STAFF REPORT **February 7, 2019**
Administrative Hearing

PROJECT NAME

FORTY-THREE PRIME #PDP180014

STAFF

Pete Wray, Senior City Planner

PROJECT INFORMATION

PROJECT DESCRIPTION: This is a request for a Project Development Plan (P.D.P.) to develop the vacant 4.86-acre parcel at 6608 Autumn Ridge Dr (parcel# 9613144001). The proposal includes 43 dwelling units distributed in five, two-story 8-plex multi-family buildings (40 dwelling units), and one mixed-use building (3 dwelling units/5,000 SF of commercial space). The non-residential portion of the mixed-use building will act as a neighborhood center. Primary access to the site is proposed on the west from Autumn Ridge Drive and on the south from Candlewood Drive. The P.D.P. provides 95 parking spaces (26 covered carport spaces and 69 surface spaces). Detention is proposed on the eastern part of the property. The proposed project is within the Low-Density Mixed-Use (LMN) zone district and is subject to Administrative (Type 1) Review.

APPLICANT:
Ripley Design
Clint Anders
419 Canyon Ave, Ste. 200
Fort Collins, CO 80521

OWNER:
Red Raven LLC
Chandler Souther
201 Commerce Drive, Unit 2
Fort Collins, CO 80524

RECOMMENDATION: Staff recommends approval of the P.D.P.

EXECUTIVE SUMMARY

A. The P.D.P. is consistent with the Provincetowne Overall Development Plan (O.D.P.) as amended.

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

C. The P.D.P. complies with the applicable standards located in Division 4.5, Low Density Mixed-Use Neighborhood zone district of Article Four - Districts.

D. The project complies with the applicable standards located in Article 3 - General Development Standards.

COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

N: Employment/Low-Density Residential;	Southside Service Center, Brittany Knolls Subdivision
S: Low-Density Mixed-Use Neighborhood;	Provincetowne, existing single-family residences
E: Low-Density Residential;	Discovery Fellowship Church
W: Low-Density Mixed-Use Neighborhood;	Provincetowne, existing single-family residences.

The parcel was annexed on December 16, 1980 as part of the Halcyon Annexation.

2. Consistent with the Provincetowne Overall Development Plan:

The Provincetowne Overall Development Plan (O.D.P.) was originally approved by the Planning and Zoning Board on December 16, 1996. The O.D.P. included Tract I, which was designated as a Neighborhood Commercial Center on 4.87 acres. The O.D.P. was amended on December 17, 2018 for this Tract I to include both a Neighborhood Center and Multi-Family uses.

The P.D.P. is consistent with the O.D.P. as amended to include a combination of multi-family dwellings and mixed-use dwelling buildings, associated parking, and a plaza. Together, the combination of buildings and uses perform as a neighborhood center.

3. Compliance with Article Two, Administration - Common Development Review Procedures for Development Applications:

A. *Section 2.2.2. Step 2: Neighborhood Meetings*

The proposed development is for multi-family and mixed-use dwellings, which are permitted uses in the LMN - Low Density Mixed-Use Neighborhood Zoning District, subject to an administrative (Type 1) review and public hearing. The Land Use Code (LUC) does not require that a neighborhood meeting be held for development proposals that are not subject to a Planning and Zoning Board (Type 2) review. A neighborhood meeting was not held for this proposed project.

4. Compliance with Article Four, Section 4.5, Low Density Mixed-Use Neighborhood (L-M-N) Standards:

A. Section 4.5(B)(2) – Permitted Uses

The P.D.P. includes two land uses – multi-family residential (less than 8 dwelling units per building, and less than 50 dwelling units overall) and mixed-use dwellings. Both are permitted in the L-M-N zone subject to Administrative (Type 1) Review.

B. Section 4.5(D)(1) – Density

The P.D.P. features 43 dwelling units on 4.87 acres for a gross density of 8.83 dwelling units per gross acre. The net density equals 9.0 dwelling units per net acre of land. In compliance with the standard, the gross density is under the maximum allowed (9 d.u./a) and the net density exceeds the required minimum net density (3 d.u./a).

C. Section 4.5 (3) (a) – Access to a Neighborhood Center

This standard requires that projects greater than 40 acres shall be located within ¾ mile of either a neighborhood center contained within the project, an existing neighborhood center located in an

adjacent development, or an existing or planned Neighborhood Commercial District project. This distance is measured along street frontage and without crossing an arterial street.

The Provincetowne amended O.D.P. includes reference to a neighborhood center and multi-family land uses. This P.D.P. is consistent with the O.D.P. and includes a 0.22-acre neighborhood center as part of the proposed mixed-use building and 3,381 SF outdoor plaza. Approximately 5,000 SF of commercial space with at least two non-residential uses will be located on the ground floor of the mixed-use building. Direct pedestrian access to the public street is provided, along with associated on-site parking for this neighborhood center.

5. Compliance with Applicable Article Three General Development Standards:

A. Section 3.2.1 – Landscaping

This standard requires that residential development demonstrate a comprehensive approach to landscaping that enhances the appearance of the neighborhood and pedestrian environment, provides visual screening and creates privacy. The P.D.P. complies in the following manner:

- Street Trees. The local public streets surrounding this project will be landscaped with street trees, including Trilby Road, Autumn Ridge Drive, Candlewood Drive, and Brittany Drive. These parkways strips will also be landscaped with irrigated turf.

- Site Landscaping. The proposed buildings are set back from the street right-of way (back of detached sidewalk) by a minimum of fifteen feet. This setback area includes landscape ground plane plantings and trees to buffer the mass and scale of buildings, screen parking areas, and provide visual interest and shading along the street frontages of Autumn Drive and Candlewood Drive.

- Tract A, as shown on the Plat, includes open space and utility and drainage easements, as well as a wetland and associated buffer area on the east side, adjacent to Brittany Drive. This drainage and detention area is landscaped with informal and naturalized trees and native seed mix.

B. Section 3.2.1(F) – Tree Mitigation

This standard requires that existing significant trees be preserved to the extent reasonably feasible. Upon inspecting the site, the City Forester has determined that for the 16 trees to be removed, 5 mitigation trees are required. While the reason for removal of the trees is due to land development, the existing trees are rated as good, fair, and poor. This is due to lack of irrigation and neglect over the decades.

C. Section 3.2.2 – Access, Circulation and Parking – General Standard

This standard requires that development projects accommodate the movement of vehicles, bicycles, pedestrians, and transit throughout the project and to and from surrounding areas safely and conveniently. Access, circulation and parking areas should also contribute to the attractiveness of the neighborhood.

The P.D.P. is served by a private drive internally that connects to the public street system surrounding the site. The six buildings have direct pedestrian and bicycle connections to the public street sidewalks and nearby transit facilities. The P.D.P. provides vehicular and bicycle parking spaces that are convenient for residents living in the multi-family buildings and for users of the neighborhood center commercial space.

D. Section 3.2.2 (C) (4) – Bicycle Parking

The bicycle parking space requirement is based on the proposed land use and number of residential bedrooms or size of non-residential space. The P.D.P. complies with this standard in the following table.

Number of Bicycle Spaces Required:

75 bedrooms units x 1.0 space	=	75
Commercial (1/1000Sf)	=	5.0
Total (Range):	=	80

The P.D.P. provides 87 bicycle parking spaces (26 fixed-racks/61 enclosed).

E. Section 3.2.2(K)(1)(a) - Parking

For the 43 multi-family and mixed-use dwellings, the vehicle parking standard requires compliance on a per bedroom-per unit basis, and size of non-residential space. The P.D.P. complies in the following table below:

Number of Spaces Required:

11 1-bedroom units x 1.50 spaces	=	17
32 2-bedroom units x 1.75 spaces	=	56
Commercial (Min.1/1000Sf, Max. 5/1000	=	(10-25)
Total (Range):	=	83 - 98

The P.D.P. provides the following:

Standard Spaces	=	89
Accessible Spaces	=	6.0
Total:	=	95

In addition, the local public streets that surround the site allow on-street parking. These on-street parking spaces were not credited toward meeting the minimum requirement.

In summary, the P.D.P. complies with the minimum parking requirements.

F. Section 3.2.5 (C) - Trash and Recycling Enclosures

General Standard. All development, to the extent reasonably feasible, shall provide adequately sized, conveniently located, accessible trash and recycling enclosures to accommodate the specific needs of the proposed use.

The P.D.P. provides two trash and recycling enclosures on-site, in compliance with this standard. The enclosures are fully contained, screened from public view and easily accessible for tenants and trash service vehicles.

G. Section 3.4.1 – Natural Habitats and Features

a. Section 3.4.1(C) - *General Standard* states:

"*To the maximum extent feasible, the development plan shall be designed and arranged to be compatible with and to protect natural habitats and features and the plants and animals that inhabit*

them and integrate them within the developed landscape of the community by: (1) directing development away from sensitive resources, (2) minimizing impacts and disturbance through the use of buffer zones, (3) enhancing existing conditions, or (4) restoring or replacing the resource value lost to the community (either on-site or off-site) when a development proposal will result in the disturbance of natural habitats or features."

b. *Section 3.4.1(E)(1) - Buffer Zone Performance Standards.*

The decision maker (Administrative Hearing Officer) "shall determine the buffer zone for each natural habitat or feature contained in the project site. The buffer zones may be multiple and noncontiguous. The general buffer zone distance is established according to the buffer zone table, but the Hearing Officer shall reduce or enlarge any portion of the general buffer zone distance, if necessary, in order to ensure that the performance standards set forth are achieved."

Background: The locations of onsite LUC defined natural habitats and features is informed by an Ecological Characterization Study (ECS) provided on August 26, 2018. The property is surrounded by roadways with residential and commercial areas. The vegetation is mowed regularly and dominated by non-native grasses, primarily smooth brome (*B.* inermis). Urban-adapted wildlife such as American robin, northern flicker, mice and voles utilize the area. The highest ecological value is a wetland on the eastern side of the site.

Wetland: One small one tenth acre (0.1 ac) wetland exists on the eastern portion of the site and contains high value ecological species including: lanceleaf cottonwood (P. acuminate), peach-leaf and narrowleaf willows (S. exigua), Baltic rush (J. balticus), and cattails (T. angustifolia). The general buffer zone standard is fifty feet (50 ft) for wetlands less than one-third acre (< 0.33 ac) in size, as measured from edge of wetlands. The wetland will be protected in place and no impacts to wetlands are anticipated with this proposed project. The adjacent upland areas are dominated by invasive smooth brome grass (*B.* inermis), and therefore do not warrant protection or mitigation.

Development Proposal: Where there is encroachment into the quantitative 50-foot setback, the natural habitat buffer zone design is expanded elsewhere. The required total natural habitat buffer zone (NHBZ) area required is 0.69 ac; the project is proposing a 1.05 ac total buffer zone. Enhancements are planned through addition of native shrubs and trees and native seed mix to provide native birds, butterflies and bees with habitat cover and nutritional resources. Mitigation of potential light spillage into the natural habitat buffer zone areas is planned to be mitigated by down-directional, shielded light fixtures. Engineered water quality features are included in the site design to filter surface runoff water prior to the runoff entering the protected wetland area.

Summary: The highest ecological value onsite is located within the existing wetland, which will be protected in place and enhanced through the addition of desired native plants, which provide increased vegetative biodiversity. The proposed pedestrian walkways align with the Nature in the City Strategic Plan by providing residents with appropriate access to nature, including nature-viewing opportunities. The proposed P.D.P. provides natural habitat and feature protections and enhancements. This P.D.P. satisfies the applicable standards set forth in section 3.4.1 of the LUC.

H. Section 3.5.2(D)(1) – Orientation to a Connecting Walkway

This standard requires that all dwellings are connected to the public street sidewalk by a connecting walkway (as specifically defined) that does not exceed 200 feet or by a major walkway spine (as specifically defined) that does not exceed 350 feet.

The front entrances of all five multi-family buildings and one mixed-use building face a connecting walkway that leads directly to the street sidewalk at a distance of less than 200 feet, in compliance with this standard.

I. Section 3.5.2(E)(2) – Setbacks from Nonarterial Streets

This standard requires that buildings be setback at least 15 feet from nonarterial streets. All the proposed multi-family and mixed-use buildings are setback form the local public street by at least 15 feet, in compliance with this standard.

J. Section 3.6.4 – Transportation Level of Service Requirements

A full Transportation Impact Study was provided with the original Provincetowne subdivision, dated January 31, 2006. That study assumed extensive commercial uses on the Forty-Three Prime portion of the subdivision. The appropriate roadway infrastructure, such as bike lanes, sidewalks, and auxiliary turn lanes along Autumn Ridge, Brittany Drive and Trilby Road were constructed to accommodate a commercial use. With this P.D.P. application for a much smaller commercial use and 43 units of multi-family residential on the site, an updated Traffic Compliance Memorandum was prepared, dated September 25, 2018. This Traffic Compliance Memorandum (Traffic Memo) compares the original assumptions for the site to the currently proposed use of the site and reviews the existing infrastructure for its ability to accommodate the proposed traffic. The findings of the Traffic Memo are summarized below:

- The proposed project for 43 units of multi-family use and 5,000 sf of commercial use is anticipated to generate approximately 472 daily weekday trips, 53 AM peak hour trips, and 36 PM peak hour trips.
- The original study anticipated a trip generation on the site in excess of 2,000 daily trips, with 250-280 peak hour trips.
- The anticipated traffic for the currently proposed use is significantly less than what was originally assumed, and the roadway network that was built to accommodate the original use is adequate to accommodate the currently proposed uses.
- Therefore, the findings in the original traffic report for the subdivision are still valid.

In summary, upon completion of the project, the Transportation Level of Service requirements will be met for all modes, including vehicular, bike, and pedestrian use.

K. Section 3.8.30 (C) – Multi-family Access to central Feature or Gathering Place

For projects less than five acres in size, the development is required to provide sufficient outdoor gathering areas or site amenities to sustain activities associated with the multi-family residential development.

In compliance with this standard, the P.D.P. provides four common gathering spaces on site. A public plaza located in front of the mixed-use commercial building acts as a neighborhood center for the project and adjacent neighborhoods. Two central gathering spaces are located between the multi-family buildings, which include a covered picnic grill area and flexible recreation court and fire pit seating area. An approximate 6,600 SF outdoor amenity space is located on east side of project abutting the detention pond natural area. This landscape turf field can be used for active and passive recreation space for tenants.

L. Section 3.8.30 (F) – Design Standards for Multi-Family Buildings

(2) Variation Among Buildings

For any development containing at least three (3) and not more than five (5) multi-family buildings (excluding clubhouses/leasing offices), there shall be at least two (2) distinctly different building designs. There shall be no similar buildings placed next to each other along a street, street-like

private drive or major walkway spine. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features within a coordinated overall theme of roof forms, massing proportions and other characteristics.

The P.D.P. includes five (5) multi-family buildings. Buildings C and E, as shown on the site plan, include a distinct building design and color for siding, materials, window treatments, entrances and roof form. Buildings B, D, and F incorporate a different building design, color and materials. No two building designs are located next to each other. A sixth building (Building A) is a mixed-use building that includes ground floor commercial space with residential units above. This building provides a third building design distinguished from the other multi-family building design schemes.

6. Conclusion and Findings of Fact:

In evaluating the request for the Forty-Three Prime P.D.P., Staff makes the following conclusions and findings of fact:

A. The P.D.P. is consistent with the Provincetowne Overall Development Plan (O.D.P.) as amended.

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

C. The P.D.P. complies with the applicable standards located in Division 4.5, Low Density Mixed-Use Neighborhood zone district of Article Four - Districts.

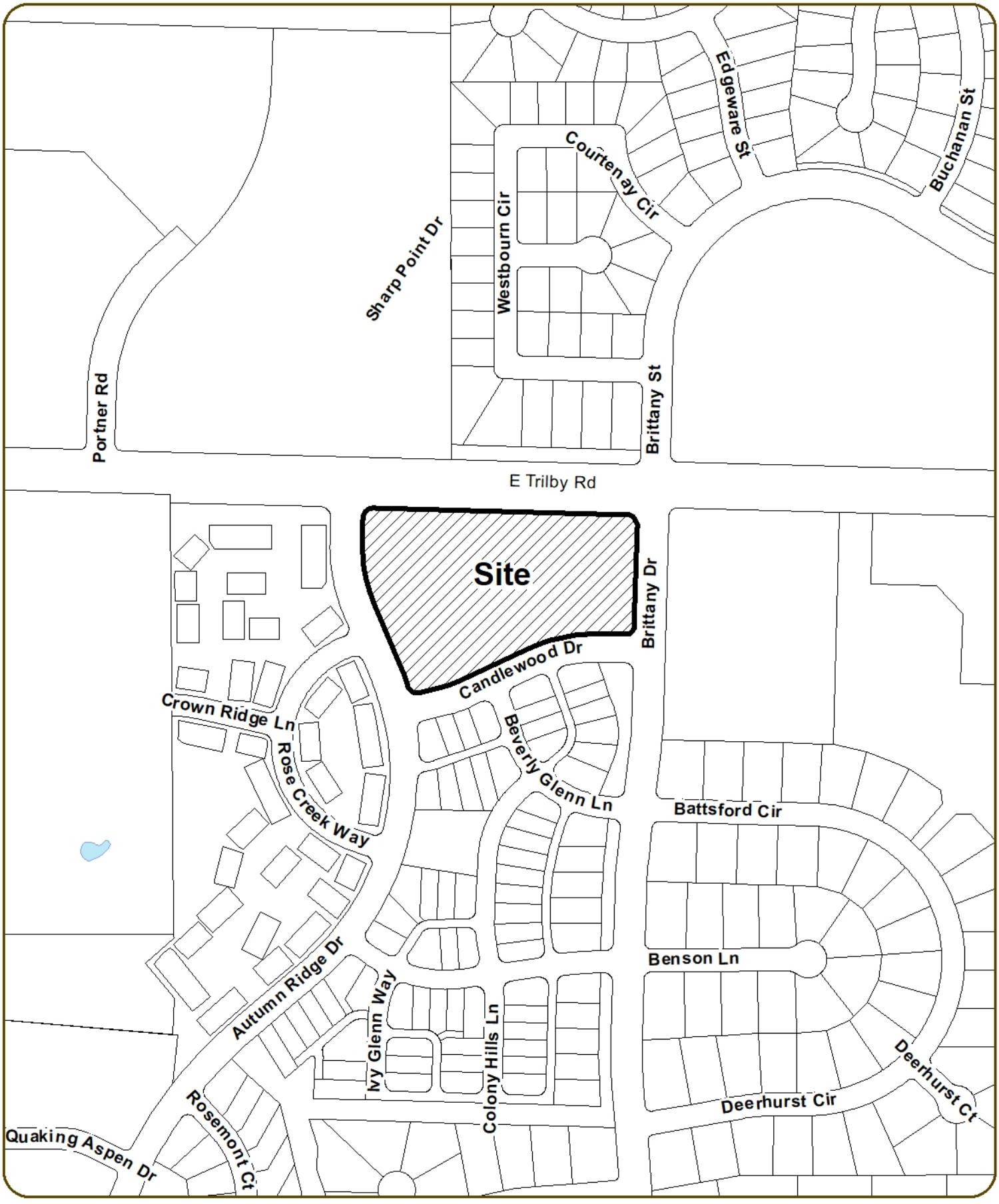
D. The project complies with the applicable standards located in Article 3 - General Development Standards.

