



**ADMINISTRATIVE HEARING OFFICER**

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**STAFF REPORT**

**PROJECT:** 2620 W Elizabeth St. – Single-family Detached, PDP160037

**APPLICANT:** Mike Walker  
TB Group  
444 Mountain Ave.  
Berthoud, CO 80524

**OWNERS:** Flagstone Investments LLC  
PO Box 2796  
Gillette, WY 82717

**PROJECT DESCRIPTION:**

This is a request for a Project Development Plan to plat 9 lots for single-family detached homes. The lots will range in size from 5,515 to 9,462 square feet. The existing home on the lot will be preserved and will be on its own lot. The applicant is requesting 4 modifications of standard as part of this application. The site is located in the Low Density Residential (RL) zone district.

**RECOMMENDATION:** Staff recommends approval of the modification requests and the 2620 W Elizabeth St. – Single-family Detached, PDP160037.

**EXECUTIVE SUMMARY:**

Staff finds the proposed 2620 W Elizabeth St. – Single-family Detached Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Modification of Standard to Section 3.8.11(A) that is proposed with this Project Development Plan meets the applicable requirements of Section 2.8.2(H)(1).



- The Project Development Plan complies with relevant standards of Article 3 – General Development Standards, provided the modification to 3.8.11(A) is approved.
- The Modification of Standard to Section 4.4(D)(1) that is proposed with this Project Development Plan meets the applicable requirements of Section 2.8.2(H)(1).
- The Modification of Standard to Section 4.4(D)(2)(a) that is proposed with this Project Development Plan meets the applicable requirements of Section 2.8.2(H)(1).
- The Project Development Plan complies with relevant standards located in Division 4.4, Low Density Residential District (RL) of Article 4 – Districts, provided the modifications to 4.4(D)(1) and 4.4(D)(2)(a) are approved.

## COMMENTS:

### 1. Background

The property annexed into the City of Fort Collins in two phases. The eastern 45.97 feet was included in the Valley Hi Second Annexation on March 24, 1966. The remainder of the property was included in the Overland Trail Annexation on November 25, 1970. The property was platted as Tract A of the West Plum Street PUD on July 22, 1996. West Plum Street PUD indicates, however, Tract A was not a part of the development.

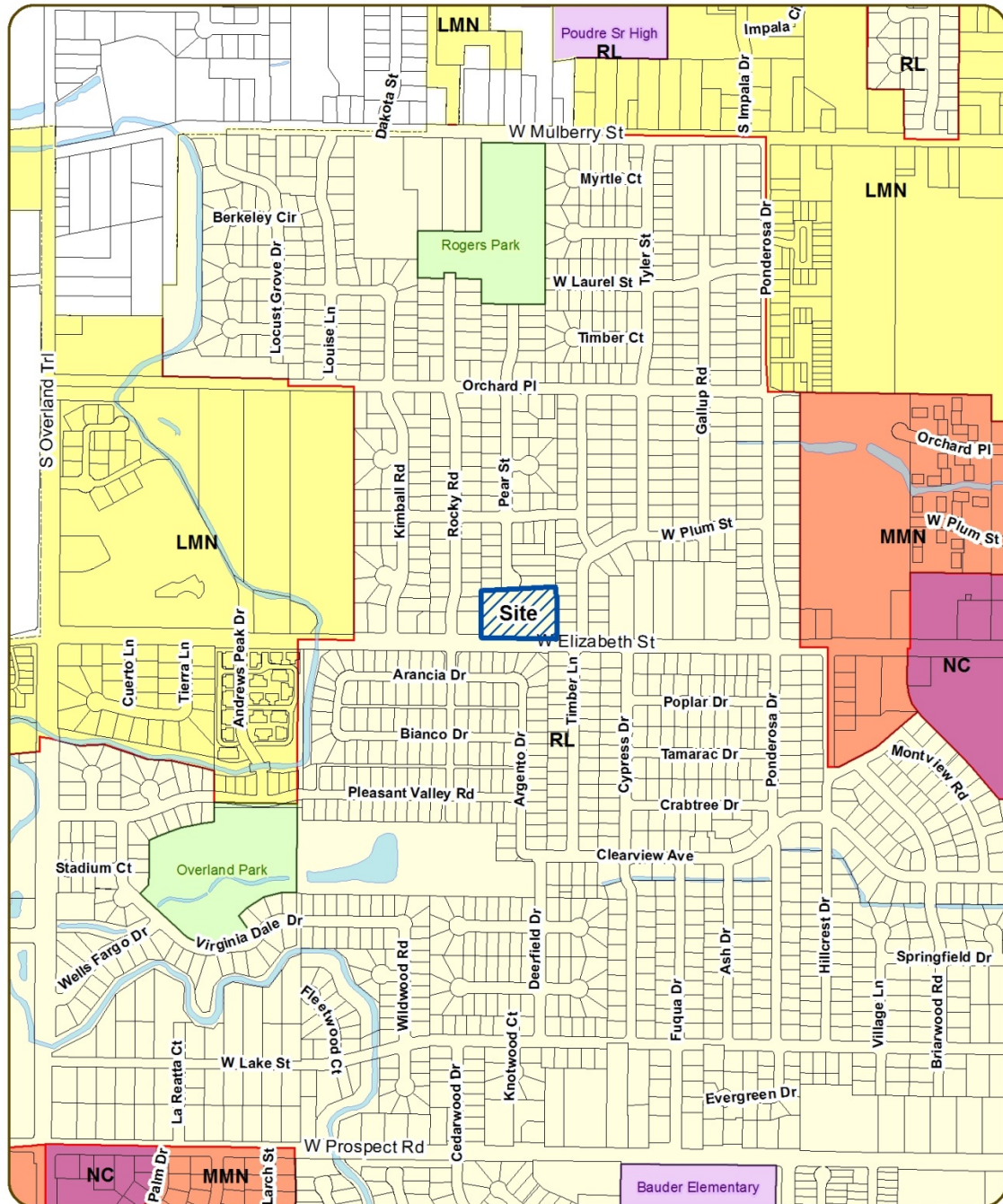
The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Low Density Residential (RL)	Single-family detached residential
South	Low Density Residential (RL)	Single-family detached residential
East	Low Density Residential (RL)	Single-family detached residential
West	Low Density Residential (RL)	Single-family detached residential

Below is a zoning and site vicinity map.



**Figure 1: 2620 W Elizabeth St. – Single-family Detached Zoning & Site Vicinity Map**



1 inch = 667 feet

**2620 W Elizabeth St. - Single-family Detached  
Zoning & Vicinity Map**





2. **Compliance with Section 2.8.2(H) of the Land Use Code - Modification of Standards**

**Modification #1 Description:**

The applicant requests a Modification to Section 3.8.11(A) to have a fence that exceeds 100 feet in length without a change in setback.

**Land Use Code Standard Proposed to be Modified (areas underlined and bolded for emphasis):**

**Land Use Code 3.8.11(A):**

**If used along collector or arterial streets, such features shall be made visually interesting and shall avoid creating a "tunnel" effect.**  
*Compliance with this standard may be accomplished by integrating architectural elements such as brick or stone columns, incorporating articulation or openings into the design, varying the alignment or setback of the fence, softening the appearance of fence lines with plantings, or similar techniques. **In addition to the foregoing, and to the extent reasonably feasible, fences and sections of fences that exceed one hundred (100) feet in length shall vary the alignment or setback of at least one-third ( 1/3 )of the length of the fence or fence section (as applicable) by a minimum of five (5) feet.***

**Land Use Code Modification Criteria:**

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

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

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



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

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

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

**Summary of Applicant's Justification:**

The applicant requests that the Modification be approved and provides the following justification based upon Criterion 1 (proposal is equal or better than provisions in the Land Use Code):

**Applicant's Justification for Criterion 1:**

- The modification is minor as the fence line is only 288'.*
- Variation in the fence line will reduce the length of the side yard lot lines and reduce the overall size of the lot creating additional conflicts with the land use codes and in the design of the subdivision.*
- The proposed alternative fence plan continues to improve the design, quality and character of new development. This is achieved by using high quality fence and column materials and landscape. This will still create the desired streetscape along this portion of Elizabeth and far improved compared to the existing fencing in the adjacent neighborhoods.*
- We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by still building an attractive, desirable product in an infill site with a price point that the market desires and that the community can be proud of.*
- Finally, the proposed alternative plan is not a detriment to the public good, as it results in the development of a vacant property within an established area in accordance with the overall City goals outlined in City Plan.*



**Staff Finding:**

Staff finds that the request for a Modification of Standard to Section 3.8.11(A) is justified by the applicable standards in 2.8.2(H)(1).

- A. The granting of the Modification would not be detrimental to the public good;
- B. The project design satisfies 2.8.2(H)(1): *the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.*

As stated in the code language, the purpose of this standard is to avoid the tunnel effect, where a long, uninterrupted fence creates a monotonous streetscape. This standard requires the fence to be visually varied, both architecturally with columns or openings, as well as a change in plane, when it exceeds 100 feet in length. The proposed fence is approximately 288 feet in length. The proposed fence shows a change in plane only along Lot 3 where the fence is 113 feet long. Lots 4 and 5 contain a fence 175 feet in length without a change in plane. One of the issues with providing a second change in plane is how it affects the lot size for Lots 4 and 5. Lots 4 and 5 would not meet the minimum lot size requirement by pushing the fence five feet further into either lot. To break up the tunnel effect of the fence, the applicant proposes stone columns at the corners of each lot. The applicant also proposes 4 x 6 cedar posts every 7'-6" to add further visual relief to the fence. This proposal effectively breaks up the fence visually while still providing a change in plane without pushing the lots into non-compliance. For these reasons, staff finds the proposal is equal to or better than a compliant plan.

**Modification #2 Description:**

The applicant requests a Modification to Section 4.4(D)(1) – *Density* to have four lots with less than 6,000 square feet of lot area.

**Land Use Code Standard Proposed to be Modified (areas underlined and bolded for emphasis):**

Land Use Code 4.4(D)(1):

**Density. All development in the Low Density Residential District shall have a minimum lot area the equivalent of three (3) times the total floor area of the building but not less than six thousand (6,000) square feet.**



**Summary of Applicant's Justification:**

The applicant requests that the Modification be approved and provides the following justification based upon Criterion 1 (proposal is equal or better than provisions in the Land Use Code):

**Applicant's Justification for Criterion 1:**

- *As stated in the purpose statement, the R-L zone district was intended to be a broad brush zoning district for the many of the established neighborhoods in the City. It did not contemplate infill, redevelopment, or small underutilized parcels of land. Meeting all of the dimensional and density standards is infeasible.*
- *The modification is minor and only affects four lots. If the lot areas were measured to the flowline instead of the back of the detached sidewalk, then they would meet the minimum size.*
- *The proposed alternative plan continues to improve the design, quality and character of new development by exceeding the building standards set forth in Section 3.5. The use of high quality residential building materials, building articulation, projections and recesses, along with pitched roof elements ensures sensitivity to and compatibility with the surrounding neighborhood.*
- *We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by building an attractive, desirable product in an infill site with a price point that the market desires and that the community can be proud of.*

**Staff Finding:**

Staff finds that the request for a Modification of Standard to Section 4.4(D)(1) is justified by the applicable standards in 2.8.2(H)(1).

- A. The granting of the Modification would not be detrimental to the public good;
- B. The project design satisfies 2.8.2(H)(1): *the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.*

The purpose of this standard is to maintain the character of subdivisions with a predominance of single-family detached homes developed from the 1950s until the 1980s. Neighborhoods with few opportunities for redevelopment received the RL zoning designation as part of City Plan in 1997. Few lots in the RL zone



district have less than 6,000 square feet of area. One of the subdivisions with lots below 6,000 square feet in the RL zone is the West Plum Street PUD immediately north of the proposed development. Four of the twelve lots in the West Plum Street PUD have less than 6,000 square feet of lot area. Lots 1, 6, 11, 12, and 13 all have less than 6,700 square feet of lot area each. The remaining lots have over 9,000 square feet of lot area.

The lot pattern the applicant proposes is similar to the West Plum Street PUD. Lots 6-9 would contain less than 6,000 square feet with the smallest lot having 5,515 square feet of area. Lots 1, 4, and 5 would contain more than 6,000 square feet but less than 6,500 square feet of area. Lots 2 and 3 would contain more than 8,000 square feet of area. One other feature that limits the lots sizes for this subdivision is the proposed detached sidewalk. West Plum Street PUD has attached sidewalks. Detached sidewalks provide more safety for pedestrians, allow for the planting of street trees, and provide an area for plows to push snow in the wintertime. Lots 6-9 would comply with the minimum lot size if the sidewalks were attached and the property lines went to the back of the sidewalk. By virtue of providing detached sidewalks and having a lot pattern consistent with the adjacent neighborhood, staff finds the proposed plan to be equal to or better than a compliant plan.

**Modification #3 Description:**

The applicant requests a Modification to Section 4.4(D)(2)(a) to have Lots 6-9 less than 60 feet wide.

**Land Use Code Standard Proposed to be Modified (areas underlined and bolded for emphasis):**

Land Use Code 4.4(D)(2)(a):

**Minimum lot width shall be sixty (60) feet for a single-family dwelling or child-care center and one hundred (100) feet for all other uses.**

**Summary of Applicant's Justification:**

The applicant requests that the Modification be approved and provides the following justification based upon Criterion 1 (proposal is equal or better than provisions in the Land Use Code):

**Applicant's Justification for Criterion 1:**



- *As stated in the purpose statement, the R-L zone district was intended to be a broad brush zoning district for the many of the established neighborhoods in the City. It did not contemplate infill, redevelopment, or small underutilized parcels of land. Meeting all of the dimensional and density standards is infeasible.*
- *The modification is minor and only affects three lots, which are 52.3', 52.7' and 53.3' respectively. The lots will meet all of the required setbacks in the R-L zone. The project is designed and intended for small, narrow homes in order to provide more housing choices and is not a standard single family greenfield development.*
- *The proposed alternative plan continues to improve the design, quality and character of new development by exceeding the building standards set forth in Section 3.5. The use of high quality residential building materials, building articulation, projections and recesses, along with pitched roof elements ensures sensitivity to and compatibility with the surrounding neighborhood.*
- *We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by building an attractive, desirable product in an infill site with a price point that the market desires and that the community can be proud of.*

#### **Staff Finding:**

Staff finds that the request for a Modification of Standard to Section 4.4(D)(2)(a) is justified by the applicable standards in 2.8.2(H)(4).

- A. The granting of the Modification would not be detrimental to the public good;
- B. The project design satisfies 2.8.2(H)(4): *the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

The purpose of this standard is similar to the minimum lot size requirement in that it promotes a certain character of development typical of subdivisions from the 1950s to 1980s. Most RL lots in the City have at least 60 feet of width. West Plum Street PUD, immediately adjacent to the north, features lots less than 60 feet wide. Nine of the 12 lots have less than 60 feet of lot width. The lots range in width from 56 feet up to 79 feet. Similarly, the applicant proposes lots ranging in



width from 52 feet up to 77 feet. This range of lot widths is similar to the lot pattern of West Plum Street PUD. The applicant is also only seeking this modification for Lots 6-9. From the perspective of the overall development, staff finds the modification requested is nominal and inconsequential by having a similar lot pattern to the adjacent development and by only requesting the modification for four lots.

3. **Compliance with Article 3 of the Land Use Code – General Development Standards:**

The project complies with all applicable General Development Standards as follows:

A. *Section 3.1.1 – Applicability*

Single-family homes subject to Basic Development Review (BDR) in Article 4 must only comply with the standards in Article 4 and any supplemental regulations contained in division 3.8. Single-family detached dwellings part of an approved site specific development plan are subject to BDR per Section 4.4(B)(1)(a)(1). Owners of the lots created by this subdivision will submit a BDR for the design of their individual homes. This PDP only deals with creating buildable lots for the single-family detached homes. As such, this staff report does not cover setbacks or building height per the standards in Section 4.4 of the Land Use Code since each individual lot owner will submit a BDR with their specific home designs later.

B. *Section 3.2.1(D)(2) – Street Trees*

Developments that front on streets with a landscape parkway must provide canopy shade trees at 30-40 foot spacing in the center of such parkway areas. The proposed landscape plan shows street trees planted behind the sidewalk rather than in the landscape parkway. The applicant proposes these locations since the landscape parkway is acting as a swale for stormwater purposes. This precludes planting trees in the parkway. The proposed alternative with a street tree planted in the front yard of each lot and two additional trees on the side of Lot 6 meets the intent of this code standard. All of the trees must remain per the landscape plan so homeowners will not be able to remove these trees. All of the



trees will contribute to the urban tree canopy, which is the purpose of this standard. Due to these factors, staff finds the proposal to meet this code standard.

C. *Section 3.2.1(D)(3) – Minimum Species Diversity*

To prevent uniform 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 maximum percentage of any one species when there are 20-39 trees is 33%. No species consists of more than 20% of the overall amount of trees provided.

D. *Section 3.2.1(D)(4) – Tree Species and Minimum Sizes*

All trees provided must meet the minimum sizes as follows:

<i>Type</i>	<i>Minimum Size</i>
Canopy Shade Tree	2.0" caliper balled and burlapped or equivalent
Evergreen Tree	6.0' height balled and burlapped or equivalent
Ornamental Tree	1.5" caliper balled and burlapped or equivalent
Shrubs	5 gallon or adequate size consistent with design intent
Canopy Shad Tree as a street tree on a Residential Local Street Only	1.25" caliper container or equivalent

The trees shown on the landscape all meet these minimum requirements.

E. *Section 3.2.1(E)(3) – Water Conservation*

All landscape plans must be designed to incorporate water conservation materials and techniques in order to meet the Xeriscape principals established in the Land Use Code. Total annual water use shall not exceed 15 gallons/square foot over the site. The landscape plan meets the Xeriscape principals in the Land Use Code and has an annual water use of 9.6 gallons/square foot over the site.

F. *Section 3.2.1(F) – Tree Protection and Replacement*



Significant trees slated for removal require mitigation based on their size, species, and condition. The City Forester conducts a site visit, inventories all existing trees, and establishes a mitigation value for all significant trees on the development site. Sheet LS3 of the landscape plan indicates the locations, species, size, and condition of all existing trees on the development site. The City Forester determined the mitigation value of all trees on the site. The applicant proposes removing all but two of the existing trees on the site, resulting in a mitigation value of 38 trees. The project will provide mitigation for 36.5 of these trees by upsizing all trees on the site per the standards in this code section. The applicant will pay the Forestry department for providing mitigation trees off-site for the remaining trees in accordance with this standard.

G. *Section 3.2.2(C)(1) – Safety Considerations*

To the maximum extent feasible, pedestrians shall be separated from vehicles and bicycles. The proposed development shows sidewalks separated from the roadway by a curb and a landscape parkway. These walkways allow pedestrians to move within the site without encountering vehicles or bicycles.

H. *Section 3.2.2(C)(5) – Walkways*

Walkways must be located and aligned to directly and continuously connect areas or point of pedestrian origin and destination. Sidewalks line the street-like private drive and connect to each lot. The proposal shows each sidewalk connecting to the existing sidewalks on Pear Street and Elizabeth Street.

I. *Section 3.2.2(C)(6) – Direct On-Site Access to Pedestrian and Bicycle Destinations*

Pedestrian and bicycle facilities provided on site must connect to or allow for direct connections to major pedestrian and bicycle destinations. The sidewalk network connects to the sidewalks on Pear Street and Elizabeth Street, which provide direct connections to major destinations.

J. *Section 3.2.2(C)(7) – Off-Site Access to Pedestrian and Bicycle Destinations*



Developments may need to provide off-site improvements to provide for safety, efficiency and convenience for bicycles and pedestrians both within the development and to and from surrounding areas. This development will add a detached sidewalk, bike lane, and buss pull out on the north side of Elizabeth Street in accordance with this standard.

K. *Section 3.2.2(C)(8) – Transportation Impact Study*

A Transportation Impact Study is required for developments that could have an impact on the traffic conditions surrounding the development. Traffic Operations staff waived the requirement for a Traffic Impact Study due to the low amount of traffic generation anticipated from this development.

L. *Section 3.2.2(D) – Access and Parking Lot Requirements*

The proposal meets the requirements outlined in Land Use Code section 3.2.2(D) including the separation of vehicles and pedestrians, unobstructed vehicle access, location of off-street parking areas, pavement material, and lighting.

M. *Section 3.2.2(K)(1)(c) – Residential and Institutional Parking Requirements - Single-family Detached*

Single-family detached homes with more than 40 feet of street frontage must provide at least one off-street parking space. Each lot has more than 40 feet of frontage and will provide a two-car garage in accordance with this standard.

N. *Section 3.2.3 – Solar Access, Orientation, Shading*

All development shall be designed throughout to accommodate active and/or passive solar installations to the extent reasonably feasible while minimizing the casting of shadows onto adjacent developments. The architectural elevations show solar panels on the roofs of each duplex and are located to minimize casting shadows on the neighborhood to the south.

O. *Section 3.2.4 – Site Lighting*



The proposed lighting plan is consistent with the requirements of the Land Use Code in regards to the general standard, lighting levels and design standards.

P. *Section 3.3.1(B) – Lots*

No lot in a subdivision shall have less area than required under the applicable zoning requirements. Each lot must also have vehicular access to a public street. Should Modifications 2 and 3 be approved, all lots meet the minimum dimensional standards outlined in Section 4.4 of the Land Use Code.

Q. *Section 3.4.1 – Natural Habitats and Features*

Since this site contains an irrigation ditch, an Ecological Characterization Study (ECS) was required. An ECS establishes what natural habitat features and other environmental sensitive resources should be protected as part of a development plan. The applicant submitted an ECS in accordance with this standard. Based on the ECS, the only valuable habitat feature on the site are the trees. The ECS recommends preserving the existing trees or mitigating for lost trees per the City Forester's requirements. As discussed earlier, the proposed landscape plan shows the removal of many trees on the site with appropriate mitigation. As such, the proposal satisfies this code standard.

R. *Section 3.6.2(C)*

Streets on a project development plan shall conform to the Master Street Plan where applicable. The applicant proposes to improve Elizabeth Street in conformance with the Master Street Plan.

S. *Section 3.6.2(F)*

Individual lots abutting an arterial street may not access directly onto the arterial street. None of the proposed lots will access Elizabeth Street. Each lot will access the street-like private drive proposed that would connect with Pear Street.

T. *Section 3.6.2(G)*



Lots must have 150 feet of depth if abutting an arterial street. Applicants may request alternative compliance as part of this standard. The applicant must demonstrate that their proposal minimizes the noise, light, and other potential negative impacts of the arterial street on the residential lots. The applicant submitted an alternative compliance request in accordance with this standard.

U. *Section 3.6.2(N) – Private Drives*

Developments may supply private drives in lieu of public streets as long as the private drive does not result in additional cut-through traffic, functions similarly to a public street, satisfies emergency access requirements, will be maintained in a satisfactory way, and can meet naming and addressing requirements. The proposed development will be served by Bartlett Drive, which is a street-like private drive. Bartlett Drive would have a five-foot-widesidewalk, 6'-4" landscape parkway, and 30-foot wide drive. This proposed cross section meets the standards of a Residential Local Street in the Larimer County Urban Area Street Standards (Attachment 9, Figure 7-9F), in accordance with this code section. The plan will not promote significant cut through traffic, will function similarly to a public street, satisfies emergency access per 3.6.6 of the Land Use Code, ensures maintenance by the HOA, and is named properly for addressing purposes, satisfying this standard.

V. *Section 3.6.3 – Street Pattern and Connectivity Standards*

This standard requires streets to provide connections to existing streets and provide safe, convenient, and attractive streets for all modes of transportation. Pear Street stubs into the north property line of the development site. West Plum Street PUD indicates Pear Street will continue once the site develops. In accordance with this standard, the applicant proposes Bartlett Drive to continue Pear Street with an emergency access point along Elizabeth Street. A connection to Elizabeth Street from Pear Street for all modes would not meet the spacing requirements of intersections in this code section.

W. *Section 3.6.4 – Transportation Level of Service Requirements*

Developments must demonstrate that all adopted Level of Service will be achieved for all modes of transportation. All modes of transportation meet



the requisite Level of Service as part of this development by supplying a private drive and connections for bikes and pedestrians.

X. *Section 3.6.5 – Bus Stop Design Standards*

The proposes bus stop and pull out supplied by the development is consistent with the City of Fort Collins Bus Stop Design Standards and Guidelines, which satisfies this code standard.

Y. *Section 3.6.6 – Emergency Access*

All proposed developments shall provide adequate access for emergency vehicles and for those persons rendering fire protection and emergency services. The proposed development's emergency access plan has gained preliminary approval from Poudre Fire Authority for meeting all applicable code requirements.

Z. *Section 3.8.11(B) – Materials*

Fences required for screening may not be constructed out of chain link. The proposed fences would be constructed using wood and stone.

AA. *Section 3.8.11(C)*

Fences must be less than four feet in height in a side yard, less than six feet in a rear yard, and no closer than two feet to a public sidewalk. All of the fences proposed meet these requirements. Note that the sidewalk along Bartlett Drive is not a public sidewalk. This means the two-foot separation requirement does not apply for that section of fence.

4. **Compliance with Article 4 of the Land Use Code – Division 4.4, Low Density Residential (RL):**

The project complies with all applicable Article 4 standards as follows:

A. *Section 4.4(B)(2)(a) – Permitted Uses*

This section permits single-family detached dwellings subject to Administrative Review.

5. **Public Outreach Summary**



As part of this project, the applicant conducted one neighborhood meeting. This meeting occurred on February 15, 2017. At that point in time, the applicant was considering a re-zone to allow a higher density of housing. The applicant presented their two development ideas and those in attendance weighed in on both proposals. 41 neighbors participated in the neighborhood meeting. Comments primarily dealt with:

- Desire for single-family detached homes in accordance with the underlying zoning
- Concern about increase in traffic in the neighborhood
- No support for a re-zone
- Ensure irrigation lateral on-site is not impacted by development

**6. Findings of Fact/Conclusion:**

In evaluating the request for the Harmony Cottages Project Development Plan, Staff makes the following findings of fact:

- A. The Project Development Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The Modification of Standard to Section 3.8.11(A) that is proposed with this Project Development Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and the proposal submitted is equal to or better than a proposal that would meet the code.
- C. The Project Development Plan complies with relevant standards of Article 3 – General Development Standards, provided the modification to 3.8.11(A) is approved.
- D. The Modification of Standard to Section 4.4(D)(1) that is proposed with this Project Development Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and the proposal submitted is equal to or better than a proposal that would meet the code.
- E. The Modification of Standard to Section 4.4(D)(2)(a) that is proposed with this Project Development Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the



public good and the proposal submitted is equal to or better than a proposal that would meet the code.

- F. The Project Development Plan complies with relevant standards located in Division 4.4, Low Density Residential District (RL) of Article 4 – Districts, provided the modifications to 4.4(D)(1) and 4.4(D)(2)(a) are approved.

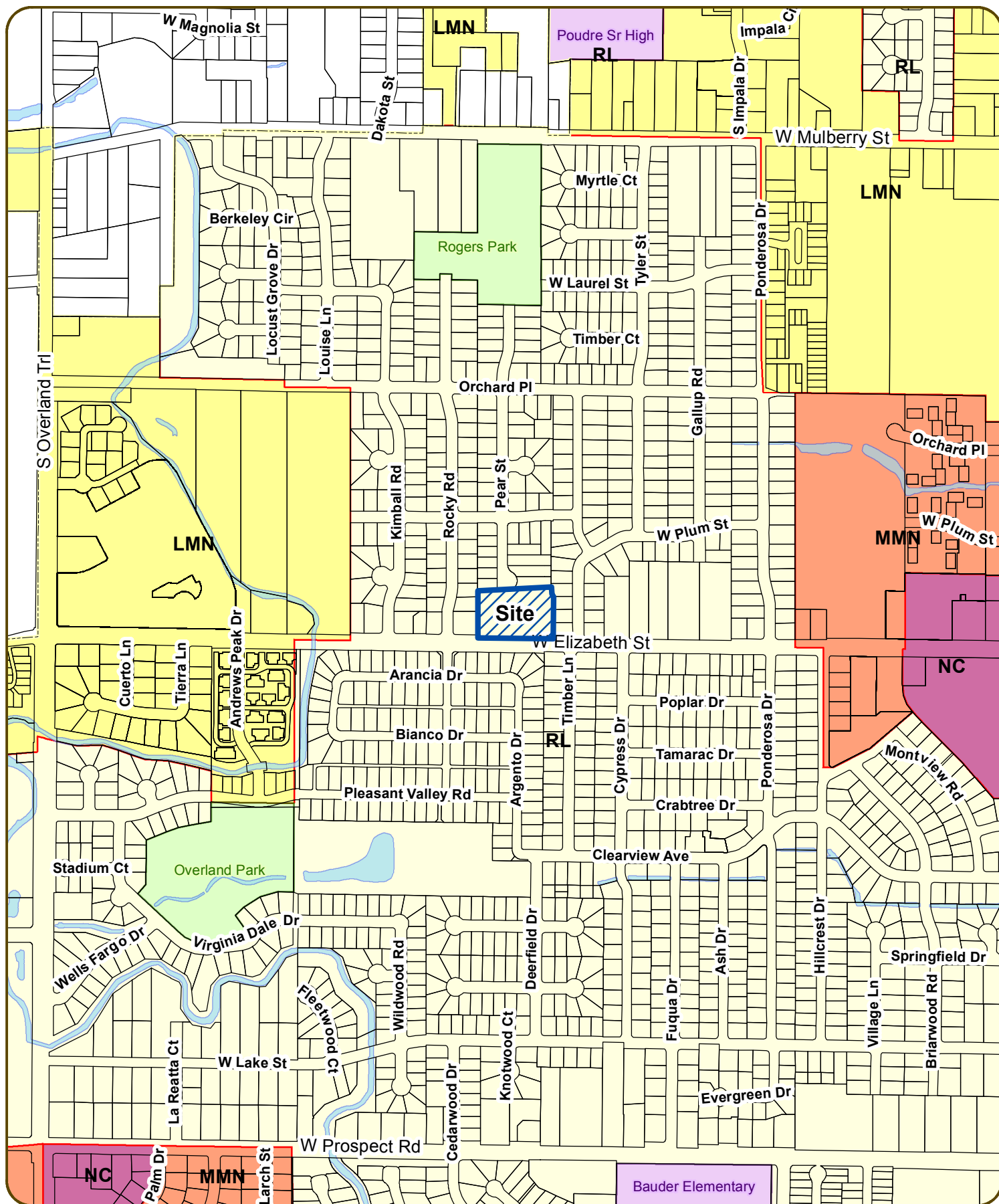
**RECOMMENDATION:**

Staff recommends approval of the modification requests and 2620 W Elizabeth St. – Single-family Detached, PDP160037.

