY ECON-1.2 – ECONIMIC DEVELOPMENT

The project meets the goals set by the City by increasing private investment in the Community, by providing primary employment opportunities and by creating a positive environment for businesses to locate.

POLICY ECON-1.3 – INFRASTRUCTURE

The property allows for easy access to arterial streets through the existing and established transportation grid system. The property fills into the existing grid and does not cause the grid to be expanded.

POLICY ECON-2.2 – ECONOMIC SUSTAINABILITY

The project meets the goal of the City to provide development within the existing Urban Growth Area.

ENVIRONMENT

POLICY ENV-1.1 – AIR QUALITY OBJECTIVES

The property is so located to serve an emerging residential district that has limited access to essential and support services. The project is located so that residents and businesses can take advantage of the services provided in their neighborhood. Currently people need to travel great distances to obtain the services that will now be locally available. This location will allow for the reduction of vehicle-miles traveled to and from the neighborhood because the services will be locally available. Because the property is part of the neighborhood, reduction of travel time will mean reduction in emissions from burning fossil fuel vehicles. The site development will enhance pedestrian and bicycle travel with the included East Vine Drive improvements helping people reduce their dependence on fossil fuels.

POLICY ENV-3.2 – REDUCE GREENHOUSE EMISSIONS

No new sources of fossil fuel consumption will be provided with this project. This project has a very small carbon footprint aiding the City in achieving its goal of reducing emissions. The project's design will take into account that future of the recreational vehicle industry will see electric vehicles in the future. Therefore, the design of the project will take into account strategically located future charging stations. The project

will also take advantage of its solar potential by locating photo voltaic panels on directional exposures of buildings, fencing, and fields to generate electrical power for the energy grid. These measures as part of the project will reduce greenhouse emissions and help meet City policies to become energy independent.

POLICY ENV-4.3 – WATER DEMAND

The total property is a little over thirty-five acres. Approximately half of the property is to be maintained in its native state. Most landscape areas of the property will be drought tolerant type plants and grasses and be low water consuming type. A combination of xeriscape and native grasses will be used for the turf cover and will be watered with well water. The median and East Vine landscape setback will be the only portion of the landscaping requiring a medium demand for irrigation. The project will create a minimal increase in the demand for water. Irrigation for the property will be provided by existing non-potable wells located on site. This further reduces the demand for drinking water to be processed for the region.

POLICY ENV-6.1 – PROTECTION AND ENHANSMENT

The project is designed to provide a native and naturally proportioned setback from the identified wetland areas on site and the portion of the Cooper Slough what is on the property. The unique design of the project fencing and building facades as solar voltaic generators further reduces the carbon footprint of the project and the production of electricity on site will further aid in the City's goal of becoming zero fossil energy sourced.

POLICY ENV-6.2 – FLOODPLAINS

The Cooper Slough flows through the property from north to south. The project will have no development within the floodway and maintains a natural setback from the Slough. Development within the floodplain will be to City and FEMA standards. The caretaker's residence will be on the second floor removing it from potential physical damage caused by flooding. The office / commercial use areas of the property will be elevated to above floodplain elevations in accordance to both City and FEMA standards.

POLICY ENV-7.1 – COMMUNITY NOISE

The nature of a storage facility is a low to very low intensity land use from the standpoint of vehicle and human activity. Vehicles are typically stored for three to four months at a time allowing the property to be a very low noise generating property. In comparison to a residential area that typically generates eight to ten trips per day per residence this facility would be considered silent and will generate only minimal additional noise as the site currently does. Noise pollution is not an issue of concern for this project

POLICY ENV-8.1 – BALANCE OF ENVIRONMENTAL AND ECONOMIC CONCERNS

The development of this property is a balance between environmental concerns and economic rights. The low intensity of the land use provides a buffer between the sensitive areas and the more intense uses that the Zoning allows and the potential higher

impact that residential use adjacent will provide. The development allows a business to operate and utilize the property with the understanding that the environmentally sensitive areas will be protected. Generous setbacks from these features provide that balance.

NATURAL AREAS AND OPEN LANDS

POLICY OL-2.1 CONSERVATION TOOLS

This property development plans calls for approximately 50% of the land to be developed. The balance of the property will be maintained in a natural state as protection of wetland areas and the Cooper Slough. The Owners will consider placing a conservation easement on the property set to be openspace after they determine the legal entity that will best serve the establishment of the easement.

POLICY OL-3.1 – CORRIDORS

The Mulberry Corridor plan originally called for a trail along the Cooper Slough from Mulberry north past Vine Drive. Due to the sensitive nature of a slough and the intensity of us that our trail systems get, it was determined that a more urban setting through other portions of the neighborhood will be more appropriate. No trail ground is separately set aside with this plan.

GROWTH MANAGEMENT

POLICY GM-1.2 – MANAGEMENT AREA BOUNDARY

The property is within the boundaries of the Urban Growth Area. From a long-term growth management plan the City has recognized that this land should be developed as industrial property and that it should be developed within the City. The property will serve a residential district that the City has established by previous and current planning actions. This development enhances this district concept.

POLICY GM-4.1 - CAPITAL FACILITIES

Transportation patterns for the property are established. East Vine Drive provides safe and covenant access from the site as a classified arterial street. Essential services of water, sanitary, natural gas, communications, and power are all present on site to a level to support the project. No major infrastructure cost to the City is required to develop the property.