RECOMMENDATION:

A. Staff recommends approval of the Forty-Three Prime #PDP180014.

ATTACHMENTS

1. Vicinity Map
2. Statement of Planning Objectives
3. Site Plan
4. Landscape Plan
5. Utility Plan
6. Building Elevations
7. Plat
8. Lighting Plan
9. Overall Development Plan
10. Ecological Characterization Study
11. Updated Traffic Study Memorandum
12. Rendered Site Plan
13. City Staff Project Presentation
14. Applicant Presentation
15. Public Comments for Record



Forty Three Prime PDP
Vicinity Map

RIPLEY DESIGN INC.

land planning ■ landscape architecture ■ urban design ■ entitlement

September 26, 2018

Planning Objectives and City Plan Policies

43 Prime

The Applicant, Red Raven, LLC, is proposing to construct 43 multi-family units and two commercial units on 4.87 acres located southeast of the intersection of Autumn Ridge Drive and East Trilby Road. The property is zoned Low Density Mixed Use Neighborhood District (LMN) and is part of the Province Town PUD Filing Three.

The LMN zoning allows nine dwelling units per gross acre of land for housing projects. The development proposes 8.8 units per gross acre. 43 Prime seeks to provide attainable housing options for the people of Fort Collins. In addition, a mixed use building with ground floor commercial units has been provided at the intersection of Trilby and Autumn Ridge.

Access is from two existing curb cuts. One along Autumn Ridge Drive and a second along Candlewood Drive. Both access point lead in to the parking area for both the residential and commercial portions of the site. There will be an emergency access easement throughout the parking lot providing emergency access to all units. A Traffic Impact Memo has been provided showing that the existing roadway network is sufficient to handle the project's proposed traffic impact.

There are existing public street sidewalks surrounding the site along East Trilby Road, Autumn Ridge Road, Brittany Drive and Candlewood Drive. A 275' long major walkway spine has been added for the residential units in the north east portion of the site providing pedestrian access to the East Trilby Road sidewalk. The pedestrian spine includes a 5' wide sidewalk lined with trees.

Amenity spaces have been provided. Amenities may include a playground, a shelter with grills, a bocce ball court and fire pit.

The site drains to the east into an existing regional detention system. The storm water flows will be diverted into a central rain garden serving both as LID and a site amenity.

Within the existing detention a wetland has developed. The ECS provided recommends a 50' buffer per the land Use Code. That buffer has been respected with the plan submitted.

The project as designed meets all the performance standards in the LMN District. The General Development Standards in Chapter 3 of the Land Use Code are also met.

City Plan Principles and Policies Achieved

GROWTH MANAGEMENT

Principle LIV 1: City development will be contained by well-defined boundaries that will be managed using various tools including utilization of a Growth Management Area, community coordination, and Intergovernmental Agreements.

Principle LIV 3: The City will coordinate facilities and services with the timing and location of development and ensure that development only occurs where it can be adequately served.

Principle LIV 4: Development will provide and pay its share of the cost of providing needed public facilities and services concurrent with development.

43 Prime is located within the City's Growth Management Area where it can adequately be served by streets, utilities, and urban services. It will also contribute to the street oversizing fund.

HOUSING

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: Encourage a variety of housing types and densities, including mixed-used developments that are well- served by public transportation and close to employment centers, shopping, services, and amenities.

Policy LIV 7.2 – Develop an Adequate Supply of Housing: Encourage public and private for- profit and non-profit sectors to take actions to develop and maintain an adequate supply of single- and multiple-family housing, including mobile homes and manufactured housing. **Policy LIV 7.4 – Maximize Land for Residential Development:** Permit residential development in most neighborhoods and districts in order to maximize the potential land available for development of housing and thereby positively influence housing affordability. **Policy LIV 7.6 – Basic Access:** Support the construction of housing units with practical features that provide basic access and functionality for people of all ages and widely varying mobility and ambulatory–related abilities.

Prime 43 will provide attainable housing for a variety of lifestyles and income levels.

Policy LIV 9.1 – Increase Efficiency and Resource Conservation: Reduce net energy and water use of new and existing housing units in order to conserve natural resources, and minimize environmental impacts.

- *Solar power has been incorporated throughout the site with solar panels placed on the custom designed covered parking structures.*
- *The landscape plan proposed for Prime 43 is intended to provide an attractive and sustainable landscape for many years to come. Plants are selected for hardiness, low water consumption and ease of maintenance. Xeriscape principles regarding plant material selection, soil amendments, mulches and irrigation will be incorporated throughout.*

COMMUNITY APPEARANCE AND DESIGN STREETSCAPES

Policy LIV 10.2 – Incorporate Street Trees: Utilize street trees to reinforce, define and connect the spaces and corridors created by buildings and other features along a street. Preserve existing trees to the maximum extent feasible. Use canopy shade trees for the majority of tree plantings, including a mixture of tree types, arranged to establish urban tree canopy cover.

Street trees will be installed along Candlewood, Autumn Ridge, Brittany Drives.

Policy LIV 10.3 – Tailor Street Lighting

In addition to the street lights provided by the City, the developer proposes to add lighting where it is needed to provide good visibility and security during the evening and nighttime.

The lighting will be designed to achieve the desired illumination level and preserve "dark sky" views at nighttime, avoiding sharp contrasts between bright spots and shadows, spillover glare, and emphasis of the light source. Fixtures will be selected to enhance the street environment by establishing a consistent style with height, design, color, and finishes.

LANDSCAPE DESIGN

Principle LIV 14: Require quality and ecologically sound landscape design practices for all public and private development projects throughout the community.

Policy LIV 14.1 – Encourage Unique Landscape Features

Policy LIV 14.2 – Promote Functional Landscape

Policy LIV 14.3 – Design Low Maintenance Landscapes

Plant material will be selected based on water requirements, hardiness and ease of maintenance. Plants will consist of trees types approved by the City Forester, evergreen and deciduous shrubs and high performing grasses and perennials that require only seasonal maintenance. Turf areas are minimized. Xeriscape principles of utilizing soil amendments, mulches and efficient irrigation will be followed to ensure that the landscape is both attractive and sustainable. In addition, a rain garden will be the central feature demonstrating that LID can be functional and aesthetic.

APPLYING THE CITY STRUCTURE PLAN MAP

Principle LIV 19: The City Structure Plan Map establishes the desired development pattern for the City, serving as a blueprint for the community's desired future.

Policy LIV 19.1 – Land Use Designations - Utilize the City Structure Plan Map to set forth a basic framework, representing a guide for future land use and transportation decisions.

43 Prime is consistent with the goals and objectives of the City's Structure Plan. The proposed development fits within the allowable density range of the LMN District and adds to the mix of housing currently available in the surrounding neighborhoods.

Neighborhood Design and Character

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.

The proposed units at Prime 43 will be unique and respond to what homeowners want -- attractive, energy efficient homes that are healthy to live in and financially attainable. The project also introduces a commercial component which is a needed element in this area of the City.

Principle LIV 28: Low Density Mixed-Use Neighborhoods will provide opportunities for a mix of low density housing types in a setting that is conducive to walking and in close proximity to a range of neighborhood serving uses.

Policy LIV 28.1 – Density

Low Density Mixed-Use Neighborhoods will have an overall minimum average density of four (4) dwelling units per acre, excluding undevelopable areas. This minimum density for parcels 20 acres or less will be three (3) dwelling units per acre.

Policy LIV 28.2 – Mix of Uses

Include other neighborhood-serving uses in addition to residential uses. Although the actual mix of uses in each neighborhood will vary, Low Density Mixed-Use Neighborhoods may include the following:

Principal uses: Predominantly detached single family homes; however, **may include a range of duplexes, townhomes, and small scale multi-family dwellings (twelve or less units per building).**

Supporting uses: Places of worship, day care (adult and child), parks and recreation facilities, schools, and small civic facilities. In addition to these uses, a mix of other complementary uses is permitted within a designated Neighborhood Center, including the following: neighborhoodserving market, shops, small professional offices or live-work units, clinics, or other small businesses in addition to the list of secondary uses listed above. Retail uses will be permitted only in a designated Neighborhood Center. Home occupations are permitted provided they do not generate excessive traffic and parking or have signage that is not consistent with the residential character of the neighborhood.

Prime 43 provides small scale 8 unit multifamily buildings and a commercial mixed use building which would house two commercial uses listed above.

SAFETY AND WELLNESS PRINCIPLES AND POLICIES

Policy SW 1.2 – Maintain and Enhance Fire Protection: Coordinate with Poudre Fire Authority (PFA) to foster fire and life safety as a priority within the city. Support the *PFA Strategic Plan* and its mission to protect citizens and their property by being prompt, skillful, and caring.

The Design Team is committed to addressing any fire and life safety issues on the site. At this time, we believe emergency vehicles have adequate and appropriate access to all proposed dwelling units.

FORTY-THREE PRIME

FORT COLLINS, CO

SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
6. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
7. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
8. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
9. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
10. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
11. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
12. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
13. FIRE LANE MARKING. A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND Revised November 12, 2015 3 LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
14. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY-FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

LEGAL DESCRIPTION

BEING A REPLAT OF LOT 1, PROVINCETOWNE FILING THREE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

OWNER'S CERTIFICATE

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

(PRINT NAME) _____ _____

OWNER (SIGNED) Date

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ A.D., 20 _____. BY

_____

AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____ _____

NOTARY PUBLIC ADDRESS

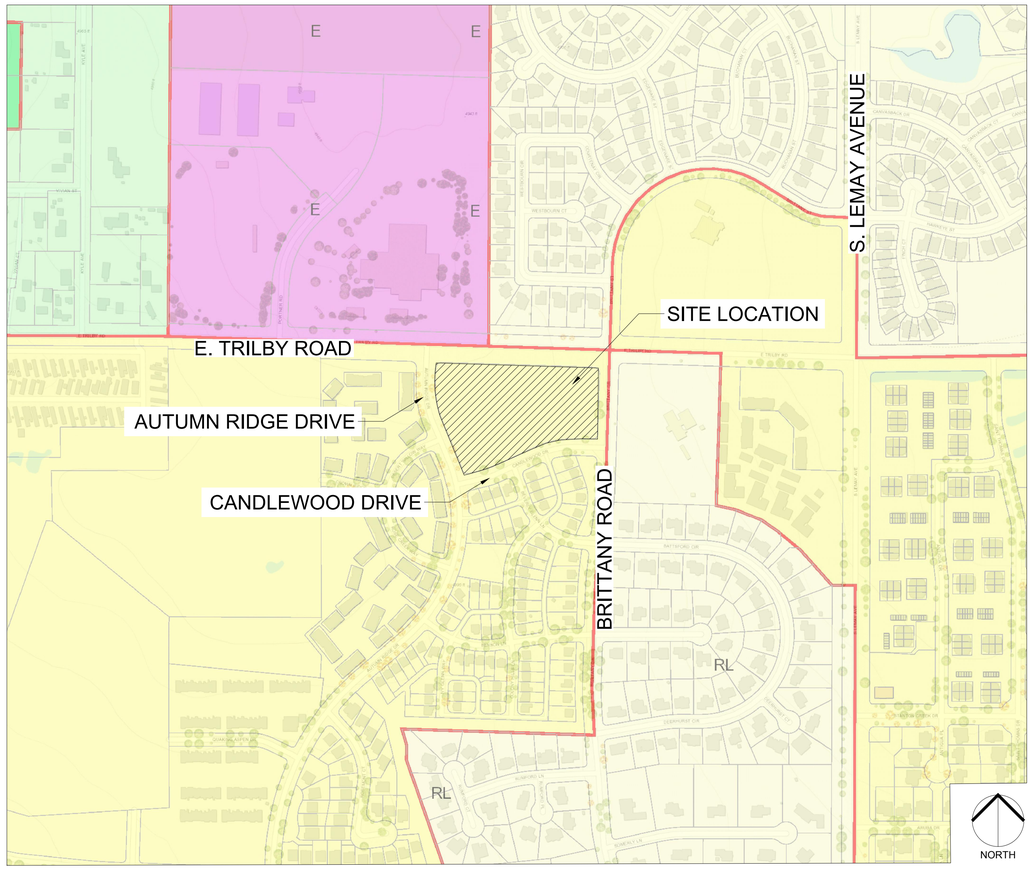
PLANNING CERTIFICATE

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

_____

Director Signature

SITE LOCATION / NEIGHBORHOOD CONTEXT MAP



SHEET INDEX

Sheet Number	Sheet Title
1	SITE PLAN COVER PAGE
2	SITE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE NOTES AND DETAILS
5	TREE MITIGATION PLAN
6	SITE PHOTOMETRIC
7	SITE LIGHTING DETAILS
8	8-PLEX BUILDING ELEVATIONS - VERSION 1
9	8-PLEX BUILDING ELEVATIONS - VERSION 2
10	MIXED USE BUILDING ELEVEATIONS
11	GAZEBO, CARPORT AND TRASH ENCLOSURE ELEVATIONS

LAND USE CHART

EXISTING ZONING	LOW DENSITY MIXED-USE (LMN)

DENSITY	
GROSS / NET	
GROSS AREA	212,127 SF (4.87 AC)
TOTAL DWELLING UNITS	43
GROSS DENSITY	8.83 DU/AC

AREA COVERAGE		
GROSS / NET		
	AREA (SF)	%
BUILDING COVERAGE	39,083	18.42
DRIVES AND PARKING	37,490	17.67
OPEN SPACE AND LANDSCAPE	111,089	52.37
HARDSCAPE	20,501	9.66
EXISTING WETLAND	3,964	1.87
PUBLIC STREET RIGHT-OF-WAY	0	0.00
TOTAL GROSS COVERAGE	**212,127.00 SF (4.87 AC)**	**100.00**

DWELLING UNIT BREAKDOWN			
UNIT TYPE:	DWELLING UNITS	TOTAL BEDROOMS	% (DU)
ONE BEDROOM	11	11	26
TWO BEDROOM	32	64	74
TOTAL	43	**75**	**100.00**

LAND USES
MULTI-FAMILY: BLDGS B, C, D, E, F
MIXED-USE (RESIDENTIAL): BLDG A
MIXED-USE (ALL COMMERCIAL USES ALLOWED IN ZONE DISTRICT): BLDG A

BUILDING HEIGHT		
	MAXIMUM HEIGHT	STORIES
BUILDING A	30'-0"	2
BLDGS B, C, D, E, F	28'-0"	2
CARPORTS	17'-0"	1

	PROVIDED	REQUIRED MIN	REQUIRED MAX
RESIDENTIAL		73	73
STANDARD STALLS	69		
ACCESSIBLE STALLS	5		
COMMERCIAL (5,000SF)		10	25
STANDARD STALLS	20		
ACCESSIBLE STALLS	1		
TOTAL	**95**	**83**	**98**

* REQUIRED SPACES ARE CALCULATED AS FOLLOWED:
1 BEDROOM: 11 X 1.5 SPACES = 17 SPACES
2 BEDROOM: 32 X 1.75 SPACES = 56 SPACES
MIN. COMMERCIAL USE = 1 SPACE / 1000 SF
MAX. COMMERCIAL USE = 5 SPACES / 1000 SF

BICYCLE PARKING		
	PROVIDED	REQUIRED *
BICYCLE SPACES	**87**	80
ENCLOSED: LOCATED COVERED UNDER CARPORT	28	
ENCLOSED: LOCATED UNDER STAIRWELLS	33	
FIXED: LOCATED AROUND PARKING LOT	26	

* REQUIRED BICYCLE SPACES ARE CALCULATED AS FOLLOWED:
75 BEDROOMS X 1 SPACE = 75 SPACES
1 SPACE / 1000 SF COMMERCIAL = 5 SPACES
60% REQUIRED TO BE ENCLOSED, 40% FIXED.

NEIGHBORHOOD CENTER		
	AREA (SF)	%
BUILDING FOOTPRINT	5,154	53.99
PLAZA	3,381	35.41
OTHER HARDSCAPE	1,012	10.60
TOTAL LAND AREA	**9,547 SF (0.22 AC)**	**100.00**

POTENTIAL BUILDING USES *

- MIXED-USE DWELLING UNITS **
- COMMUNITY FACILITIES
- NEIGHBORHOOD SUPPORT/RECREATION FACILITIES
- SCHOOLS
- CHILD CARE CENTERS
- PLACES OF WORSHIP OR ASSEMBLY
- CONVENIENCE RETAIL STORES
- RETAIL STORES
- OFFICES, FINANCIAL SERVICES AND CLINICS WITH LESS THAN 5,000 SQUARE FEET OF BUILDING FOOTPRINT AREA
- PERSONAL OR BUSINESS SERVICE SHOPS
- STANDARD OR FAST FOOD RESTAURANTS (WITHOUT DRIVE-IN OR DRIVE-THROUGH FACILITIES)
- SMALL ANIMAL VETERINARY CLINICS
- ARTISAN OR PHOTOGRAPHY STUDIOS OR GALLERIES
- DOG DAY CARES
- MUSIC STUDIOS
- MICRO-BREWERIES/DISTILLERIES/WINERIES
- GROCERY STORES
- HEALTH AND MEMBERSHIP CLUBS

NEIGHBORHOOD CENTER PARKING	PROVIDED
COMMERCIAL	21
RESIDENTIAL	5
TOTAL	26

* THE NEIGHBORHOOD CENTER SHALL INCLUDE A TWO (2) OR MORE USES FROM THE PROVIDED LIST.
** THREE (3) DWELLING UNITS ARE PLANED FOR THE SECOND LEVEL OF THE MIXED USE BUILDING.

FORTY-THREE PRIME

PDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

RIPLEY DESIGN INC.