**ATTACHMENTS:**

1. Zoning & Site Vicinity Map
2. Statement of Planning Objectives
3. Elizabeth Street Farms Subdivision Plat
4. Planning Document Set (includes site plan, landscape plan, and photometric plan)
5. Modification Requests and Alternative Compliance Request
6. Ecological Characterization Study
7. Utility Plan Set
8. Larimer County Urban Area Street Standards Fort Collins Figures
9. Neighborhood Meeting Summary





1 inch = 667 feet

# 2620 W Elizabeth St. - Single-family Detached Zoning & Vicinity Map





November 2, 2016

## 2620 Elizabeth Subdivision / Elizabeth Street Farms

### Statement of Planning Objectives

The intent is to develop the property into 11 single-family detached living units with the objective of creating vehicular and pedestrian connectivity to and from the existing neighborhood. The lots will range in size from 6,169 sq. ft. to 7,976 sq. ft. The homes will be targeted towards xx year olds consisting of 2 and 3 bedrooms with attached 2 car garages. A neighborhood open space is planned with possible community garden spaces and turf grass. This area will be accessible by walkable pathways throughout the development with connectivity to Elizabeth and surrounding neighborhoods.

The 2.34-acre site is Tract A of the West Plum Street PUD, north of West Elizabeth Street. The site is zoned Low Density Residential (RL) and the project will be subject to a Type I Administrative review with no neighborhood meeting required.

Vehicular access for the project will be from Pear Street via a private drive that provides access into the neighborhood. The site design will incorporate pedestrian access and connectivity utilizing sidewalks, open space and possible community gardens to enhance the neighborhood.

Uses surrounding the property consist of the following:

South: West Elizabeth Street – Residential Neighborhood (RL Zone)  
West: Residential Neighborhood (RL Zone)  
North: Residential Neighborhood (RL Zone)  
East: Residential Neighborhood (RL Zone)

The project will be designed to be compatible with the surrounding neighborhoods as required by the City Code. Architectural compatibility will be achieved by incorporating design elements from the surrounding neighborhood such as building materials, horizontal lap siding, shingle siding and board and batten siding in contrasting colors. In addition, there will be brick and stone veneer accents. The roofs will consist of asphalt shingles and / or standing seam metal.

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

The development of Tract A of the West Plum Street PUD meets the following applicable City Plan Principles and Policies:



## **Economic Health**

**Principle EH 4.1: The City will encourage the redevelopment of strategic areas within the community as defined in the Community and Neighborhood Livability and Neighborhood Principles and Policies.**

**AND**

### **Policy EH 4.2 – Reduce Barriers to Infill Development and Redevelopment**

The project, although not in a Targeted Redevelopment Area, will provide a compact suburban redevelopment project that is an ideal infill project and is within walking distance to many destinations including other targeted 'areas of activity' per the Map LIV I

## **Environmental Health**

***Policy ENV 4.5 – Support Community Horticulture  
Encourage and support the establishment of community gardens and other horticultural projects throughout the City to provide food, beautification, education, and other social benefits. Support the development of community led horticulture projects and agricultural activities on appropriate City-owned lands (e.g., Homeowner Association-run garden plots in neighborhood parks, ongoing leasing for agricultural purposes, and farmers' markets in public plazas and parking lots).***

Area is planned for a potential Community Garden located in the neighborhood open space.

## **Community and Neighborhood Livability**

**Principle LIV 6: A variety of housing types and densities for all income levels shall be available throughout the Growth Management Area.**

**Policy LIV 6.1 – Types of Infill and Redevelopment in Residential Areas**

**Policy LIV 6.2 – Seek Compatibility with Neighborhoods**

The project provides an opportunity for development of an existing vacant site and the design of the buildings will be compatible with the surrounding neighborhood and setting.

**Principle LIV 7: A variety of housing types and densities for all income levels shall be available throughout the Growth Management Area.**

**Policy LIV 7.1 – Encourage Variety in Housing Types and Locations**

**Policy LIV 7.4 – Maximize Land for Residential Development**



The development of Tract A of the West Plum Street PUD provides housing targeted towards all age groups. The 2620 Elizabeth Subdivision has the opportunity and ability to incorporate different housing types to provide variety along the streetscape. This can be accomplished with the use of different facades and/or materials even if similar models are adjacent to each other

**Principle LIV 10: The city's streetscapes will be designed with consideration to the visual character and the experience of users and adjacent properties. Together, the layout of the street network and the streets themselves will contribute to the character, form, and scale of the city.**

**Policy LIV 10.2 – Incorporate Street Trees**

The project will provide an attractive streetscape with street trees and detached sidewalks along the main drive.

**Principle LIV22: The design of residential neighborhoods should emphasize creativity, diversity, and individuality, be responsive to its context, and contribute to a comfortable, interesting community.**

**Policy LIV 22.1 – Vary Housing Models and Types**

The 2620 Elizabeth Subdivision has the opportunity and ability to incorporate different housing types to provide variety along the streetscape. This can be accomplished with the use of different facades and/or materials even if similar models are adjacent to each other.

**Safety and Wellness**

**Policy SW 3.3 – Encourage Private Community Gardens in Neighborhood Design**

**Encourage community and private gardens to be integrated in the design of new neighborhoods (single and multi-family), and encourage rooftop gardens where appropriate (e.g., roofs of commercial or office buildings, apartment buildings in higher-density areas, etc.).**

**AND**

**Policy SW 3.4 – Include Garden Plots in Neighborhood Park Development**

**Suggest garden plots as an option (in addition to other park facilities such as playgrounds, trails, picnic facilities, etc.) in the development of neighborhood parks, with maintenance responsibilities to be coordinated with Homeowner's Associations.**

Area is planned for a potential Community Garden located in the neighborhood open space.



## **Culture, Parks and Recreation**

**Policy CPR 4.3 – Adhere to Best Management Practices**  
Follow Environmental Best Management Practices for the maintenance of parks and recreation facilities, such as water conservation and the use of untreated water for irrigation purposes in appropriate areas, managing turf and adhering to policies for weed and pest control, utilizing low emission equipment and providing renewal energy opportunities, reducing solid waste through composting and recycling, and certifying sanctuary areas through Audubon International.

Water conservation and the use of low water consuming plants and grasses will be encouraged through the HOA Covenants

## **High Performing Community**

N/A

## **Transportation**

**Principle T 8: Transportation that provides opportunities for residents to lead healthy and active lifestyles will be promoted.**

**Policy T 8.1 – Support Active Transportation**

**Policy T 8.2 – Design for Active Living**

**Principle T10: Using transit will be a safe, affordable, easy, and convenient mobility option for all ages and abilities.**

**Policy T 10.1 – Transit Stops**

**Policy T 10.6 – High Frequency Transit Service**

**Principle T11: Bicycling will be a safe, easy, and convenient mobility option for all ages and abilities**

The location of this project with quick access to the Elizabeth Street Corridor will promote and support the idea of a predominance of the daily trips of the residents of this project utilizing alternative modes of transportation (walking/biking) or public transportation which includes a Transfort Route 2 stop right across Elizabeth Street at Timber Lane.

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

A shallow detention area will be the location of useable open space for the neighborhood. Turf grass, trees, walking path and possible community gardens are planned within this area. The walking path will connect this neighborhood to West Elizabeth Corridor as well as providing a connection to the existing neighborhood to the north.



- (iii) **Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.**  
Each single family detached residential Lot will be privately owned. Common open space will be owned and maintained by the HOA.
- (iv) **Estimate of number of employees for business, commercial, and industrial uses.**  
n/a
- (v) **Description of rationale behind the assumptions and choices made by the applicant.**  
The rationale behind the project is to provide single family detached housing units in a market that is currently in need for more of this type of housing.
- (vi) **The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.**  
The submitted documents reflect the applicable criteria for the proposed apartment use. There are no variances proposed at this time.
- (vii) **Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.**  
No existing ecological significance or native habitat was found on site.  
For more detailed information, please see the Ecological Characterization Study prepared by Cedar Creek Associates, Inc.
- (viii) **Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.**  
No neighborhood meeting is required.
- (ix) **Name of the project as well as any previous name the project may have had during Conceptual Review.**  
The project will be called Elizabeth Street Farms. The project has been referred to as 2620 Elizabeth Subdivision or – Tract A of the West Plum Street PUD.
- (x) **Parking narrative describing the parking demand generated with consideration of: the number of employees, tenants, and/or patrons; the amount and location of parking provided; where anticipated spill-over parking will occur; and, any other considerations regarding vehicle parking.**  
The single family units will consist of 2 car attached garages providing the parking needs for this development.



# ELIZABETH STREET FARMS

REPLAT OF TRACT A OF WEST PLUM STREET - A PLANNED UNIT DEVELOPMENT

SITUATE IN THE NORTH HALF OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

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

## STATEMENT OF OWNERSHIP AND SUBDIVISION:

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

A PARCEL OF LAND BEING A REPLAT OF TRACT A OF WEST PLUM STREET-A PLANNED UNIT DEVELOPMENT IN THE NORTH HALF (N1/2) OF SECTION SIXTEEN (16), TOWNSHIP SEVEN NORTH (T.7N.), RANGE SIXTY-NINE WEST (R.69W.), SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO WHICH CONTAINS 2.065 ACRES MORE OR LESS.

FOR THEMSELVES AND THEIR SUCCESSORS IN INTEREST (COLLECTIVELY "OWNER") HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS **ELIZABETH STREET FARMS** (THE "DEVELOPMENT"), SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. THE RIGHTS AND OBLIGATIONS OF THIS PLAT SHALL RUN WITH THE LAND.

## CERTIFICATE OF DEDICATION:

THE OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO (HEREAFTER "CITY"), FOR PUBLIC USE, FOREVER, THE "DRAINAGE, UTILITY AND LANDSCAPE EASEMENTS" AS LAID OUT AND DESIGNATED ON THIS PLAT, PROVIDED, HOWEVER, THAT (1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED. THE CITY'S RIGHTS UNDER EASEMENTS, THE RIGHT TO INSTALL, MAINTAIN AND USE GATES IN ANY FENCES THAT CROSS THE EASEMENT, THE RIGHT TO MARK THE LOCATION OF THE EASEMENTS WITH SUITABLE MARKERS, AND THE RIGHT TO PERMIT OTHER PUBLIC UTILITIES TO EXERCISE THESE SAME RIGHTS. OWNER RESERVES THE RIGHT TO USE THE EASEMENTS FOR PURPOSES THAT DO NOT INTERFERE WITH THE FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED. THE CITY IS RESPONSIBLE FOR MAINTENANCE OF ITS OWN IMPROVEMENTS AND FOR REPAIRING ANY DAMAGE CAUSED BY ITS ACTIVITIES IN THE EASEMENTS, BUT BY ACCEPTANCE OF THIS DEDICATION, THE CITY DOES NOT ACCEPT THE DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF THE IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE CITY. OWNER WILL MAINTAIN THE SURFACE OF THE EASEMENTS IN A SANITARY CONDITION IN COMPLIANCE WITH ANY APPLICABLE WEEDS, NUISANCE OTHER LEGAL REQUIREMENTS.

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

THE RIGHTS GRANTED TO THE CITY BY THIS PLAT INURE TO THE BENEFIT OF THE CITY'S AGENTS, LICENSEES, PERMITTEES AND ASSIGNS.

## OWNER:

FLAGSTONE INVESTMENTS, LLC, A WYOMING A LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY \_\_\_\_\_, AS \_\_\_\_\_ OF FLAGSTONE INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

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

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

## MAINTENANCE GUARANTEE:

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

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

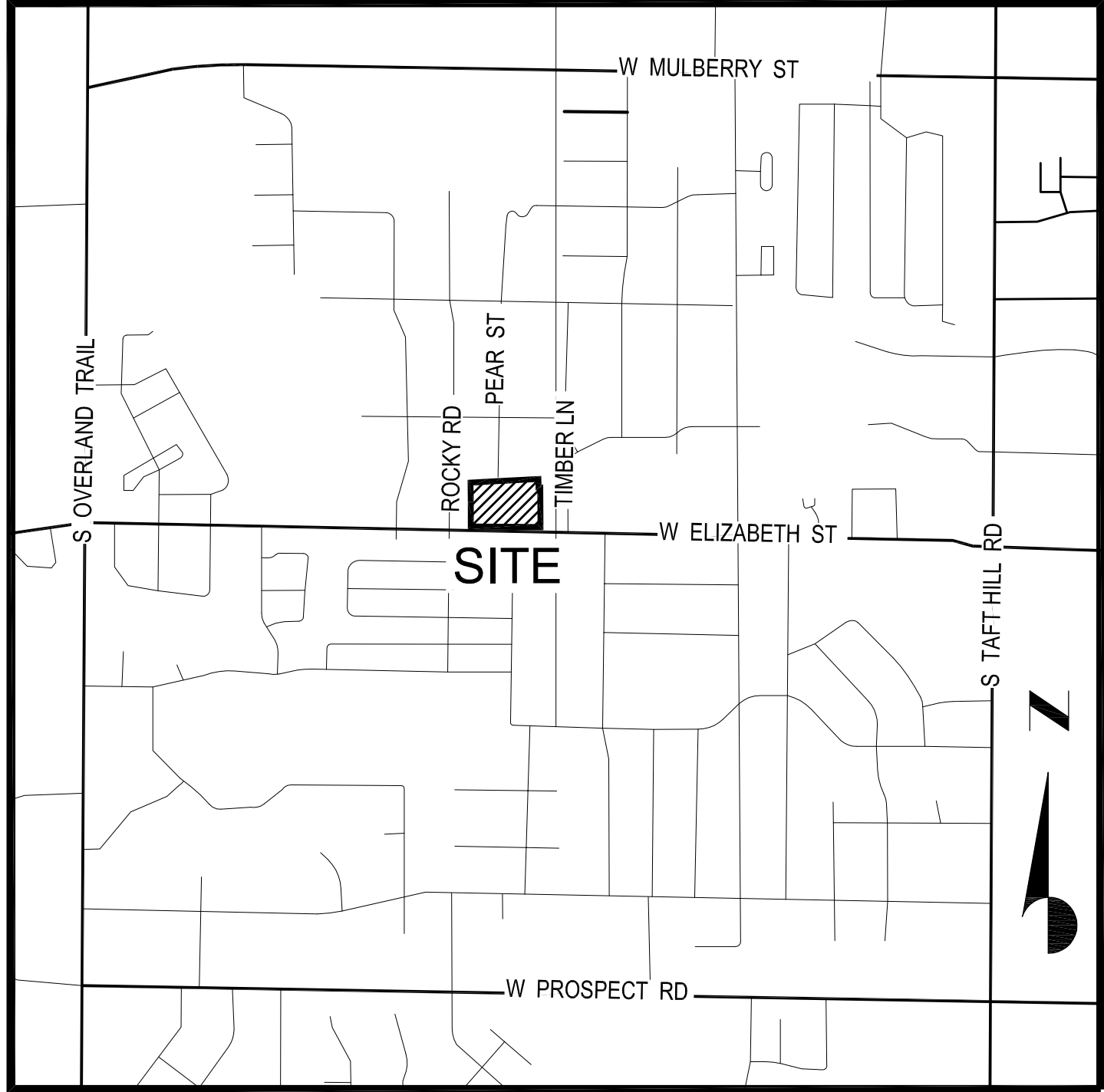
## REPAIR GUARANTEE:

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE UNDERSIGNED DOES HEREBY AGREE TO HOLD THE CITY OF FORT COLLINS, COLORADO, HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT, FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN; AND THE OWNER FURTHERMORE COMMITTS TO MAKE NECESSARY REPAIRS TO SAID PUBLIC IMPROVEMENTS, TO INCLUDE, WITHOUT LIMITATION, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS PANS, SUB-DRAINS, CULVERTS, WALLS AND BRIDGES WITHIN THE RIGHT-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, RESULTING FROM FAILURES CAUSED BY DESIGN AND/OR CONSTRUCTION DEFECTS. THIS AGREEMENT TO HOLD THE CITY HARMLESS INCLUDES DEFECTS IN MATERIALS AND WORKMANSHIP, AS WELL AS DEFECTS CAUSED BY OR CONSISTING OF SETTLING TRENCHES, FILLS OR EXCAVATIONS.

FURTHER, THE UNDERSIGNED WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FORT COLLINS SHALL NOT BE LIABLE TO THE UNDERSIGNED OR HIS/HER SUCCESSORS IN INTEREST DURING THE WARRANTY PERIOD, FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT. THE OBLIGATIONS OF THE UNDERSIGNED PURSUANT TO THE "MAINTENANCE GUARANTEE" AND "REPAIR GUARANTEE" PROVISIONS SET FORTH ABOVE MAY NOT BE ASSIGNED OR TRANSFERRED TO ANY OTHER PERSON OR ENTITY UNLESS THE WARRANTED IMPROVEMENTS ARE COMPLETED BY, AND A LETTER OF ACCEPTANCE OF THE WARRANTED IMPROVEMENTS IS RECEIVED FROM THE CITY BY, SUCH OTHER PERSON OR ENTITY.

## NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON ELIZABETH STREET FARMS AND AS SHOWN HEREON, SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNER'S ASSOCIATION, IF APPLICABLE THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.



## VICINITY MAP

## ATTORNEY'S CERTIFICATION:

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

ATTORNEY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REGISTRATION NO. \_\_\_\_\_

## APPROVED AS TO FORM, CITY ENGINEER:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
CITY ENGINEER

## PLANNING APPROVAL:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

## NOTICE OF OTHER DOCUMENTS:

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

## EASEMENT APPROVAL:

DITCH EASEMENT IS ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

\_\_\_\_\_  
PLEASANT VALLEY AND LAKE CANAL COMPANY

\_\_\_\_\_  
DATE

## Pleasant Valley and Lake Canal Company UTILITY PLAN REVIEW

REVIEWED BY: \_\_\_\_\_  
General Manager Date

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

## OWNER & DEVELOPER:

HIGH PLAINS BUILDERS, LLC  
P.O. BOX 2796  
GILLETTE, WY 82717

## ENGINEER:

ROB VAN UFFELN  
GALLOWAY  
5265 RONALD REAGAN BLVD., SUITE 210  
JOHNSTOWN, CO 80534

## PLANNER:

MIKE WALKER, RLA  
TB GROUP  
444 MOUNTAIN AVENUE  
BERTHOUD, CO, 80513

## SURVEYOR:

LYLE G. BISSEGGER  
GALLOWAY  
5265 RONALD REAGAN BLVD., SUITE 210  
JOHNSTOWN, CO 80534

## BENCHMARK:

PROJECT DATUM: NAVD88

BENCHMARK 1-08: SOUTH SIDE OF ELIZABETH ST., 0.4 MILES WEST OF TAFT HILL RD., 135 FEET WEST OF THE CENTERLINE OF TIMBER LN., ON THE CONCRETE SLAB FOR A PHONE BOX.  
ELEVATION: 5107.53'

PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENT HAVE USED NGVD29 UNADJUSTED FOR THEIR VERTICAL DATUM.

IF NGVD29 UNADJUSTED DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NAVD29 UNADJUSTED = NAVD88 - XXXX.XX.

## GENERAL NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE CLERK AND RECORDER OFFICE OF LARIMER COUNTY, COLORADO.

2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

3. EXISTING EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE FROM SCHEDULE B2 ARE FROM THE TITLE COMMITMENT/REPORT BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO.: 598-H0466089-081-CHT, AMENDMENT NO. 1, WITH AN EFFECTIVE DATE OF APRIL 15, 2016 AT 7:00 A.M.

4. BASIS OF BEARING: GEODETIC NORTH, DERIVED FROM GPS OBSERVATIONS AND CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PM AS BEARING N 89°22'29" W. SAID SOUTH LINE BEING MONUMENTED AT ITS TERMINI BY A 3-1/4" ALUMINUM CAPS ON A NUMBER 6 REBARS, AND INSCRIBED "CITY OF FORT COLLINS - PLS 20123" AS SHOWN, WITH A DISTANCE OF 2590.84 FEET BETWEEN SAID MONUMENTS.

5. THE SUBJECT PROPERTY IS LOCATED ON FIRM COMMUNITY PANEL NO. 08069C0960F HAVING AN EFFECTIVE DATE OF DECEMBER 19, 2006 AND COMMUNITY PANEL NO. 08069C0978G HAVING AND EFFECTIVE DATE OF MAY 2, 2012 AND LIES WITHIN "OTHER AREAS, ZONE X" ZONE X IS DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

6. AN OVERLAPPING OF SUBDIVISION LINES WAS DISCOVERED ON THE EAST LINE OF TRACT A OF THE WEST PLUM STREET-A PLANNED UNIT DEVELOPMENT (RECORDED AT RECEPTION 19960073182) WITH WEST LINE OF THE VALLEY HI SUBDIVISION (RECORDED AT RECEPTION 926481) IN THE COURSE OF AN LAND SURVEY PLAT MADE ON JULY 20, 2016 AND RECORDED ON MAY 12, 2017 AT RECEPTION NO. 20170031124.

7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, GALLOWAY & COMPANY, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, TITLE COMMITMENT NUMBER 598-H0466089-081-CHT, AMENDMENT NO. 1 PREPARED BY COMMONWEALTH LAND AND TITLE COMPANY WITH AN EFFECTIVE DATE OF APRIL 14, 2016 AT 07:00 A.M.

## NOTE:

THERE SHALL BE NO PRIVATE CONDITIONS, COVENANTS OR RESTRICTIONS THAT PROHIBIT OR LIMIT THE INSTALLATION OF RESOURCE CONSERVING EQUIPMENT OR LANDSCAPING THAT ARE ALLOWED BY SECTIONS 12-120 - 12-122 OF THE CITY CODE.

## SURVEYOR'S CERTIFICATE:

I, LYLE G. BISSEGGER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF ELIZABETH STREET FARMS WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS 28TH DAY OF OCTOBER, 2016.

## PRELIMINARY

LYLE G. BISSEGGER

COLORADO PROFESSIONAL LAND SURVEYOR NO. 38038  
PROJECT NO.: HPB000001.01  
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER FIRST DISCOVERY SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**Galloway**

Planning. Architecture. Engineering.  
5265 Ronald Reagan Blvd., Suite 210  
Johnstown, CO 80534  
970.800.3300 O  
www.gallowayUS.com

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ELIZABETH STREET FARMS

CITY OF FORT COLLINS, COLORADO

THIS MAP IS AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

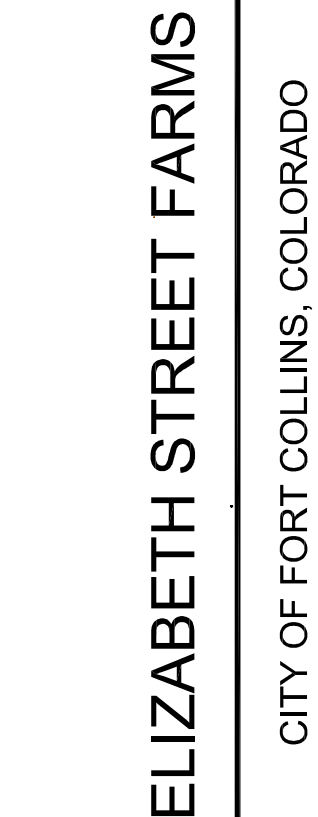
PRELIMINARY PLAT  
A REPLAT OF TRACT A OF WEST PLUM STREET -  
A PLANNED UNIT DEVELOPMENT  
SITUATE IN THE NORTH HALF OF SECTION 16,  
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF FORT COLLINS, COUNTY OF LARIMER,  
STATE OF COLORADO

#	Date	Issue / Description	Init.
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Project No:	HPB000001.01
Drawn By:	AN
Checked By:	LGB
Date:	08.13.2017

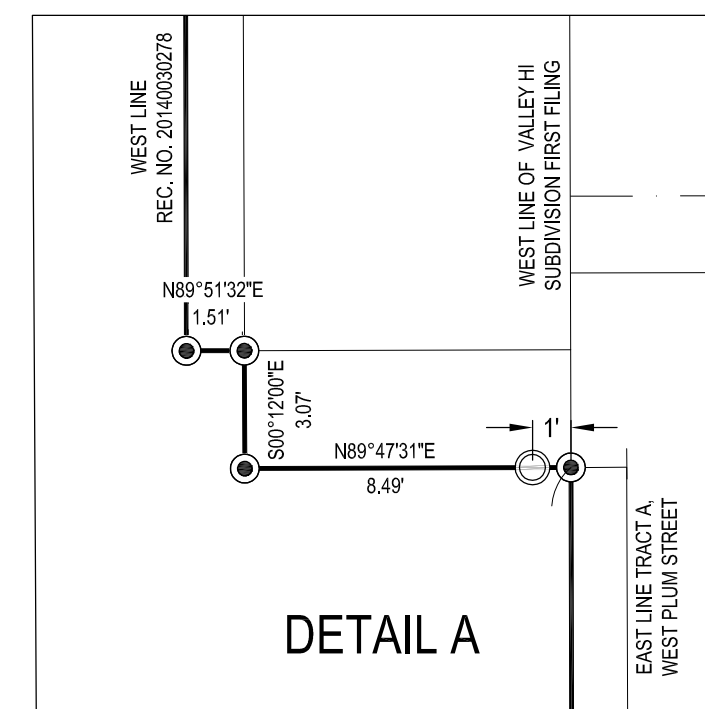


A REPLAT OF TRACT A OF WEST PLUM STREET - A PLANNED UNIT DEVELOPMENT  
SITUATE IN THE NORTH HALF OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



PRELIMINARY PLAT  
A REPLAT OF TRACT A OF WEST PLUM STREET -  
A PLANNED UNIT DEVELOPMENT  
SITUATE IN THE NORTH HALF OF SECTION 16,  
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF FORT COLLINS, COUNTY OF LARIMER,  
STATE OF COLORADO

2 OF 2 SHEETS



ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED WITHIN THE WEST ELIZABETH FARMS AND SHOWN HEREON, SHALL BE BORNE BY THE OWNERS OF THE SAID PROPERTY, EITHER INDIVIDUALLY OR COLLECTIVELY, THROUGH A PROPERTY OWNERS ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION FOR SUCH PRIVATE STREETS AND/OR DRIVES, NOR SHALL THE CITY OF FORT COLLINS HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.





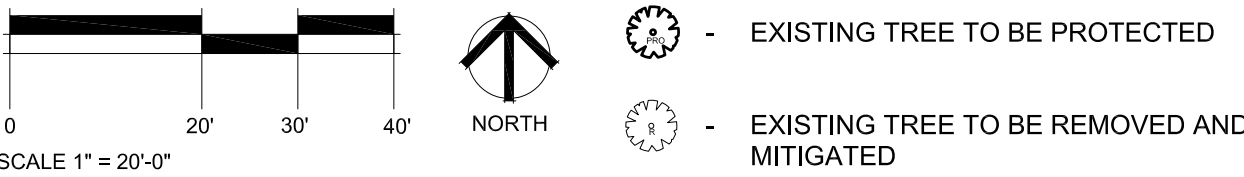








Existing Tree Inventory Plan



PRIOR TO CERTIFICATE OF OCCUPANCY, THE DEVELOPER MUST FULFILL TREE MITIGATION REQUIREMENTS IN THE FORM OF A PAYMENT IN LIEU OF PLANTING UPSIZED MITIGATION TREES ON-SITE. THE FOLLOWING METHOD MUST ACCOUNT FOR THE 1.5 MITIGATION TREES NOT SHOWN TO BE PLANTED ON THE PLAN. PAYMENT IS MADE TO THE CITY OF FORT COLLINS FORESTRY DIVISION TO PLANT 1.5 MITIGATION TREES ON CITY PROPERTY. PAYMENT SHALL BE \$450 PER UPSIZED MITIGATION TREE.

Tree Protection Notes

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

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

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

- 10. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.
- 11. SEE APPROVED LANDSCAPE PLAN FOR SPECIFIC LOCATIONS OF TREES TO BE REMOVED, AND TREES TO BE PROTECTED.
- 12. EXISTING TREES MARKED FOR PROTECTION AND PRESERVATION SHALL NOT BE REMOVED OR MITIGATED.
- 13. HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT OVER THE SOIL OVER THE ROOT ZONE OF EXISTING TREES.
- 14. AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID DAMAGE.
- 15. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE, BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.
- 16. SIDEWALK DEMOLITION WILL NOT INCLUDE ANY OVER EXCAVATION IN ORDER TO PROTECT EXISTING TREES.