POLICY GM-5.1 PHASING OF DEVELOPMENT

All essential services are provided to this district and the site by previous development. This project does not extend services beyond current capabilities

POLICY GM-6.1 – FEES AND DEVELOPMENT REQUIREMENTS

The property will be paying its fair share of development cost through development related fee. These fees will be paid by the project at the time of Planning Department review through the filing fees for the project and at time of building permit. More importantly the project will be accessed fees for street over sizing, electrical fees,

building permit fees, and sales tax as part of the development process. In addition the project will provide the infrastructure of streets, sidewalks, bicycle paths, water lines, sanitary lines, dry utilities, and open spaces that are programmed to be completed in accordance to the Development Agreement.

INDUSTRIAL DISTRICTS

POLICY ID-1.1 – LAND USE

The indoor vehicle storage uses, the surface vehicle storage areas, and related service amenities for the project are uses that are intended to be located in this district and are consistent with the current Zoning. This project is the right fit for the location.

POLICY ID-1.3 – LAND USE TRANSITION

This land use is a low intensity, low traffic generator, and a low noise generating business. This land use allows the long-term storage of personal property both large and small items. Typically the users of the property visit three to four times a year. This intensity provides a great buffer for the residential uses located along East Vine Drive and existing industrial uses functioning off Mulberry and the Frontage Road. This property provides separation from the noise that other industrial properties may generate.

POLICY ID-11.4 – DESIGN CHARACTER AND IMAGE

This project has a rather simple design in form and function. The buildings are small and varied in stature according to the needs of the uses. Though the buildings are simple in form variety of shapes allows a character to be unique and pleasing.

EAST MULBERRY CORRIDOR PLAN

This review of the document demonstrates how the design of the project meets the intentions of the plan.

LAND USE

- The project will be scaled to the neighborhood to be a service component of the existing residential and commercial uses. The project adds to the diversity of the area.
- The project will provide a portion of the future multi-use trail that will link the adjacent neighborhood to services and employment by development of the arterial improvements along East Vine Drive.
- The project will become part of a healthy industrial hub for the City. It will provide stable employment opportunities.
- The centralized location of the project will serve the needs of current commercial developments, current residential uses, and future residential uses that will develop in this District.

TRANSPORTATION

- The property will offer a multi-modal transportation network. A combination of City streets and private drives will provide a safe circulation route for all vehicles using

the property. The system will be safe and efficient. It will meet all design standards applied by the City currently.

- Pedestrian and bicycle travel will be supported with detached walks that connect this project with other properties in the neighborhood.

OPEN SPACE

- This property is a key component to establishing an openspace corridor along the Cooper Slough. This project respects the importance of the slough with its generous setbacks and low intensity of development.
- The major elements of plant live, animal habitat, and clean water are all supported by the design of the property.

EAST MULBERRY CORRIDOR PLAN

PRINCIPLES AND POLICIES

POLICY EMC.LU-4.2 – INDUSTRIAL

The project meets the requirements set in this section for location, building design, distribution of uses on the site, and buffering.

TRANSPORTATION

POLICY EMC.T-1.1 – STREETS

The project is providing construction of the arterial portion of East Vine Drive with this project. This provides the level of improvement on site to provide the Community with a well-connected multi-modal transportation system.

POLICY EMC.T-1.4 – MULTI-MODAL

The project provides bike lanes with the construction of East Vine Drive. The sidewalks along East Vine Drive are detached to add to the safety, pleasure, and comfort of the pedestrians.

POLICY EMC.T-2.3 - COOPER SLOUGH

Due to the sensitive nature of the Cooper Slough and associated wetlands streets are not shown to cross the property to maintain the quality of these natural areas. In this case, the protection of the natural features is more important then connectivity. The adjacent properties being large in size have multiple options to provide excellent levels of transportation services.

POLICY EMC.T-3.1 - COMPACT MIXED-USE DEVELOPMENT

The design of this project along Vine Drive provides services to the residential neighborhoods to the north and west. The link of the transportation corridor, Vine Drive, and the adjacent residential uses helps keep this emerging neighborhood compact.

POLICY EMC.T-2.4 – SAFETY

The design of the project positions the access between the existing two access point on the north and south sides of East Vine Drive at a spacing greater that the LUC minimum standard. This provides for safe and orderly access for the transportation corridor. The detached walkways add to the safety features of the design

COMMUNITY APPEARANCE AND DESIGN

POLICY EMC.CAD-1.2 – COMPATABLITY

The project utilizes a variety of materials, wall heights, roof lines, and wall feature elements to keep the scale of the project human. The project is upgraded in appearance to the industry standard for this building type. The low profile appearance of the project reduces the significants of the building massing.

POLICY EMC.CAD-1.5 – LANDSCAPING

The landscaping materials used for this project maximize the efficiency of the water used for irrigation. Up to twenty acres of the project is maintained in its native habitat. Drought tolerant materials are used through out with few areas of grasses that have a medium demand for water. These green areas are balanced with xeriscaped areas further reducing the need for irrigation. Irrigation is provided through on-site wells, reducing the use of potable water.

OPEN AREAS AND NATURAL LANDS

POLICY EMC.ONL-1.3 – COOPER SLOUGH

The wetlands and Cooper Slough on and adjacent to the property are protected and left in the native state. A buffer zone protects both sensitive features and sets development at a safe distance to protect these features.

POLICY EMC.OLN-1.4 – STORM DRAINAGE

The storm drainage features for this project provide a safe method to handle drainage and at the same time protect the sensitive areas on the site. The detention system limits the flow of water during a storm so that the sensitive areas receive no additional flows then would have occurred prior to development. Extended detention provides the opportunity to treat the storm water and remove heavy particles, debris, and some contaminates. These features help to keep the drainage water clean as it is being released.

PROJECT SUMMARY

The Owners are committed to working to achieve the goals and policies of the City’s Structure Plan. Our intentions are to have a high quality development that is functional, economically feasible and visually pleasing to the public. They understand that it is a commitment to excellence that they are taking and are willing to take these steps for the project and the Community.