■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	09/26/2018
02	PDP	11/14/2018

REVISIONS

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1	CITY COMMENTS	12/06/2018

SITE PLAN COVER PAGE

SEAL:

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PROJECT No.:	R18-044
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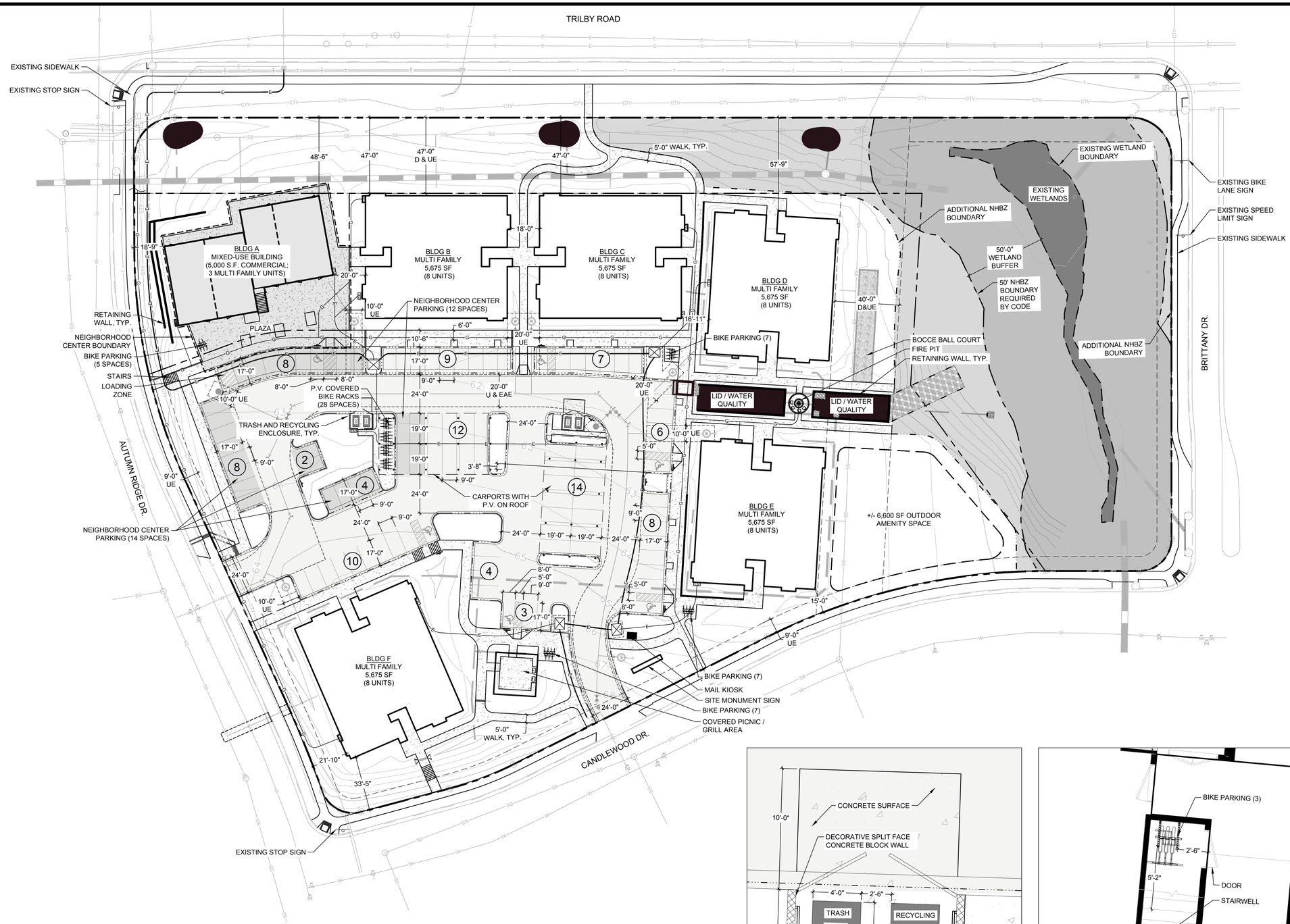
REVIEWED BY:	RL

DRAWING NUMBER:

1 OF 11

Plotted By: Clint Anders **Layout:** SITE PLAN COVER PAGE **Printed On:** 12/10/2018 3:56 PM **File Name:** COVER.dwg



NATURAL HABITAT BUFFER ZONES

NATURAL HABITAT BUFFER ZONES		
	REQUIRED ACRES	PROVIDED ACRES
50' WETLAND BUFFER	0.69	0.69
ADDITIONAL BUFFER	0.00	0.36
TOTAL NHBZ	0.69	1.05

NOTE: THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

TRASH ENCLOSURE TYPICAL SCALE: 1/4" = 1'-0"

NOTE: RESIDENTS MAY BE INCENTIFIZED OR REQUIRED TO UTILIZE ASSIGNED TRASH ENCLOSURES IN A WAY THAT PROMOTES AN EVEN USE OF DUMPSTERS ON THE SITE. SEE ARCH (PAGE 11) FOR TRASH ENCLOSURE ELEVATIONS.



BIKE PARKING UNDER STAIRWELL TYPICAL SCALE: 1/4" = 1'-0"

FORTY-THREE PRIME

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NORTH SCALE: 1"=30'-0" (0, 15, 30, 60)

ORIGINAL SIZE 24X36

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SITE PLAN

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REVIEWED BY:	RL

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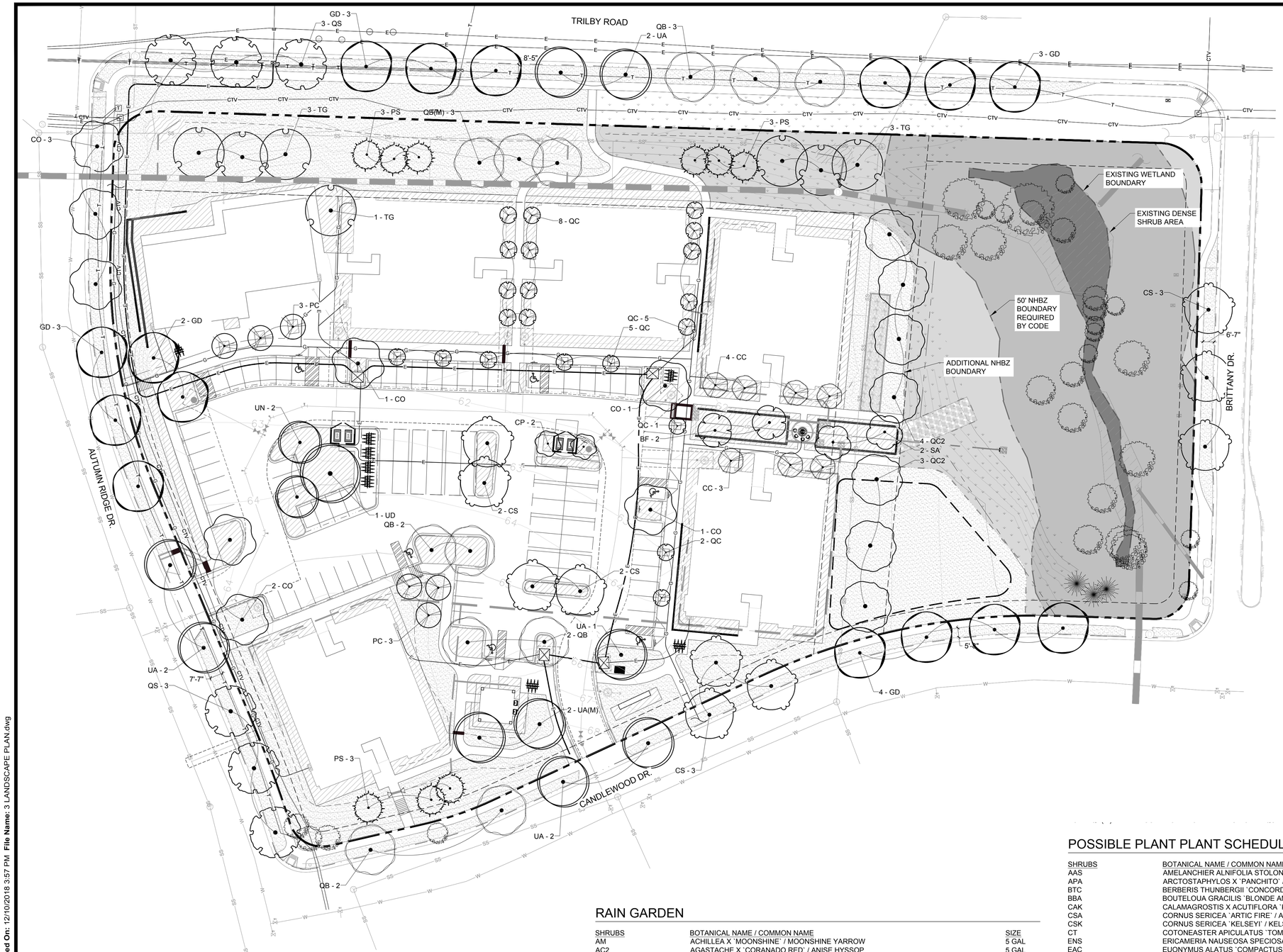
2 OF 11

Plotted By: Clint Anders **Layout:** SITE PLAN **Printed On:** 12/10/2018 3:56 PM **File Name:** SITE PLAN.dwg



LEGEND

SYMBOL

- PLANTED AREA*
- IRRIGATED TURF
- NATIVE SEED
- RAIN GARDEN
- EXISTING WETLAND
- 50' NATURAL HABITAT BUFFER ZONE**
- ADDITIONAL NATURAL HABITAT BUFFER ZONE DEDICATED BY OWNER**
- EXISTING TREES TO REMAIN (SEE TREE MITIGATION PLAN)
- STEEL EDGER
- ELECTRIC BOX
- ELECTRIC VAULT
- TELEPHONE PEDESTAL
- EXISTING SIGN
- INLET GRATE
- GAS METER
- FIRE HYDRANT
- STREET LIGHT
- TRANSFORMER
- PROPERTY BOUNDARY
- FO — FIBER OPTIC UTILITY
- G — GAS UTILITY
- SD — STORM DRAIN UTILITY
- SS — SANITARY SEWER UTILITY
- T — TELEPHONE UTILITY
- UE — UNDERGROUND ELECTRIC UTILITY
- W — WATER LINE UTILITY
- x — EXISTING FENCE

* PLANTED AREAS WILL INCLUDE APPROPRIATE SHRUBS AND ANNUALS/PERENNIALS FROM THE SCHEDULE SHOWN ON THIS PAGE. LANDSCAPE MATERIALS IN PLANTED AREAS WOULD INCLUDE WOOD MULCH OR ROCK MULCH. WOOD MULCH WOULD NOT BE USED IN LOCATIONS WHERE IT COULD POTENTIALLY INTERFERE WITH STORM WATER INLETS

** THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

TREE SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
BF	2	BETULA FONTINALIS / NATIVE RIVER BIRCH	15 GAL		
CC	7	CARPINUS BETULUS `COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM	B & B	2"	
CS	10	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"	
CO	8	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"	
CP	2	CELTIS OCCIDENTALIS `PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2"	
GD	15	GYMNOCLADUS DIOICA `ESPRESSO' / KENTUCKY COFFEETREE	B & B	2"	
PS	9	PINUS STROBIFORMIS / SOUTHWESTERN WHITE PINE	B & B		6` HT
PC	6	PYRUS CALLERYANA `CHANTICLEER' / CHANTICLEER PEAR	B & B	1.5"	
QB	9	QUERCUS BUCKLEYI / BUCKLEY OAK	B & B	2"	
QB(M)	3	QUERCUS BUCKLEYI / BUCKLEY OAK	B & B	2"	
QC2	7	QUERCUS MACDANIELLI `CLEMONS` TM / HERITAGE OAK	B & B	2"	
QC	21	QUERCUS ROBUR X ALBA `CRIMSON SPIRE` / CRIMSON SPIRE OAK	B & B	2"	
QS	6	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2"	
SA	2	SALIX AMYGDALOIDES / PEACH LEAF WILLOW	B & B	2"	
TG	7	TILIA CORDATA `GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2"	
UN	2	ULMUS AMERICANA `NEW HORIZON' / NEW HORIZON AMERICAN ELM	B & B	2"	
UD	1	ULMUS DAVIDIANA JAPONICA `DISCOVERY' / DISCOVERY ELM	B & B	2"	
UA	7	ULMUS X `ACCOLADE' / ACCOLADE ELM	B & B	2"	
UA(M)	2	ULMUS X `ACCOLADE' / ACCOLADE ELM	B & B	3"	

NOTE: QB(M) WILL BE USED TO MITIGATE TREES NOT REQUIRING UPSIZING

RAIN GARDEN

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
AM	ACHILLEA X `MOONSHINE' / MOONSHINE YARROW	5 GAL
AC2	AGASTACHE X `CORANADO RED' / ANISE HYSSOP	5 GAL
AT	ALCHEMILLA MOLLIS `THRILLER' / LADY`S MANTLE	5 GAL
AC	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE	5 GAL
AF	ARTEMISIA FRIGIDA / FRINGED WORMWOOD	5 GAL
BB	BOUTELOUA GRACILIS `BLONDE AMBITION' / BLUE GRAMA	5 GAL
CI	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW	5 GAL
CC2	COTONEASTER APICULATUS / CORAL BEAUTY COTONEASTER	5 GAL
EK	ERIOGONUM UMBELLATUM `KANNAH CREEK' / KANNAH CREEK SULPHUR FLOWER	5 GAL
FP	FALLUGIA PARADOXA / APACHE PLUME	5 GAL
HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL
IG	IRIS GERMANICA / GERMAN IRIS	5 GAL
IS	IRIS PALLIDA `VARIEGATA' / VARIEGATED SWEET IRIS	5 GAL
MC	MAHONIA AQUIFOLIUM `COMPACTA' / COMPACT OREGON GRAPE	5 GAL
OM	OENOTHERA MISSOURIENSIS / BIGFRUIT EVENING PRIMROSE	5 GAL
PS2	PANICUM VIRGATUM `SHENANDOAH' / SWITCH GRASS	5 GAL
PB2	PENNISETUM ALOPECUROIDES `LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	5 GAL
PR	PENSTEMON ROSTRIFLORUS / BRIDGE PENSTEMON	5 GAL
PA	PERSICARIA AFFINIS / KNOTWEED	5 GAL
PB	PINUS MUGO `BIG TUNA' / MOUNTAIN PINE	5 GAL
PY	POTENTILLA FRUTICOSA `YELLOW GEM' / YELLOW GEM POTENTILLA	5 GAL
RA	RHUS TRILOBATA `AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL
R4	ROSA X `MORDEN SUNRISE' / ADELAIDE HOODLESS ROSE	5 GAL
R3	ROSA X `NEARLY WILD' / NEARLY WILD ROSE	5 GAL
SB	SCHIZACHYRIUM SCOPARIUM `BLAZE' / BLAZE LITTLE BLUESTEM	5 GAL
SM	SYRINGA MEYERI `PALIBIN' / DWARF KOREAN LILAC	5 GAL

POSSIBLE PLANT PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
AAS	AMELANCHIER ALNIFOLIA STOLONIFERA / SASKATOON	5 GAL
APA	ARCTOSTAPHYLOS X `PANCHITO' / PANCHITO MANZANITA	5 GAL
BTC	BERBERIS THUNBERGII `CONCORDE' / CONCORDE BARBERRY	5 GAL
BBA	BOUTELOUA GRACILIS `BLONDE AMBITION' / BLUE GRAMA	1 GAL
CAK	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER' / FEATHER REED GRASS	1 GAL
CSA	CORNUS SERICEA `ARTIC FIRE' / ARTIC FIRE DOGWOOD	5 GAL
CSK	CORNUS SERICEA `KELSEYI' / KELSEYI DOGWOOD	5 GAL
CT	COTONEASTER APICULATUS `TOM THUMB' / TOM THUMB CRANBERRY COTONEASTER	5 GAL
ENS	ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH	5 GAL
EAC	EUONYMUS ALATUS `COMPACTUS' / COMPACT BURNING BUSH	5 GAL
EFB	EUONYMUS FORTUNEI `BLONDY` TM / BLONDY EUNONYMUS	5 GAL
HAA	HYDRANGEA ARBORESCENS `ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	5 GAL
HME	HYDRANGEA MACROPHYLLA `ENDLESS SUMMER` TM / BAILMER HYDRANGEA	5 GAL
PAS	PHYLLOSTACHYS AUREOSULCATA `SPECTABILIS` / GREEN-STRIPED BAMBOO	5 GAL
PMO	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	5 GAL
PAM	PRUNUS AMERICANA / AMERICAN PLUM	5 GAL
PMV	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKEBERRY	5 GAL
RGL	RHUS GLABRA / SMOOTH SUMAC	5 GAL
RTA	RHUS TRILOBATA `AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL
RAU	RIBES AUREUM / GOLDEN CURRANT	5 GAL
RWU	ROSA WOODSII ULTRAMONTANA / WOODS` ROSE	5 GAL
RNW	ROSA X `NEARLY WILD' / NEARLY WILD ROSE	5 GAL
SEX	SALIX EXIGUA / COYOTE WILLOW	5 GAL
SPN	SALIX PURPUREA `NANA' / DWARF ARCTIC WILLOW	5 GAL
SBF	SPIRAEA X BUMALDA `FLOWERING CHOICE' / BUMALD SPIRAEA `FLOWERING CHOICE'	1 GAL
YGL	YUCCA GLAUCA / SOAPWEED	5 GAL

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE
AMP	ACHILLEA MILLEFOLIUM `PAPRIKA' / RED YARROW	1 GAL
ARB	AJUGA REPTANS `BURGUNDY GLOW' / BURGUNDY GLOW BUGLEWEED	1 GAL
CTS	CERASTIUM TOMENTOSUM / SNOW IN SUMMER	1 GAL
DFS	DELOSPERMA X `FIRE SPINNER' / FIRE SPINNER ICE PLANT	1 GAL
GOD	GALIUM ODORATUM / SWEET WOODRUFF	1 GAL
RFG	RUDBECKIA FULGIDA `GOLDSTRUM' / CONEFLOWER	1 GAL

FORTY-THREE PRIME

PDP SUBMITTAL

FORT COLLINS, CO

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ORIGINAL SIZE 24X36

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REVISIONS

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1	CITY COMMENTS	12/06/2018

LANDSCAPE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-044
DRAWN BY:	CA
REVIEWED BY:	RL

DRAWING NUMBER:

3 OF 11

Plotted By: Clint Anders **Layout:** 3 LANDSCAPE PLAN **Printed On:** 12/10/2018 3:57 PM **File Name:** 3 LANDSCAPE PLAN.dwg

GENERAL LANDSCAPE NOTES

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

2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.

3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.

5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.

6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.

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

8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   4 FEET BETWEEN TREES AND GAS LINES

9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).

10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.

11. THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.

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

14. IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID VORTEX BY KORBY SOD LLC OR APPROVED EQUAL.

15. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" ROLLED TOP STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.

16. MAINTENANCE: REGARDING TREES ADJACENT TO THE EMERGENCY ACCESS FIRE LANE, PLEASE MAINTAIN THE REQUIRED 20 FOOT MINIMUM UNOBSTRUCTED WIDTH & 14 FOOT MINIMUM OVERHEAD CLEARANCE.

STREET TREE NOTES

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

2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.

3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE.STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.

4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.