Existing Tree Inventory Table

No.	TREE SPECIES	SIZE	CONDITION	REQ. MIT.	RESULT
#1	GREEN ASH	9"	FAIR	1.0	TO BE REMOVED
#2	GREEN ASH	7"	FAIR	1.0	TO BE REMOVED
#3	GREEN ASH	9"	FAIR	1.0	TO BE REMOVED
#4	SIBERIAN ELM	30"	POOR	NONE	TO BE REMOVED
#5	GREEN ASH	4"	POOR	NONE	TO BE REMOVED
#6	GREEN ASH	4"	POOR	NONE	TO BE REMOVED
#7	CRAB APPLE SPP.	8"	POOR	NONE	TO BE REMOVED
#8	CRAB APPLE SPP.	8"	FAIR	1.0	TO BE REMOVED
#9	CRAB APPLE SPP.	3"	FAIR	NONE	TO BE REMOVED
#10	CRAB APPLE SPP.	6"	FAIR	1.0	TO BE REMOVED
#11	APPLE SPP.	6"	FAIR	NONE	TO BE REMOVED
#12	CRAB APPLE SPP.	5"	FAIR	NONE	TO BE REMOVED
#13	CRAB APPLE SPP.	8"	FAIR	1.0	TO BE REMOVED
#14	CRAB APPLE SPP.	6"	FAIR	1.0	TO BE REMOVED
#15	CRAB APPLE SPP.	8"	FAIR	1.0	TO BE REMOVED
#16	CRAB APPLE SPP.	7"	FAIR	1.0	TO BE REMOVED
#17	CRAB APPLE SPP.	11"	FAIR	1.0	TO BE REMOVED
#18	CRAB APPLE SPP.	7"	FAIR	1.0	TO BE REMOVED
#19	CRAB APPLE SPP.	9"	FAIR	1.0	TO BE REMOVED
#20	CRAB APPLE SPP.	6"	FAIR	1.0	TO BE REMOVED
#21	CRAB APPLE SPP.	7"	FAIR	NONE	TO BE REMOVED
#22	CRAB APPLE SPP.	9"	FAIR	1.5	PROTECT
#23	CRAB APPLE SPP.	5"	FAIR	NONE	PROTECT
#24	CRAB APPLE SPP.	16"	GOOD	2.0	TO BE REMOVED
#25	BOX ELDER	11"	FAIR	1.0	TO BE REMOVED
#26	APPLE SPP.	2"-5" MULTI	FAIR	NONE	TO BE REMOVED
#27	SIBERIAN ELM	7"	FAIR	NONE	TO BE REMOVED
#28	SIBERIAN ELM	9"	FAIR	NONE	TO BE REMOVED
#29	CRAB APPLE SPP. CLUSTER	3"-9"	FAIR	2.0	TO BE REMOVED
#30	GREEN ASH	9"	FAIR	1.0	TO BE REMOVED
#31	APPLE SPP.	3"-5" MULTI	FAIR	NONE	TO BE REMOVED
#32	GREEN ASH	5"	FAIR	NONE	TO BE REMOVED
#33	GREEN ASH	7"	FAIR	1.0	TO BE REMOVED
#34	GREEN ASH	5"	FAIR	NONE	TO BE REMOVED
#35	GREEN ASH	5"	POOR	NONE	TO BE REMOVED
#36	RUSSIAN OLIVE	7"	POOR	NONE	TO BE REMOVED
#37	GREEN ASH	4"	POOR	NONE	TO BE REMOVED
#38	COTTONWOOD	19"	FAIR	2.0	TO BE REMOVED
#39	GREEN ASH	8"	FAIR	NONE	TO BE REMOVED
#40	COTTONWOOD	16"-18" MULTI	GOOD	2.5	TO BE REMOVED
#41	COTTONWOOD	11"-14" MULTI	FAIR	1.5	TO BE REMOVED
#42	COTTONWOOD	9"-15" MULTI	FAIR	2.5	TO BE REMOVED
#43	COTTONWOOD	15"-17" MULTI	FAIR	2.0	TO BE REMOVED
#44	COTTONWOOD	15"-16" MULTI	FAIR	1.5	TO BE REMOVED
#45	COTTONWOOD	40"	FAIR	3.0	TO BE REMOVED
#46	COTTONWOOD	19"	FAIR	1.5	TO BE REMOVED
#47	APPLE SPP.	2"	POOR	NONE	TO BE REMOVED

TOTAL MITIGATION = 38

MITIGATION REQUIRED FOR THIS PROJECT = 36.5

DEFINITIONS

**PROTECT** = TREE TO BE SAVED AND PROTECTED PER THE TREE PROTECTION NOTES THIS SHEET. IF DAMAGE OR REMOVAL OF THESE TREES ARE REQUIRED OR BY ACCIDENT THE CITY FORESTER MUST BE NOTIFIED IMMEDIATELY.

**REMOVED** = UNDER THE CIRCUMSTANCES, REASONABLE EFFORTS HAVE BEEN UNDERTAKEN TO PRESERVE AND PROTECT. THE EXISTING TREES PER REGULATION. WE HAVE CONCLUDED THAT BECAUSE OF CONFLICTS WITH THE PROPOSED IMPROVEMENTS OR BECAUSE OF LARGE CUT / FILL QUANTITIES, 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.

Irrigation Notes

- 1. IRRIGATION CONTRACTOR SHALL VERIFY P.S.I. AND GPM AVAILABLE. SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.I. AND GPM. IF NECESSARY CONTACT THE WATER DEPARTMENT PRIOR TO BEGINNING DESIGN TO OBTAIN AVAILABLE PRESSURES.
- 2. ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
- 3. ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF IRRIGATED SOD AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM.
- 4. IRRIGATION SYSTEM WITH RAIN SENSOR AND NECESSARY SLEEVING WILL BUILT BY A QUALIFIED CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
- 5. FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
- 6. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- 7. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.

Elizabeth Street  
Farms

PDP Submittal

Ft Collins, CO

Flagstone  
Investments, LLC  
PO Box 2796  
Gillette, WY 82717  
307-257-2352

Attn: Tony Wille

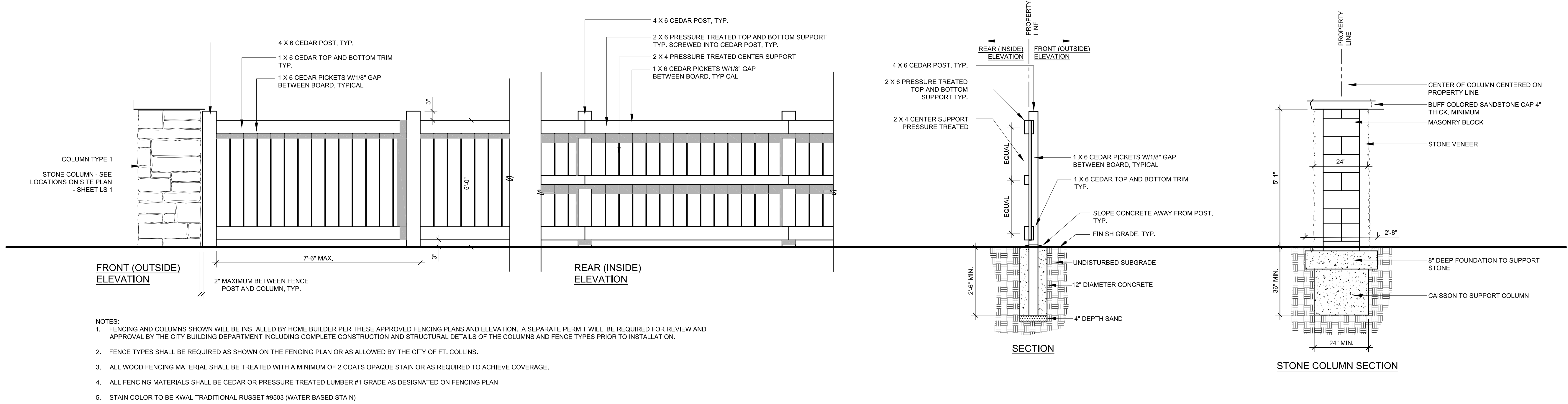
REVISIONS	DATE
City Review-01	11/22/16
City Review-02	07/12/17
City Review-03	09/13/17
City Review-PDP FINAL	10/06/17

September 13, 2017

Tree Inventory Plan

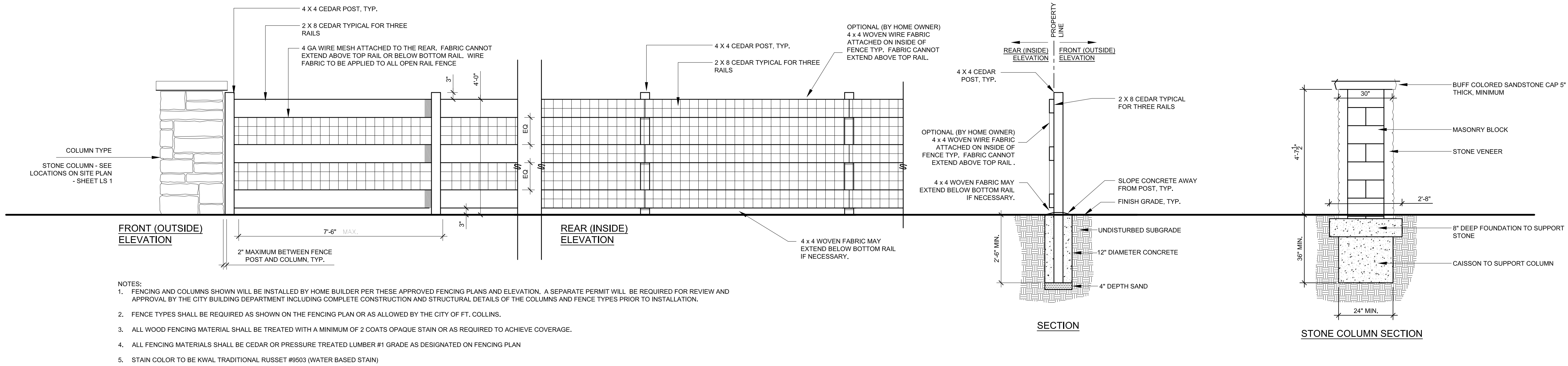


REVISIONS	DATE
City Review-01	11/22/16
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Fence Type 1 - 5 Foot High Privacy Fence

SCALE 1/2" = 1'-0"



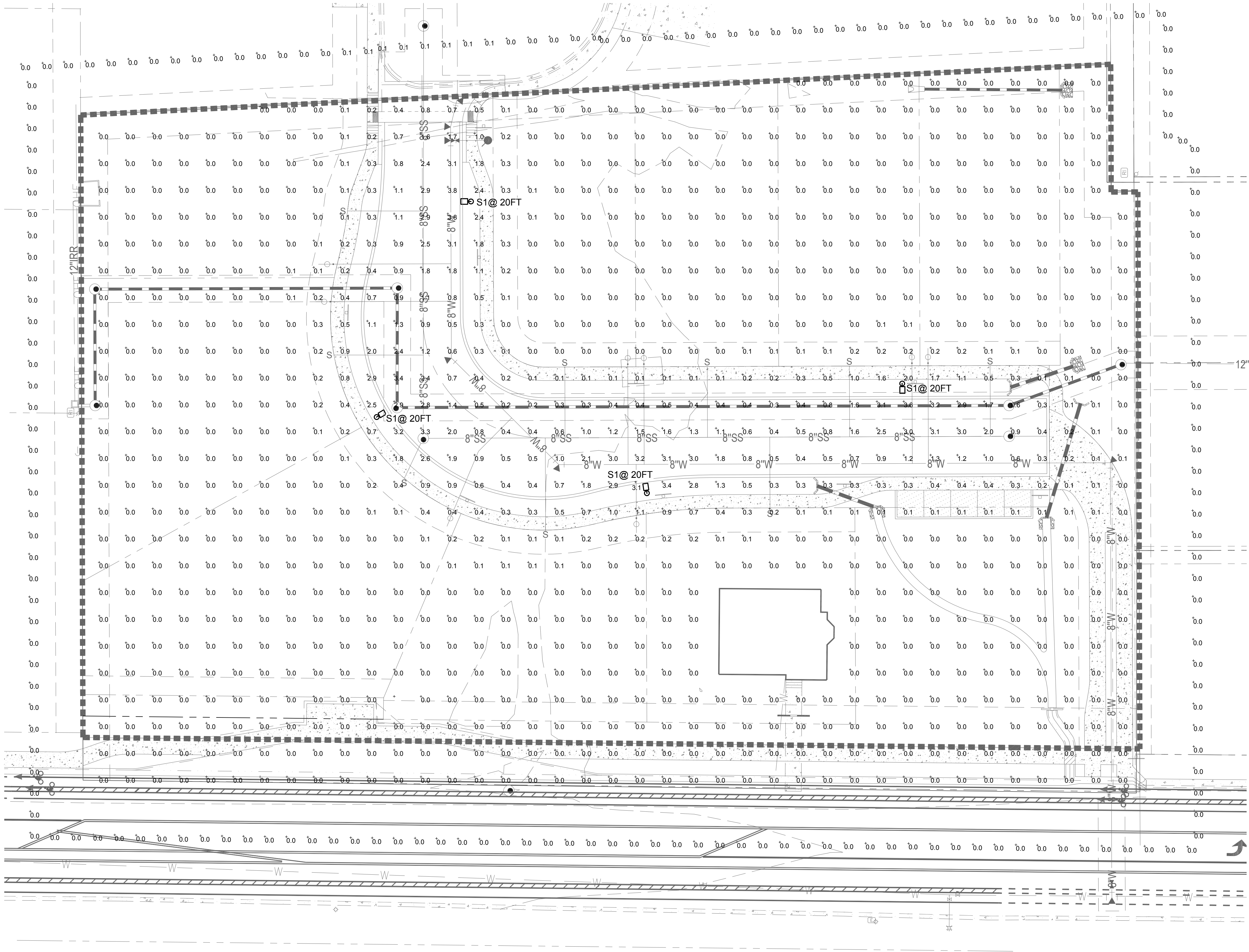
Fence Type 2 - 4 Foot High - Three Rail Fence

SCALE 1/2" = 1'-0"

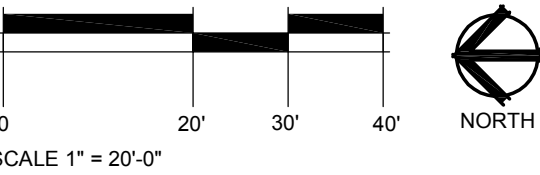


Statistics					
Description		Avg	Max	Min	Max/Min
20 ft past property line		0.0 fc	0.1 fc	0.0 fc	N/A
Entire Property		0.2 fc	3.8 fc	0.0 fc	N/A
Roadway		1.4 fc	3.7 fc	0.2 fc	18.5:1

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Numb er Lamps	Lumens per Lamp	LLF	Wattag e
○	S1	4	XLXM3-PT-3-LED-SS-NW		LED	1	5930	1	70



SITE PHOTOMETRIC PLAN



City Review-01	11/22/16
City Review-02	07/12/17
City Review-03	09/13/17
City Review-PDP FINAL	10/06/17



LED LEXINGTON DECORATIVE AREA LIGHTS (XLXM3)



FIXTURE TYPE  
S1

LIGHT OUTPUT - XLXM3					
FIXTURE MOUNT					
Color	# of LEDs	Lumens (Nominal)			Watts
		Type 3	Type FT	Type 5	
White	SS 64	6189	5570	5240	70
White	HO 64	8670	8270	7510	108
White	SS 64	5909	5360	5190	70
White	HO 64	8259	7560	6990	108

LED Chips are frequently updated therefore values may increase.

Also available in traditional light sources

US patent 782456, 7852293, & 8432108 and US & Int'l. patents pending

**SMARTTEC™** - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

**ENERGY SAVING CONTROL OPTIONS** - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

**LEDS** - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70CRI.

**DISTRIBUTION/PERFORMANCE** - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**HOUSING** - One piece housing/support frame is die-cast aluminum. Post top access cover and support arms are die-cast aluminum. Housing is sealed with an extruded silicone gasket.

**HOUSING TOP CAP** - Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.

**SEALED OPTICAL UNIT** - Lens is clear, flat tempered glass, sealed to aluminum optics housing. Pressure stabilizing breather allows super-tight protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components.

**FASTENERS** - All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.

**ELECTRICAL** - Terminal block for attachment of incoming primary wiring is supplied. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input), 347VAC and 480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

**DRIVER** - Available in Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**MOUNTING** - Post Top and Wall mounting available. Pole selection information shown under fixture drawings.

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**LISTING** - Listed to U.S. and Canadian safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Recreary Lighting Equipment - Luminaire Modification 1.5G requirements.

FIXTURE MOUNTED ON ROUND STEEL POLE, 20 FOOT HEIGHT, METALLIC SILVER FINISH  
LED LEXINGTON DECORATIVE AREA LIGHTS (XLXM3)

LUMINAIRE ORDERING INFORMATION

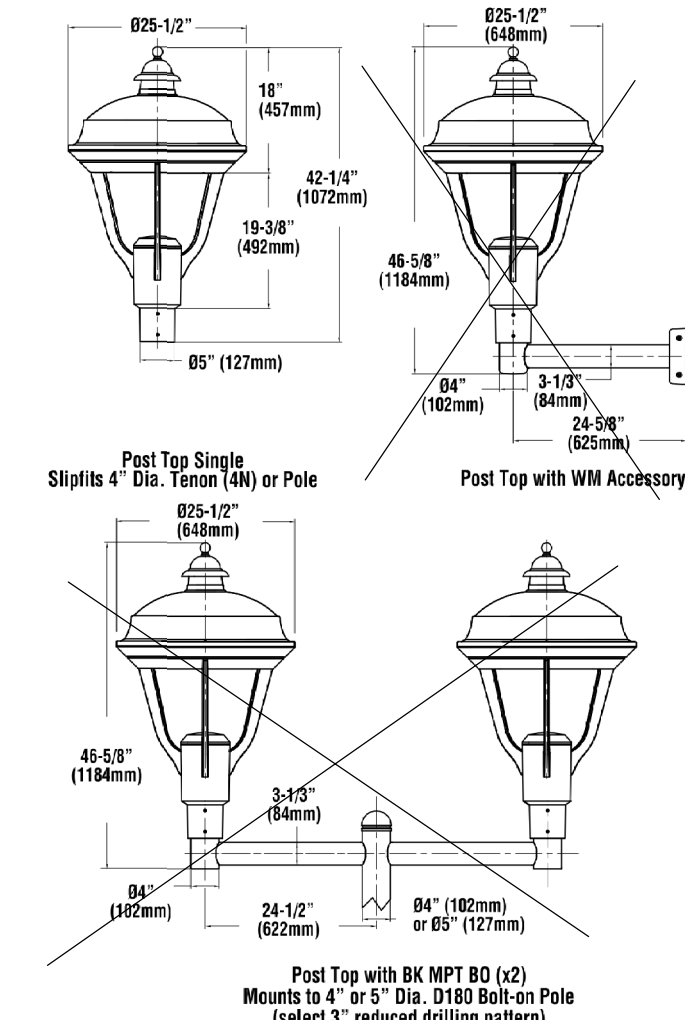
TYPICAL ORDER EXAMPLE: XLXM3 PT 5 LED HO CW UE MSV PCI120

Prefix	Mounting Style	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLXM3	PT - Post Top	3 - Type III PT - Forward Throw 5 - Type V	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal E - Electronic (E0-277V 50/60Hz) 347-480	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde GRN - Green GPT - Graphite MSV - Metallic Silver	Button Type Photocells PCI 120 - 120V PCI/208-277 - 208-277V PCI 347 - 347V TE - Tool-less Entry DIM - 0-10V Dimming (from external signal) BLS - Bi-level Switching (from external 120-277V signal)

FOOTNOTES:

- DIM and BLS cannot be ordered together.
- Order poles with 3" reduced drilling pattern. For PT mounting configurations other than D180, consult factory. Order one bracket per fixture.

DIMENSIONS



BUG LISTING

XLXM3 PT - TYPE 3					
Drive Current	Color Temp. *	Lumens	Watts	LER	BUG Rating
HO	CW	8669	108	80	B1-U2-G2
	NW	8251	108	76	B1-U2-G1
SS	CW	6184	70	88	B1-U1-G1
	NW	5930	70	85	B1-U1-G1

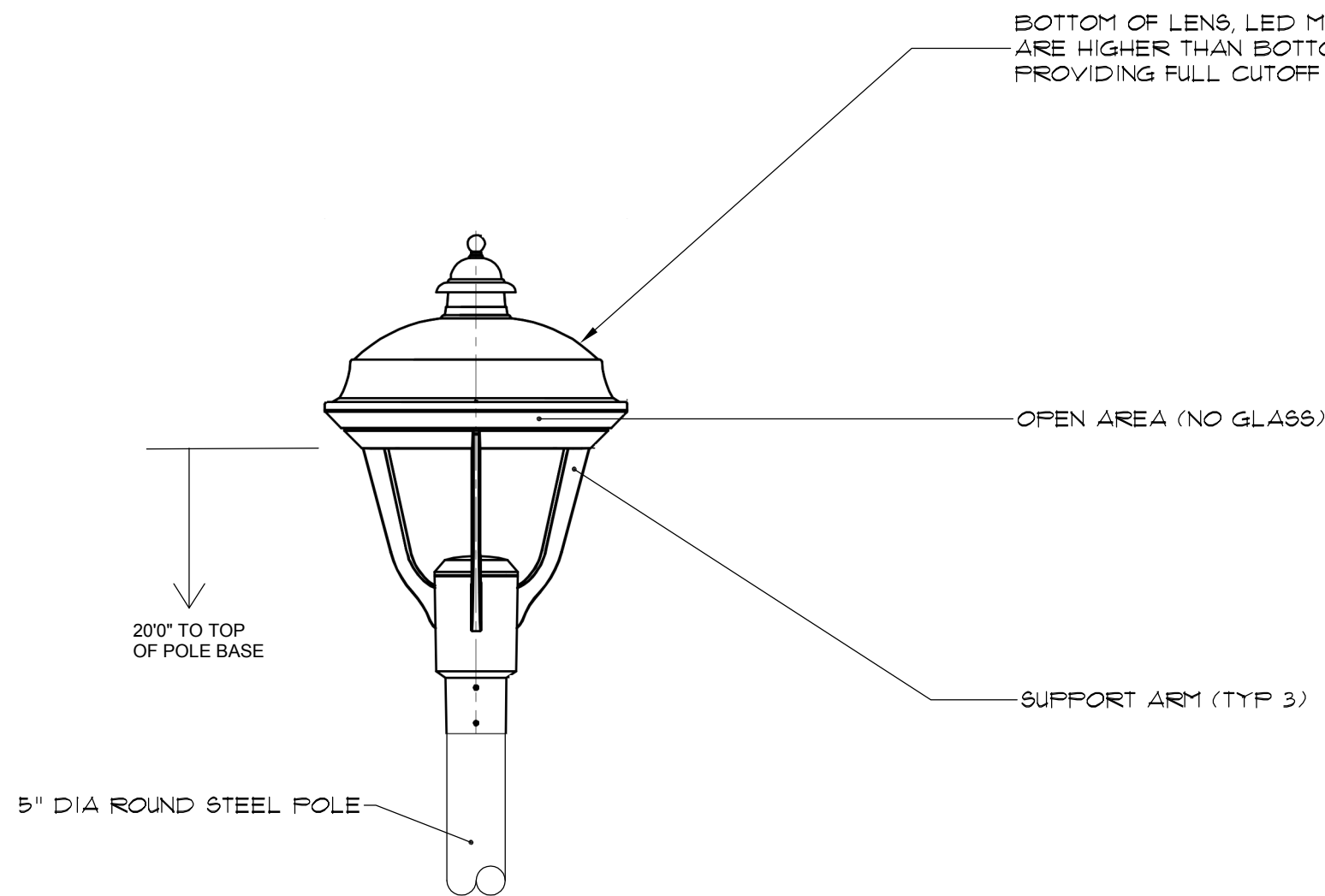
XLXM3 PT - TYPE 5					
Drive Current	Color Temp. *	Lumens	Watts	LER	BUG Rating
HO	CW	7510	108	70	B3-U1-G1
	NW	6894	108	64	B3-U1-G1
SS	CW	5253	70	75	B2-U1-G1
	NW	5149	70	74	B2-U1-G1

XLXM3 PT - TYPE FT					
Drive Current	Color Temp. *	Lumens	Watts	LER	BUG Rating
HO	CW	8271	107	77	B1-U2-G2
	NW	7560	108	70	B1-U2-G2
SS	CW	5572	70	80	B1-U2-G2
	NW	5354	70	76	B1-U2-G2

\* Color Temperature: NW-4000K, CW-5000K

LUMINAIRE EPA CHART - Lexington		
MOUNTING STYLE		
■ PT Single	PT	1.4
■ PT D180 with BK MPT 80 (x2)	PT	2.7

SHIPPING WEIGHTS - Lexington	
Catalog Number	Est. Weight (kg/lbs.)
XLXM3 (PT)	29/64



S1 FIXTURE DETAILS - FULL CUTOFF

SCALE: NONE



AE Associates, Inc.  
ENGINEERING, SUCCESSFUL BUILDING ENVIRONMENTS  
5087 WEST 19TH STREET, GREELEY, COLORADO  
PH: 970.330.5587 FAX: 970.330.3040  
WWW.AEASSOCIATES.NET

Elizabeth Street  
Farms

PDP Submittal

Ft Collins, CO

Flagstone  
Investments, LLC  
PO Box 2796  
Gillette, WY 82717  
307-257-2352

Attn: Tony Wille

City Review-01	11/22/16
City Review-02	07/12/17
City Review-03	09/13/17
City Review-PDP FINAL	10/06/17

September 13, 2017

LIGHT FIXTURE DETAILS

E2



October 6, 2017

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

Re: Elizabeth Street Farms

Please accept this request for a Modification of Standards to **Section 3.8.11(A)** of the Land Use Code.

### **Background**

The proposed project is located at 2620 West Elizabeth Street. The 2.34-acre site is Tract A of the West Plum Street PUD, north of West Elizabeth Street. The site is zoned Low Density Residential (RL). The intent is to develop the property into 9 single-family detached living units with the objective of creating vehicular and pedestrian connectivity to and from the existing neighborhood. The lots will range in size from 5,515 sq. ft. to 9,462 sq. ft. The homes will consist of 2 and 3 bedrooms with attached car garages. A neighborhood park is planned with possible community garden spaces and turf grass. This area will be accessible by walkable pathways throughout the development with connectivity to Elizabeth and surrounding neighborhoods. Overall density 4.09 dwelling units per acre.

This modification request is in accordance with the review procedures set forth in Section 3.8.11(A) of the Land Use Code as follows:

### **Modification to Section 3.8.11(A)**

Code Language: Section 3.8.11(A) states the following:

*Land Use Code section 3.8.11(A) requires fences along arterials to have a change in plane for fences over 100 feet in length. This section also requires the fence to be broken up with articulations, integrating architectural columns, or softening the appearance of the fence with plantings.*

Requested Modification: The Elizabeth Street Farms project is requesting to have the fence along Elizabeth Street off set 8' for 112' of the 288' total fence length. Landscaping and stone columns at each lot corner (4 total) will be included to soften and break up the fence line.



### **Justification**

The granting of this modification of standards would not be detrimental to the public good, and the fence plan as submitted will still promote the general purpose of the standard for which the modification is requested **equally well** would a fence which complies with the standard for which a modification is requested. The applicant offers the following in support of its request for modification:

- The purpose of the standard for which the modification is sought to break up long stretches of privacy fence along the boundaries of new developments. The proposed plan in which the fence line is greater than 100' feet along an arterial road promotes such purpose equally well for the following reasons:
  - The modification is minor as the fence line is only 288'.
  - Variation in the fence line will reduce the length of the side yard lot lines and reduce the overall size of the lot creating additional conflicts with the land use codes and in the design of the subdivision.
  - The proposed alternative fence plan continues to improve the design, quality and character of new development. This is achieved by using high quality fence and column materials and landscape. This will still create the desired streetscape along this portion of Elizabeth and far improved compared to the existing fencing in the adjacent neighborhoods.
  - We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by still building an attractive, desirable product in an infill site with a price point that the market desires and that the community can be proud of.
  - Finally, the proposed alternative plan is not a detriment to the public good, as it results in the development of a vacant property within an established area in accordance with the overall City goals outlined in City Plan.



October 6, 2017

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

Re: Elizabeth Street Farms

Please accept this request for a Modification of Standards to **Section 4.4(D)(1)** of the Land Use Code.

### **Background**

The proposed project is located at 2620 West Elizabeth Street. The 2.34-acre site is Tract A of the West Plum Street PUD, north of West Elizabeth Street. The site is zoned Low Density Residential (RL). The intent is to develop the property into 9 single-family detached living units with the objective of creating vehicular and pedestrian connectivity to and from the existing neighborhood. The lots will range in size from 5,515 sq. ft. to 9,462 sq. ft. The homes will consist of 2 and 3 bedrooms with attached car garages. A neighborhood park is planned with possible community garden spaces and turf grass. This area will be accessible by walkable pathways throughout the development with connectivity to Elizabeth and surrounding neighborhoods. Overall density 4.09 dwelling units per acre.

This modification request is in accordance with the review procedures set forth in Section 2.8.2(H) of the Land Use Code as follows:

### **Modification to Section 4.4(D)(1)**

Code Language: Section 4.4(D)(1) states the following:

*Density . All development in the Low Density Residential District shall have a minimum lot area the equivalent of three (3) times the total floor area of the building but not less than six thousand (6,000) square feet.*

Requested Modification: The Elizabeth Street Farms project is requesting to have Lots 6-9 be less than 6,000 square feet.