5. SUBJECT TO APPROVAL BY THE CITY FORESTER -- STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	57047.00	18	1,026,846.00
MODERATE	22539.00	10	225,390.00
LOW	21977.00	3	65931.00
VERY LOW	0.00	0	0.00
TOTAL	101,563	12.9788	1,318,167
ANNUAL WATER USE NOT TO EXCEED 15 GAL./SF. AVERAGE OVER THE SITE			

TREE SPECIES DIVERSITY

*TYPE (PROPOSED & EXISTING TO REMAIN)	COUNT	60+ TREES > 15%
Betula fontinalis	2	1
Carpinus betulus 'Columnaris'	7	4
Catalpa speciosa	10	6
Celtis occidentalis	8	5
Celtis occidentalis 'Prairie Sentinel'	2	1
Gymnocladus dioica 'Espresso'	15	9
Pinus strobiformis	9	6
Pyrus calleryana 'Chanticleer'	6	4
Quercus buckleyi	12	8
Quercus robur x alba 'Crimson Spire'	21	13
Quercus x macdanielii 'Clemons'	7	4
Quercus shumardii	6	4
Salix amygdaliodes	2	1
Tilia cordata 'Greenspire'	7	4
Ulmus americanc 'New Horizon'	2	1
Ulmus davidiana japonica 'Discovery'	1	1
Ulmus x 'Accolade'	9	6
Populus deltoides (existing)	20	13
Malus sp. (existing)	3	2
Tilia americana (existing)	3	2
Picea pungens (existing)	3	2
Ulmus pumila (existing)	4	3
TOTAL TREES	159	
*CITY OF FORT COLLINS CODE SECTION 3.2.1(D)3 MINIMUM SPECIES DIVERSITY		

UPLAND NATIVE SEEX MIX

COMMON NAME	SCIENTIFIC NAME	SEEDS/LB	PERCENT	SUB-PERCENT	PLS OF SEEDS NUMBER / SF	LBS/PLS/ ACRE
BEEPLANT	CLEOME SERRULATA	113,000	40.00%	10.00%	3	1.08
HAIRY GOLDENASTER	HETEROTHECA VILLOSA	336,000		10.00%	3	0.04
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	300,000		10.00%	3	0.41
WALLFLOWER	ERYSIMUM ASPERUM	1,085,504		10.00%	3	0.11
ANNUAL SUNFLOWER	HELIANTHUS ANNUUS	59,000		10.00%	3	2.07
DOTTED GAYFEATHER	LIASTRIS PUNCTATA	168,000		10.00%	3	0.73
BLUE FLAX	LINUM LEWSII	295,000		10.00%	3	0.41
PRAIRIE ASTER	MACHAERANTHERA TANACETIFOLIA	496,000		10.00%	3	0.25
MEXICAN HAT	RATIBIDA COLUMNIFERA	1,200,000		10.00%	3	0.10
AMERICAN VETCH	VICIA AMERICANA	20,000		10.00%	3	6.10
FORB TOTAL**					28	11.61
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	190,000	60.00%	10.00%	4	0.96
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	56,000		10.00%	4	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	825,000		10.00%	4	0.22
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	273,000		10.00%	4	0.67
NEEDLEANDTHREAD	HESPEROTIPA COMATA	115,000		10.00%	4	1.59
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	2,300,000		10.00%	4	0.08
SWITCHGRASS	PANICUM VIRGATUM	389,000		10.00%	4	0.47
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	110,000		10.00%	4	1.66
SAN DROPSEED	SPOROBOLUS CRYPTANDRUS	5,200,000		10.00%	4	0.04
SIX WEEKS FESCUE	VULPIA OCTOFLORA	965,000		10.00%	4	0.19
GRASSES TOTAL**					42	9.15
MIX TOTAL					70	20.76

* THIS MIX IS BASED ON 70 SEEDS/ SQUARE FOOT AND IS ONLY CALCULATED FOR ONE ACRE. THIS MIX IS BASED ON CONTRACTOR USING A DRILL SEED APPLICATION. SEEDS SHOULD BE DRILLED BETWEEN ¼ AND ½ INCH DEEP. MIX SHOULD BE DOUBLED IF HAND BROADCASTED. CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE APPROPRIATE SEED AMOUNTS TO PURCHASE. PLEASE NOTE THAT THE POUNDS PER ACRE ARE IN PLS (PURE LIVE SEED) AND MUST BE ORDERED THAT WAY. ALL MATERIALS FURNISHED SHALL BE FREE OF COLORADO STATE NOXIOUS WEEDS AS DEFINED IN ARTICLE III, SECTION 21-40 OF THE CODE OF THE CITY OF FORT COLLINS.

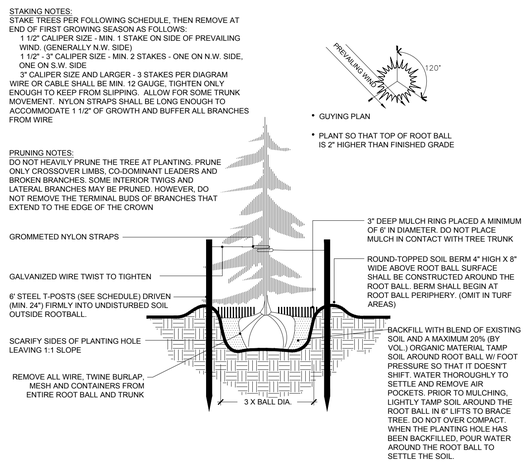
** ACCEPTABLE SUBSTITUTIONS FOR FORBS INCLUDE: GAILLARDIA ARISTATA, 0.92LBS/PLS; ASCLEPIAS SPECIOSA, 2.10 LBS/PLS; ASTRAGALUS DRUMMONDII, 0.555 LBS/PLS; COREOPSIS TINCTORIA, 0.09 LBS,PLS; SPHAERALCEA COCCINEA, 0.30 LBS/PLS; AND/OR PENSTEMON ANGUSTIFOLIUS, 0.39 LBS/PLS. (ALL SUBSTITUTIONS CALCULATED AT 10% SUB-PERCENT).

** ACCEPTABLE SUBSTITUTIONS FOR GRASSES INCLUDE: ELYMUS CANADENSIS, 1.59 LBS/PLS; ACHNATHERUM HYMENOIDES, 1.30 LBS/PLS; AND/OR NASSELLA VIRIDULA, 1.01 LBS/PLS. (ALL SUBSTITUTIONS CALCULATED AT 10% SUB-PERCENT).

MITIGATION SIZING CHART

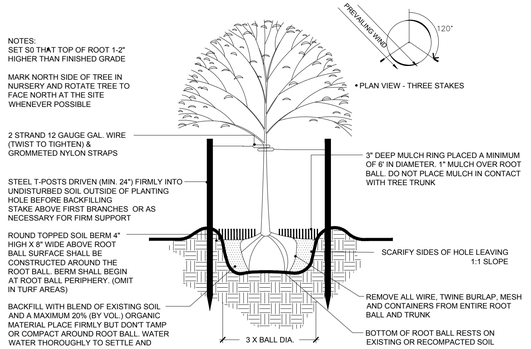
TYPE	MINIMUM SIZE
CANOPY SHADE TREE	3.0" CALIPER AND B&B OR EQUIVALENT
EVERGREEN TREE	8.0" HEIGHT AND B&B OR EQUIVALENT
ORNAMENTAL TREE	2.5" CALIPER AND B&B OR EQUIVALENT
SHURBS	5 GALLON OR ADEQUATE SIZE CONSISTENT WITH DESIGN INTENT
CANOPY TREE AS STREET TREE ON A RESIDENTIAL LOCAL STREET ONLY	1.25" CALIPER AND B&B OR EQUIVALENT

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



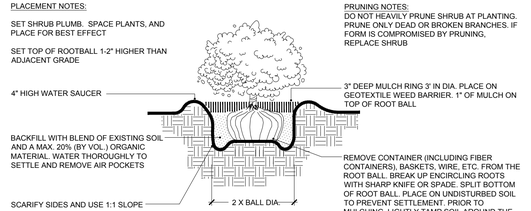
1 CONIFER TREE PLANTING DETAIL - STEEL POSTS

SCALE: NTS L-PL2-PLA-01



2 TREE PLANTING DETAIL - STEEL POSTS

SCALE: NTS L-PL2-PLA-12



3 SHRUB PLANTING DETAIL

SCALE: NTS L-PL2-PLA-14

FORTY-THREE PRIME

PDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

RIPLEY DESIGN INC.

■ land planning ■ landscape architecture ■ urban design ■ entitlement ■

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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	09/26/2018
02	PDP	11/14/2018

REVISIONS

No.	DESCRIPTION	DATE
1	CITY COMMENTS	12/06/2018

LANDSCAPE NOTES AND DETAILS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-044
DRAWN BY:	CA
REVIEWED BY:	RL

DRAWING NUMBER:

4 OF 11

Plotted By: Clint Anders **Layout:** LANDSCAPE NOTES AND DETAILS **Printed On:** 12/10/2018 3:57 PM **File Name:** 3 LANDSCAPE PLAN.dwg



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 (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

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

9. NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.
10. A QUALIFIED ARBORIST SHALL BE HIRED TO PERFORM AN AERIAL AND GROUND EVALUATION ON ALL TREES THAT ARE IN POOR OR DEAD CONDITION AND SHALL PROVIDE A WRITTEN REPORT ON THE SUITABILITY OF RETAINING THESE TREES.
11. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

TREE MITIGATION LEGEND

EXISTING TREES TO SAVE IN PLACE

EXISTING TREES TO BE REMOVED

TREE MITIGATION SUMMARY

TYPE	COUNT	REQUIRED MITIGATION TREES
TREES PRESERVED	31	0
TREES TO BE REMOVED	16	5
TOTAL	47	5

PROVIDED TREE MITIGATION

LOCATION	COUNT
MITIGATION TREES PROPOSED TO BE PLANTED *ON-SITE*	5
MITIGATION TREES PROPOSED TO BE PLANTED *OFF-SITE*	0
PAYMENT IN LIEU (ASSUMES $450 PER TREE)	0
TOTAL	5
NOTE: 2 OF THE 5 MITIGATION TREES ARE UPSIZED. SEE LANDSCAPE PLAN FOR UPSIZED TREES.	

TREE MITIGATION LIST

#	SPECIES	DBH	CONDITION	MITIGATION VALUE	NOTES	REMOVAL
1	PEAR	6"	FAIR +	1		YES - REGRADING PARKING LOT
2	ROCKY MOUNTAIN JUNIPER	4"	GOOD	0		YES - REGRADING PARKING LOT
3	ROCKY MOUNTAIN JUNIPER	4"	GOOD	0		YES - REGRADING PARKING LOT
4	ROCKY MOUNTAIN JUNIPER	4"	GOOD	0		YES - REGRADING PARKING LOT
5	ROCKY MOUNTAIN JUNIPER	4"	GOOD	0		YES - REGRADING PARKING LOT
6	ROCKY MOUNTAIN JUNIPER	4"	GOOD	0		YES - REGRADING PARKING LOT
7	ROCKY MOUNTAIN JUNIPER	4"	GOOD	0		YES - REGRADING PARKING LOT
8	ROCKY MOUNTAIN JUNIPER	4"	GOOD	0		YES - REGRADING PARKING LOT
9	ROCKY MOUNTAIN JUNIPER	4"	GOOD	0		YES - REGRADING PARKING LOT
10	ASPEN	2", 3"	FAIR -	0	MULTI-STEM	YES - REGRADING PARKING LOT
11	ASPEN	2", 3"	FAIR -	0		YES - REGRADING PARKING LOT
12	AMERICAN LINDEN	5"	FAIR PLUS	1-1 NOT UPSIZED		NO
13	CRABAPPLE	3"	FAIR	0		NO
14	CRABAPPLE	3"	GOOD	0		NO
15	CRABAPPLE	3"	FAIR +	0		NO
16	NORWAY MAPLE	3.5"	POOR	1-1 NOT UPSIZED	STREET TREE TO BE REPLACED BY DEVELOPER	YES- REPLACING POOR CONDITION TREE

TREE MITIGATION LIST CONT.

17	NORWAY MAPLE	6.5"	POOR	1	STREET TREE TO BE REPLACED BY DEVELOPER	YES- REPLACING POOR CONDITION TREE
18	NORWAY MAPLE	4.5"	POOR	1-1 NOT UPSIZED	STREET TREE TO BE REPLACED BY DEVELOPER	YES- REPLACING POOR CONDITION TREE
19	RUSSIAN OLIVE	<6"	FAIR -	0		YES - REGRADING PARKING LOT
20	BLUE SPRUCE	6"	FAIR -	1		NO
21	BLUE SPRUCE	7"	FIAR	1		NO
22	BLUE SPRUCE	5"	FAIR -	0		NO
23	COTTONWOOD	9"	FAIR -	1		NO
24	COTTONWOOD	12"	FAIR	1.5		NO
25	COTTONWOOD	12"	FAIR	1.5		NO
26	COTTONWOOD	12"	FAIR	1.5		NO
27	COTTONWOOD	6"	POOR	1		NO
28	COTTONWOOD	2"	POOR	0		NO
29	SIBERIAN ELM	<6"	FAIR	0		NO
30	COTTONWOOD	14"	FAIR	1.5		NO
31	COTTONWOOD	10", 14"	FAIR -	1.5		NO
32	COTTONWOOD	10"	FAIR -	1		NO
33	COTTONWOOD	7"	FAIR	1		NO
34	COTTONWOOD	5"	FAIR	0		NO
35	COTTONWOOD	2"	POOR	0		NO
36	COTTONWOOD	16"	FAIR	1.5		NO
37	COTTONWOOD	6"	FAIR -	1		NO
38	COTTONWOOD	6"	FAIR -	1		NO
39	RUSSIAN OLIVE CLUMP			0	REQUEST WILDLIFE MITIGATION NUMBERS FROM ENVIRONMENTAL PLANNING	NO
40	COTTONWOOD	2"	POOR	0		NO
41	COTTONWOOD	9"	FAIR	1		NO
42	LINDEN	2"	POOR	1-1 NOT UPSIZED	STREET TREE TO BE REPLACED BY DEVELOPER	YES- REPLACING POOR CONDITION TREE
43	COTTONWOOD	13"	FAIR	1.5		NO
44	COTTONWOOD	6", 8"	FAIR -	1	MULTI-STEM	NO
45	COTTONWOOD	6"	FAIR -	1		NO
46	LINDEN	3"	FAIR -	0		NO
47	LINDEN	4"	POOR	0		NO

NORTH

0 15 30 60

SCALE: 1"=30'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	09/26/2018
02	PDP	11/14/2018

REVISIONS

No.	DESCRIPTION	DATE
1	CITY COMMENTS	12/06/2018

TREE MITIGATION PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-044
DRAWN BY:	CA
REVIEWED BY:	RL

DRAWING NUMBER:

5 OF 11

FORTY-THREE PRIME

PDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

RIPLEY DESIGN INC.

■ land planning ■ landscape architecture ■ ■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

LAND PLANNER

RIPLEY DESIGN INC.
Clint Anders
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER / APPLICANT

RED RAVEN LLC
Chandler Souther
201 Commerce Drive Unit 2.
Fort Collins, CO 80524
p. 970.381.7699

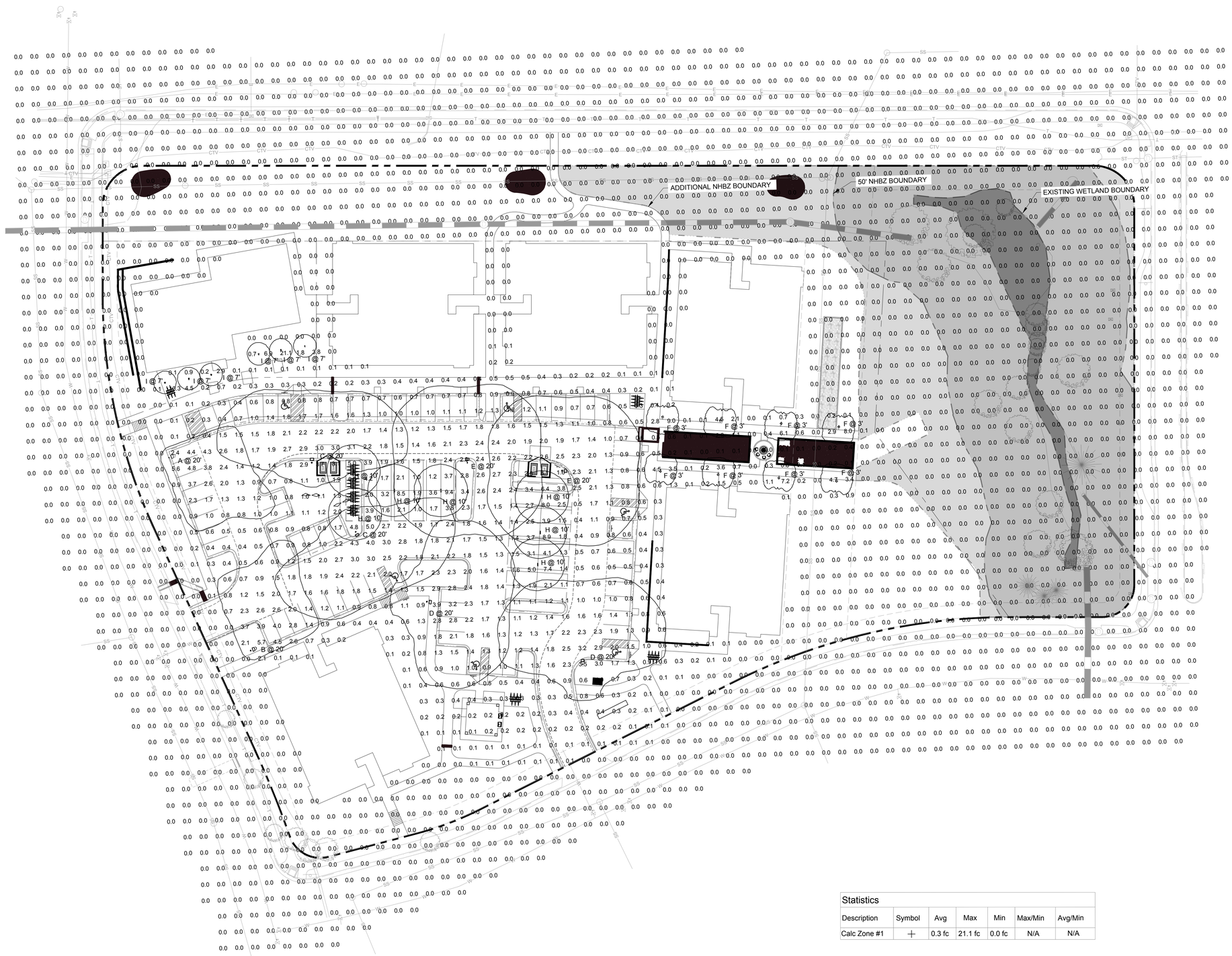
ARCHITECT

JOHN DENGLER & ASSOCIATES, P.C.
John Dengler
5336 Highcastle Court
Fort Collins, CO 80525
p. 970.223.1512

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N. Howes Street
Suite 100
Fort Collins, CO 80521
p. 970.221.4158

Plotted By: Clint Anders **Layout:** 5 TREE MITIGATION PLAN **Printed On:** 12/10/2018 3:57 PM **File Name:** 5 TREE MITIGATION PLAN.dwg



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	21.1 fc	0.0 fc	N/A	N/A

NOTE: THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

FORTY-THREE PRIME

PDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

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ARCHITECT

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p. 970.223.1512

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N. Howes Street
Suite 100
Fort Collins, CO 80521
p. 970.221.4158

NORTH SCALE: 1"=30'-0" (0, 15, 30, 60)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	09/26/2018
02	PDP	11/14/2018

REVISIONS

No.	DESCRIPTION	DATE
1	CITY COMMENTS	12/06/2018

SITE PHOTOMETRIC

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-044
DRAWN BY:	CA
REVIEWED BY:	RL

DRAWING NUMBER:

6 OF 11

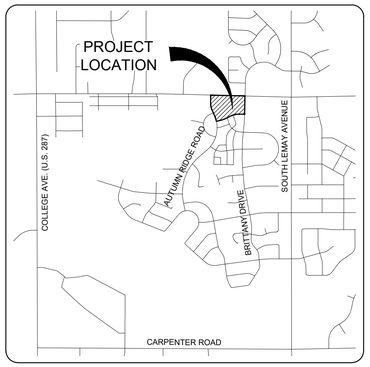
Plotted By: Clint Anders **Layout:** 6 SITE PHOTOMETRIC **Printed On:** 12/10/2018 3:57 PM **File Name:** 5 SITE PHOTOMETRIC.dwg

PRELIMINARY UTILITY PLANS FOR

FORTY-THREE PRIME

BEING A REPLAT OF LOT 1, PROVINCETOWNE FILING THREE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

DECEMBER 2018



NORTH

VICINITY MAP

1"=1500'

PROJECT BENCHMARKS:

PROJECT DATUM: NAVD88

City of Fort Collins Benchmark 24-94
Northeast corner of East Trilby Rd and Portner Dr., on top of the West end of a concrete headwall.
ELEV.= 4960.69

City of Fort Collins Benchmark 25-94
Northwest corner of East Trilby Rd. and South Lemay Ave, on top of the Southeast edge of the concrete ring to an electric manhole.
ELEV.= 4913.16

Please Note: This plan set is using NAVD88 for a vertical datum. Surrounding developments have used NGVD29 Unadjusted for their vertical datums.

If NGVD29 Unadjusted Datum is required for any purpose, the following equation should be used:
NGVD29 Unadjusted = NAVD88 - 3.19'

Basis of Bearings
The Basis of Bearings is the North line of the Northeast Quarter of Section 13-6-69 as bearing North 88° 11' 32" West (assumed bearing).

ORIGINAL FIELD SURVEY BY:

Northern Engineering
Project No. 1328-101
Date: August 2018

SUBSURFACE EXPLORATION BY:

Terracon Consultants, Inc.
Geotechnical Engineering Report
St. Peter's Anglican Church
6608 Autumn Ridge Road
Fort Collins, Colorado
Terracon Project No. 20155045
Date: November 6, 2015

DISCLAIMER STATEMENT:

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

CERTIFICATION STATEMENT:

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively, and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.

CONTACT INFORMATION

PROJECT TEAM:

OWNER/APPLICANT
Red Raven LLC
Chandler Souther
201 Commerce Drive Unit 2
Fort Collins CO 80524
970-381-7699

LANDSCAPE ARCHITECT
Ripley Design, Inc.
Clint Anders
419 Canyon Avenue, Suite 200
Fort Collins, Colorado 80513
(970) 224-5828

■ land planning ■ landscape architecture ■ urban design ■ entitlement ■

SITE ENGINEER
Northern Engineering Services, Inc.
Andy Reese
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR
Northern Engineering Services, Inc.
Bob Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

GEOTECHNICAL ENGINEER
Terracon Consultants, Inc.
Eric D. Bernhardt, PE
1901 Sharp Point Drive,
Fort Collins, Colorado 80525
(970) 484-0359

ENVIRONMENTAL ENGINEER
Blue Mountain Environmental Consulting, LLC
Matt Tobler, Natural Resource Specialist
937 Mallard Drive
Fort Collins, Colorado 80521
(970) 224-0851

UTILITY CONTACT LIST: *

UTILITY COMPANY		PHONE NUMBER
GAS----------	Xcel Energy---------- Pat Kreager	(970) 225-7840
ELECTRIC--------	City of Fort Collins Light & Power------- Austin Kreager	(970) 224-6152
CABLE----------	Comcast---------- Don Kapperman	(970) 567-0425
TELECOM.--------	CenturyLink---------- William Johnson	(970) 377-6401
WATER----------	Fort Collins-Loveland Water District---- Terry Farrill	(970) 226-3104
WASTEWATER---	South Fort Collins Sanitation District--- Terry Farrill	(970) 226-3104
STORMWATER-	City of Fort Collins Utilities---------- Dan Mogen	(970) 305-5989

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

SHEET INDEX

1	CS1	COVER SHEET
2	CS2	GENERAL & CONSTRUCTION NOTES
3	EX1	EXISTING CONDITIONS & DEMOLITION PLAN
4	PV1	PAVING PLAN
5	OU1	OVERALL UTILITY PLAN
6-7	U1-U2	UTILITY PLAN
8	OG1	OVERALL GRADING PLAN
9-14	G1-G6	GRADING PLAN
15	ER1	EROSION CONTROL PLAN
16	ER2	EROSION CONTROL DETAILS
17	DR1	DRAINAGE EXHIBIT
18	DR2	EXISTING DRAINAGE EXHIBIT

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT

Mr. Terry Farrill, P.E., District Engineer — Date

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

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer — _____ 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

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

No. Revisions: Date:
1 REVIEW SET 12/11/18
NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

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

DATE: Dec. 11, 2018
SCALE: N/A
P. MANAGER: A. Reese
PROJECT: 1328-010
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch

FORTY-THREE PRIME

COVER SHEET

Sheet CS1
1 of 18

DRAWING FILENAME: G:\Projects\1328-010\Dwg\1328-010_COVR.dwg LAYOUT NAME: CS1 DATE: Dec 11, 2018 - 8:19am CAD OPERATOR: ben
USE OF XREFS [NOT desired]

A. GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. All recommendations of the Preliminary Drainage Letter and LID Reportfor Forty-Three Prime, dated December 11, 2018 by Northern Engineering Services, Inc and the Final Drainage and Erosion Control Report for Provincetowne PUD Filing Two, dated March 22, 2001 by Manhard Consulting, Ltd., 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 the City of Fort Collins street inspector.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    PROJECT DATUM: NAVD88

    City of Fort Collins Benchmark 24-94
    Northeast corner of East Trilby Rd and Portner Dr., on top of the West end of a concrete headwall.
    ELEV. = 4960.69

    City of Fort Collins Benchmark 25-94
    Northwest corner of East Trilby Rd. and South Lemay Ave, on top of the Southeast edge of the concrete ring to an electric manhole.
    ELEV. = 4913.16

    Please Note: This plan set is using NAVD88 for a vertical datum. Surrounding developments have used NGVD29 Unadjusted for their vertical datums.

    If NGVD29 Unadjusted Datum is required for any purpose, the following equation should be used:
    NGVD29 Unadjusted = NAVD88 - 3.19'

    Basis of Bearings
    The Basis of Bearings is the North line of the Northeast Quarter of Section 13-6-69 as bearing North 88° 11' 32" West (assumed bearing).

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

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

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

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

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

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

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

48. Approved Variances are listed as follows:
    1) Water quality treatment for entire site (Stormwater)
    2) Level of Service (Transportation)

CONSTRUCTION NOTES

A. Grading and Erosion Control Notes

1. The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.

2. There shall be no earth-disturbing activity outside the limits designated on the accepted plans.

3. All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.

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

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

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

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

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

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

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

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

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

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

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

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

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

16. For additional information see separate Stormwater Management Plan / Erosion Control Report for FORTY-THREE PRIME.

B. Street Improvement Notes

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

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

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

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

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

6. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the City of Fort Collins Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.

7. All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Permit traffic control plan.

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

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

C. Traffic Signing and Pavement Marking Construction Notes

1. All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.

2. All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.

3. All signage shall be per the City of Fort Collins Standards and these plans or as otherwise specified in MUTCD.

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

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

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

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

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

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

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

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

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

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

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

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

D. Storm Drainage Notes

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

2. All recommendations of the Preliminary Drainage Letter and LID Reportfor Forty-Three Prime, dated December 11, 2018 by Northern Engineering Services, Inc, and the Final Drainage and Erosion Control Report for Provincetowne PUD Filing Two, dated March 22, 2001 by Manhard Consulting, Ltd., shall be followed and implemented.

3. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must by 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 by 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.

E. Utility Notes

1. All waterlines shall be C900, DR 18 PVC pipe with a minimum 12 gage insulated tracer wire.

2. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work. Before commencing new construction, the contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.

3. Water service provided by Fort Collins-Loveland Water District. Sanitary service provided by South Fort Collins Sanitation District.

4. Utility services are shown in a schematic fashion only. Exact locations shall be per the requirements of the respective utility providers, and are subject to change in the field.

5. All water fittings and valves are only graphically represented and are not to scale.

6. Minimum depth of cover over water mains shall be 5.0'. Maximum cover shall be 6.0'.

7. Maintain 10' horizontal and 18" vertical minimum separation between all sanitary sewer mains, water mains and services.

8. Manhole rim elevations are to be adjusted to 1/4" below finished grade. If necessary, cone sections shall be rotated to prevent lids being located within bicycle or vehicle wheel paths.

9. All connections to existing manholes shall be core drilled according to the South Fort Collins Sanitation District standard construction specifications.

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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

DRAWING FILENAME: G:\Projects\1226-001\Dwg\1226-001_COVR.dwg LAYOUT NAME: CS2 DATE: Dec 11, 2018 - 8:53am CAD OPERATOR: ben
LIST OF XREFS [NOT-nested]

No. Revisions: By: Date:
REVIEW SET
NOT FOR CONSTRUCTION
12/11/18

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

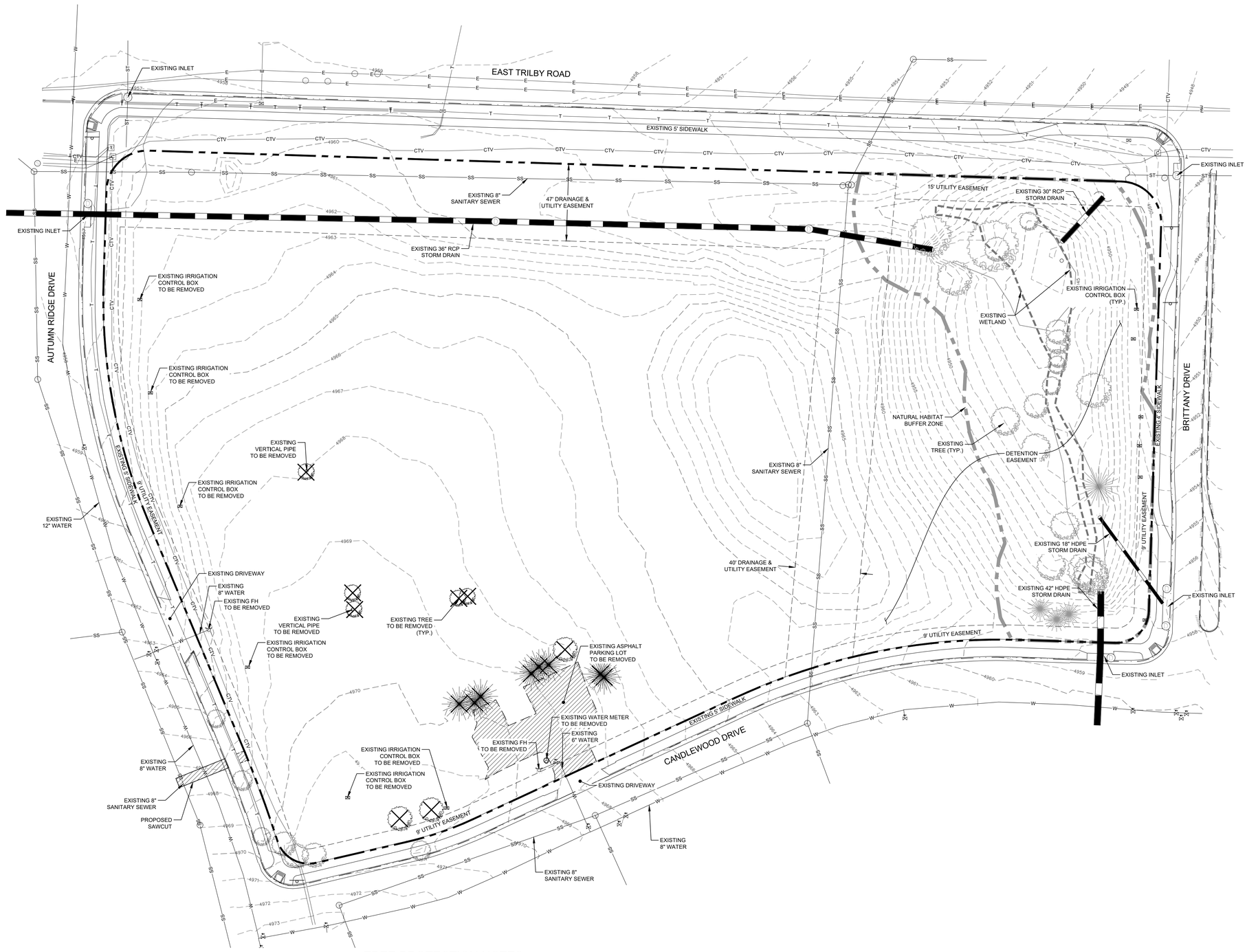
NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

DATE: Dec 11, 2018
SCALE: N/A
P. MANAGER: A. Reese
PROJECT: 1226-010
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch

FORTY-THREE PRIME

GENERAL & CONSTRUCTION NOTES

Sheet
CS2
2 of 18



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

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 (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:
9. 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.

NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING MAJOR CONTOUR (5015)
- EXISTING MINOR CONTOUR (5013)
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER (SS)
- EXISTING WATER (W)
- EXISTING CABLE (CTV)
- EXISTING ELECTRIC (E)
- EXISTING TELEPHONE (T)
- EXISTING WETLAND
- EXISTING NATURAL HABITAT BUFFER ZONE
- EXISTING ELECTRIC VAULT
- EXISTING IRRIGATION CONTROL
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING WATER METER
- EXISTING TELEPHONE PEDESTAL (T)
- EXISTING CABLE PEDESTAL (C)
- EXISTING TREES (TO REMAIN)
- EXISTING TREES (TO BE REMOVED OR RELOCATED)
- EXISTING PAVEMENT TO BE REMOVED

FIELD SURVEY BY:

NORTHERN ENGINEERING
PROJECT NO. 1328-101
DATE: AUGUST 2018

TERRACON CONSULTANTS, INC.
GEOTECHNICAL ENGINEERING REPORT
ST. PETER'S ANGLICAN CHURCH
6608 AUTUMN RIDGE ROAD
FORT COLLINS, COLORADO
TERRACON PROJECT NO. 20155045
DATE: NOVEMBER 6, 2015

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE. THE CITY OF FORT COLLINS STREET DEPARTMENT OPERATES A CRUSHING OPERATION THAT WILL ACCEPT CONCRETE MATERIAL AT NO COST FOR CRUSHING AND RE-USE AS RECYCLED AGGREGATE. THIS OPERATION IS LOCATED AT 1380 HOFFMAN MILL ROAD AND CAN BE REACHED AT (970) 482-1249.
4. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
6. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
7. REFER TO LANDSCAPE PLANS FOR TREE PROTECTION AND MITIGATION.
8. ADDITIONAL TREES NOT SHOWN ON THESE PLANS MAY EXIST AND MAY REQUIRE REMOVAL. COORDINATION OF WHICH TREES ARE TO REMAIN AND WHICH ARE TO BE REMOVED SHOULD BE COORDINATED WITH THE CITY FORESTER. REFER TO LANDSCAPE PLANS AND TREE MITIGATION PLAN FOR ADDITIONAL INFORMATION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY FIELD LOCATES AND POTHOLING OF SUBSURFACE UTILITIES. ENGINEER AND CITY SHALL BE NOTIFIED OF ANY POTENTIAL CONFLICTS.
10. NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1-JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.
11. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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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

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
12/11/18

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

DATE: Dec. 11, 2018
SCALE: 1"=30'
P. MANAGER: A. Reese
PROJECT: 1328-010
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch
CHECKED BY: RGE

FORTY-THREE PRIME

EXISTING CONDITIONS & DEMOLITION PLAN

Sheet
EX1
3 of 18

DRAWING FILENAME: G:\Projects\1328-010\Dwg\Exh\1328_010_EX01.dwg LAYOUT NAME: EX1 DATE: Dec 11, 2018 - 6:19pm CAD OPERATOR: ben
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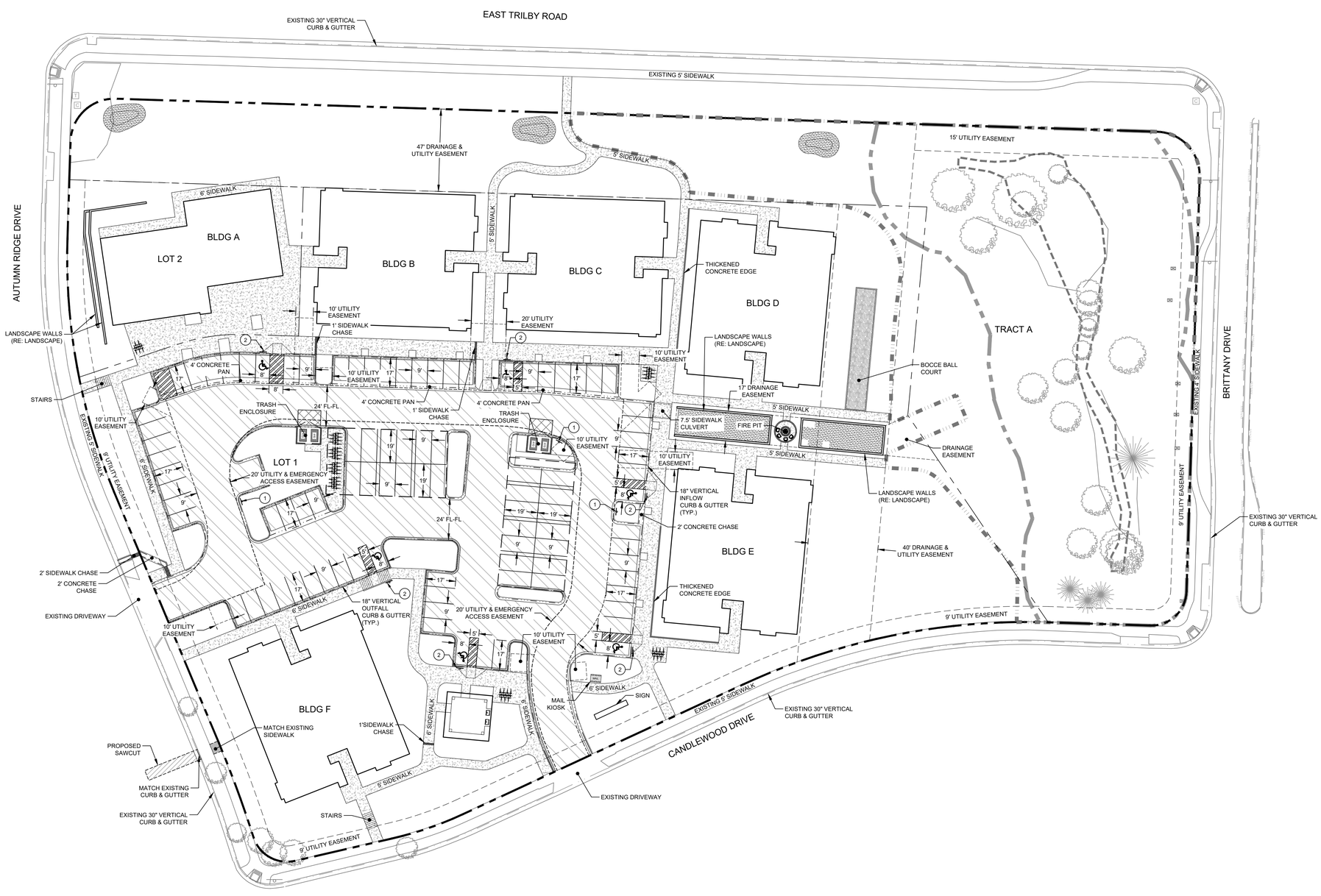


NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

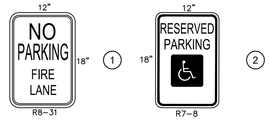
LEGEND:

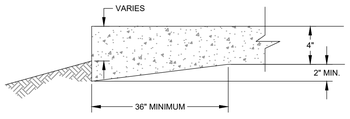
- PROPOSED INFLOW VERTICAL CURB & GUTTER
- PROPOSED OUTFALL VERTICAL CURB & GUTTER
- PROPERTY BOUNDARY
- EASEMENTS
- EXISTING WETLAND
- EXISTING NATURAL HABITAT BUFFER ZONE
- PROPOSED NATURAL HABITAT BUFFER ZONE
- PRIVATE ASPHALT PAVING
- PRIVATE CONCRETE FLATWORK
- PRIVATE CONCRETE PAVING
- PUBLIC CONCRETE FLATWORK
- ASPHALT PATCH

NOTES:

1. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING CURBS AND PAVEMENT SECTIONS.
2. PAVEMENT MARKINGS SHALL BE PER CITY STANDARDS AND PROJECT SPECIFICATION MANUAL.
3. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
4. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OR FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
5. ALL PUBLIC SIDEWALKS SHALL BE 6" THICK.
6. ALL PRIVATE CONCRETE PAVING SHALL HAVE THICKENED EDGE AROUND PERIMETER.
7. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

SITE SIGN LEGEND





THICKENED CONCRETE EDGE

NOT TO SCALE

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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

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
12/11/18

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NORTHERN ENGINEERING
FORT COLLINS, 301 North Howes Street, Suite 100, 80521
GREELEY, 800 8th Street, 80631
970.221.4158
northernengineering.com

DATE: Dec. 11, 2018
SCALE: 1"=30'
P. MANAGER: A. Reese
PROJECT: 2326.010
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch

FORTY-THREE PRIME

PAVING PLAN

Sheet
PV1
4 of 18

DRAWING PLOTNAME: G:\Projects\2326.010\Dwg\Civ\2326_PLN_PLAT.dwg LAYOUT NAME: PV1 DATE: Dec 11, 2018 - 8:58am CAD OPERATOR: ben
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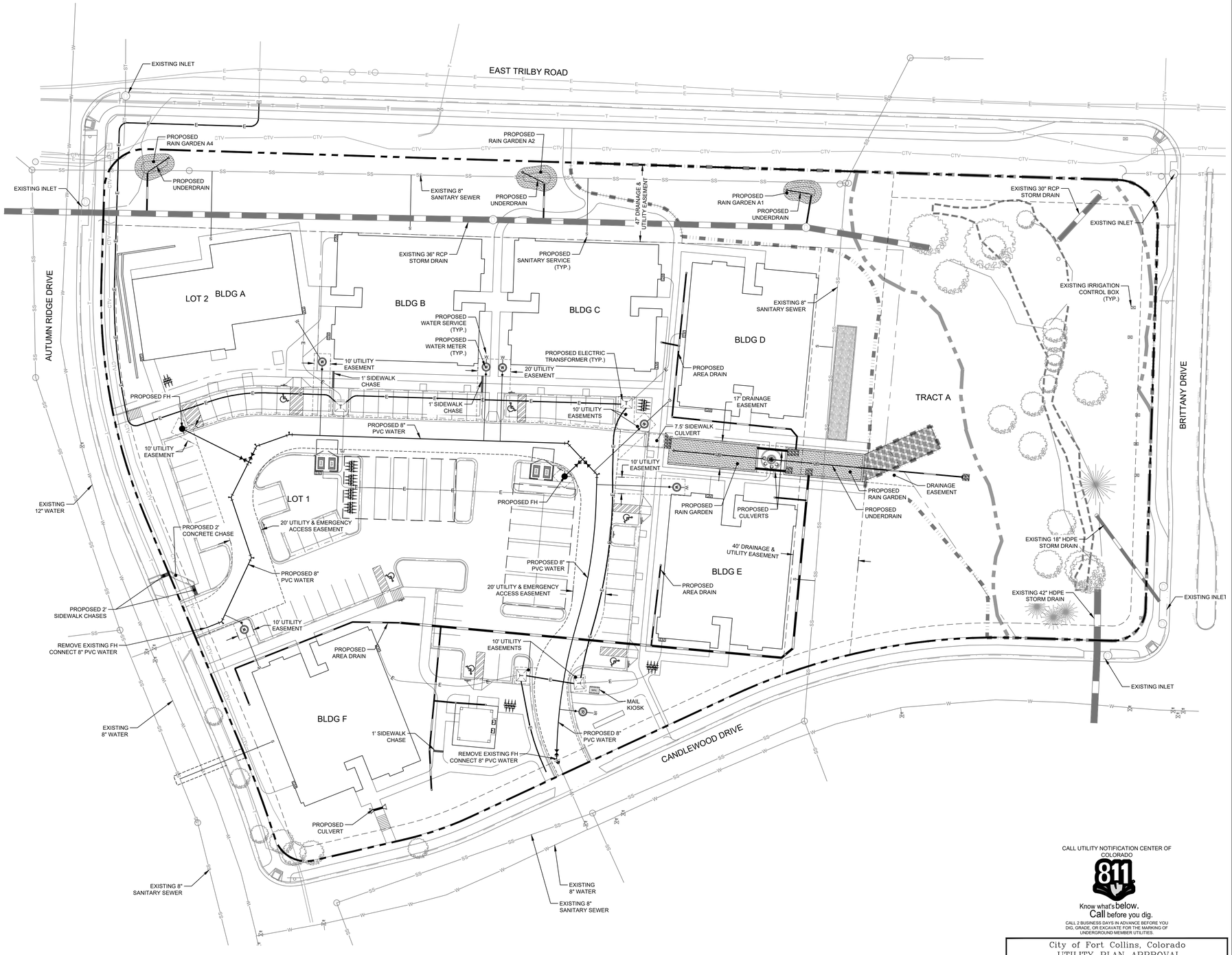
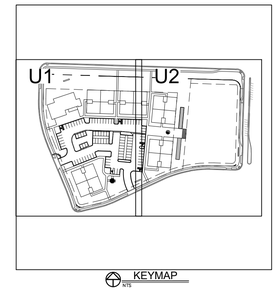


NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.



KEYMAP

LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
PROPOSED WATER MAIN	W
PROPOSED SANITARY SEWER	SS
PROPOSED UNDER DRAIN	UD
PROPOSED SEWER SERVICE & CLEAN OUT	S
PROPOSED WATER SERVICE, CURB STOP, & METER PIT	W WM
PROPOSED IRRIGATION SERVICE, CURB STOP, & METER PIT	IR IM
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED ELECTRIC	E
PROPOSED GAS	G
EXISTING CABLE	CTV
EXISTING TELEPHONE	T
EXISTING GAS	G
EXISTING ELECTRIC	E
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
EASEMENT LINE	
EXISTING WETLAND	
EXISTING NATURAL HABITAT BUFFER ZONE	
PROPOSED NATURAL HABITAT BUFFER ZONE	
PROPOSED TRANSFORMER	
PROPOSED GAS METER	
PROPOSED ELECTRIC METER	
PROPOSED STREET LIGHT	

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL WATER CONSTRUCTION SHALL BE PER FORT COLLINS-LOVELAND WATER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION. SEWER CONSTRUCTION SHALL BE PER SOUTH FORT COLLINS SANITATION DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION.
3. EXISTING MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE IN ACCORDANCE WITH SOUTH FORT COLLINS SANITATION DISTRICT STANDARDS SPECIFICATIONS AND REQUIREMENTS.
4. SOUTH FORT COLLINS SANITATION DISTRICT NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF BOCCE COURT IF REPLACEMENT OR MAINTENANCE IS REQUIRED TO SANITARY SEWER LINE.
5. REDUCED PRESSURE PRINCIPLE BACK-FLOW PREVENTION DEVICES SHALL BE REQUIRED ON DOMESTIC WATER SERVICES.
6. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
7. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
8. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
9. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
10. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
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12. REFER TO PLUMBING PLANS FOR ALL WATER SERVICE AND SANITARY SEWER SERVICE LOCATIONS. IF CONFLICT OCCURS, BOTH THE PLUMBING ENGINEER AND CIVIL ENGINEER SHALL BE CONTACTED PRIOR TO INSTALLATION OR ORDERING OF MATERIALS.
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16. ALL RCP SHALL BE CLASS III OR GREATER. PIPE MATERIAL, BEDDING, AND INSTALLATION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE GOVERNED BY THE CITY OF FORT COLLINS. ALTERNATES (SUCH AS ADS N-12 OR HP SANITITE) OUTSIDE OF THE R.O.W. SHALL BE APPROVED IN ADVANCE BY THE ENGINEER. ALL JOINTS SHALL BE 'WATERTIGHT' USING APPROPRIATE GASKETS OR JOINT WRAPS (PER ASTM C443/C877 FOR RCP AND PER ASTM F477 / D3212 FOR PLASTIC PIPE). STORM DRAINS SHOWN ON THIS DRAWING AS POLYVINYL CHLORIDE (PVC) SHALL BE SDR-35 OR APPROVED EQUAL.
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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

No. Revisions: Date:
- REVIEW SET 12/11/18
- NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

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

PROJECT: 1326-010
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch
DATE: Dec. 11, 2018
SCALE: 1" = 30'
P. MANAGER: A. Reese

FORTY-THREE PRIME

OVERALL UTILITY PLAN

Sheet
OU1
5 of 18

DRAWING FILENAME: D:\Projects\1326-010\Dwg\Civ\1326_010_OU1.dwg LAYOUT NAME: OU1 DATE: Dec 11, 2018 - 8:59am USD OPERATOR: ben
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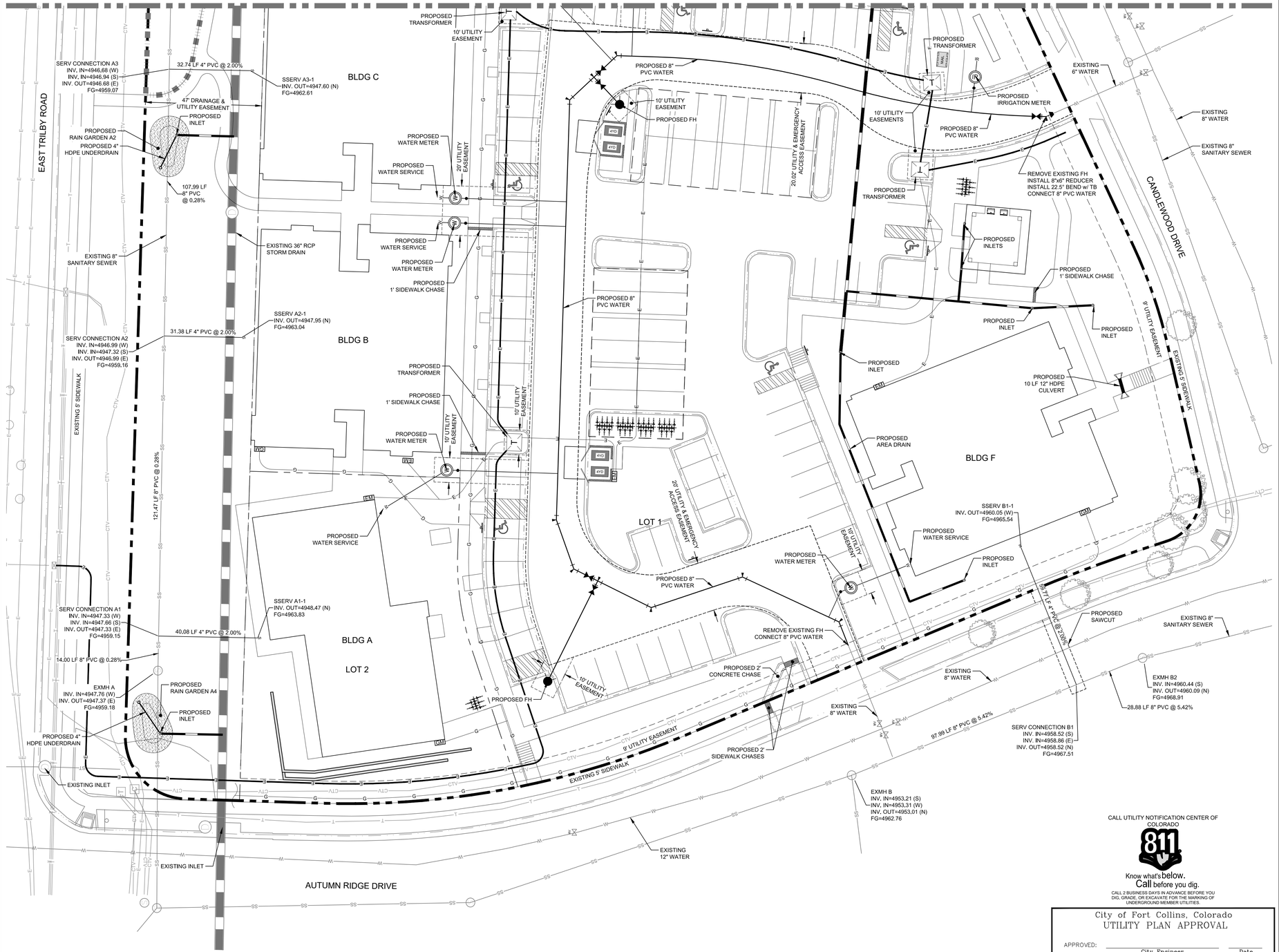
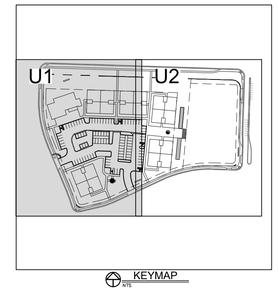


NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.



KEYMAP

LEGEND:

- EXISTING WATER MAIN — W
- EXISTING SANITARY SEWER — SS
- PROPOSED WATER MAIN — W
- PROPOSED SANITARY SEWER — SS
- PROPOSED UNDER DRAIN — UD
- PROPOSED SEWER SERVICE & CLEAN OUT — S
- PROPOSED WATER SERVICE, CURB STOP, & METER PIT — W MB
- PROPOSED IRRIGATION SERVICE, CURB STOP, & METER PIT — W IRR
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWER — SD
- PROPOSED STORM SEWER — SD
- PROPOSED ELECTRIC — E
- PROPOSED GAS — G
- EXISTING CABLE — CTV
- EXISTING TELEPHONE — T
- EXISTING GAS — G
- EXISTING ELECTRIC — E
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EASEMENT LINE
- EXISTING WETLAND
- EXISTING NATURAL HABITAT BUFFER ZONE
- PROPOSED NATURAL HABITAT BUFFER ZONE
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- PROPOSED GAS METER — GM
- PROPOSED ELECTRIC METER — EM
- PROPOSED STREET LIGHT

NOTES:

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CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

CHECKED BY: _____ Environmental Planner _____ Date

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
12/11/18

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

PROJECT: 1225-010	DATE: Dec. 11, 2018	P.M.: MANAGER: A. Reese
	SCALE: 1"=20'	
	DESIGNED BY: B. Ruch	
	DRAWN BY: B. Ruch	

FORTY-THREE PRIME

UTILITY PLAN

Sheet
U1
6 of 18

DRAWING FILENAME: G:\Projects\1225-010\Dwg\U01\1225-010_UTL.dwg LAYOUT NAME: U1 DATE: Dec 11, 2018 - 4:19pm - KAD OPERATOR: ben
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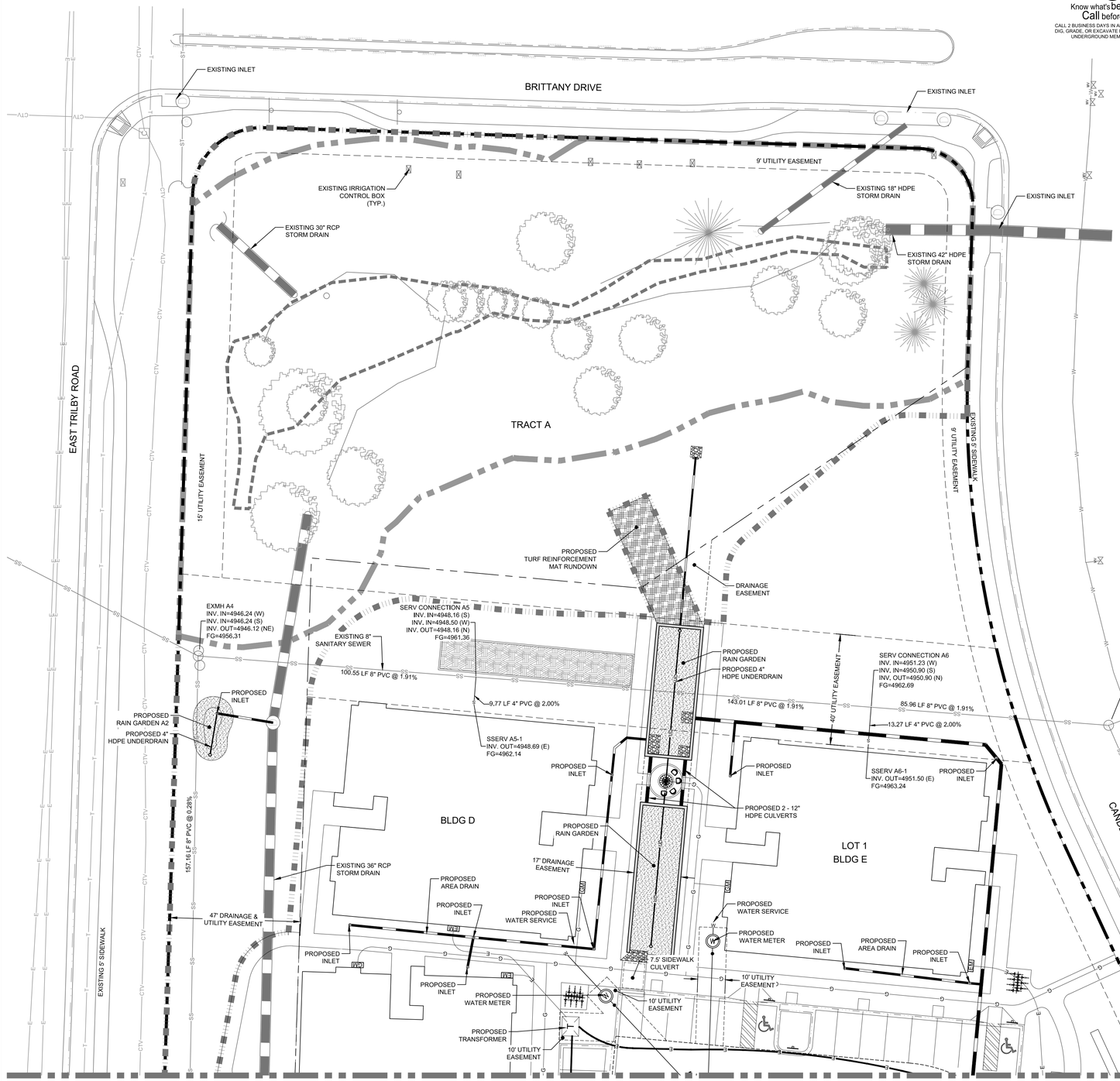
CHECKED BY:	Environmental Planner	Date

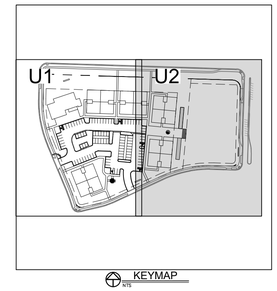


SEE SHEET U1

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.