### **Justification**

The granting of this modification of standards would not be detrimental to the public good, and the plan as submitted will promote the general purpose of the standard for which the modification is requested **equally well or better than** would a plan which complies with the standard for which a modification is requested. The applicant offers the following in support of its request for modification:



- The purpose of the standard for which the modification is sought is that the “R-L Low Density Residential District designation is intended for predominately single-family residential areas located throughout the City which were existing at the time of adoption of the Code.” The proposed plan in which the four lots that are less than 6,000 square feet promotes such purpose equally well or better for the following reasons:
  - As stated in the purpose statement, the R-L zone district was intended to be a broad brush zoning district for the many of the established neighborhoods in the City. It did not contemplate infill, redevelopment, or small underutilized parcels of land. Meeting all of the dimensional and density standards is infeasible.
  - The modification is minor and only affects four lots. If the lot areas were measured to the flowline instead of the back of the detached sidewalk, then they would meet the minimum size.
  - The proposed alternative plan continues to improve the design, quality and character of new development by exceeding the building standards set forth in Section 3.5. The use of high quality residential building materials, building articulation, projections and recesses, along with pitched roof elements ensures sensitivity to and compatibility with the surrounding neighborhood.
  - We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by building an attractive, desirable product in an infill site with a price point that the market desires and that the community can be proud of

Finally, the proposed alternative plan is not a detriment to the public good, as it results in the development of a vacant property within an established areas in accordance with the overall City goals outlined in City Plan. Most importantly, it is practically infeasible to meet the standards and the alternative plan accomplishes the purpose and objective of the standard equally well or better.



October 6, 2017

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

Re: Elizabeth Street Farms

Please accept this request for a Modification of Standards to **Section 4.4(D)(2)(a)** of the Land Use Code.

### **Background**

The proposed project is located at 2620 West Elizabeth Street. The 2.34-acre site is Tract A of the West Plum Street PUD, north of West Elizabeth Street. The site is zoned Low Density Residential (RL). The intent is to develop the property into 9 single-family detached living units with the objective of creating vehicular and pedestrian connectivity to and from the existing neighborhood. The lots will range in size from 5,515 sq. ft. to 9,462 sq. ft. The homes will consist of 2 and 3 bedrooms with attached 2 car garages. A neighborhood park is planned with possible community garden spaces and turf grass. This area will be accessible by walkable pathways throughout the development with connectivity to Elizabeth and surrounding neighborhoods. Overall density 4.09 dwelling units per acre.

This modification request is in accordance with the review procedures set forth in Section 2.8.2(H) of the Land Use Code as follows:

### **Modification to Section 4.4(D)(2)(a)**

Code Language: Section 4.4(D)(2)(a) states the following:

*(2) Dimensional Standards.*

*(a) Minimum lot width shall be sixty (60) feet for a single-family dwelling or child-care center and one hundred (100) feet for all other uses.*

Requested Modification: The Elizabeth Street Farms project is requesting to have Lots 6-8 be less than 60 feet wide.

### **Justification**

The granting of this modification of standards would not be detrimental to the public good, and the plan as submitted will promote the general purpose of the standard for which the modification is requested **equally well or better than** would a plan which complies with the standard for which a modification is requested. The applicant offers the following in support of its request for modification:



- The purpose of the standard for which the modification is sought is that the “R-L Low Density Residential District designation is intended for predominately single-family residential areas located throughout the City which were existing at the time of adoption of the Code.” The proposed plan in which the four lots that are less than 60 feet wide promotes such purpose equally well or better for the following reasons:
  - As stated in the purpose statement, the R-L zone district was intended to be a broad brush zoning district for the many of the established neighborhoods in the City. It did not contemplate infill, redevelopment, or small underutilized parcels of land. Meeting all of the dimensional and density standards is infeasible.
  - The modification is minor and only affects three lots, which are 52.3’, 52.7’ and 53.3’ respectively. The lots will meet all of the required setbacks in the R-L zone. The project is designed and intended for small, narrow homes in order to provide more housing choices and is not a standard single family greenfield development.
  - The proposed alternative plan continues to improve the design, quality and character of new development by exceeding the building standards set forth in Section 3.5. The use of high quality residential building materials, building articulation, projections and recesses, along with pitched roof elements ensures sensitivity to and compatibility with the surrounding neighborhood.
  - We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by building an attractive, desirable product in an infill site with a price point that the market desires and that the community can be proud of

Finally, the proposed alternative plan is not a detriment to the public good, as it results in the development of a vacant property within an established areas in accordance with the overall City goals outlined in City Plan. Most importantly, it is practically infeasible to meet the standards and the alternative plan accomplishes the purpose and objective of the standard equally well or better.



October 6, 2017

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

Re: Elizabeth Street Farms

Please accept this request for an Alternative Compliance to **Section 3.6.2(G)** of the Land Use Code.

### **Background**

The proposed project is located at 2620 West Elizabeth Street. The 2.34-acre site is Tract A of the West Plum Street PUD, north of West Elizabeth Street. The site is zoned Low Density Residential (RL). The intent is to develop the property into 9 single-family detached living units with the objective of creating vehicular and pedestrian connectivity to and from the existing neighborhood. The lots will range in size from 5,515 sq. ft. to 9,462 sq. ft. The homes will consist of 2 and 3 bedrooms with attached car garages. A neighborhood park is planned with possible community garden spaces and turf grass. This area will be accessible by walkable pathways throughout the development with connectivity to Elizabeth and surrounding neighborhoods. Overall density 4.09 dwelling units per acre.

This Alternative Compliance request is in accordance with the review procedures set forth in the Land Use Code as follows:

### **Alternative Compliance to Section 3.6.2(G)**

Code Language: Section 3.6.2(G) states the following:

*(G) Lots having a front or rear lot line that abuts an arterial street shall have a minimum depth of one hundred fifty (150) feet.*

Requested Alternative Compliance: The Elizabeth Street Farms project is requesting to have the three lots adjacent to West Elizabeth Street have a lot depth that is less than 150 feet.

### **Justification**

The granting of this Alternative Compliance of standards would not be detrimental to the public good, and the plan as submitted will promote the general purpose of the standard for which the Alternative Compliance is requested **equally well or better than** would a plan which complies with the standard for which a Alternative Compliance is requested. The applicant offers the following in support of its request for this Alternative Compliance:

- The standard requires any lot abutting an arterial street have a minimum depth of 150'. To meet the standard, the lots would take up the majority of the overall site. The property is located within an infill site, surrounded by single family homes and an arterial street. Due to unique challenges with a somewhat small, shallow site, there is scarcely sufficient room for the required lot depth, 16.5' of additional right-of-way dedication, the 30' drive, detached walks, and the required setbacks for the homes.



- The purpose of the standard for which the Alternative Compliance is sought is “intended to ensure that the various components of the transportation network are designed and implemented in a manner that promotes the health, safety and welfare of the City.” The proposed plan in which the three lots have a depth that is less than 150’ promotes such purpose equally well or better for the following reasons:
  - The Alternative Compliance is minor and only affects the three lots along West Elizabeth Street.
  - Each lot will have a 6’ solid fence along the rear lot lines, thus promoting privacy and protection for the residents from the arterial street.
  - The pedestrian experience is further enhanced by the addition of a 6’ detached sidewalk, tree lawn and street trees consistent with the West Elizabeth Enhanced Travel Corridor Plan.
  - The proposed alternative plan continues to improve the design, quality and character of new development by exceeding the building standards set forth in Section 3.5. The use of high quality residential building materials, building articulation, projections and recesses, along with pitched roof elements ensures sensitivity to and compatibility with the surrounding neighborhood.
  - We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by building an attractive, desirable product in an infill site with a price point that the market desires and that the community can be proud of

Finally, the proposed alternative plan is not a detriment to the public good, as it results in the development of a vacant property within an established areas in accordance with the overall City goals outlined in City Plan. Most importantly, it is practically infeasible to meet the standards and the alternative plan accomplishes the purpose and objective of the standard equally well or better.



August 11, 2016

Tony Wille, President  
High Plains Builders, LLC  
P.O. Box 2796  
Gillette, WY 827217

RE: Ecological Characterization Study (ECS) Letter Report for the 2620 W. Elizabeth Development Parcel

Tony:

This letter report is submitted to satisfy the requirements of Section 3.4.1 of the Land Use Code of the City of Fort Collins regarding the submittal of an ECS Report for proposed development projects. The project site occupies 2.35 acres on West Elizabeth Street in the southeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 16 (Township 7 North, Range 69 West). The project location is displayed on Figure 1.

Ecological characteristics of the property were reviewed and evaluated on August 9, 2016. The field survey was conducted to characterize existing wildlife habitats, as well as identify any unique or sensitive natural resource features. Prior to the initiation of the field survey, Natural Resources Conservation Service (NRCS) soils mapping (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) was reviewed to determine if any known hydric (wetland) or highly erosive soil mapping units are located on the property. Observations recorded during the field evaluation included: major vegetation communities / wildlife habitats present within the property; dominant vegetation associated with each community / habitat; unique habitat features; and observations of wildlife species and/or definitive sign. Photographs showing representative views of existing habitats were also taken to document site conditions. Wildlife presence and habitat use was based on on-site observations and habitat presence in conjunction with the known habitat requirements of potential wildlife species. Existing habitats were also evaluated regarding their ability to support populations of threatened, endangered, and other sensitive plant and wildlife species.

The following provides a summary of ecological information required by Fort Collins Land Use Code under 3.4.1 (D) (1) items (a) through (k).

## ECOLOGICAL STUDY CHARACTERIZATION CHECKLIST

**(a & i)** Topography of the project site is essentially level. Surrounding land uses include residential development and roadways. The only sensitive habitat areas or features on or near the property are mature trees. The entire project surface area has been converted to residential use, abandoned vegetable garden, and non-native grassland. Existing habitats/land uses on the project site consist of non-native grassland/weedy, abandoned vegetable garden/weedy, residential, and tree stands (see Figure 1 and Table 1). Two small disturbed areas (waste pile/collapsed root cellar and old foundation) and a small irrigation ditch are also present.

**Non-native Grassland/Weedy Habitat.** The majority of undeveloped land on the property consists of areas of non-native grassland/weedy habitat (see Figure 1). This habitat has been cleared of native vegetation and planted to non-native pasture grasses, primarily smooth brome (*Bromus inermis*<sup>1</sup>) and crested wheatgrass (*Agropyron cristatum*). Common weeds in the non-native grassland/weedy areas are field bindweed (*Convolvulus arvensis*), Canada thistle (*Cirsium arvense*), flixweed (*Descurainia sophia*), prickly lettuce (*Lactuca serriola*), common dandelion (*Taraxacum officinale*), and common mallow (*Malva neglecta*). At the time of the field survey, this entire area had been recently mowed, and grass cover was less than 6 inches

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<sup>1</sup> Scientific nomenclature for plants follows USDA, NRCS Plants Database. Available online at: <http://plants.usda.gov/java/>



<b>Table 1</b> <b>Approximate Number of Trees and Their Size Range in the West Elizabeth Property</b>			
<b>Species</b>	<b>Number</b>	<b>Size Range (dbh)</b>	<b>Comments</b>
<b>Trees 1</b>			
Siberian elm, <i>Ulmus pumila</i>	1	5-7"	non-native; multi-trunked
<b>Trees 2</b>			
Boxelder, <i>Acer negundo</i>	2	3-5"	native
Common apple, <i>Malus pumila</i>	4	2-8"	non-native; all multi-trunked
Green ash, <i>Fraxinus pennsylvanica</i>	17	<1-8"	non-native; most small saplings
Lance-leaf cottonwood, <i>Populus acuminata</i>	7	5-48"	native; all multi-trunked
Russian olive, <i>Elaeagnus angustifolia</i>	1	6-8"	non-native; multi-trunked
<b>Trees 3</b>			
Common apple, <i>Malus pumila</i>	1	3-5"	non-native; multi-trunked
<b>Trees 4</b>			
Boxelder, <i>Acer negundo</i>	1	2-9"	native; multi-trunked
<b>Trees 5</b>			
Common apple, <i>Malus pumila</i>	4	3-8"	non-native; 2 multi-trunked
<b>Trees 6</b>			
American elm, <i>Ulmus americana</i>	1	36"	non-native
Boxelder, <i>Acer negundo</i>	1	1-4"	native; multi-trunked
Common apple, <i>Malus pumila</i>	16	1-8"	non-native; most multi-trunked; some partially decadent
Lance-leaf cottonwood, <i>Populus acuminata</i>	1	14"	native
Siberian elm, <i>Ulmus pumila</i>	3	1-8"	non-native; most multi-trunked
<b>Trees 7</b>			
Common apple, <i>Malus pumila</i>	3	3-10"	non-native; most multi-trunked; some partially decadent
Siberian elm, <i>Ulmus pumila</i>	1	1-3"	non-native; multi-trunked

tall. Trees growing in non-native grassland/weedy habitat are listed in Table 1 (tree areas 1, 2, 3, 4). All but lance-leaf cottonwood and boxelder are non-native trees. Photos 1 and 2 provide representative views of non-native grassland/weedy habitat. Photo 3 provides a view of trees growing in non-native grassland/weedy habitat along the northern property boundary.

Non-native grassland/weedy habitat has been converted by past land use practices to ground dominated primarily by non-native grasses and annual weed species. It is assumed this habitat may have been used for



hay production in the past. Wildlife habitat quality is very low in this area due to its small size, mowing practices, and surrounding residential and roadway land uses. This non-native grass-dominated habitat provides suitable habitat conditions for only a few small mammal species such as deer mouse, house mouse, and northern pocket gopher. Trees are the most valuable habitat features in this habitat. Existing trees may be used year round and/or seasonally for perching, foraging, and nesting by a variety of urban-adapted songbird and other avian species. Avian species possibly using these trees include downy woodpecker, western kingbird, black-billed magpie, black-capped chickadee, house sparrow, blue jay, American robin, northern flicker, mourning dove, and house finch, among others. The only avian species observed on the property during the field survey were house sparrow and western kingbird. No evidence of nesting use was observed in any of the trees on the property.

**Abandoned Vegetable Garden/Weedy.** This habitat area appears to have been recently managed as a vegetable garden but has been abandoned and is now dominated by annual weeds and non-native grasses re-colonizing from adjacent non-native grassland/weedy habitat. Pitseed goosefoot (*Chenopodium berlandieri*) is the dominant weed in this area. Other less dominant weeds are: field bindweed, prickly lettuce, and common mullein (*Verbascum thapsus*). Stands of smooth brome and crested wheatgrass are also re-establishing in this area. Wildlife habitat value of this area is similar to that described for non-native grassland/weedy habitat. Photos 3 and 4 provide representative views of the abandoned vegetable garden/weedy habitat area.

**Residential.** This land use area contains an abandoned house, storage shed, driveway, parking areas, and landscaped areas with grasses, landscape trees, apple trees, and landscape shrubs. The landscape trees are all non-native trees except for lance-leaf cottonwood and boxelder, which were planted in association with the abandoned residence. Table 1 provides a listing of trees in the residential area (tree areas 5, 6, and 7). The most common ornamental shrubs observed in this area are common lilac (*Syringa vulgaris*), Tartarian honeysuckle (*Lonicera tatarica*), and chokecherry (*Prunus virginiana*). Photo 5 provides a view of trees stands along the west side of the residential area.

Wildlife habitat value is low in the residential area because of the lack of native vegetation and past human activities associated with residential use. The principal wildlife habitat value of the residential area is provided by the trees that may be used year round and/or seasonally for perching, foraging, and nesting by a variety of urban-adapted songbird and other avian species. Avian species use of these trees is similar to that described for the non-native grassland/weedy habitat tree stands.

**Ditch.** A small irrigation ditch is located on the project site (see Figure 1). The ditch begins at the northwest property corner at a concrete pipe outlet and exits the project area at a grated drain hole near the northeast property corner (see Figure 1). The origin of water feeding into the ditch or destination of the water leaving the property is unknown. No continuation of this ditch upstream or downstream of the project area could be found by review of existing Larimer County aerial photography or USGS topographic maps. It may be fed water by the Pleasant Valley and Lake Canal, which is located approximately 0.25 mile west of the project site. However, this is just conjecture.

The project area ditch is a small irrigation feature and averages only about 1-foot wide. The ditch does not appear to have been recently used for irrigation of the project area since there are no diversion structures to direct water to non-native grassland or abandoned vegetable gardens. The ditch also apparently does not carry water frequently through the property since no wetlands are supported within the interior or outer banks of the ditch. Vegetation evidence of more mesic, but non-wetland, conditions along the ditch was provided by relatively narrow stands of tall fescue (*Festuca arundinacea*) supported immediately adjacent to some portions of the ditch. Tall fescue is not classified as a wetland plant by the NRCS, but it typically requires more water than the other adjacent dryland grasses such as smooth brome and crested wheatgrass. Photo 6 provides a view of the ditch channel and adjacent stands of tall fescue.



**(b)** NRCS, soils mapping for the project area (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>), indicates Altvan-Satanta loams underlie the entire project area. This soil is not classified as a hydric (wetland) soil by the NRCS. It is deep and well drained, runoff is slow, and the hazards of wind and water erosion are slight. No problem erosion areas were noted on the property during the field survey.

The U.S. Army Corps of Engineers requires evidence of three wetland parameters (hydric soils, wetland hydrology, and wetland vegetation) to be met for wetland determination. No indicators of any of these wetland parameters were found on the property, including the unnamed ditch.

**(c)** The project area provides partial views of a portion of the Front Range foothills.

**(d)** As indicated under (a & i) the project area supports no native vegetation, except for lanceleaf cottonwood, boxelder, and a few weed species. Some of these trees are greater than 6 inches in diameter and would likely be classified as significant trees by the City Forester. The City Forester may also classify non-native trees greater than 6 inches in diameter as significant. Trees on the property will need to be inventoried by the City Forester to determine significance potential and possible need for mitigation, if trees would be removed by development. Siberian elm and Russian olive are considered undesirable, invasive species, but even non-significant or undesirable, non-native tree species provide some wildlife habitat, and mitigation may be required for those trees lost to development.

**(e)** There are no natural drainages on or near the property. The small, unnamed ditch is a constructed water conveyance structure.

**(f)** There is no suitable habitat for any threatened, endangered, or other sensitive species on or adjacent to the project area. No other sensitive or ecologically important species are likely to use the property since the majority of its surface has been converted from native habitats to non-native grassland, residential, and weedy areas.

**(g)** Past removal of native habitat has eliminated the potential for any special habitat features on the property other than some of the trees, which may be classified as significant by the City Forester.

**(h)** The unnamed ditch does not provide a wildlife movement connection to any natural or undeveloped areas since it enters the property via a small underground pipe and leaves the property by passing through a grated opening, which was assumed to feed another underground pipe.

**(j)** There is one issue regarding the timing of property development and ecological features or wildlife use of the project area. If development includes removal of any trees on the property or if construction occurs near an occupied bird nest during the songbird nesting season (March through July), these activities could result in the loss or abandonment of a nest and would be in violation of the federal Migratory Bird Treaty Act. No evidence of 2016 avian nesting activity was documented during the August 9, 2016 survey, but if initiation of planned development extends into the 2017 nesting season, a follow-up nest survey may be necessary to confirm lack of nesting.

**(k)** Since the project area has been converted to residential, weedy areas, and non-native grassland habitats, project development would have no impact on natural habitats or important habitat features, other than existing trees on the property. It is recommended that existing significant native and non-native trees supported on the property be preserved, where possible, since these trees provide perching, foraging, and possible nesting habitat for songbirds. Removal of any trees classified as significant would need to be mitigated with replacement trees, as determined by the City Forester based on the Land Use Code. Additional mitigation plantings would also need to be made for loss of non-significant and nuisance trees providing wildlife habitat value. Mitigation tree plantings could be accomplished by plantings of



appropriate native shrubs and trees in the Tract A area around proposed detention. Species selection should be coordinated with Fort Collins Natural Resources staff.

No other Section 3.4.1 buffer zone or mitigation requirements would apply to development of the project area.

This concludes Cedar Creek Associates, Inc.'s evaluation of the 2620 W. Elizabeth project area. If you have any questions or require additional information regarding my evaluation, please give me a call.

Sincerely,

**CEDAR CREEK ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read "T. Michael Phelan", written in a cursive style.

T. Michael Phelan  
Principal  
Senior Wildlife Biologist

pc: The Birdsall Group

attachments: Figure 1, Habitat Mapping for the 2620 W. Elizabeth Project Area  
Photos 1 through 6 of the 2620 W. Elizabeth Project Area





# **LEGEND**

Property Boundary

Habitat Boundary

Trees (number corresponds to tree groups in Table 1)



**CEDAR CREEK ASSOCIATES, INC.**  
915 Wilshire Ave. • Fort Collins, CO 80521 • (970) 499-4304

**FIGURE 1**  
**Habitat Mapping for the 2620 W. Elizabeth Development Tract**





**Photo 1. View of Non-native Grassland/ Weedy Habitat. (View is from northeast property corner looking south. Note evidence of recent mowing.)**



**Photo 2. Another View of Non-native Grassland/Weedy Habitat. (View is from northeast property corner looking west.)**





**Photo 3. View of Abandoned Vegetable Garden/Weedy Habitat and Trees Along North Property Boundary. (View is from south edge of garden area looking north.)**



**Photo 4. Another View of Abandoned Vegetable Garden/Weedy Habitat. (This view is from north end of this habitat looking south toward W. Elizabeth Street. This view shows dominance by pitseed goosefoot.)**





**Photo 5. View of Trees on West Side of Residential Area. (View is from south end of Abandoned Vegetable Garden/Weedy Habitat looking east toward existing house. Large trees on the right are lanceleaf cottonwood and American elm.)**



**Photo 6. View of Isolated Ditch Along the North Property Edge. (View is from grated drain at east end of ditch looking west. Note stands of tall fescue along ditch edge and lack of wetlands.)**







1. All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state standards and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the City of Fort Collins.

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

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

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

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

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

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

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

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

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

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

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

13. The minimum cover over water lines is 4.5 feet and the maximum cover is 6.0 feet unless otherwise noted in the plans and approved by the Water Utility.

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

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

16. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of on-site drainage facilities shall be the responsibility of the property owner(s).

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

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

19. All recommendations of the Final Drainage and Erosion Control Reports for Elizabeth Street Farms dated SEPTEMBER 13, 2017 by Galloway and Company, Inc., shall be followed and implemented.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROJECT DATUM: NAVD88

BENCHMARKS: 1-08, SOUTH SIDE OF ELIZABETH STREET, 0.4 MILES WEST OF TAFTHILL ROAD, 135 FEET WEST OF THE CENTERLINE OF TIMBER LANE, ON THE CONCRETE SLAB FOR A PHONE BOX.

ELEVATION: 5107.53

PLEASE NOTE:

THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED:

NGVD29 UNADJUSTED = NAVD88 - 3.17.

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

42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

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

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

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

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

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

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

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

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

HIGH PLAINS BUILDERS, LLC  
P.O. Box 2796  
Gillette, WY 82717  
307.257.2352

**NOT FOR CONSTRUCTION**  
09.13.2017

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ELIZABETH STREET FARMS  
HIGH PLAINS BUILDERS, LLC

**FORT COLLINS, CO**

[illegible]

## GENERAL & CONSTRUCTION NOTES

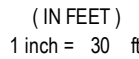
# C0.1

OF 23 SHEETS





ROTATION: 0



EXISTING WATER MAIN ————6"W————

EXISTING SANITARY SEWER ————8" SS————

EXISTING IRRIGATION PIPE ————12"IRR————

EXISTING UNDERGROUND ELECTRIC LINE ————UE————

EXISTING OVERHEAD ELECTRIC LINE ————OHE————

EXISTING UNDERGROUND TELEPHONE LINE ————UT————

EXISTING WOOD FENCE ————□————□————

EXISTING WIRE FENCE ————X X X X————

EXISTING IRRIGATION DITCH ————■ ■ ■ ■————

EXISTING RIGHT-OF-WAY ————■■■■■■■■■■————

EXISTING LOTLINE ————■■■■■■■■■■————

EXISTING EASEMENT LINE ————■■■■■■■■■■————

PROPERTY BOUNDARY ————■■■■■■■■■■————

EXISTING MINOR CONTOUR ————5009————

EXISTING MAJOR CONTOUR ————5110————

EXISTING CURB AND GUTTER ————■■■■■■■■■■————

EXISTING FIRE HYDRANT ————HY————

EXISTING WATER VALVE ————V————

EXISTING MANHOLE ————M————

EXISTING TREES ————① ②————

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXISTING UTILITY LOCATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. ALL SYMBOLS ARE GRAPHICAL IN NATURE AND ARE NOT TO SCALE.
4. CONTACT THE ALTA SURVEYOR (GALLOWAY & COMPANY, INC.) FOR INQUIRIES RELATED TO THE EXISTING SITE SURVEY AND ALTA DATED JUNE 17, 2016.
5. CURB, GUTTER AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
6. CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR SALVAGING OF ALL EXISTING TREES WITH THE APPROVED LANDSCAPE PLANS. COORDINATE THE REMOVAL OF ALL OTHER PLANTINGS WITH THE APPROVED LANDSCAPE PLANS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ON-SITE, PUBLIC OR PRIVATE FACILITY AS A RESULT OF THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL PROTECT TO THE EXTENT POSSIBLE ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO OR WITHIN THE CONSTRUCTION AREA.
8. THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEER INSPECTOR. ALL REPAIRS TO BE PER THE LATEST CITY STREET REPAIR STANDARDS.
9. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS THAT IMPACT ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
10. PROJECT BASIS OF BEARING: GEODETIC NORTH DERIVED GPS OBSERVATIONS AND CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PM AS BEARING N 89°22'29" Z, SAGD SOUTH LINE BEING MONUMENTED AT ITS TERMINI BY A 3" X 12" ALUMINUM CAGNOLA NUMBER 6 REBAR, AND INSCRIBED "CITY OF FORT COLLINS - PLS 20123" AS SHOWN, WITH A DISTANCE OF 290.84 FEET BETWEEN SAG MONUMENTS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND REMOVING EXISTING SEPTIC SYSTEM.



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UNDERGROUND MEMBER UTILITIES.

## Pleasant Valley and Lake Canal Company UTILITY PLAN REVIEW

REVIEWED BY: \_\_\_\_\_  
General Manager \_\_\_\_\_ Date \_\_\_\_\_

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE  
FOR ACCURACY AND COMPLETENESS.

City of Fort Collins, Colorado  
UTILITY PLAN APPROVAL

APPROVED: \_\_\_\_\_  
City Engineer Date

CHECKED BY: \_\_\_\_\_  
Water & Wastewater Utility \_\_\_\_\_ Date \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_  
Traffic Engineer Date

\_\_\_\_\_  
 Environmental Planner Date

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HIGH PLAINS BUILDERS, LLC  
P.O. Box 2796  
Gillette, WY 82717  
307.257.2352

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09.13.2017

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ELIZABETH STREET FARMS  
HIGH PLAINS BUILDERS, LLC

**FORT COLLINS, CO**

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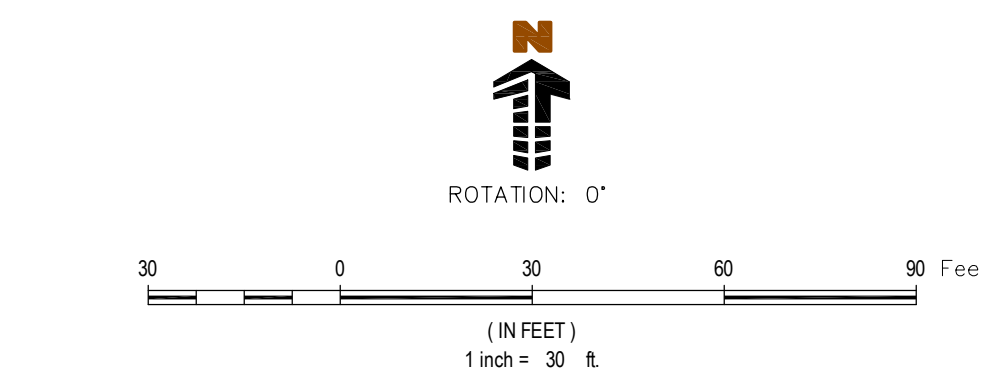
Project No:	HPB000001.01
Drawn By:	KJP
Checked By:	JEP
Date:	09.13.2017

EXISTING  
CONDITIONS

# C1.0

OF 23 SHEETS





PROPOSED CURB AND GUTTER

PROPOSED LOT LINE

PROPOSED RIGHT OF WAY

EASEMENT LINE

BUILDING SETBACK

PROPERTY BOUNDARY

- CONCRETE  PLAYGROUND 

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. SEE SOILS REPORT BY HOLLINGSWORTH ASSOCIATES, INC. DATED OCTOBER 12, 2016 FOR PAVEMENT SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS. HOLLINGSWORTH ASSOCIATES, INC. S. CONFORM PAVEMENT SECTIONS REFER TO PAVEMENT.
3. REFER TO SURVEY DOCUMENTS FOR ADDITIONAL RIGHT-OF-WAY, EASEMENT AND ROADWAY CENTER INFORMATION.
4. BUILDING POINTS ARE AT CORNERS OF NOMINAL BUILDING FOOTPRINTS. CONTRACTOR SHALL CONFIRM ALL BUILDING CORNERS AND DIMENSIONS WITH ARCHITECT PRIOR TO CALLING FOR STAKES.
5. ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING OR PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
6. ALL STRIPING AND PAVEMENT MARKINGS SHALL COMPLY WITH THE MUTCD AND SECTION 627 OF THE SPECIFICATIONS.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE MUTCD WITH REGARD TO SIGN TYPE, SIZE, LOCATION AND MOUNTING SPECIFICATIONS.
8. ALL H/C RAMP SLOPES SHALL BE SUGGESTED DOMES PER DETAIL ON SHEET C2.1.
9. REFER TO DETAIL SHEET C2.1 FOR TRUNCATED DOMES PROVIDED 25' CLEAR FROM FLOWLINE TO THE CURB.