KEYMAP

LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
PROPOSED WATER MAIN	
PROPOSED SANITARY SEWER	
PROPOSED UNDER DRAIN	UD
PROPOSED SEWER SERVICE & CLEAN OUT	S
PROPOSED WATER SERVICE, CURB STOP, & METER PIT	W
PROPOSED IRRIGATION SERVICE, CURB STOP, & METER PIT	IRR
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED ELECTRIC	E
PROPOSED GAS	G
EXISTING CABLE	CTV
EXISTING TELEPHONE	T
EXISTING GAS	G
EXISTING ELECTRIC	E
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
EASEMENT LINE	
EXISTING WETLAND	
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Revisions: No. Date:
REVIEW SET
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FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631

PROJECT: 1328.010
DATE: Dec. 11, 2018
SCALE: 1"=30'
P. MANAGER: A. Reese
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch

FORTY-THREE PRIME

UTILITY PLAN

Sheet
U2
7 of 18

DRAWING FILENAME: G:\Projects\1328-010\Engr\1328-010_UTIL.dwg LAYOUT NAME: U2 DATE: Dec 11, 2018 - 8:10am CAD OPERATOR: ben
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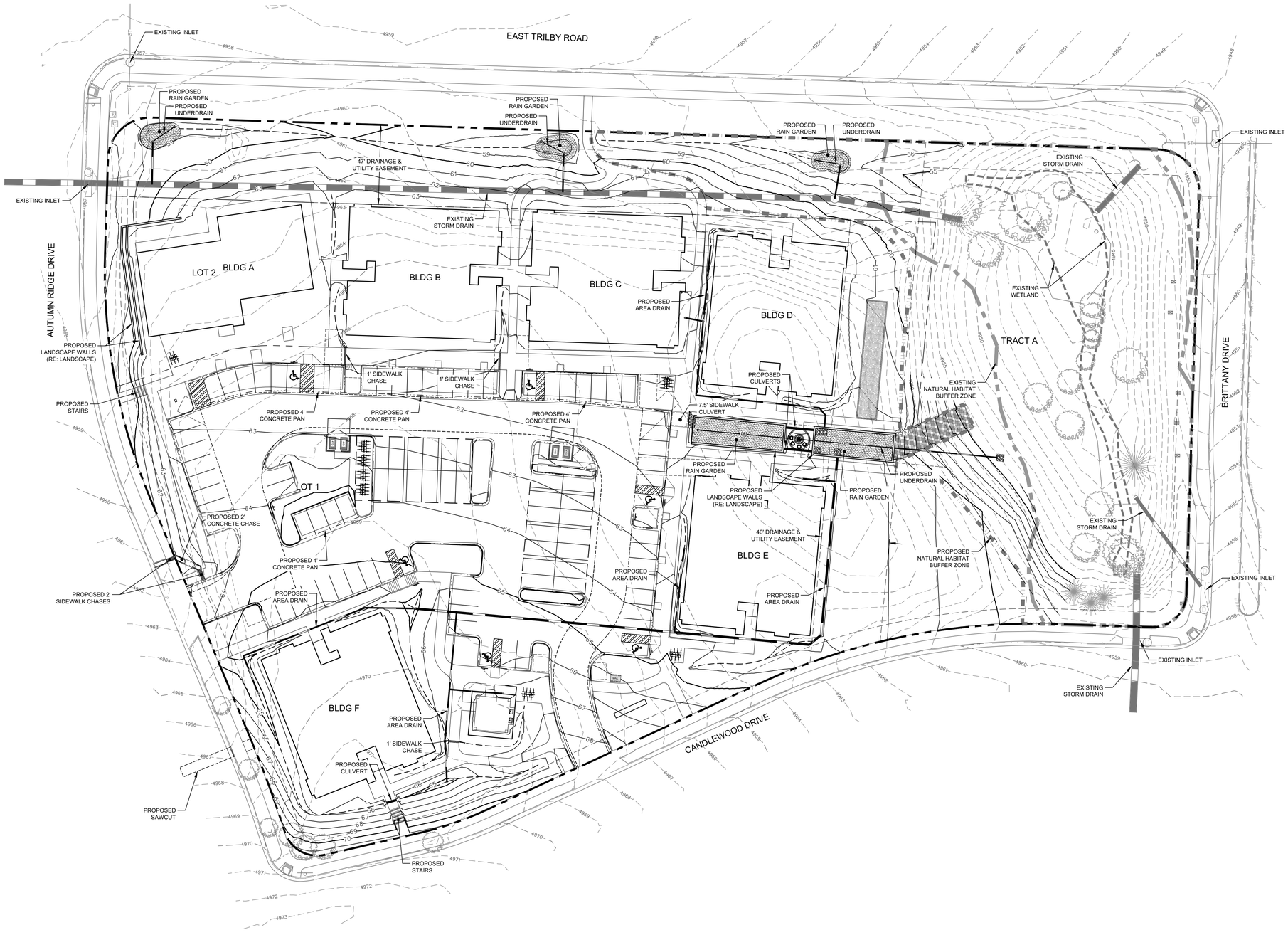
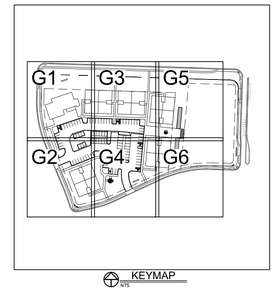


NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.



KEYMAP

LEGEND:

PROPOSED CONTOUR	93
EXISTING CONTOUR	5013
PROPOSED SWALE	
PROPOSED STORM	
EXISTING STORM	
PROPOSED UNDERDRAIN	UD
PROPOSED INFLOW VERTICAL CURB AND GUTTER	
PROPOSED OUTFALL VERTICAL CURB AND GUTTER	
PROPOSED LOT LINE	
PROPERTY BOUNDARY	
EXISTING WETLAND	
EXISTING NATURAL HABITAT BUFFER ZONE	
PROPOSED NATURAL HABITAT BUFFER ZONE	
PROPOSED SPOT ELEVATION	33.43 (47.45)
EXISTING SPOT ELEVATION	
PROPOSED SLOPES	2.0%

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UTILITY PLAN APPROVAL

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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

No. Revisions: Date:
1 REVIEW SET NOT FOR CONSTRUCTION 12/11/18

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

DATE: Dec. 11, 2018
SCALE: 1"=30'
P. MANAGER: A. Reese
PROJECT: 228.010
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch

FORTY-THREE PRIME

OVERALL GRADING PLAN

Sheet OG1

8 of 18

DRAWING FILENAME: G:\Projects\228.010\Eng\Civil\228.010_ENGR.dwg LAYOUT NAME: OG1 DATE: Dec 11, 2018 - 4:19pm CAD OPERATOR: tom
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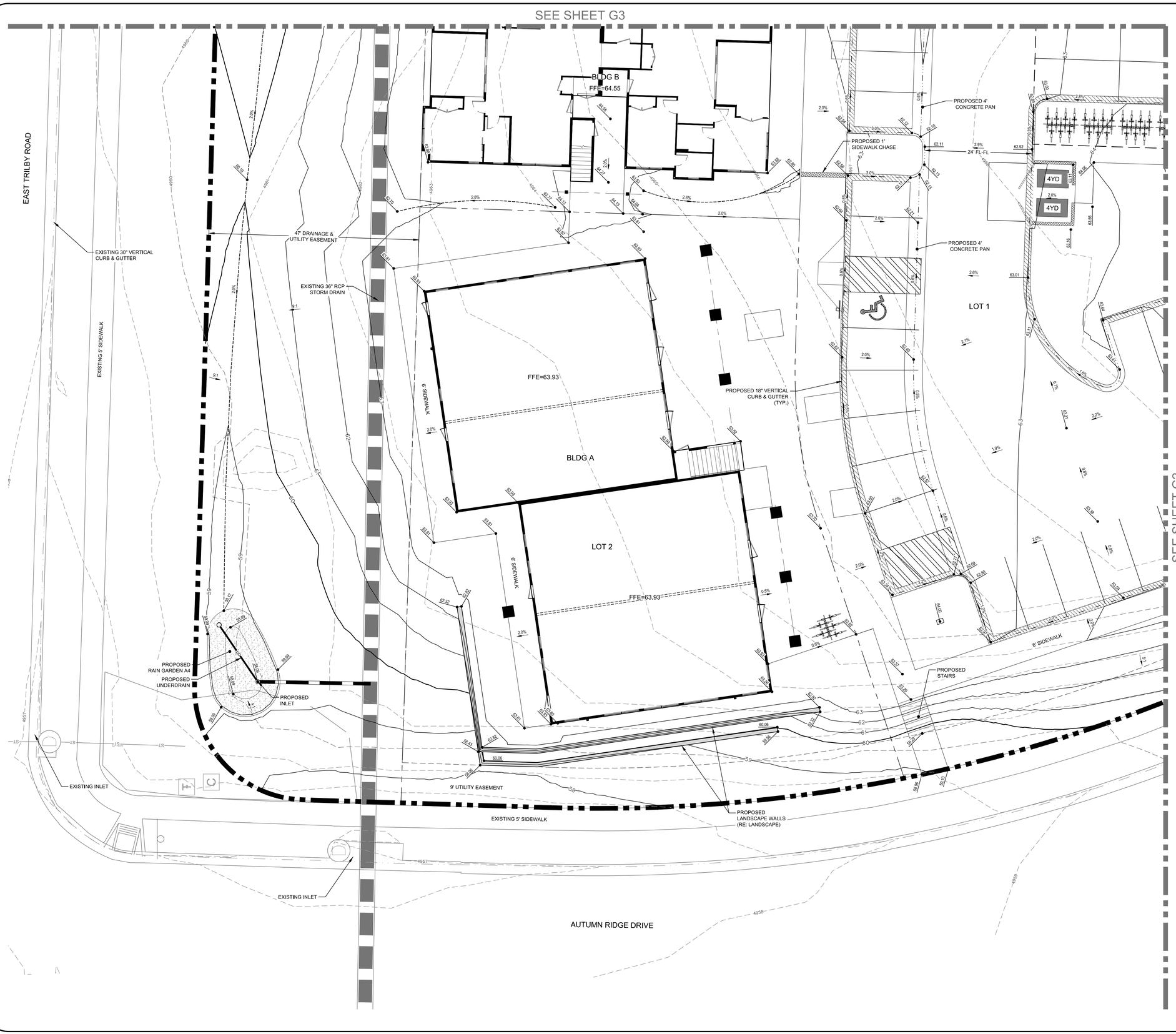
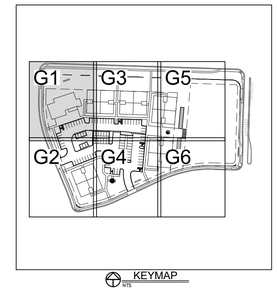


NORTH

10 0 10 20 30 Feet

(IN FEET)
1 inch = 10 ft.



KEYMAP

LEGEND:

- PROPOSED CONTOUR — 93
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED UNDERDRAIN — UD
- PROPOSED INFLOW VERTICAL CURB AND GUTTER
- PROPOSED OUTFALL VERTICAL CURB AND GUTTER
- PROPOSED LOT LINE
- PROPERTY BOUNDARY
- EXISTING WETLAND
- EXISTING NATURAL HABITAT BUFFER ZONE
- PROPOSED NATURAL HABITAT BUFFER ZONE
- PROPOSED SPOT ELEVATION — 3.3, 4.3
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%

NOTES:

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CALL UTILITY NOTIFICATION CENTER OF COLORADO

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No. Revisions: Date:
PRELIMINARY REVIEW SET NOT FOR CONSTRUCTION 12/11/18

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

PROJECT: 1328-010
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch
DATE: Dec. 11, 2018
SCALE: 1"=10'
P. MANAGER: A. Reese

FORTY-THREE PRIME

GRADING PLAN

Sheet
G1
9 of 18

DRAWING FILENAME: S:\Projects\1328-010\Engr\Civil\1328-010_GRADing.dwg LAYOUT NAME: G1 DATE: Dec 11, 2018 - 8:20am CAD OPERATOR: tom
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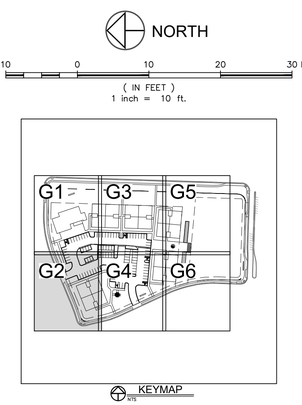

LEGEND:

- PROPOSED CONTOUR — 93
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED UNDERDRAIN — UD
- PROPOSED INFLOW VERTICAL CURB AND GUTTER
- PROPOSED OUTFALL VERTICAL CURB AND GUTTER
- PROPOSED LOT LINE
- PROPERTY BOUNDARY
- EXISTING WETLAND
- EXISTING NATURAL HABITAT BUFFER ZONE
- PROPOSED NATURAL HABITAT BUFFER ZONE
- PROPOSED SPOT ELEVATION — 3.3, 4.3
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%

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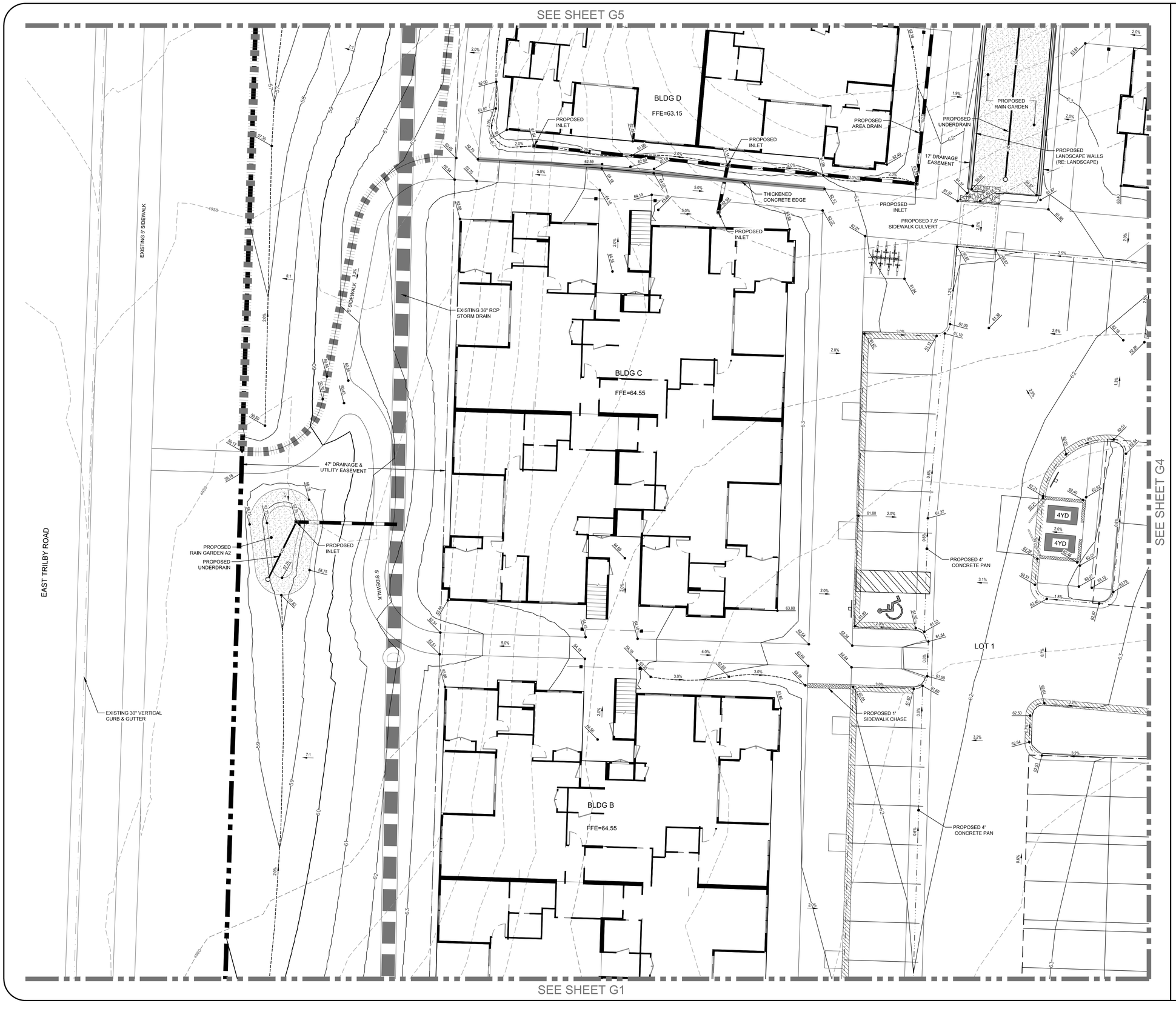
PROJECT: 1328-010
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch
DATE: Dec. 11, 2018
SCALE: 1"=10'
P. MANAGER: A. Reese

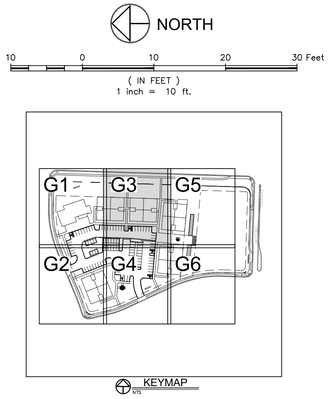
FORTY-THREE PRIME

GRADING PLAN

Sheet G2

DRAWING FILENAME: G:\Projects\1328-010\Engr\Civil\1328-010_GRADE.dwg LAYOUT NAME: G2 DATE: Dec 11, 2018 - 8:52am XREFS/FIX: [1328-010_GRADE.dwg] [1328-010_GRADE.dwg] [1328-010_GRADE.dwg]





LEGEND:

PROPOSED CONTOUR	93
EXISTING CONTOUR	5013
PROPOSED SWALE	
PROPOSED STORM	
EXISTING STORM	
PROPOSED UNDERDRAIN	UD
PROPOSED INFLOW VERTICAL CURB AND GUTTER	
PROPOSED OUTFALL VERTICAL CURB AND GUTTER	
PROPOSED LOT LINE	
PROPERTY BOUNDARY	
EXISTING WETLAND	
EXISTING NATURAL HABITAT BUFFER ZONE	
PROPOSED NATURAL HABITAT BUFFER ZONE	
PROPOSED SPOT ELEVATION	33.43
EXISTING SPOT ELEVATION	(47.45)
PROPOSED SLOPES	2.0%

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CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

No. Revisions: Date:

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PROJECT: 1328-010
DATE: Dec. 11, 2018
DESIGNED BY: B. Ruch
SCALE: 1"=10'
DRAWN BY: B. Ruch
P. MANAGER: A. Reese

FORTY-THREE PRIME

GRADING PLAN

Sheet G3

SEE SHEET G6

SEE SHEET G3

SEE SHEET G2

BLDG E
FFE=64.06

PROPOSED AREA DRAIN

5' SIDEWALK

THICKENED CONCRETE EDGE

PROPOSED INLET

PROPOSED INLET

PROPOSED 2' CONCRETE CHASE

CANDLEWOOD DRIVE

EXISTING 5' SIDEWALK

9' UTILITY EASEMENT

SIGN

MAIL

EXISTING DRIVEWAY

LOT 1

24' FL-FL

24' FL-FL

FFE=67.06

PROPOSED INLET

PROPOSED 1' SIDEWALK CHASE

6' SIDEWALK

PROPOSED INLET

PROPOSED INLET

5' SIDEWALK

BLDG F
FFE=67.18

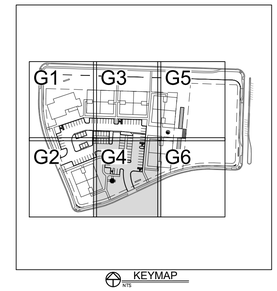
PROPOSED 12" HDPE CULVERT

PROPOSED STAIRS

NORTH

10 0 10 20 30 Feet

(IN FEET)
1 inch = 10 ft.