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## City Engineer

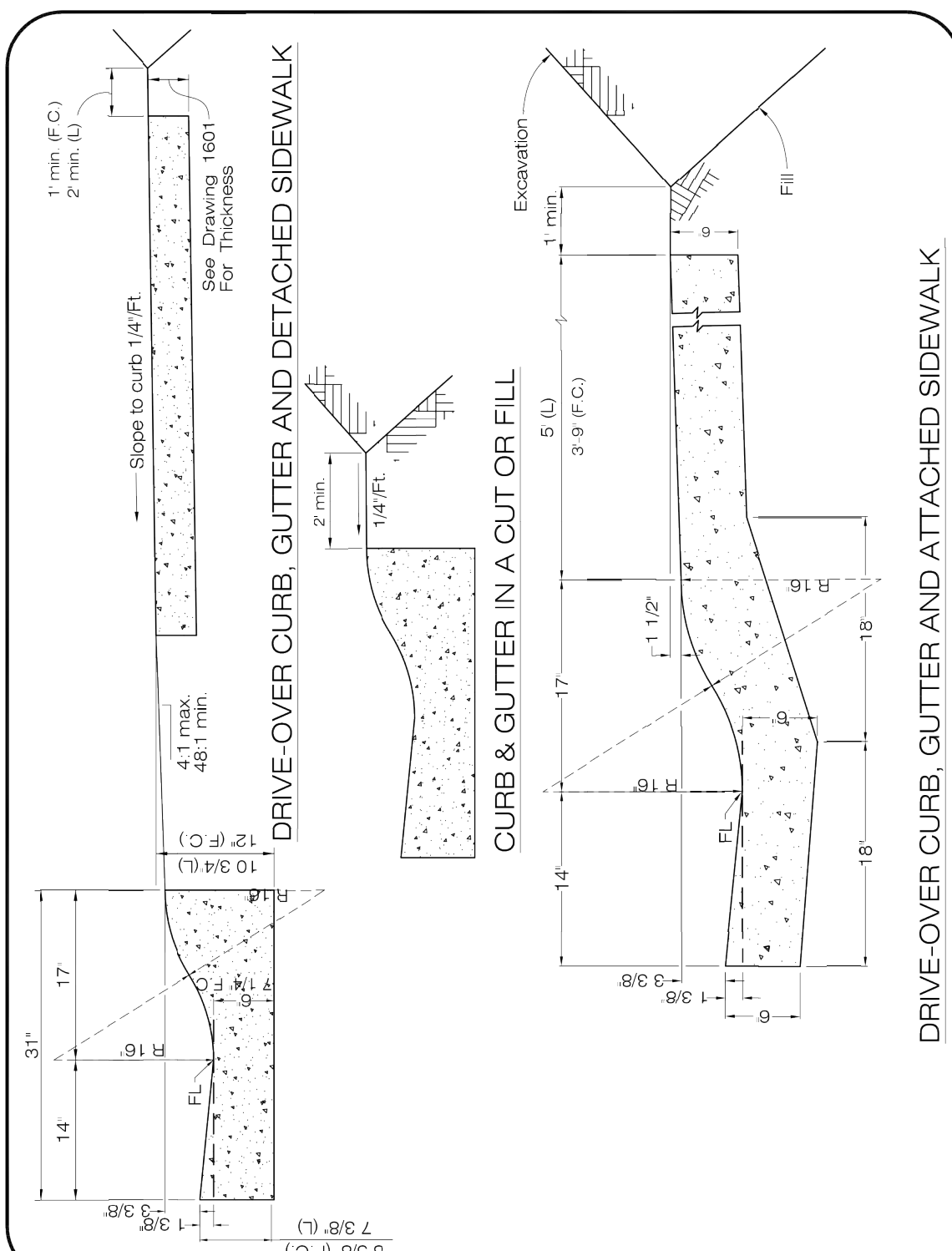
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	City Engineer	Date
CHECKED BY:	_____	_____
	Water & Wastewater Utility	Date
CHECKED BY:	_____	_____
	Stormwater Utility	Date
CHECKED BY:	_____	_____
	Parks & Recreation	Date
CHECKED BY:	_____	_____
	Traffic Engineer	Date
CHECKED BY:	_____	_____
	Environmental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



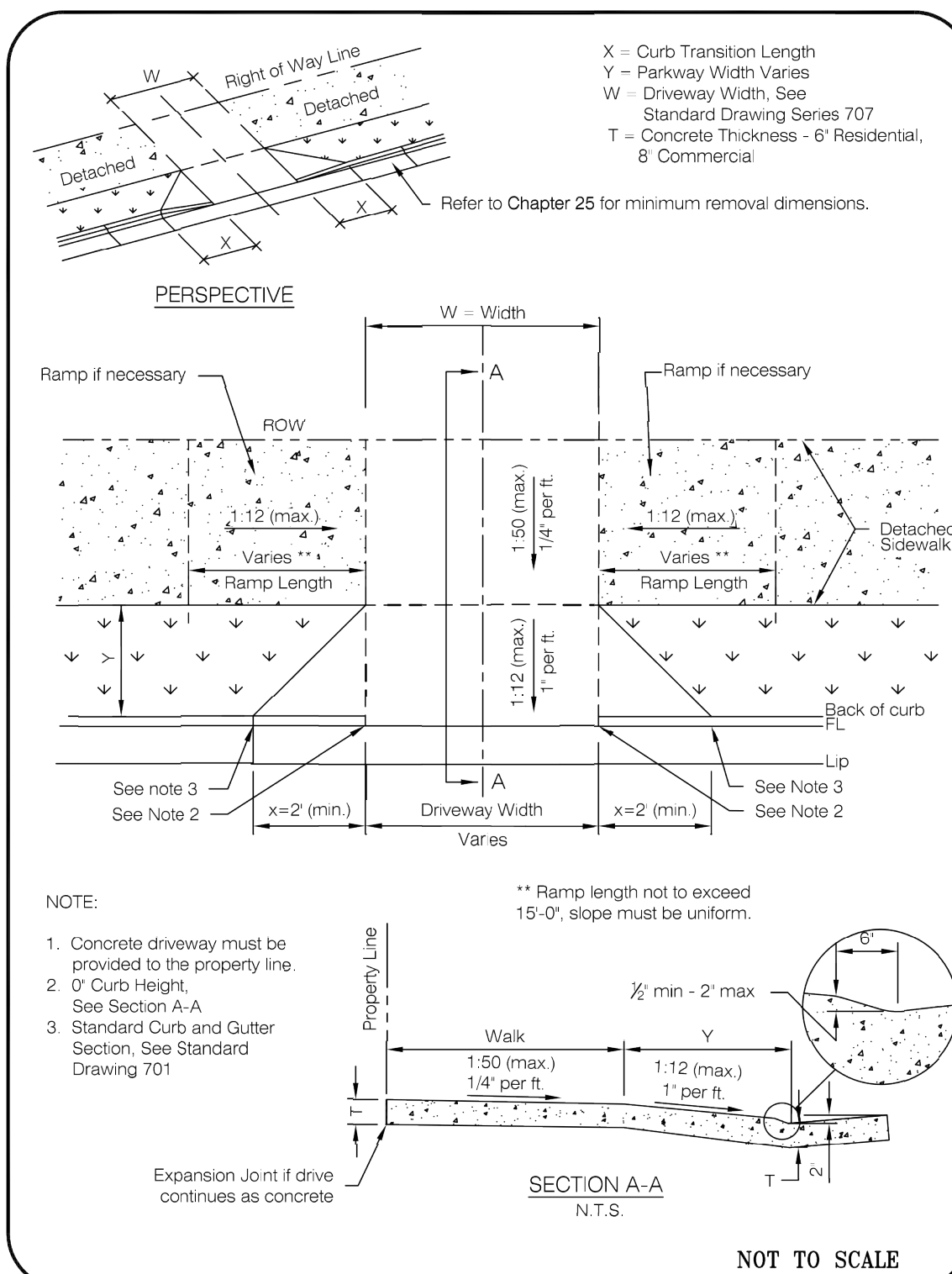
## VERTICAL

ROLL-OVER  
(LOVELAND)

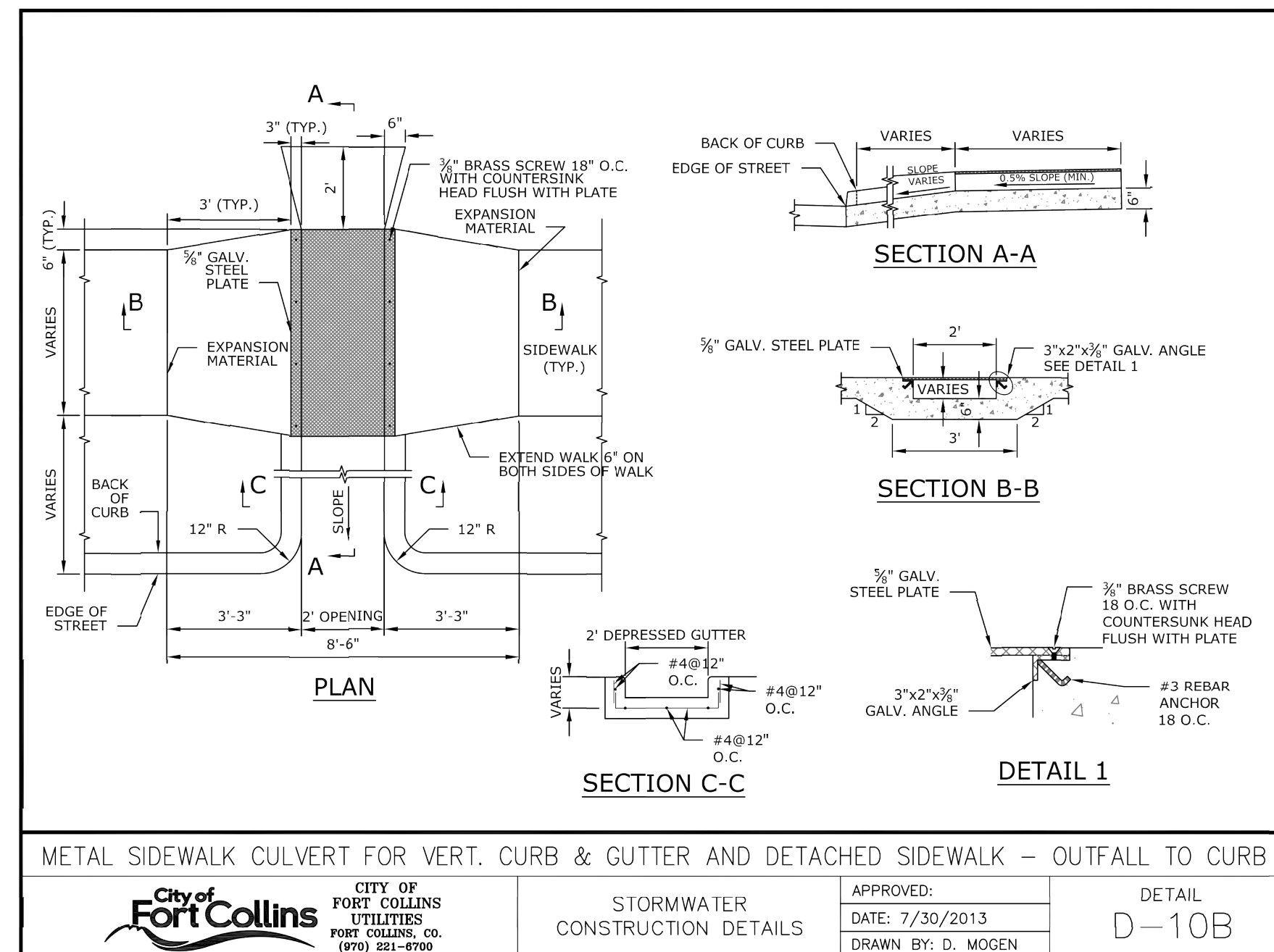
CURB AND GUTTER			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 03/01/02	701



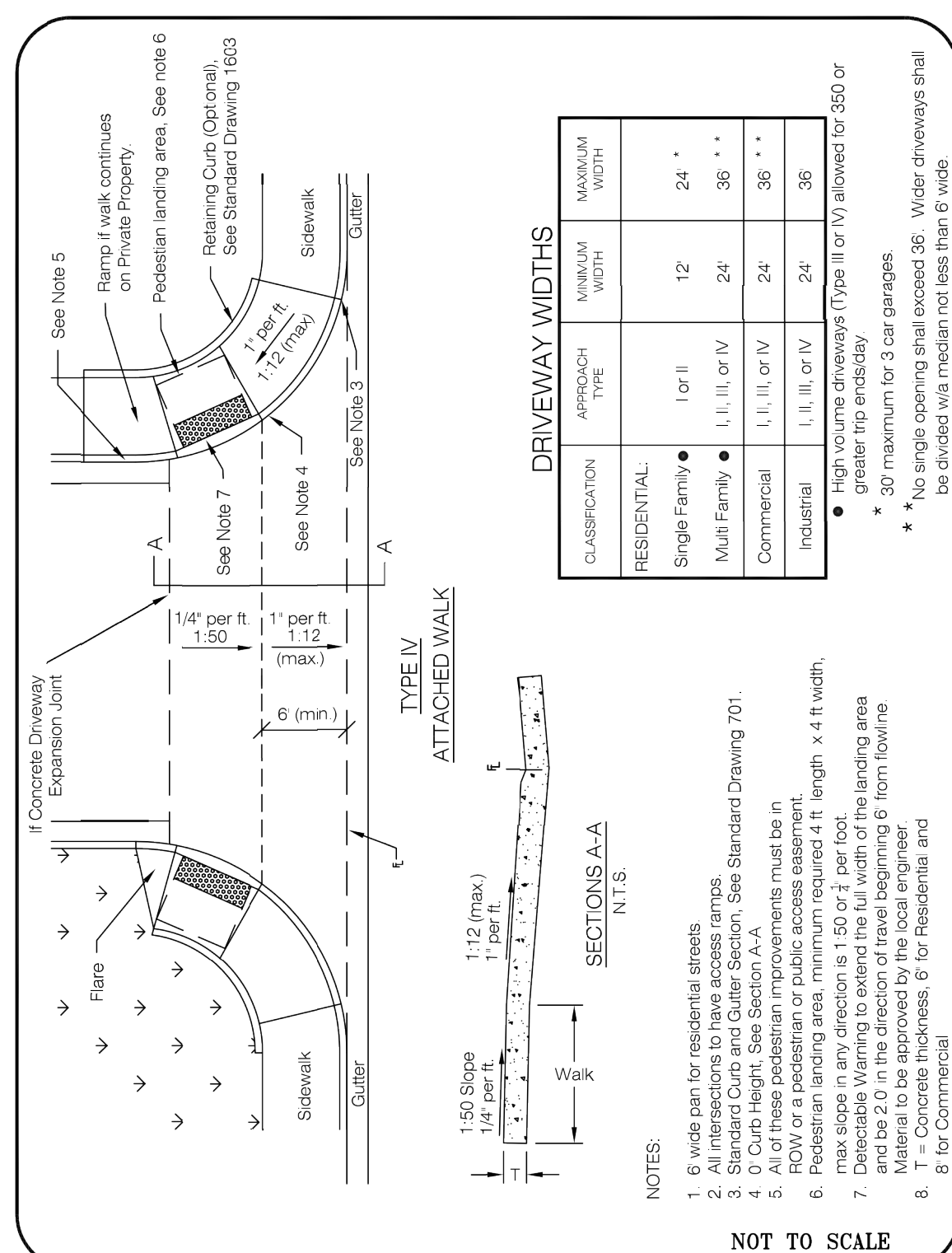
CURB AND GUTTER/SIDEWALK			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 03/01/02	702



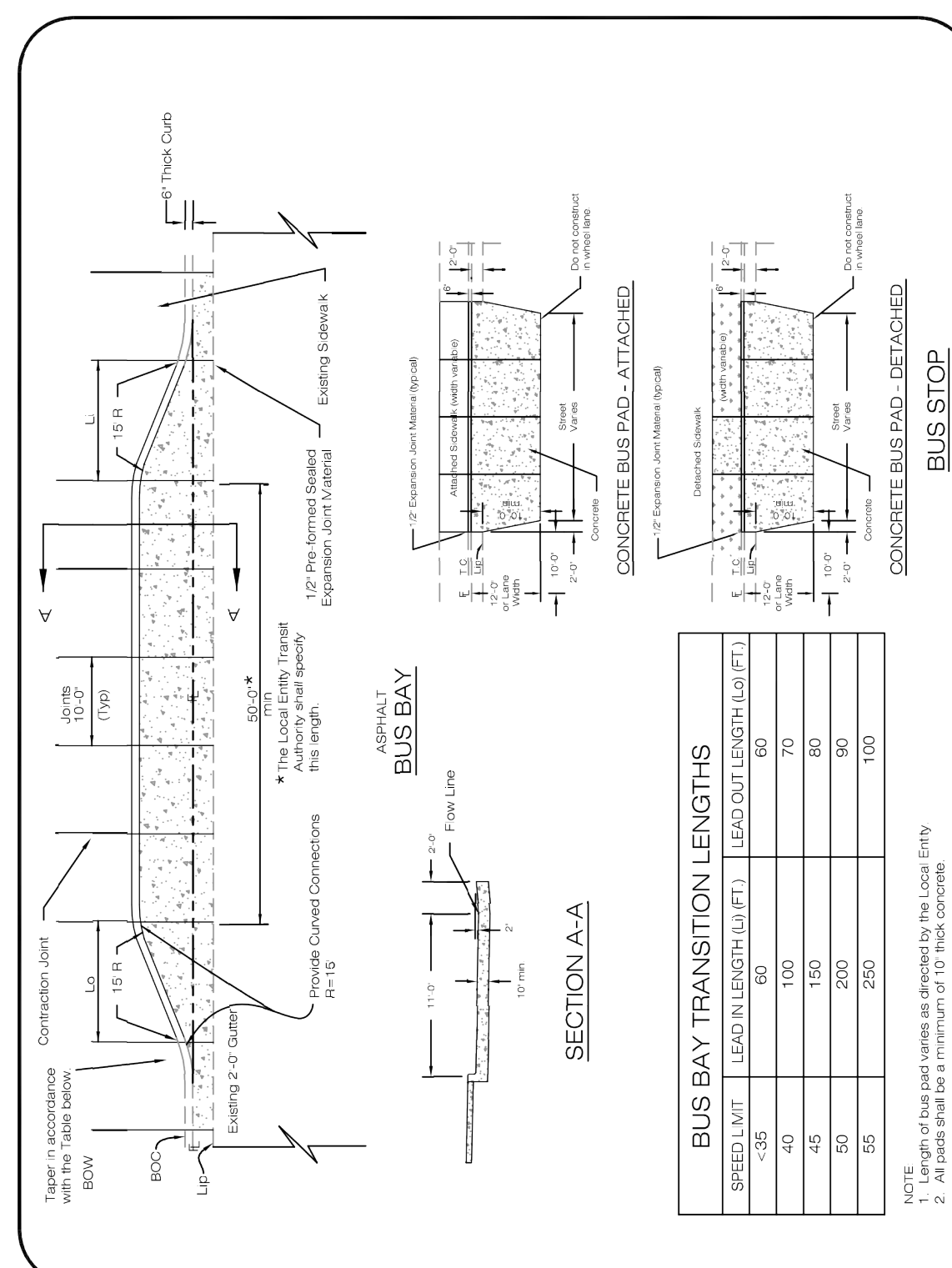
STANDARD DRIVEWAY APPROACH DETACHED WALK (Type I)			
LARAMIE COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 02/17/15	706.1



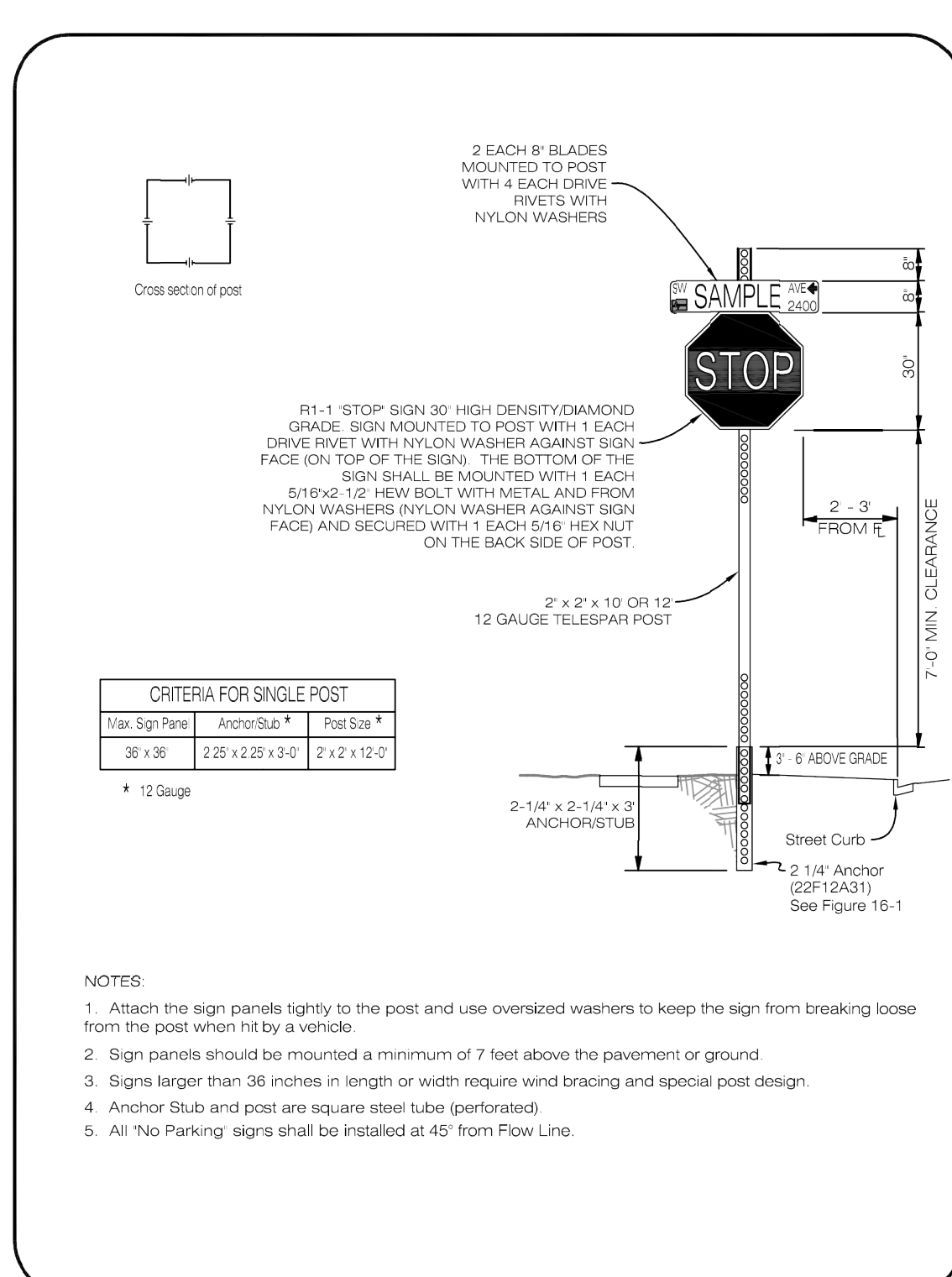
METAL SIDEWALK CULVERT FOR VERT. CURB & GUTTER AND DETACHED SIDEWALK - OUTFALL TO CURB				
 CITY OF FORT COLLINS UTILITIES FORT COLLINS, CO. (970) 221-6790	STORMWATER CONSTRUCTION DETAILS		APPROVED:	DETAIL
			DATE: 7/30/2013	D-10B
			DRAWN BY: D. MOGEN	



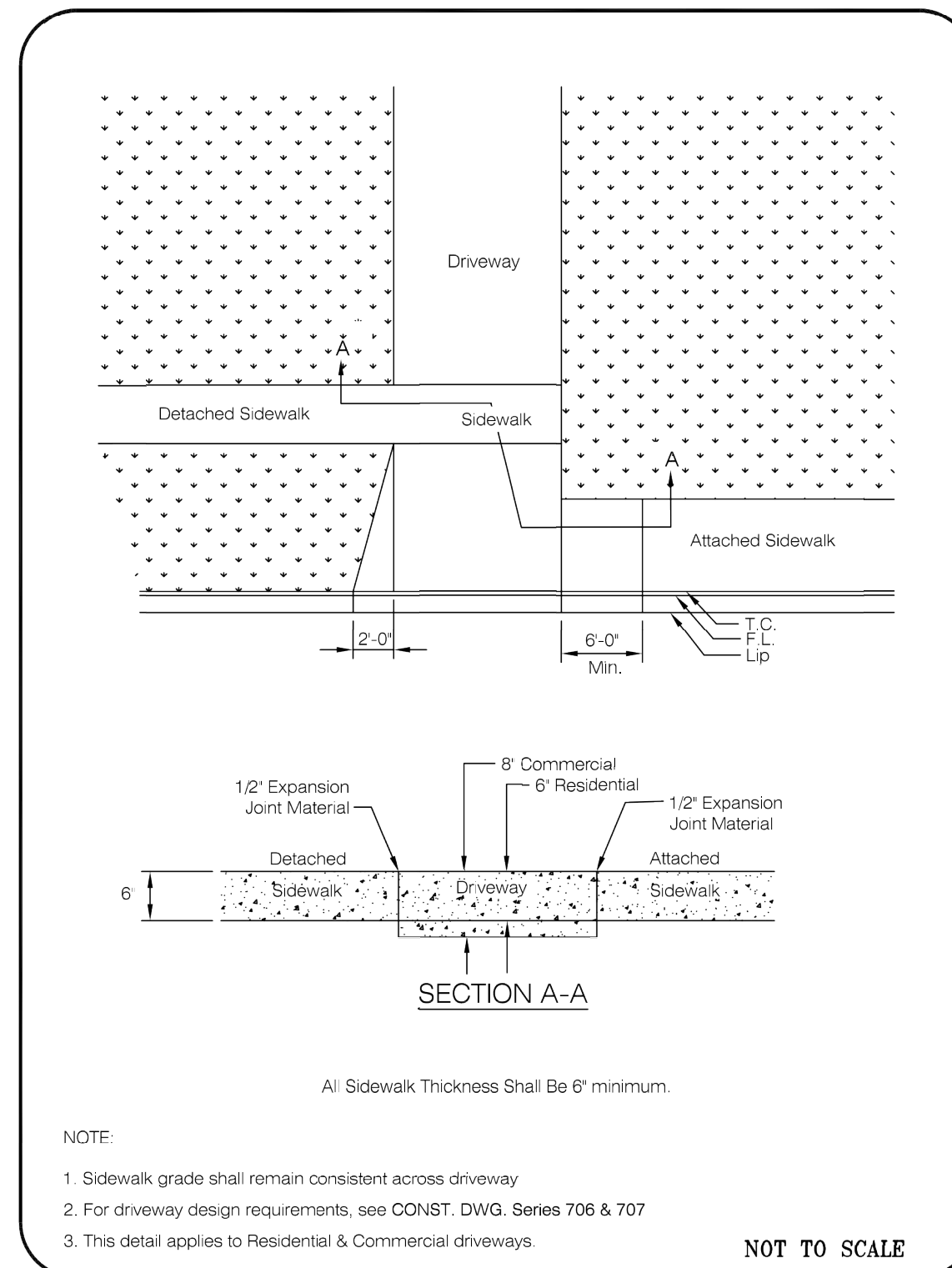
STANDARD DRIVEWAY APPROACH (HIGH VOLUME DRIVE TYPES IV)			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING 707.2
		DATE: 02/17/15	



BUS BAY AND STOP STANDARD			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	711




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



STANDARD SIDEWALK			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 4	DRAWING 1601
		DATE: 02/17/15	

CALL UTILITY NOTIFICATION CENTER OF  
COLORADO



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UNDERGROUND MEMBER UTILITIES.

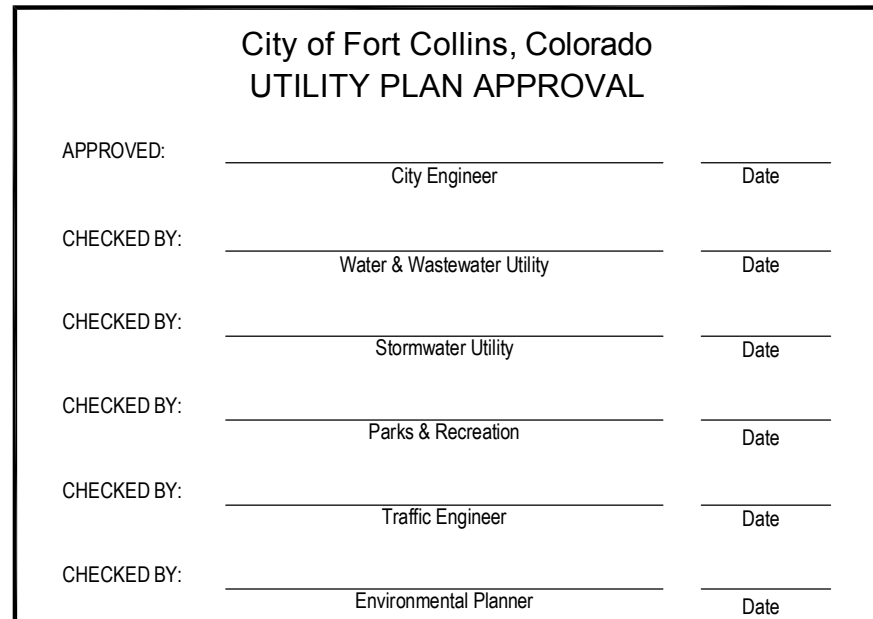
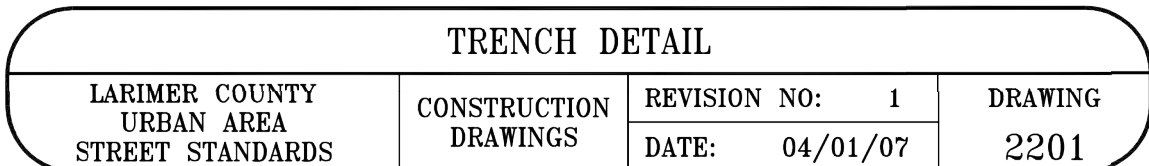
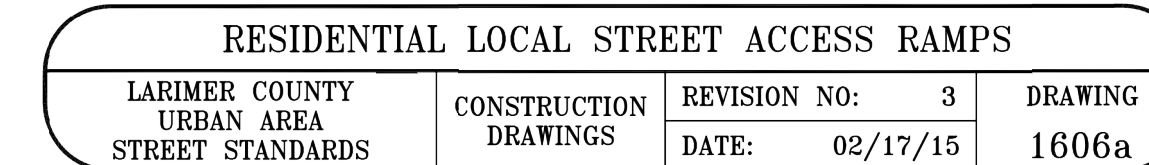
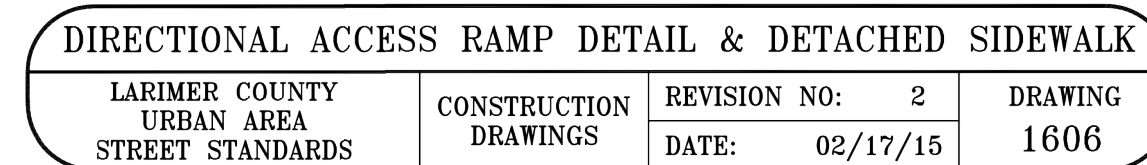
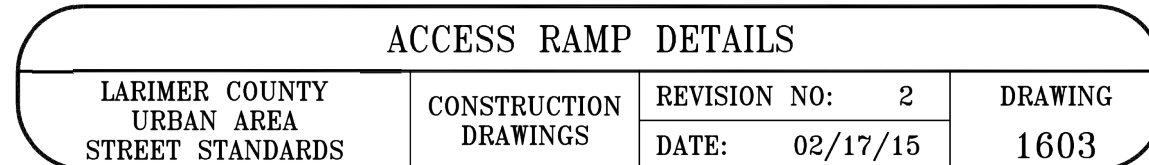
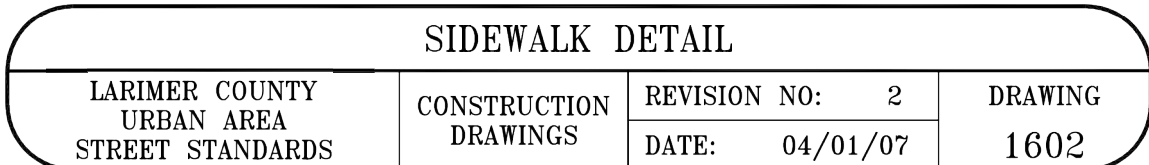
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**City of Fort Collins, Colorado**

**UTILITY PLAN APPROVAL**

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





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09.13.2017

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ELIZABETH STREET FARMS  
HIGH PLAINS BUILDERS, LLC

**FORT COLLINS, CO**

[illegible]

Project No:	HPB000001.01
Drawn By:	KJP
Checked By:	JEP
Date:	09.13.2017

## SITE DETAILS

C2.2  
OF 23 SHEETS











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FORT COLLINS, CO

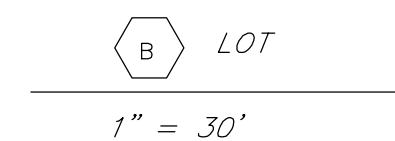
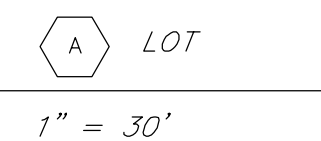
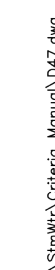
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Project No:	HPB000001.01
Drawn By:	KJP
Checked By:	JEP
Date:	09.13.2017

C3.2

---

OF 23 SHEETS



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<h2 style="text-align: center;">City of Fort Collins, Colorado</h2> <h3 style="text-align: center;">UTILITY PLAN APPROVAL</h3>		
APPROVED:	_____	_____
	City Engineer	Date
CHECKED BY:	_____	_____
	Water & Wastewater Utility	Date
CHECKED BY:	_____	_____
	Stormwater Utility	Date
CHECKED BY:	_____	_____
	Parks & Recreation	Date
CHECKED BY:	_____	_____
	Traffic Engineer	Date
CHECKED BY:	_____	_____
	Environmental Planner	Date



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09.13.2017

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HIGH PLAINS BUILDERS, LLC

FORT COLLINS, CO

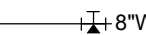
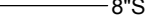

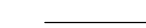















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Project No:	HPB000001.01
Drawn By:	KJP
Checked By:	JEP
Date:	09.13.2017

UTILITY  
PLAN

## C4.0



PROPOSED WATER MAIN		8"W
PROPOSED SANITARY SEWER		8"SS
PROPOSED STORM SEWER		
PROPOSED WATER SERVICE		
PROPOSED SANITARY SEWER SERVICE		S
EXISTING WATER MAIN		6"W
EXISTING IRRIGATION		12"IRR
EXISTING SANITARY SEWER		8"SS
EXISTING OVERHEAD ELECTRIC		OHE
PROPOSED FIRE HYDRANT		
PROPOSED CURB AND GUTTER		
PROPOSED RIGHT-OF-WAY		
PROPOSED LOTLINE		
EASEMENT LINE		
BUILDING SETBACK		
PROPERTY BOUNDARY		
PROPOSED STORM INLET		
PROPOSED MANHOLE		
PROPOSED WATER LOWERING		

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON DAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. RESOLVE ANY DISCREPANCY TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXISTING UTILITY LOCATION.
2. WATER SERVICE PROVIDED BY CITY OF FORT COLLINS. WATER CONSTRUCTION SHALL BE PER CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
3. SEWER SERVICE PROVIDED BY CITY OF FORT COLLINS. SEWER CONSTRUCTION SHALL BE PER CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
4. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 4.5' AND MAXIMUM COVER SHALL BE 5' UNLESS OTHERWISE NOTED.
5. SANITARY SEWER SERVICES SHALL BE SDR 35 PVC AND WATER MAINS SHALL BE AWWA C-900 PVC.
6. ALL WATER FITTINGS AND VALVES ARE NOT TO SCALE AND ARE ONLY GRAPHICALLY REPRESENTED.
7. UTILITY SERVICES SHOWN ARE SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
8. MAINTAIN 10' HORIZONTAL AND 10' VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
9. REFER TO THE PLAT FOR LOT, TRACT, EASEMENTS AND OTHER SURVEY INFORMATION.
10. THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL STREET CUT LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE PER THE CITY STREET REPAIR STANDARDS.
11. CONTRACTOR SHALL ADJUST EXISTING SANITARY SEWER MANHOLES AND SUBURAN CLEANOUTS WITH THE RIGHT-OF-WAY PER CITY STANDARDS. ALL MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1" BELOW FINISHED GRADE. CONC SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED TO THE VEHICLE OR BICYCLE WHEEL PATHS.
12. SEE SHEET C1.0 FOR EXISTING BOUNDARY CORNER COORDINATES.

CALL UTILITY NOTIFICATION CENTER OF  
COLORADO



Know what's below.  
Call before you dig

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

Pleasant Valley and Lake Canal Company  
UTILITY PLAN REVIEW

REVIEWED BY: \_\_\_\_\_  
General Manager \_\_\_\_\_ Date \_\_\_\_\_

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS.

City of Fort Collins, Colorado  
UTILITY PLAN APPROVAL

APPROVED: \_\_\_\_\_  
City Engineer Date

CHECKED BY: \_\_\_\_\_  
Water & Wastewater Utility \_\_\_\_\_ Date \_\_\_\_\_

CHECKED BY: \_\_\_\_\_  
Stormwater Utility \_\_\_\_\_ Date \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

\_\_\_\_\_  
 Environmental Planner Date







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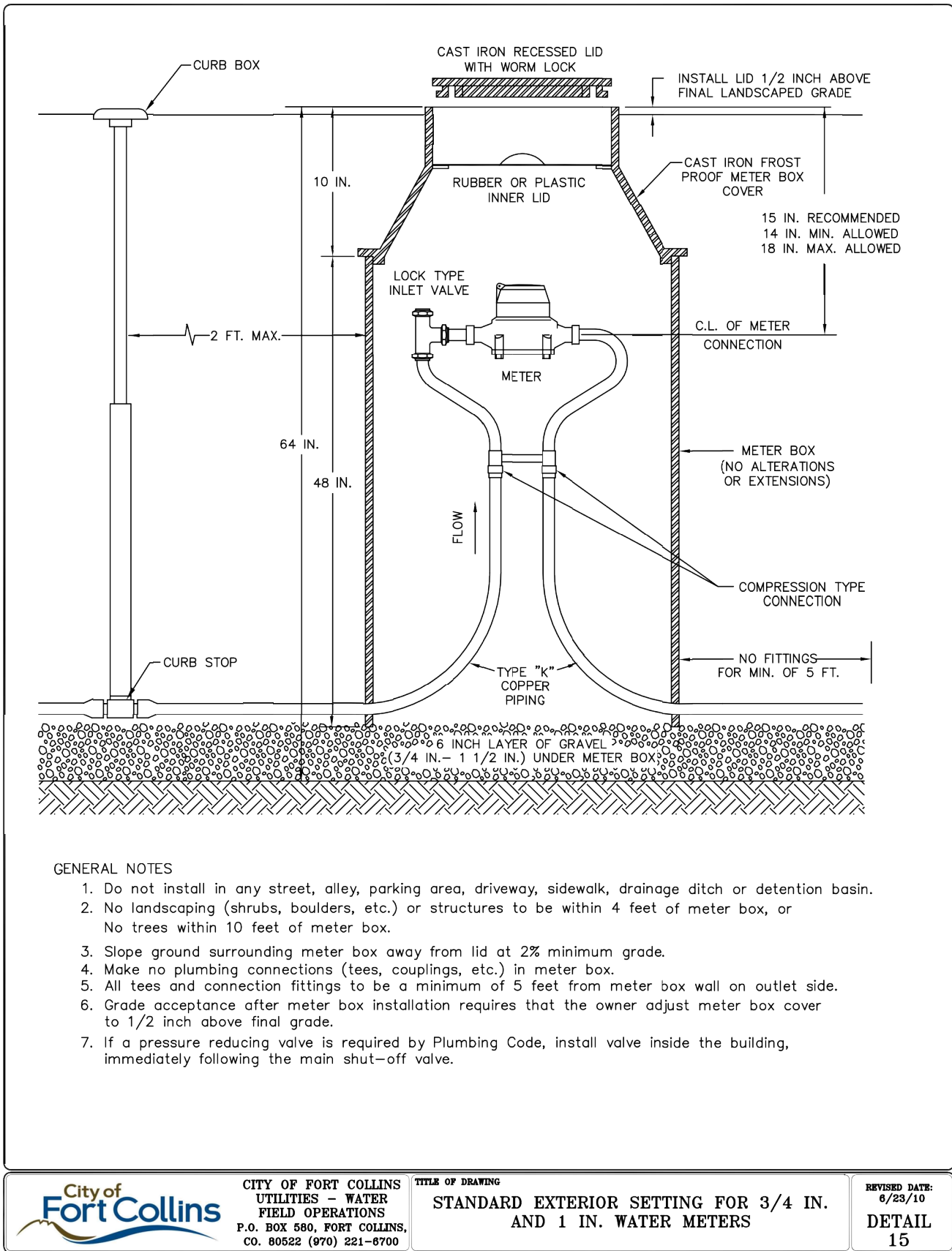
ELIZABETH STREET FARMS  
HIGH PLAINS BUILDERS, LLC  
FORT COLLINS, CO

[illegible]

Project No:	HPB000001.01
Drawn By:	KJP
Checked By:	JEP
Date:	09.13.2017

## C4.2

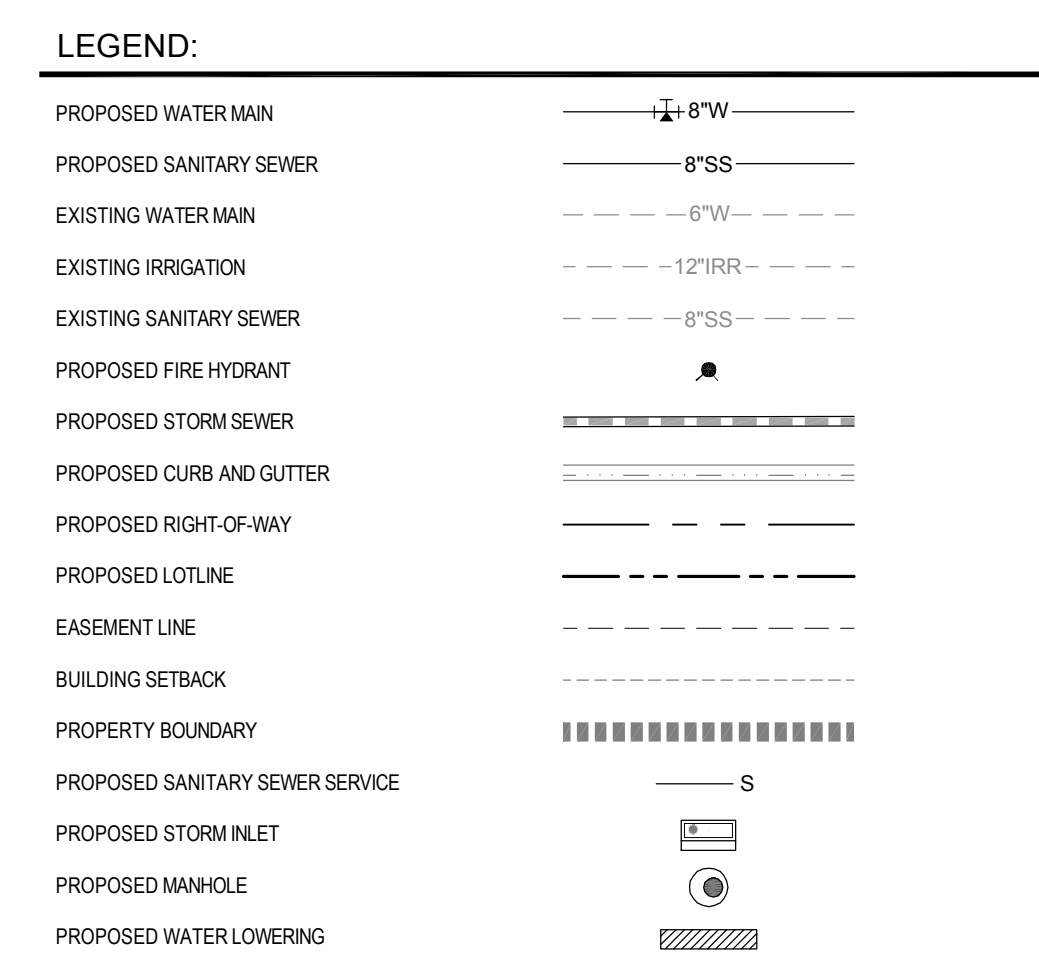
OF 23 SHEETS



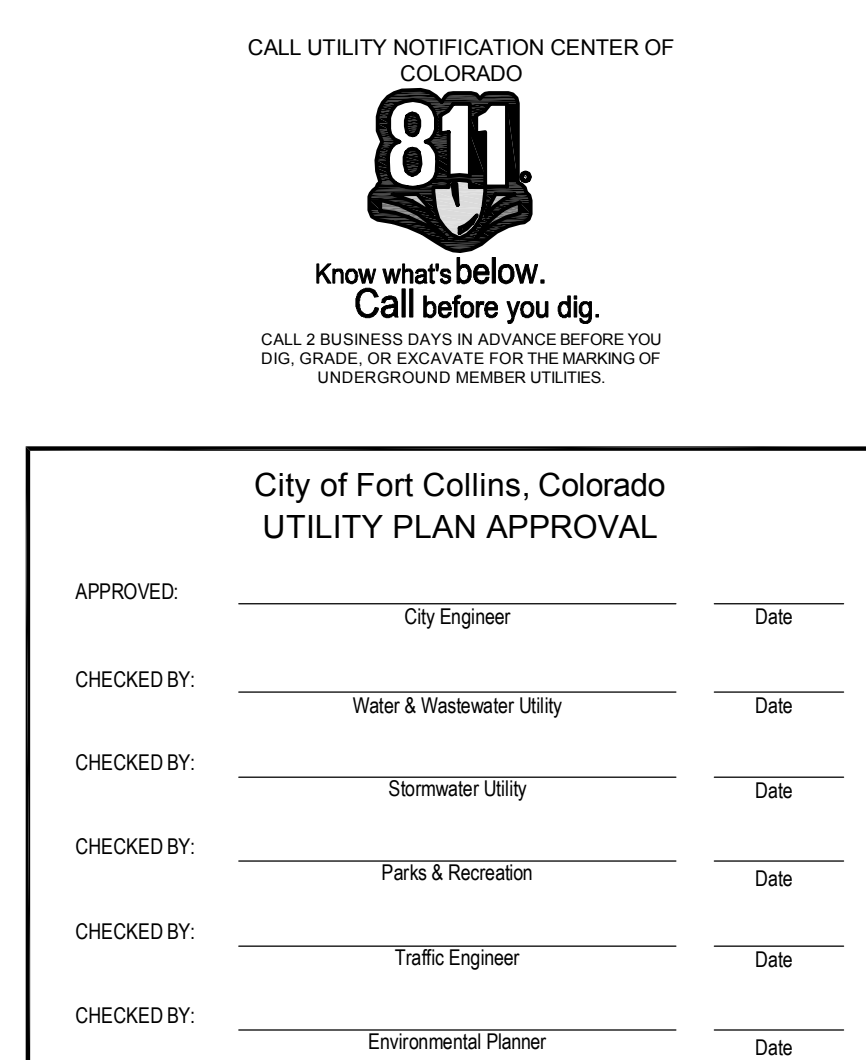
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

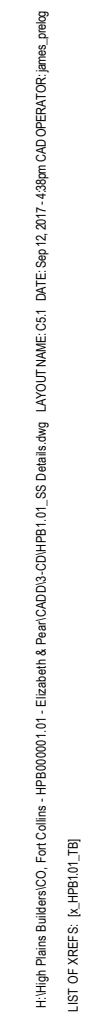




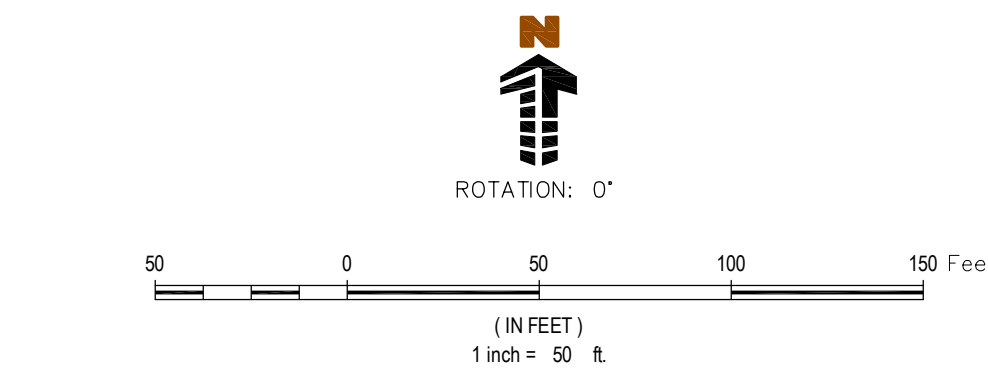
- ## NOTES:
1. ALL SANITARY SEWER LINE CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF FORT COLLINS "STANDARDS AND SPECIFICATIONS FOR SANITARY SEWER PIPELINE CONSTRUCTION AND IMPROVEMENTS."
  2. ALL SEWER SERVICES SHALL BE MINIMUM 4 INCH DIAMETER CONSTRUCTED AT A SLOPE OF 2% FROM THE BUILDING TO THE SEWER MAIN, UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY.
  3. ALL 6 INCH DIAMETER SEWER SERVICES SHALL BE CONSTRUCTED AT A SLOPE OF 1% FROM THE BUILDING TO THE SEWER MAIN.
  4. WHEN GROUNDWATER IS ENCOUNTERED CLAY CUT OFF WALLS SHALL BE INSTALLED ON THE UPSTREAM SIDE OF ALL MANHOLES. IN THE MIDSECTION OF EACH MAIN LINE RUN AT INTERVALS NOT TO EXCEED 300 FEET, OR AS REQUIRED BY THE CITY. SEE DETAIL SHEETS FOR CLAY CUTOFF WALL DETAIL.
  5. FIELD VERIFY INVERT ELEVATION OF SANITARY SEWER AND BASEMENT FINISHED FLOOR ELEVATION FOR GRAVITY FLOW PRIOR TO CONSTRUCTING FOUNDATIONS.
- THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF FORT COLLINS A MINIMUM OF ONE WEEK BEFORE CONSTRUCTION TO COORDINATE SPECIFICATIONS AND CLARIFY ANY ADDITIONAL DISTRICT REQUIREMENTS. CONTACT NUMBER IS 970.221.6700.
7. CONTRACTOR SHALL NOTIFY THE CITY'S INSPECTOR FORTY EIGHT HOURS PRIOR TO START OF CONSTRUCTION.
  8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FIELD LOCATES AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
  9. ALL CONSTRUCTION SHALL BE INSPECTED BY CITY INSPECTOR PRIOR TO BACKFILL.
  10. FOR OFFSITE SEWER LINE MANHOLES: MANHOLE RIMS SHALL BE SET FLUSH WITH THE SURFACE WHEN WITHIN AN ALL WEATHER ACCESS ROADWAY. RIMS SHALL BE SET 6 INCHES ABOVE GRADE IF THEY ARE NOT WITHIN AN ALL WEATHER ACCESS ROADWAY.
  11. CONTRACTOR SHALL LOCATE EXISTING CONNECTION AT HOUSE AND PROVIDE TIE TO PROPOSED LATERAL PER CITY STANDARDS.











PROPOSED WATER MAIN

PROPOSED SANITARY SEWER

EXISTING IRRIGATION

PROPOSED FIRE HYDRANT

PROPOSED STORM SEWER

PROPOSED CURB & GUTTER

PROPOSED RIGHT-OF-WAY

PROPOSED LOT LINE

EASEMENT LINE

BUILDING SETBACK

PROPERTY BOUNDARY

PROPOSED STORM INLET

PROPOSED MANHOLE

PROPOSED WATER LOWERING

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON PMS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND INLET BOX STRUCTURES. LAYING LENGTH INCLUDES FLARED END SECTIONS.
3. RCP SHALL BE CLASS II OR GREATER, PIPE MATERIAL, BEDDING, AND INSTALLATION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE GOVERNED BY THE CITY OF FORT COLLINS. ALTERNATES (SUCH AS JANS N-12 OR HP SANITIE) OUTSIDE OF THE R.O.W. SHALL BE APPROVED IN ADVANCE BY THE ENGINEER. ALL MANHOLES SHALL BE WATER-TIGHT (USE APPROPRIATE GASKETS OR JOINT WRAPS PER ASTM C443 FOR RCP AND PER ASTM F477 / D3212 FOR PLASTIC PIPE).
4. ALL MANHOLES LOCATED IN SIDEWALKS AND TRAILS SHALL HAVE PEDESTAL RATED LIDS.
5. MANHOLE DIAMETERS SHOWN ARE PER CITY STANDARD DETAIL D-3. CONTRACTOR SHALL VERIFY THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR INSTALLATION (i.e., WITHIN PRE-CASTERS TOLERANCES, ETC.).
6. PROVIDE WATER TIGHT JOINTS ON ALL CIRCULAR STORM PIPE.
7. MANHOLES MUST BE SHAPED UNLESS OTHERWISE NOTED. REFER TO PLAN VIEW FOR SHAPED MANHOLES.



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

REVIEWED BY: \_\_\_\_\_  
General Manager \_\_\_\_\_ Date \_\_\_\_\_

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PLAN ENGINEER IS RESPONSIBLE  
FOR ACCURACY AND COMPLETENESS.

APPROVED: \_\_\_\_\_  
City Engineer Date

CHECKED BY: \_\_\_\_\_  
Water & Wastewater Utility \_\_\_\_\_ Date \_\_\_\_\_

CHECKED BY: \_\_\_\_\_  
Stormwater Utility \_\_\_\_\_ Date \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

CHECKED BY:

Environmental Planner Date \_\_\_\_\_

Project No:	HPB000001.01
Drawn By:	KJP
Checked By:	JEP
Date:	09.13.2017

IRRIGATION LINE A

## PLAN AND PROFILE

## C6.0

OF 23 SHEETS



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**ELIZABETH STREET FARMS  
HIGH PLAINS BUILDERS, LLC**

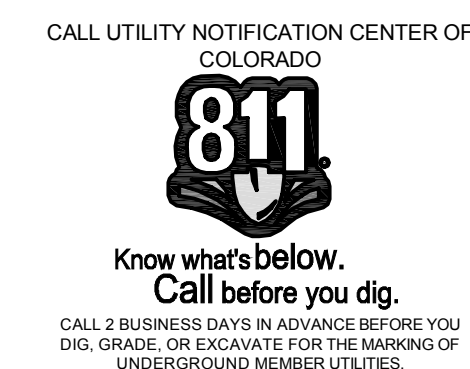
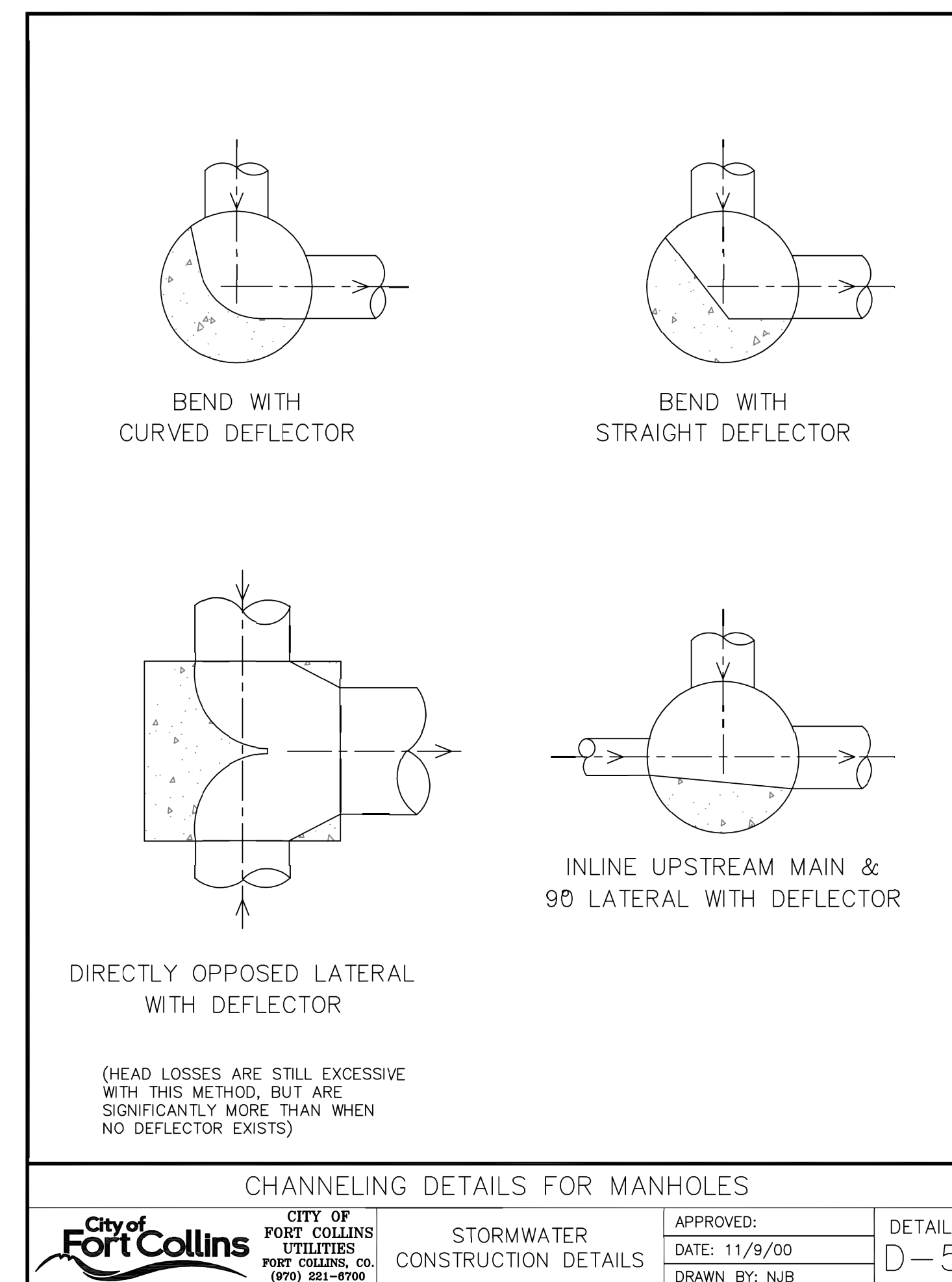
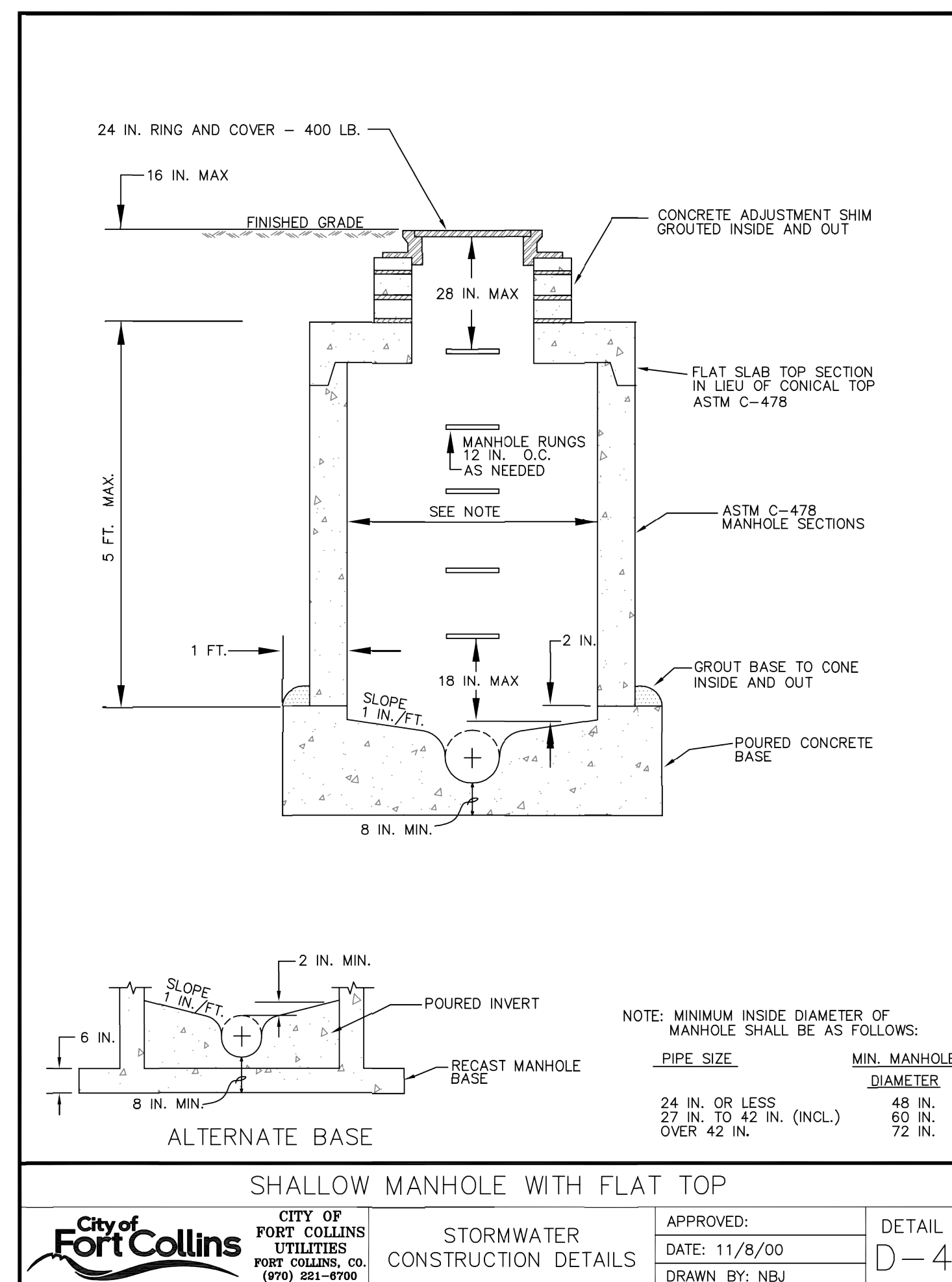
FORT COLLINS, CO

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Project No:	HPB000001.01
Drawn By:	KJP
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Date:	09.13.2017

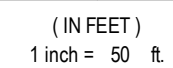
## IRRIGATION DETAILS

## C6.1



<h2 style="text-align: center;">City of Fort Collins, Colorado</h2> <h3 style="text-align: center;">UTILITY PLAN APPROVAL</h3>		
APPROVED:	_____	_____
	City Engineer	Date
CHECKED BY:	_____	_____
	Water & Wastewater Utility	Date
CHECKED BY:	_____	_____
	Stormwater Utility	Date
CHECKED BY:	_____	_____
	Parks & Recreation	Date
CHECKED BY:	_____	_____
	Traffic Engineer	Date
CHECKED BY:	_____	_____
	Environmental Planner	Date





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09.13.2017

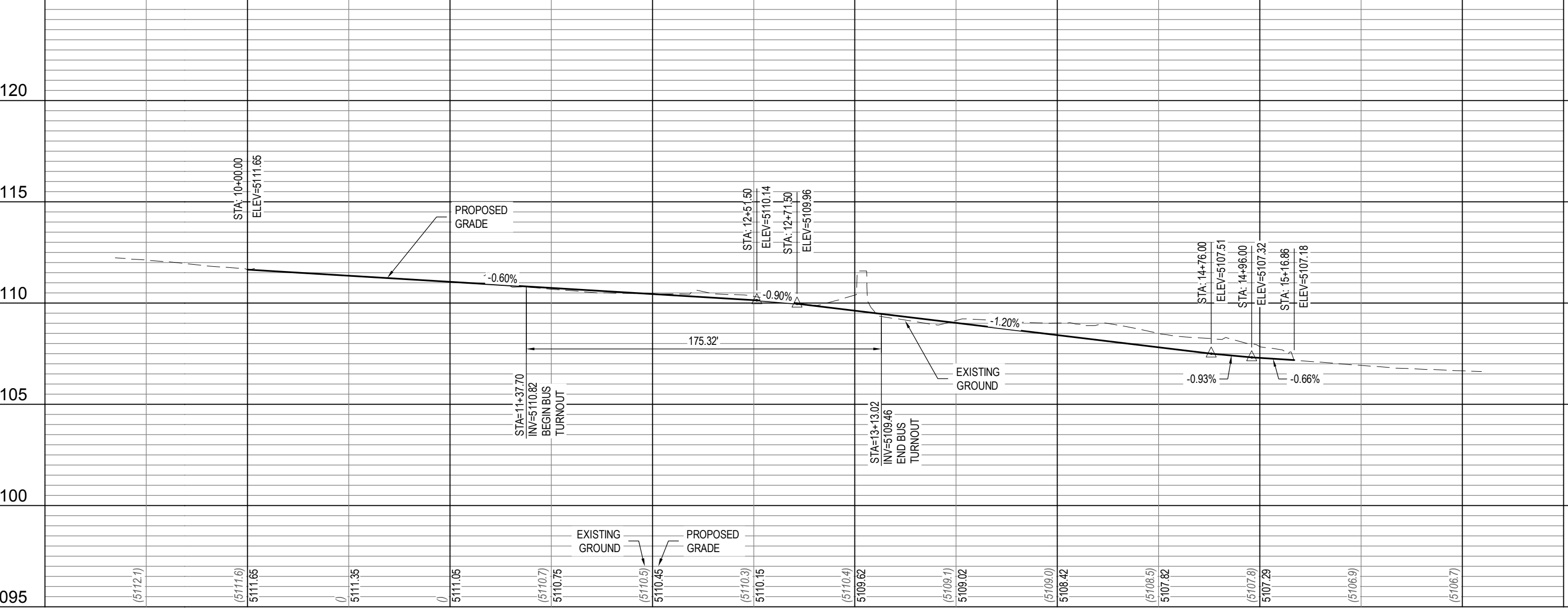
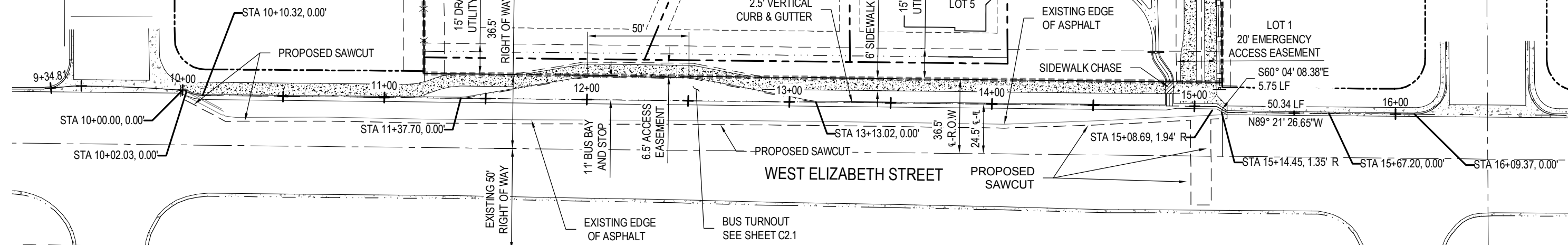
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FORT COLLINS, CO

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Drawn By:	KJP
Checked By:	JEP
Date:	09.13.2017

## C7.0

OF 23 SHEETS



PROPOSED STORM SEWER	
PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
BUILDING SETBACK	
PROPERTY BOUNDARY	
PROPOSED SAWCUT	
EXISTING EDGE OF ASPHALT	
PROPOSED STORM INLET	
PROPOSED MANHOLE	
PROPOSED WATER LOWERING	

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCY TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
2. SEE SOILS REPORT BY HOLLINGSWORTH ASSOCIATES, INC. FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
3. CONTRACTOR SHALL ADJUST EXISTING SANITARY AND STORM SEWER MANHOLES AND SUBDRAIN CLEANSOUTS WITHIN THE RIGHT-OF-WAY PER CITY STANDARDS. ALL MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 10'± BELOW FINISHED GRADE. CONC. SECTIONS SHALL BE RE-TOED TO PREVENT LIDS BEING LOOSED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
4. EXPANSION JOINTS SHALL BE PROVIDED IN ALL SIDEWALKS AT MAXIMUM SPACING OF 50' FEET.
5. THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEER INSPECTOR. ALL REPAIRS TO BE PERFORM WITH CITY STREET REPAIR STANDARDS.
6. SEE SHEET C.D. FOR TYPICAL SECTIONS.
7. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 5106 FEET (8.71 + 5108.71).



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

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

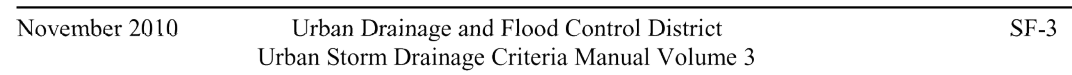
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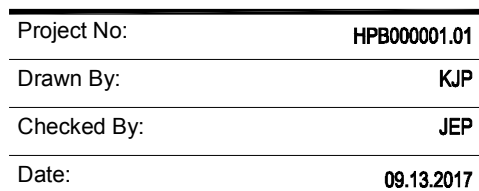
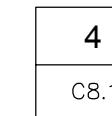
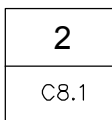




## SC-1



1
C8.1



## C8.1

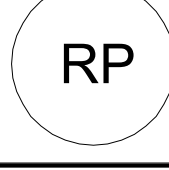
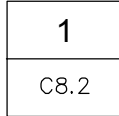
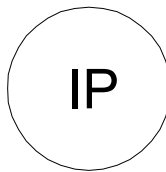
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ELIZABETH STREET FARMS  
HIGH PLAINS BUILDERS, LLC

**FORT COLLINS, CO**





Project No:	HPB000001.01
Drawn By:	KJP
Checked By:	JEP
Date:	09.13.2017

OF 23 SHEET

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**ELIZABETH STREET FARMS  
HIGH PLAINS BUILDERS, LLC**

**FORT COLLINS, CO**

[illegible]

Project No:	HPB000001.01
Drawn By:	KJP
Checked By:	JEP
Date:	09.13.2017

H/High Plains Builders CO, Fort Collins - HPB0000101 - Elizabeth & Pearl/CAD/DJ-CDH/PH-101-EC Details.dwg LAYOUT NAME: 08.2 DATE: Sep 12, 2017 - 4:42pm CAD OPERATOR: james\_p000



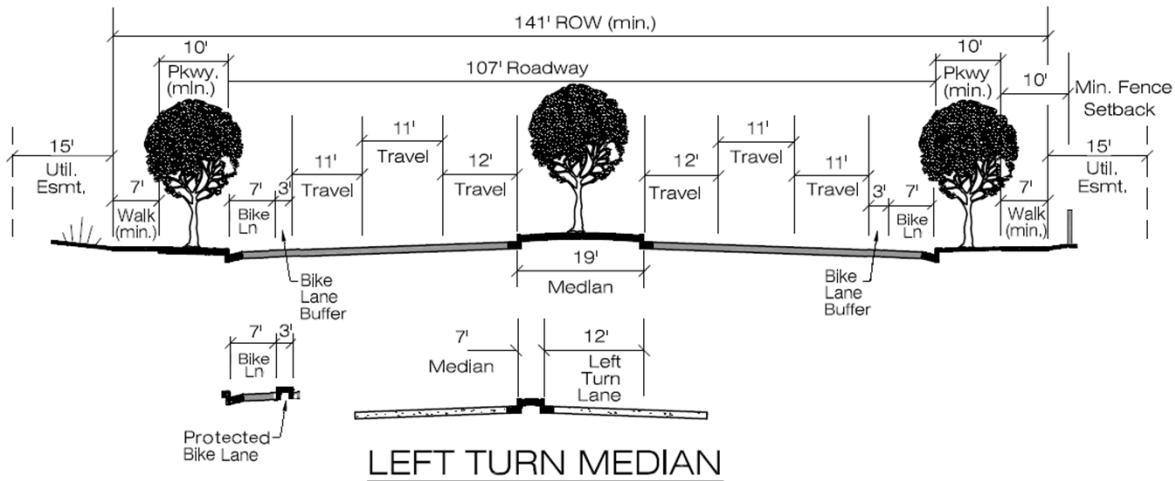








# FORT COLLINS ONLY



ROADWAY WIDTH: 107'

RIGHT OF WAY WIDTH: 141' (min.) plus 15' (min) utility easement each side of street.

TRAVEL LANES: Six lanes, 11' wide

LEFT TURN LANE: 12' wide

BIKE LANES: Two lanes, 7' wide lane, 3' wide painted buffer (optional protected bike lane per Bike Plan).

PARKING: None.

PARKWAY: 10' (min.) wide. Additional width optional.

SIDEWALK: 7' (min.) wide. Additional width may be required for higher pedestrian traffic within and leading to activity centers or as required by Area Plans.

MEDIAN: Center Median: 19' wide landscaped; Left Turn Median: 7' wide landscaped. Barrier curb or out-fall curb and gutter.

WHERE USED: These specifications shall apply as required by the Local Entity when a 6-lane arterial street is shown on the Master Street Plan.

DESIGN SPEED: 50 MPH

SPEED LIMIT: 40-45 MPH

ACCESS: Access will be limited. Points of access must be approved by the Local Entity.

CONTINUITY: Unlimited

FENCES: Fences shall be setback a minimum of 10' from the parkway edge of the sidewalk.

LANDSCAPING: See Appendix "C"

CURB AND GUTTER: Vertical curb and gutter.

## 6-LANE ARTERIAL STREET

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

DESIGN  
FIGURE

REVISION NO:

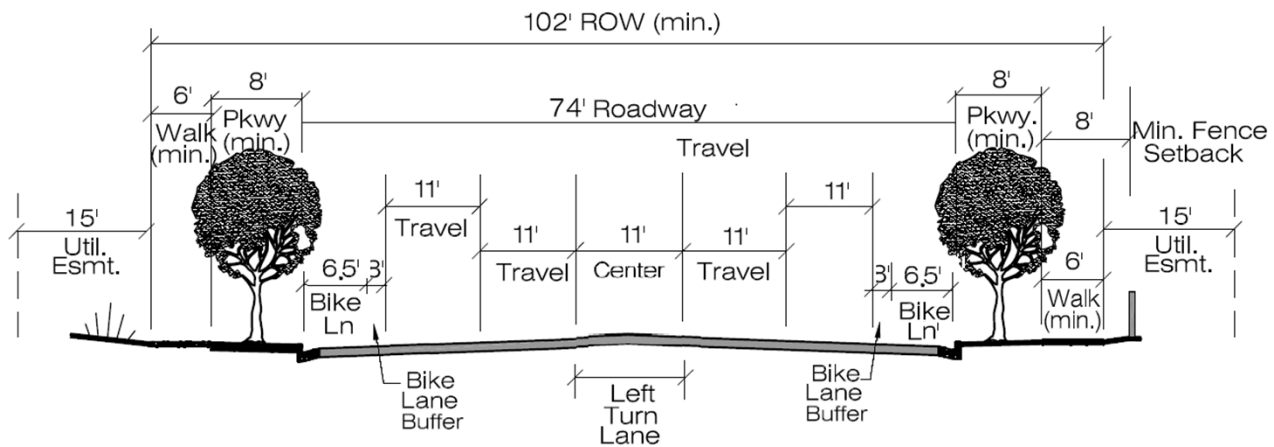
DATE: September, 2016

FIGURE

7-1F



# FORT COLLINS ONLY



ROADWAY WIDTH: 74'

RIGHT OF WAY WIDTH: 102' (min.) plus 30' (min.) utility easement.

TRAVEL LANES: 5 lanes, 11' wide

LEFT TURN LANE: 12' wide

BIKE LANES: Two lanes, 6.5' wide lane, 3' wide painted buffer

PARKING: None.

PARKWAY: 8' (min.) width. Additional width optional.

SIDEWALK: 6' (min.) width. Additional width may be required for higher pedestrian traffic in and leading to activity areas or as required by Area Plans.

MEDIAN: Not required, except where necessary to control access and/or to provide pedestrian refuge or where Developer requested medians are approved by the local entity. Additional roadway and right of way width may be required.

WHERE USED: These specifications shall apply as required by the Local Entity when a 4-lane arterial street is shown on the Master Street Plan in constrained right of way situation after review and approval of the City Engineer.

DESIGN SPEED: 50 MPH

SPEED LIMIT: 35-45 MPH

ACCESS: Access will be limited. Points of access must be approved by the Local Entity.

CONTINUITY: Unlimited

FENCES: Fences shall be setback a minimum of 8' from the parkway edge of the sidewalk.

LANDSCAPING: See Appendix "C"

CURB AND GUTTER: Vertical curb and gutter.

## 4 - LANE MODIFIED ARTERIAL STREET

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

DESIGN  
FIGURE

REVISION NO:

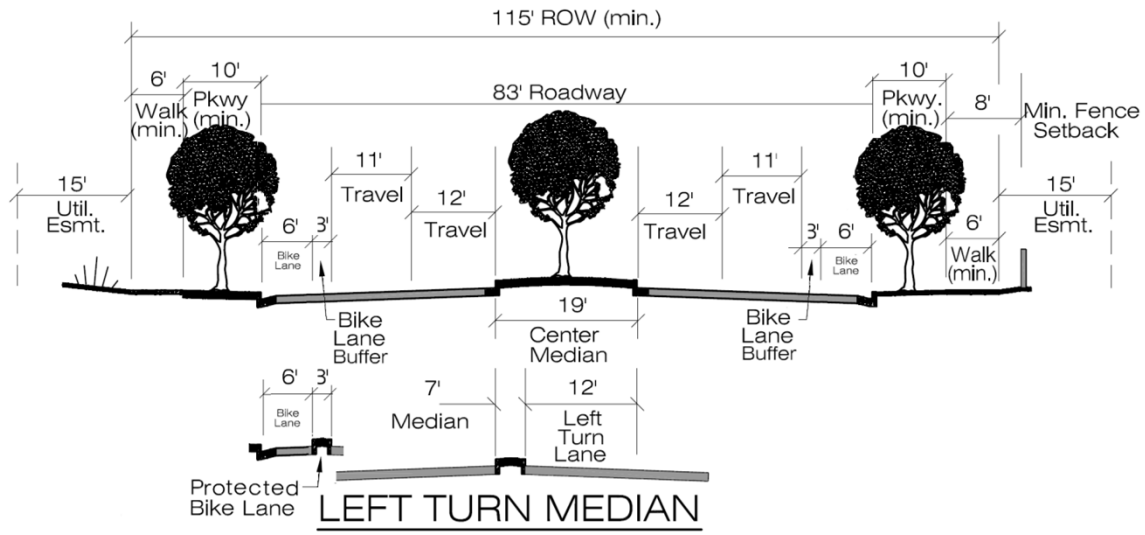
DATE: September, 2016

FIGURE

7-



# FORT COLLINS ONLY



ROADWAY WIDTH: 83'

RIGHT OF WAY WIDTH: 115' (min.) plus 30' (min.) utility easement.

TRAVEL LANES: 4 lanes, 11' wide

LEFT TURN LANE: 12' wide

BIKE LANES: Two lanes, 6' wide lane, 3' wide painted buffer (optional protected bike lane per Bike Plan)

PARKING: None.

PARKWAY: 10' (min.) width. Additional width optional.

SIDEWALK: 6' (min.) width. Additional width may be required for higher pedestrian traffic in and leading to activity areas or as required by Area Plans.

MEDIAN: Center Median: 19' wide landscaped; Left Turn Median: 7' wide landscaped. Barrier curb or out-fall curb and gutter.

WHERE USED: These specifications shall apply as required by the Local Entity when a 4-lane arterial street is shown on the Master Street Plan .

DESIGN SPEED: 50 MPH

SPEED LIMIT: 35-45 MPH

ACCESS: Access will be limited. Points of access must be approved by the Local Entity.

CONTINUITY: Unlimited

FENCES: Fences shall be setback a minimum of 8' from the parkway edge of the sidewalk.

LANDSCAPING: See Appendix "C"

CURB AND GUTTER: Vertical curb and gutter.

## 4-LANE ARTERIAL STREET

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

DESIGN  
FIGURE

REVISION NO:

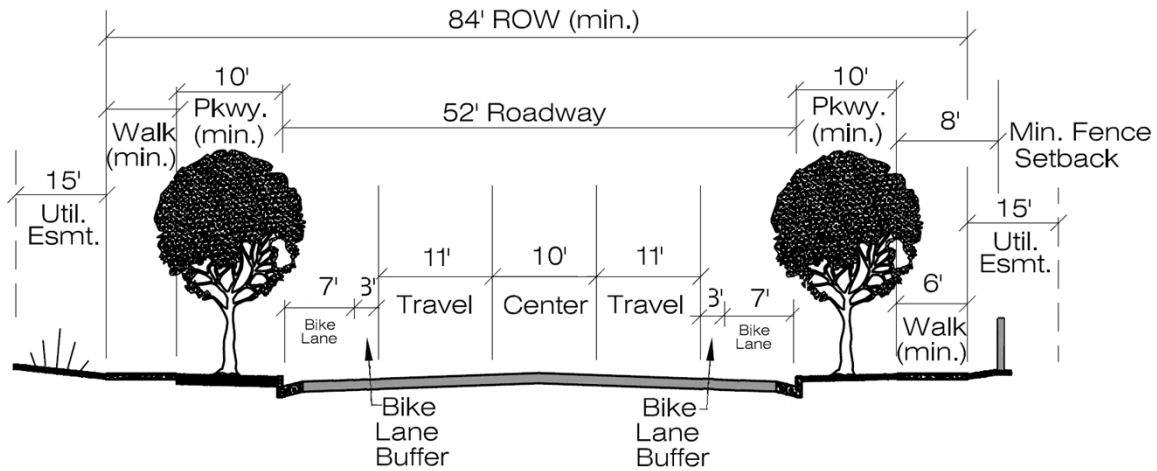
DATE: September, 2016

FIGURE

7-2F



# FORT COLLINS ONLY



ROADWAY WIDTH: 52'

RIGHT OF WAY WIDTH: 84' (min.) plus 30' (min.) utility easement.

TRAVEL LANES: Two lanes, 11' wide

LEFT TURN LANES: 10' wide at intersections where needed.

BIKE LANES: Two lanes, 7' wide lane, 3' wide painted buffer

PARKING: None

PARKWAY: 10' (min.) width. Additional width optional.

SIDEWALK: 6' (min.) wide. Additional width may be required for higher pedestrian traffic in and leading to activity areas or as required by Area Plans.

MEDIAN: Not required, except where necessary to control access and/or to provide pedestrian refuge or where Developer requested medians are approved by the local entity. Additional roadway and right of way width may be required.

WHERE USED: These specifications shall apply as required by the Local Entity when a Collector street is shown on the Master Street Plan.

DESIGN SPEED: 50 MPH

SPEED LIMIT: 30 - 45 MPH

ACCESS: Access will be limited. Points of access must be approved by the Local Entity.

CONTINUITY: Unlimited

FENCES: Fences shall be setback a minimum of 8' from the parkway edge of the sidewalk.

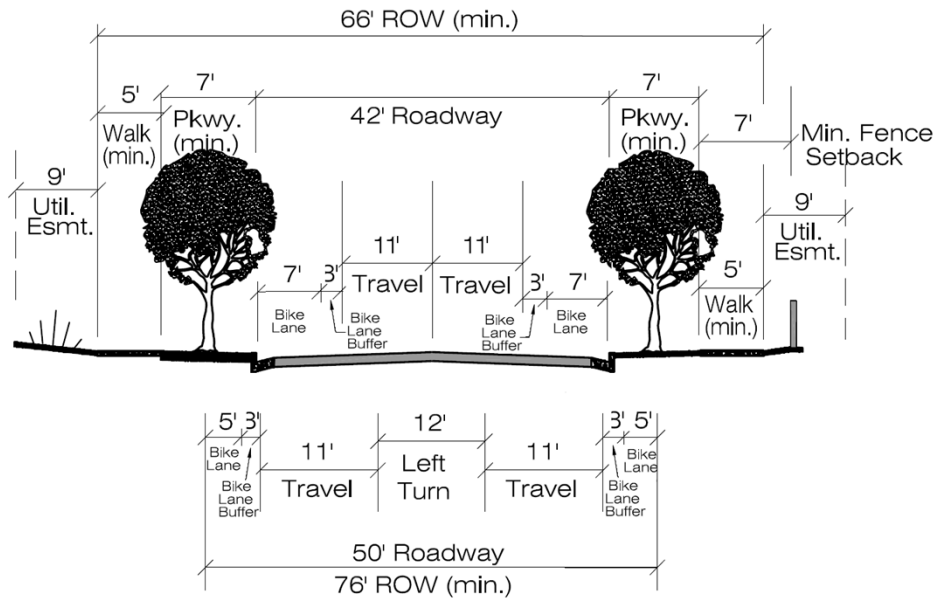
CURB AND GUTTER: Vertical.

## 2-LANE ARTERIAL STREET

LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE 7-3F
		DATE: September, 2016	



# FORT COLLINS ONLY



## INTERSECTIONS (WHERE NEEDED)

ROADWAY WIDTH: 42' (Widen to 50' where a left turn lane is required).

RIGHT OF WAY WIDTH: 66' (min.) (Widen to 76' where a left turn lane is required.), plus 18' (min) utility easement.

TRAVEL LANES: Two lanes, 11' wide

LEFT TURN LANES: 12' wide at intersection where needed.

BIKE LANES: Two lanes, 7' wide lane, 3' wide painted buffer

PARKING: None. Parking must be provided off street for any development adjoining the street.

PARKWAY: 7' (min.) width. Additional width optional.

SIDEWALK: 5' (min.) width. Additional width may be required for higher pedestrian traffic within and leading to activity areas.

MEDIAN: Not required, except where necessary to control access and/or to provide pedestrian refuge or when requested by the Developer and approved by the Local Entity. Additional roadway and right of way width may be required.

WHERE USED: These specifications shall apply as required by the Local Entity, when a Collector street is shown on the Master Street Plan.

DESIGN SPEED: 40 MPH

SPEED LIMIT: 30-35 MPH

ACCESS: Access will be limited. Points of access must be approved by the Local Entity.

CONTINUITY: The street shall be continuous for no more than 1320 feet.

FENCES: Fences shall be setback a minimum of 7' from the parkway edge of the sidewalk.

CURB AND GUTTER: Vertical curb and gutter.

## MAJOR COLLECTOR STREET

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

DESIGN  
FIGURE

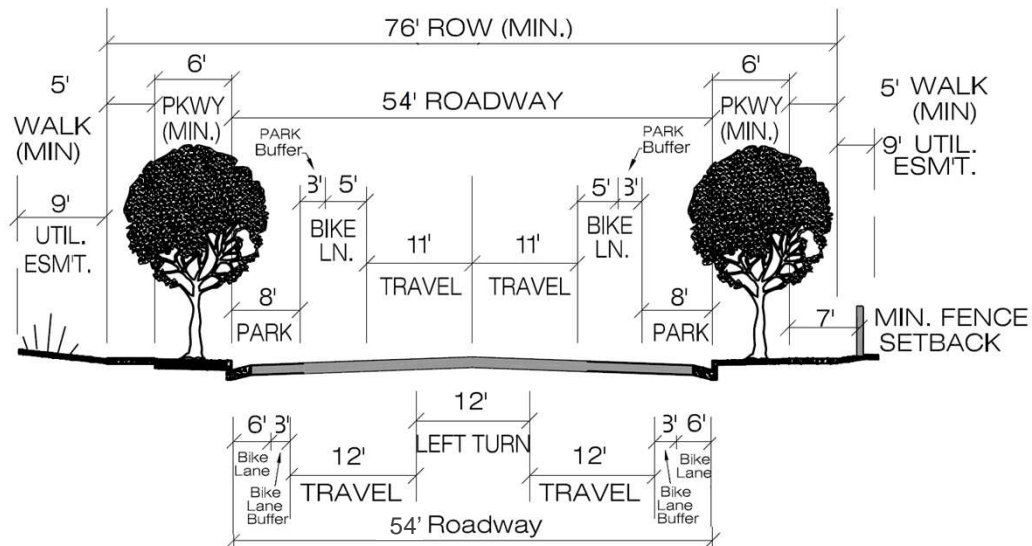
REVISION NO:

DATE: September, 2016

FIGURE

7-4F





## INTERSECTIONS (WHERE NEEDED)

ROADWAY WIDTH: 54'

RIGHT OF WAY WIDTH: 76' (min.), plus 18' (min.) utility easement.

TRAVEL LANES: Two lanes, 11' wide except at intersections.

LEFT TURN LANES: 11' wide at Intersections where needed.

BIKE LANES: Two lanes, 5' or 6' wide lane, 3' wide painted buffer (parking buffer when on-street parking present)

PARKING: Two lanes, 8' wide; parking may be removed at certain locations to provide a left turn lane at Intersections where needed.

PARKWAY: 6' (min.) width. Additional width optional.

SIDEWALK: 5' (min.) width. Additional width may be required for higher pedestrian traffic within and leading to activity areas or as required by Area Plans.

MEDIAN: Not required, except where necessary to control access and/or to provide pedestrian refuge. additional roadway and ROW width may be required.

WHERE USED: These specifications shall apply as required by the Local Entity, when a Collector street is shown on the Master Street Plan.

DESIGN SPEED: 40 MPH

SPEED LIMIT: 25-30 MPH

ACCESS: Access will be limited. Points of access must be approved by the Local Entity.

CONTINUITY: The street shall be continuous for no more than 1320 feet.

FENCES: Fences shall be setback a minimum of 7' from the parkway edge of the sidewalk.

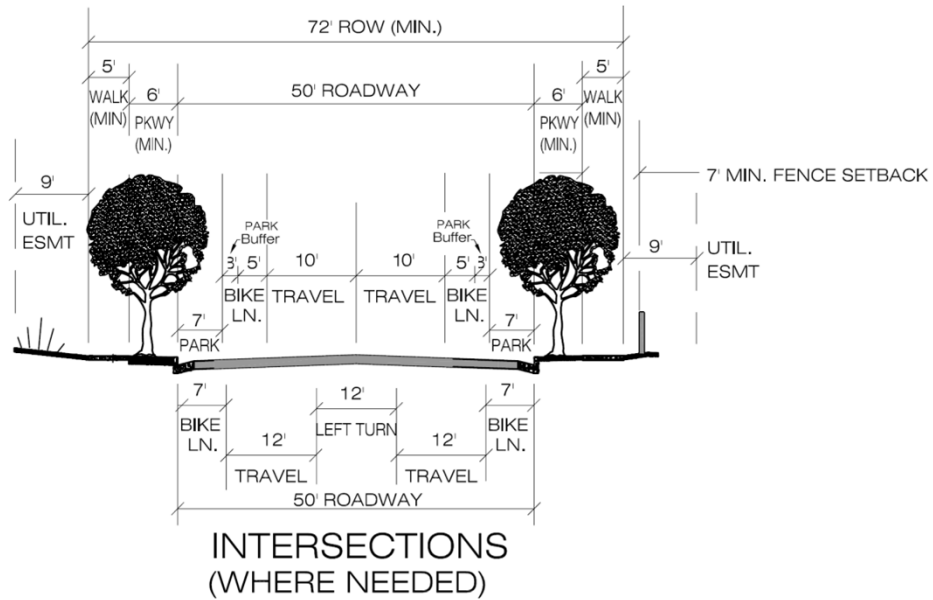
CURB AND GUTTER: Vertical curb and gutter.

## MINOR COLLECTOR STREET

LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE 7-5F
		DATE: September, 2016	



# FORT COLLINS ONLY



ROADWAY WIDTH: 50' wide

RIGHT OF WAY WIDTH: 72' (min.), plus 18' (min.) utility easement.

TRAVEL LANES: Two lanes, 10' wide.

LEFT TURN LANES: 12' wide, provided at certain intersections where needed.

BIKE LANES: Two lanes, 7' wide or 5' wide with 3' parking buffer when on-street parking present.

PARKING: Two lanes, 7' wide. None provided at Intersections or where a left turn lane is required.

PARKWAY: 6' (min.) width. Additional width optional.

SIDEWALK: 5' (min.) width. Additional width may be required within and leading to activity areas.

MEDIAN: Not required, except where necessary to control access and/or to provide pedestrian refuge. Additional roadway and right of way width may be required.

WHERE USED: These specifications shall apply to streets used in commercial areas for local access and circulation.

DESIGN SPEED: 30 MPH

SPEED LIMIT: 25 MPH

ACCESS: Access will be limited. Points of access must be approved by the Local Entity.

CONTINUITY: Streets are limited in length to 1320 feet.

FENCES: Setback a minimum of 7' from the parkway edge of the sidewalk.

CURB AND GUTTER: Vertical curb and gutter.

## COMMERCIAL LOCAL STREET

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

DESIGN  
FIGURE

REVISION NO:

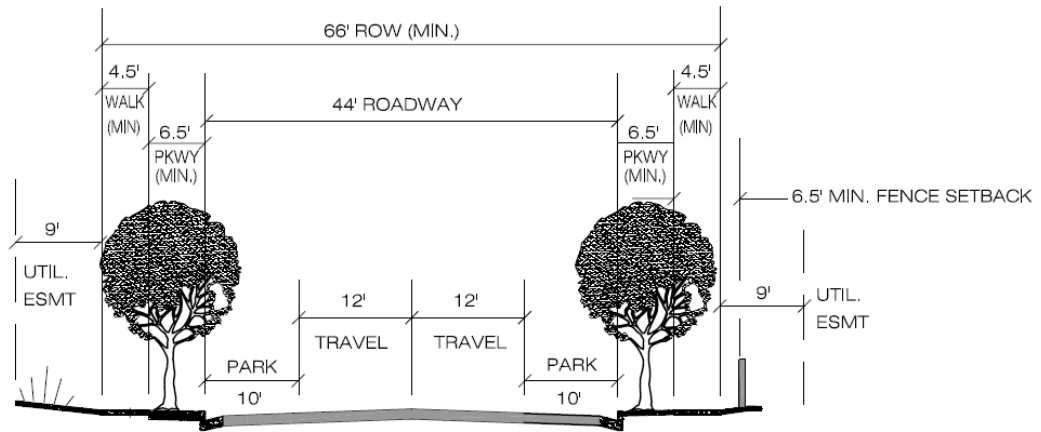
DATE: September, 2016

FIGURE

7-6F



# FORT COLLINS ONLY



ROADWAY WIDTH: 44' wide

RIGHT OF WAY WIDTH: 66' (min.) plus 18' (min.) utility easement.

TRAVEL LANES: Two lanes, 12' wide.

LEFT TURN LANES: None. If needed, parking would be prohibited.

BIKE LANES: Bicyclists shall share the travel lanes with motor vehicles. Additional width may be required in the parking lanes to provide 14' wide bike/parking shared lanes within and leading to activity areas.

PARKING: Two lanes 10' wide.

PARKWAY: 6.5' (min.) width. Additional width optional.

SIDEWALK: 4.5' (min.) width. Additional width may be required within and leading to activity areas.

MEDIAN: Not required, except where necessary to control access and/or to provide pedestrian refuge. Additional roadway and right of way width may be required.

WHERE USED: These specifications shall apply to streets used in industrial areas for local access and circulation.

DESIGN SPEED: 30 MPH

SPEED LIMIT: 25 MPH

ACCESS: Access will be limited. Points of access must be approved by the Local Entity.

CONTINUITY: Streets are limited in length to 1320 feet.

FENCES: Setback a minimum of 6.5' from the parkway edge of the sidewalk.

CURB AND GUTTER: Vertical curb and gutter.

## INDUSTRIAL LOCAL STREET

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

DESIGN  
FIGURE

REVISION NO:

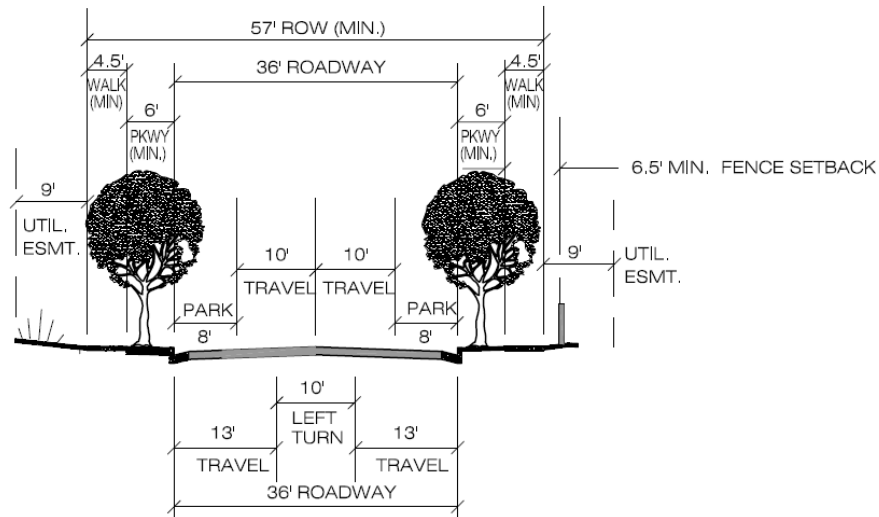
DATE: September, 2016

FIGURE

7-7F



# FORT COLLINS ONLY



## INTERSECTIONS (WHERE NEEDED)

ROADWAY WIDTH: 36' wide without bike lane; 42' wide with bike lane; 36' wide with left turn lane.

RIGHT OF WAY WIDTH: 57' (min) plus 18' (min.) utility easement.

TRAVEL LANES: Two lanes, 10' wide, 13' wide at intersections shared with bicyclists, or 10' wide where bike lanes are required.

LEFT TURN LANES: 10' wide, at intersections where needed.

BIKE LANES: Bicyclists shall share the roadway with motor vehicles in the travel lanes. Additional street width may be required to add bike lanes 6' wide on each side to accommodate bike traffic within and leading to activity areas.

PARKING: Two lanes 8' wide. Parking will be removed at intersections where a left turn lane is required.

PARKWAY: 6' (min.) width. Additional width optional.

SIDEWALK: 4.5' (min.) width. Additional width may be required for higher pedestrian traffic serving activity areas.

MEDIAN: Not required, except where necessary to control access and/or to provide pedestrian refuge. Additional roadway and right of way width may be required.

WHERE USED: These specifications shall apply to streets providing local access, and in areas without driveways.

DESIGN SPEED: 30 MPH

SPEED LIMIT: 25 MPH

ACCESS: Access will be limited. Points of access must be approved by the Local Entity.

CONTINUITY: The street shall be continuous for no more than 1320 feet.

FENCES: Fences shall be setback a minimum of 6.5' from the parkway edge of the sidewalk.

CURB AND GUTTER: Vertical curb and gutter.

## CONNECTOR LOCAL STREET

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

DESIGN  
FIGURE

REVISION NO:

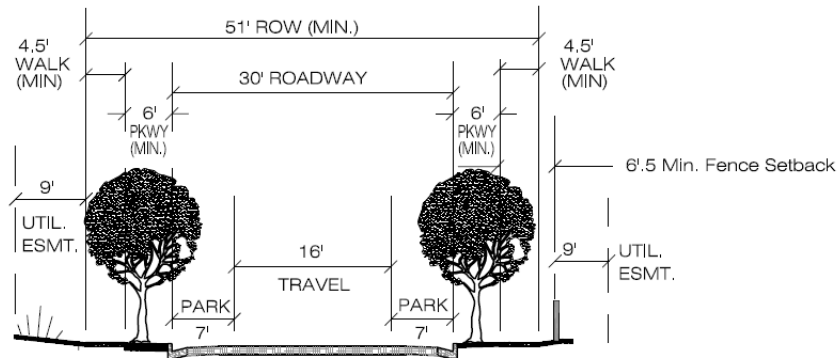
DATE: September, 2016

FIGURE

7-8F



# FORT COLLINS ONLY



## INTERSECTIONS (WHERE NEEDED)

ROADWAY WIDTH: 30' wide.

RIGHT OF WAY WIDTH: 51' (min), plus 18' (min.) utility easement.

TRAVEL LANES: 16' wide.

LEFT TURN LANES: None.

BIKE LANES: Bicyclists to share travel lane with motor vehicles. Additional street width, up to 4' wider, may be required in the travel lane to accommodate bike traffic to serve activity areas, such as schools and parks.

PARKING: Two lanes 7' wide.

SIDEWALK: 4.5' (min.) width. Additional width may be required for higher pedestrian traffic serving activity areas.

MEDIANS: None.

WHERE USED: May be used for residential local streets providing access to single family detached dwellings with driveways.

DESIGN SPEED: 25 MPH

SPEED LIMIT: 25 MPH

ACCESS: Access will be unlimited in accordance with these standards.

CONTINUITY: The street shall be continuous for no more than 1320 feet.

FENCES: Fences shall be setback a minimum of 6.5' from the parkway edge of the sidewalk.

CURB AND GUTTER: Vertical curb and gutter, or driveover. However, if driveover is used, the parkways must be widened by 1' and thereby, the required right of way width will increase by 2' to provide 53'.

## RESIDENTIAL LOCAL STREET

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

DESIGN  
FIGURE

REVISION NO:

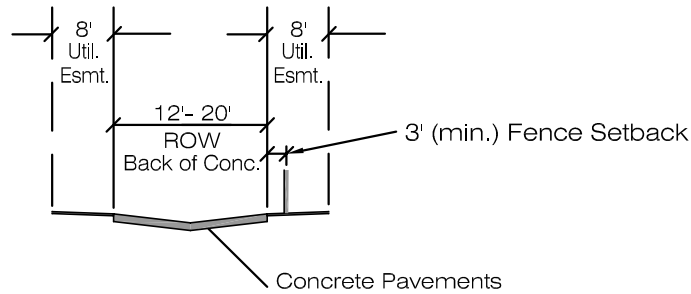
DATE: September, 2016

FIGURE

7-9F



# FORT COLLINS ONLY



ROADWAY WIDTH: 12' to 20'. (20' width required for commercial and industrial areas)

RIGHT OF WAY WIDTH: 12' to 20'. (20' width required for commercial and industrial areas)

PARKING: None. Parking must be provided on private property.

WHERE USED: An alley may be used to provide secondary vehicular access only to the rear of properties served by a street, if allowed by city code.

DESIGN SPEED: 15 MPH

SPEED LIMIT: 15 MPH.

DRIVEWAY CONNECTIONS TO ALLEYS: Driveway connections to alleys must be flared in accordance with Detail 1.

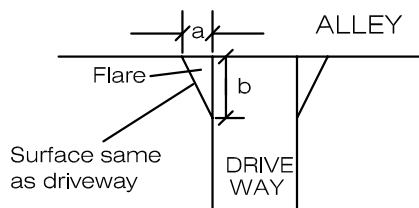
ALLEY CONNECTIONS TO STREETS: Where an alley intersects the right of way for a street 10' x 10' corner cuts shall be dedicated as R.O.W. for visibility as shown in Detail 2 below. These areas may be landscaped no higher than 12". No fences may encroach into this area.

CONTINUITY: Alleys are limited in length to 660 feet.

GARAGE DOOR SET BACK: ★ Option 1: 8' for fences placed with a setback equal to 8' or more.  
Option 2: 20' feet minimum for fences placed less than 8' from the edge of the alley.

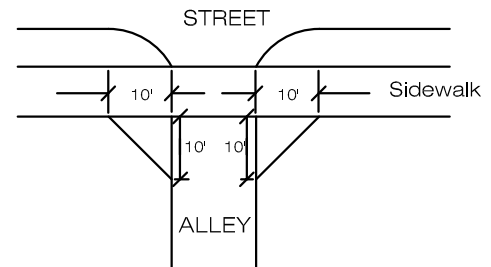
FENCES: Fences may be placed as close as 3' from the right-of-way line on private property when the garage door is set back at least 20' from the right-of-way. Minimum setback is 8' for garage door setback less than 20' from the right-of-way.

★ Building setbacks shall be in accordance with the Land Use Code.



DETAIL 1

Alley Width FT.	Driveway Flare	
	a FT.	b FT.
20	0	0
18	2'	6'
16	4'	8'
14	5'	8'
12	6'	8'



DETAIL 2

## ALLEY OPTION (A) (Drainage to Center)

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

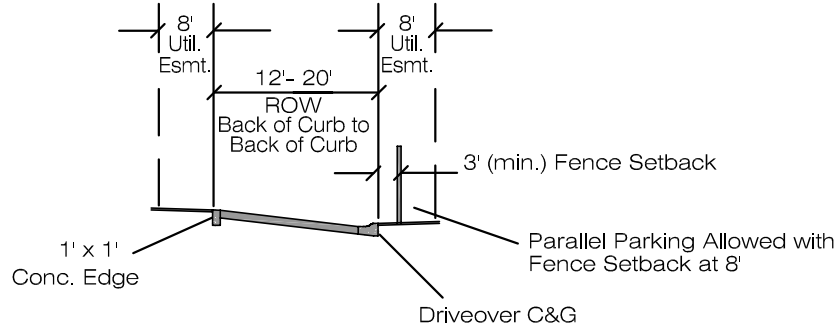
DESIGN  
FIGURE

REVISION NO: 1  
DATE: 04/01/07

FIGURE  
7-11F



# FORT COLLINS ONLY



ROADWAY WIDTH: 12' to 20'. (20' width required for commercial and industrial areas)

RIGHT OF WAY WIDTH: 12' to 20'. (20' width required for commercial and industrial areas)

PARKING: None. Parking must be provided on private property.

WHERE USED: An alley may be used to provide secondary vehicular access only to the rear of properties served by a street, if allowed by city code.

DESIGN SPEED: 15 MPH

SPEED LIMIT: 15 MPH.

DRIVEWAY CONNECTIONS TO ALLEYS: Driveway connections to alleys must be flared in accordance with Detail 1.

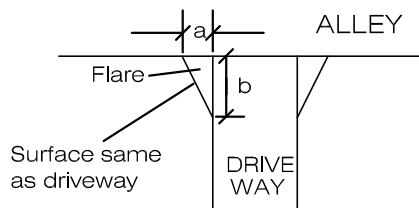
ALLEY CONNECTIONS TO STREETS: Where an alley intersects the right of way for a street 10' x 10' corner cuts shall be dedicated as R.O.W. for visibility as shown in Detail 2 below. These areas may be landscaped no higher than 12". No fences may encroach into this area.

CONTINUITY: Alleys are limited in length to 660 feet.

GARAGE DOOR SET BACK: ★ Option 1: 8' for fences placed with a setback equal to 8' or more.  
Option 2: 20' feet minimum for fences placed less than 8' from the edge of the alley.

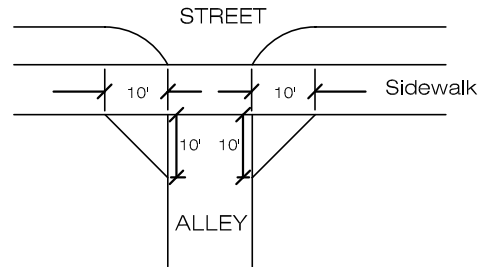
FENCES: Fences may be placed as close as 3' from the right-of-way line on private property when the garage door is set back at least 20' from the right-of-way. Minimum setback is 8' for garage door setback less than 20' from the right-of-way.

★ Building setbacks shall be in accordance with the Land Use Code.



DETAIL 1

Alley Width FT.	Driveway Flare	
	a FT.	b FT.
20	0	0
18	2'	6'
16	4'	8'
14	5'	8'
12	6'	8'



DETAIL 2

## ALLEY OPTION (B) (Drainage to One Side)

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

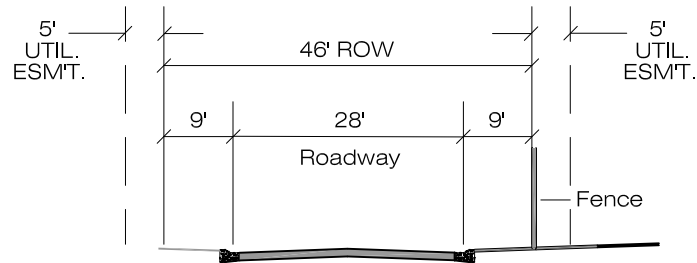
DESIGN  
FIGURE

REVISION NO: 1  
DATE: 04/01/07

FIGURE  
7-12F



# FORT COLLINS ONLY



ROADWAY WIDTH: 28'.

RIGHT OF WAY WIDTH: 46' (min.)

BIKE LANES: Bicyclists share the travel lanes with motor vehicles.

PARKWAY: Both sides of the street.

PARKING: Both sides of street.

CURB AND GUTTER: Drive over or vertical curb and gutter.

WHERE USED: These specifications may be used for internal local streets of developments, with minimum lot sizes of one (1) acre or larger, and when the traffic volume, on the street is anticipated to be less than 300 vpd.

ACCESS: Access will be unlimited in accordance with these standards.

CONTINUITY: Streets are limited in length to 1,320 feet.

DESIGN SPEED: 25 MPH

SPEED LIMIT: 25 MPH

FENCES: Fences may be set on the right-of-way line as long as required sight distance is not obstructed.

GARAGE DOOR SETBACKS: 50'.

SIDEWALK: None.

## RURAL RESIDENTIAL LOCAL STREET

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

DESIGN  
FIGURE

REVISION NO:

DATE: 09/11/00

FIGURE

7-13F



## 2620 W Elizabeth St. Re-zone Neighborhood Meeting Summary

### Overview

#### Applicant Presentation

First application submitted was back in November for a single family residential development that did not meet the requirements of the Land Use Code. Because of this, a modification request was needed and the project was reevaluated to consider another development scenario.

- The first of two proposals has 11 single-family units with garages orientated towards the street. The proposal includes a trail connection and possible community gardens. The proposal would require several modifications of the Land Use Code to develop as shown on the site plan. In both development scenarios the site would take access from Pear Street.
- The second proposal is a request to rezone the site from Residential Low Density (RL) to Low Density Mixed-Use Neighborhood (LMN) zone district. The proposal shows 19 multi-family units on the site plan and would be the maximum allowable by the LMN district.

The developer states that he typically mid to high end homes that range between \$400,000 –\$ 500,000. The intent of the neighborhood meeting is to gauge feedback of the different proposals.

#### Question and Answer

##### Q. – Question

##### AP – Answer from the Applicant

##### AC – Answer from the City

##### C – Comment

Q. Have you built any other projects in Fort Collins?

AP. No, I have built a majority of my homes in Estes Park.

Q. Could you talk about parking and how many spaces there will be?

AP. The parking will meet the requirements of the City of Fort Collins Land Use Code.

AC. For lots with less than 40 feet of frontage, they will be required to provide two off-street parking spaces. For lots with 40 feet or more of frontage, they will be required to provide one off-street parking space.

Q. I have concerns about the parking on the site. Would you consider less expensive housing?

AP. No, the single family homes would range between \$400K and \$500K.



C. I have concerns of how much the houses costs and how it would attract a student population.

Q. I am leaning towards the single-family home. Being close to the foothills and the integrity of the neighborhood is important to me. It would be preferable to keep large lot single family housing and would be better for the neighborhood.

Q. What kind of setback would be required on the rear property line?

AC. Approximately 15-25 ft. depending on the single family or multi-family development proposal, the development would meet the setback requirements as outlined by the code. ***Clarification after the meeting: the minimum rear yard setback in the Low Density Residential (RL) zone district is 15 feet.***

Q. Has the survey of the land changed which side of the property line falls in comparison of the fence?

AP. No, the survey has not changed the property line.

C. I would not like the 3-story townhome looking into my backyard.

Q. Why couldn't the first project meet the requirements of the land use code?

AC. The first proposal required modifications to the minimum lot size, minimum lot width, and lot depth along an arterial street. The minimum lot size and lot width standards in particular are defining characteristics of the zone district. Due to this, staff advised the applicant that the City could not support a plan with those modifications without community support. That is why they are bringing forward the re-zoning proposal. The issue with the re-zone is that staff will not support a re-zone without community support either. That is why this neighborhood meeting is important. Staff and the applicant are looking for direction on which direction to proceed given that a developer wants to build homes at this site.

C. I'm all for the single family home idea.

C. I'm concerned about traffic and think that this project will add significant traffic to our quiet street.

C. There needs to be awareness that this development could bring 200 trips a day to the street.

Q. Will there be an HOA?

AP. Yes either concept will have an HOA.

Q. How will the site drain?

AP. It generally runs from the NW to SE. The study shows that we need to detain and release it into the Elizabeth Street drainage system.

AC. The development will be required to provide ample drainage for the site. And would require approval by the ditch company.

Q. What is the access to Elizabeth show on the site plan?



AP. That is emergency access and would be restricted to emergency vehicles only.

C. This 2.3 Acres lot is my wildlife corridor.

Q. What are the constraints of the property?

Q. What about detaining water?

Q. What about all the traffic that the development will generate?

C. I live on Pear St., which is now a dead end street and my concern is that a lot of traffic will come down the street and affect my kids playing in the yard. I support the single-family project of the two but I will fight either project to help protect the safety of my family.

C. Most people would prefer access off of Elizabeth.

AC. The issue with taking access off Elizabeth is that this would not meet the minimum intersection spacing requirements. Based on the Larimer County Urban Area Street Standards, the minimum intersection spacing along a two-lane arterial is 460 feet. This project would not meet that requirement so the applicant would have to seek a variance. The existing PUD for the site also indicates access for this site will be taken from Pear St. Having the street go through to Elizabeth is a possibility but having Elizabeth be the only point of access for the site is extremely unlikely.

Q. Is the PUD available online?

AC. Yes.

Q. Is there a possibility that you would go back to the single-family home model? I would prefer the single-family home model. I believe the rezoning would change the character of the neighborhood.

Q. What other modifications do you require?

AC. The applicant would currently need modifications to the minimum lot size, minimum lot width, and minimum lot depth along an arterial street.

Q. Has any consideration been made to meet the requirements?

AP. Yes, but we do need to have a certain number of lots to make the project profitable.

C. I love the idea of the lot size in scenario one (single-family homes).

C. The concern I have is that if we re-zone that we would be locked in with the zoning even if the developer changed their mind and didn't develop the site.

C. The city doesn't generally support rezoning of property on a small scale for this reason amongst others. This could be construed as spot zoning, which means zoning one piece of land for one end user. This is illegal. That is why staff would need community support to proceed with a potential re-zone.



Q. Could we have caveats to the development to ensure the compatibility with the neighborhood?

AC. Yes, it's called a conditional rezoning we can note on an approved site plan to exclude certain types of uses.

C. I prefer the single family homes. But I would prefer it to follow all of the rules.

Q. What is the height limitation?

AC. Single-family is 2-stories and LMN is 3-stories.

Q. How long would this process take?

AC. 6-9 months for approval and less than a year for building the actual structures.

Q. Who would manage the multi-family project?

AP. An HOA.

Q. What are the requirements if the Cottonwood trees are removed?

AC. The City requires developments to retain existing trees to the extent reasonable feasible. If the developer decides to remove trees, they will have to provide mitigation trees to replace the ecological value lost. The City's Forestry department would inventory all trees and assign a mitigation value to each tree proposed to be cut down and then require mitigation trees based on this assessment.

C. I do not support the LMN rezoning.

Q. Will the detention pond be maintained by the City and does it link into other detention areas?

AC. I am not sure about that will have to get back to you. ***Clarification after the meeting: the property owner will be responsible for maintenance. Typically, the City does not take ownership of detention ponds on private property. At this point, the pond is not proposed to link to other detention areas.***

Q. I represent a ditch company and am wondering at what point we learn more about the details of the plans for the ditch?

AC. Please get in touch with me and I will be happy to discuss details on the ditch. This development can't impede the users of the ditch.

Q. Is there some point where the City of Fort Collins going to stop taking away open space?

Q. I would like to see a solution to traffic to avoid headlights shining in my window.

Q. How are you going to mitigate the water on the site?

Q. How would bikes access Elizabeth?



AP. The site will provide pedestrian and bike access where the emergency access point is shown on the east side of the property.

Q. Showing sidewalk adjacent to the road would there be anything done to help mitigate snow plows throwing snow on the sidewalks?

AC. The City requires a tree lawn between the sidewalk and the street. Part of the reason is that plows will push the snow in the tree lawn as opposed to the sidewalk.

Q Is there a time limit to when they can submit?

AC. For the rezoning 10 days after this meeting, single-family no requirement.

C. I vote for the single-family homes.

Q. I commend the thought of keeping the original house.

C. My main concern is the traffic and it seems absurd to channel all the traffic onto Pear. Noise will be an issue.

C. There is a speed problem on our street; often people go 10-17 MPH over the speed limit.