KEYMAP

LEGEND:

PROPOSED CONTOUR	93
EXISTING CONTOUR	5013
PROPOSED SWALE	
PROPOSED STORM	
EXISTING STORM	
PROPOSED UNDERDRAIN	UD
PROPOSED INFLOW VERTICAL CURB AND GUTTER	
PROPOSED OUTFALL VERTICAL CURB AND GUTTER	
PROPOSED LOT LINE	
PROPERTY BOUNDARY	
EXISTING WETLAND	
EXISTING NATURAL HABITAT BUFFER ZONE	
PROPOSED NATURAL HABITAT BUFFER ZONE	
PROPOSED SPOT ELEVATION	3.3, 4.3
EXISTING SPOT ELEVATION	(47.45)
PROPOSED SLOPES	2.0%

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GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1228-010
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch
DATE: Dec. 11, 2018
SCALE: 1"=10'
P. MANAGER: A. Reese

FORTY-THREE PRIME

GRADING PLAN

Sheet
G4
12 of 18

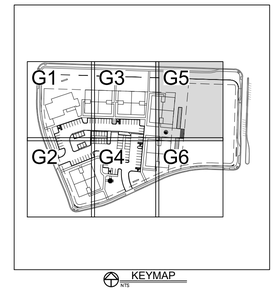
DRAWING FILENAME: S:\Projects\1228-010\Eng\Cad\1228-010_GRAD.dwg LAYOUT NAME: G4 DATE: Dec 11, 2018 - 9:30am by: KAT REFERENCES: Ext: [1228-010_ALTA.dwg][1228-010_Layout][1228-010_Layout][1228-010_Layout



NORTH

10 0 10 20 30 Feet

(IN FEET)
1 inch = 10 ft.



KEYMAP

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EXISTING WETLAND	
EXISTING NATURAL HABITAT BUFFER ZONE	
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Date:
Revisions:
No.

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FORTY-THREE PRIME

GRADING PLAN

Sheet
G5
13 of 18

DRAWING FILENAME: S:\Projects\1328-010\Dwg\Cad\1328-010_GRADING.dwg LAYOUT NAME: G5 DATE: Dec 11, 2018 - 8:20am XREFNAME: xbm
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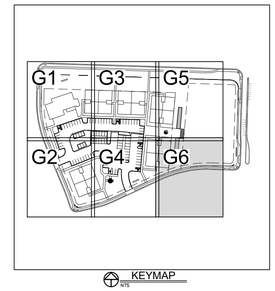
NORTH

10 0 10 20 30 Feet

(IN FEET)
1 inch = 10 ft.



KEYMAP

LEGEND:

- PROPOSED CONTOUR — 93 —
- EXISTING CONTOUR — 5013 —
- PROPOSED SWALE
- PROPOSED STORM
- EXISTING STORM
- PROPOSED UNDERDRAIN — UD —
- PROPOSED INFLOW VERTICAL CURB AND GUTTER
- PROPOSED OUTFALL VERTICAL CURB AND GUTTER
- PROPOSED LOT LINE
- PROPERTY BOUNDARY
- EXISTING WETLAND
- EXISTING NATURAL HABITAT BUFFER ZONE
- PROPOSED NATURAL HABITAT BUFFER ZONE
- PROPOSED SPOT ELEVATION — 33.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
3. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
4. THE TOP OF FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YEAR STORM.
5. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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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

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
12/11/18

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

PROJECT: 1328-010
DATE: Dec. 11, 2018
SCALE: 1"=10'
P. MANAGER: A. Reese
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch

FORTY-THREE PRIME

GRADING PLAN

Sheet
G6
14 of 18

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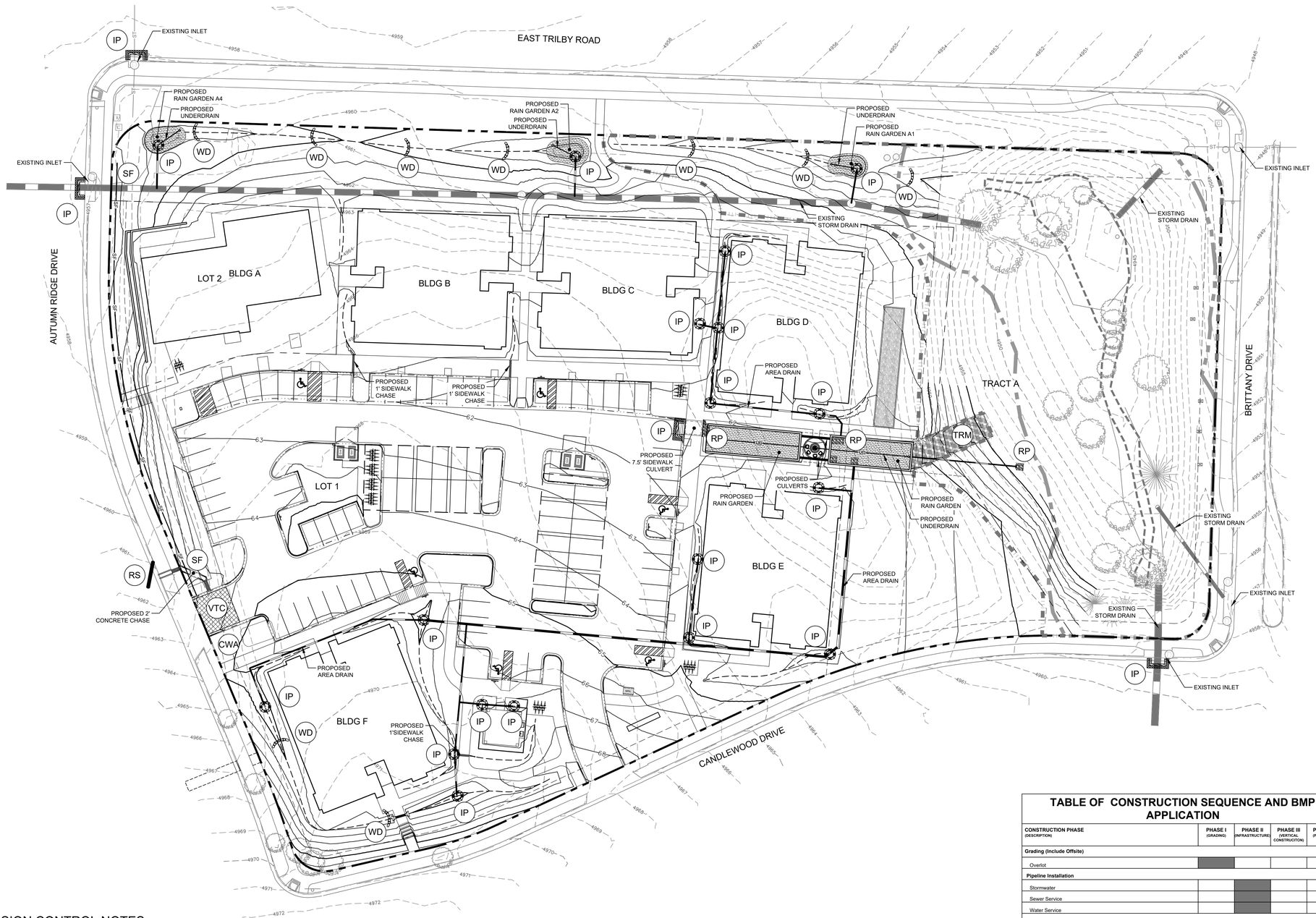

EROSION CONTROL NOTES:

1. IT SHOULD BE NOTED THAT ANY EROSION CONTROL PLAN SERVES ONLY AS A GUIDELINE TO THE CONTRACTOR. STAGING AND/OR PHASING OF BEST MANAGEMENT PRACTICES (BMPs) IS EXPECTED. ADDITIONAL AND/OR DIFFERENT BMPs FROM THOSE ORIGINALLY DEPICTED MAY BE NECESSARY DURING CONSTRUCTION DUE TO CHANGING SITE CONDITIONS OR AS REQUIRED BY LOCAL AUTHORITIES.
2. THIS EROSION CONTROL PLAN IS SCHEMATIC IN NATURE. AS SUCH, GRAPHICAL SYMBOLS MAY NOT BE TO SCALE, NOR ARE THEY NECESSARILY SHOWN IN THEIR EXACT LOCATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING (CITY, STATE DISCHARGE PERMIT, ETC.) AND COMPLIANCE WITH GOVERNING AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (OR PERMIT HOLDER) TO ENSURE EROSION CONTROL MEASURES ARE PROPERLY MAINTAINED AND FOLLOWED.
4. CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE EROSION CONTROL MEASURES ACCORDING THE THE CONSTRUCTION SEQUENCING AND LEVEL OF SITE STABILIZATION.
5. CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR ALL STORM DRAINS, SWALES, PONDS AND RAIN GARDENS UNTIL SITE IS FULLY STABILIZED.
6. CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR DOWNSPOUT CONNECTIONS, TO THE STORM DRAIN SYSTEM, UNTIL CONNECTION IS ESTABLISHED WITH DOWNSPOUT.
7. INLET PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN WATTLES FOR BARE SOIL, SAND BAGS OR GRAVEL SOCKS FOR PAVEMENT, ETC.)
8. CONTRACTOR IS RESPONSIBLE FOR STABILIZING ALL SLOPES, PARTICULARLY THOSE STEEPER THAN 6:1. CRIMP MULCHING, HYDRO MULCHING, EROSION MATS, TEMPORARY IRRIGATION, AND ADDITIONAL WATTLES OR SILT FENCING MAY BE NECESSARY TO ESTABLISH VEGETATIVE COVER AND STABILIZE THE SLOPE.
9. ADDITIONAL WATTLES, SILT FENCE, OR OTHER MEASURES, MAY BE NECESSARY TO INSURE THAT EACH BUILDING PAD IS STABILIZED THROUGHOUT CONSTRUCTION. AT NO TIME SHALL SEDIMENT BE ALLOWED TO CROSS THE PUBLIC SIDEWALKS.
10. CONTRACTOR SHALL IMPLEMENT APPROPRIATE PERIMETER PROTECTION FOR AREAS DIRECTING DRAINAGE OFFSITE. PERIMETER PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN SEDIMENT CONTROL LOGS OR SILT FENCE FOR BARE SOIL, SAND BAGS OR GRAVEL SOCKS FOR PAVEMENT, ETC.)
11. FUELING FACILITIES SHALL BE LOCATED AT LEAST ONE HUNDRED (100) FEET FROM NATURAL BODY OF WATER, WETLAND, NATURAL DRAINAGE WAY OR MANMADE DRAINAGE WAY. THE FUEL TANKS AND FUELING AREA MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW A FUEL SPILL TO DIRECTLY FLOW, SEEP, RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY.
12. CONSTRUCTION WASTE STORAGE (DUMPSTERS) AND PORTABLE SANITATION UNITS (CONSTRUCTION TOILETS) SHALL BE LOCATED AT LEAST FIFTY (50) FEET FROM ANY STORMWATER INLET, WETLAND, OR DRAINAGE WAY. SAID FACILITIES MUST BE SET IN A CONTAINMENT AREA THAT WILL NOT ALLOW POLLUTANTS TO DIRECTLY FLOW, SEEP, RUN OFF, OR BE WASHED INTO A BODY OF WATER, WETLAND OR DRAINAGE WAY. DUMPSTERS SHALL BE LOCATED ON FLAT, STABLE GROUND, AND CONSTRUCTION TOILETS SHALL BE STAKED DOWN.
13. THE CONTRACTOR AND ALL SUBCONTRACTORS WILL COOPERATE WITH THE CITY'S CONSTRUCTION INSPECTORS BY CEASING OPERATIONS WHEN WINDS ARE OF SUFFICIENT VELOCITY TO CREATE BLOWING DUST WHICH, IN THE INSPECTOR'S OPINION, IS HAZARDOUS TO THE PUBLIC HEALTH AND WELFARE.
14. WHERE SEASONAL CONSTRAINTS (E.G., DURING SUMMER AND WINTER MONTHS) INHIBIT PERMANENT SEEDING OPERATIONS, DISTURBED AREAS WILL BE TREATED WITH MULCH AND MULCH TACKIFIER OR OTHER MATERIALS APPROVED BY EROSION CONTROL STAFF TO PREVENT EROSION.
15. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON PLANTING, REVEGETATION, HARDSCAPE AND OTHER PERMANENT SITE STABILIZATION METHODS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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TABLE OF CONSTRUCTION SEQUENCE AND BMP APPLICATION

CONSTRUCTION PHASE (DESCRIPTION)	PHASE I (GRADING)	PHASE II (INFRASTRUCTURE)	PHASE III (VERTICAL CONSTRUCITON)	PHASE IV (PERMANENT BMP'S)
Grading (Include Offsite)				
Overlot	■			
Pipeline Installation				
Stormwater		■		
Sewer Service		■		
Water Service		■		
Concrete Installation				
Site Walls			■	
Building Structure			■	
Curb and Gutter			■	
Miscellaneous				
Hardscape Amenities				■
BEST MANAGEMENT PRACTICES				
Temporary				
Inlet Protection (IP)	■	■	■	
Vehicle Tracking Control (VTC)	■	■	■	
Flow Barriers (Wattles, Rock Socks, etc.) (RS)	■	■	■	
Concrete Washout Area (CWA)		■	■	
Preventative Maintenance Activities/Meetings/etc.	■	■	■	■
Silt Fence (SF) / Construction Fence (CF)	■	■	■	
Permanent				
Mulching/Sealant				■
Permanent Seed Planting				■
Turf Reinforcement Mat (TRM)		■	■	■
Erosion Control Fabric (EF)		■	■	■

NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 93
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
- EXISTING WETLAND
- EXISTING NATURAL HABITAT BUFFER ZONE
- PROPOSED NATURAL HABITAT BUFFER ZONE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSS PAN (TYP.)

PERMANENT BMP'S

- RIPRAP — RP
- PERMANENT TURF REINFORCEMENT MAT — TRM

TEMPORARY BMP'S

- SILT FENCE — SF
- INLET PROTECTION — IP
- WATTLE DIKE — WD
- ROCK SOCK — RS
- VEHICLE TRACKING PAD — VTC
- CONCRETE WASHOUT AREA — CWA

NOTE:
ALL BMP'S SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATIONS ONLY. FINAL DETERMINATION OF SIZE AND LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND DOCUMENTED ON THE DYNAMIC SITE PLAN.

FIELD SURVEY BY:

NORTHERN ENGINEERING
PROJECT NO. 1328-101
DATE: AUGUST 2018

BENCHMARK/BASIS OF BEARING

PROJECT DATUM: NAVD88

CITY OF FORT COLLINS BENCHMARK 24-94
NORTHEAST CORNER OF EAST TRILBY RD AND PORTNER DR., ON TOP OF THE WEST END OF A CONCRETE HEADWALL.
ELEV. = 4960.69

CITY OF FORT COLLINS BENCHMARK 25-94
NORTHWEST CORNER OF EAST TRILBY RD. AND SOUTH LEMAY AVE, ON TOP OF THE SOUTHEAST EDGE OF THE CONCRETE RING TO AN ELECTRIC MANHOLE.
ELEV. = 4913.16

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

IF NGVD29 UNADJUSTED DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED:
NGVD29 UNADJUSTED = NAVD88 - 3.19'

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13-6-69 AS BEARING NORTH 88° 11' 32" WEST (ASSUMED BEARING).

GENERAL NOTES:

1. CONTRACTOR SHALL IMMEDIATELY STABILIZE ALL DISTURBED SLOPES BY CRIMP MULCHING OR SIMILAR METHODS (AS APPLICABLE).
2. TOTAL DISTURBED AREA = 4.87 ACRES
3. SWMP ADMINISTRATOR:
   Contact _____
   Company _____
   Address _____
   Phone _____
4. CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL FOR CONCRETE WASHOUT AREA IF ACCESS IS OFF PAVEMENT.
5. REFER TO THE SEE SEPARATE SWMP - TBD FOR ADDITIONAL INFORMATION.
6. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

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

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
12/11/18

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NORTHERN ENGINEERING
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GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

DATE: Dec. 11, 2018
SCALE: 1"=30'
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch
P. MANAGER: A. Reese
PROJECT: 1328-010

FORTY-THREE PRIME

EROSION CONTROL PLAN

Sheet
ER1
15 of 18

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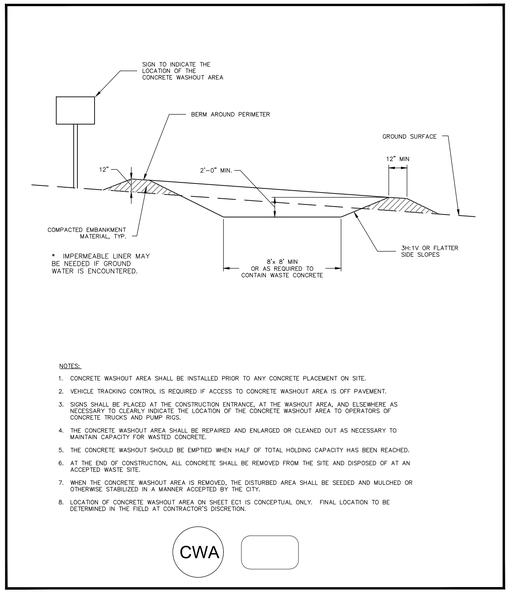
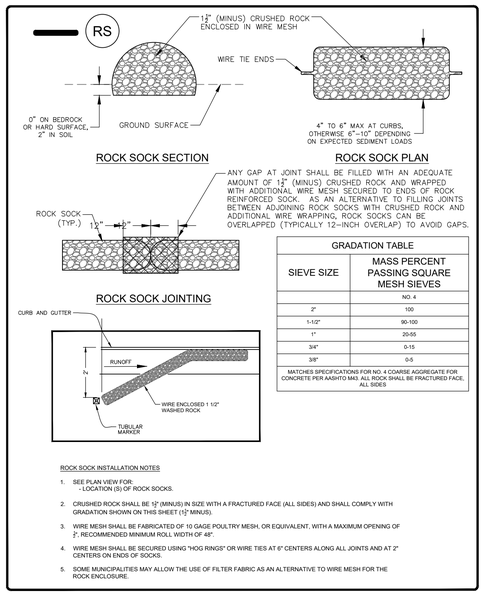


NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
3. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
4. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
5. THE CONCRETE WASHOUT SHOULD BE EMPTIED WHEN HALF OF TOTAL HOLDING CAPACITY HAS BEEN REACHED.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.
8. LOCATION OF CONCRETE WASHOUT AREA ON SHEET EC1 IS CONCEPTUAL ONLY. FINAL LOCATION TO BE DETERMINED IN THE FIELD AT CONTRACTOR'S DISCRETION.

CWA

001 ER2 — CONCRETE WASHOUT AREA — NOT TO SCALE



GRADATION TABLE

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1-1/2"	90-100
1"	20-55
3/4"	0-15
3/8"	0-5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION (S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE ½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (½" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 2". RECOMMENDED MINIMUM ROLL WIDTH OF 48".
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2' CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

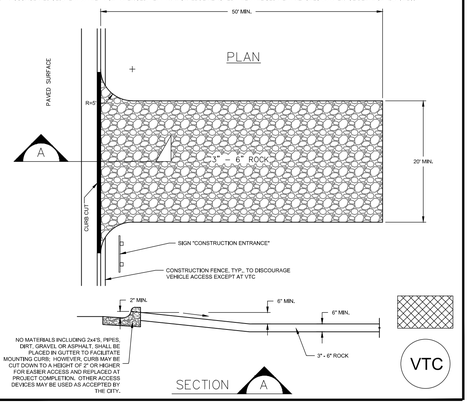
002 ER2 — ROCK SOCK DETAIL — NOT TO SCALE

INSTALLATION NOTES:

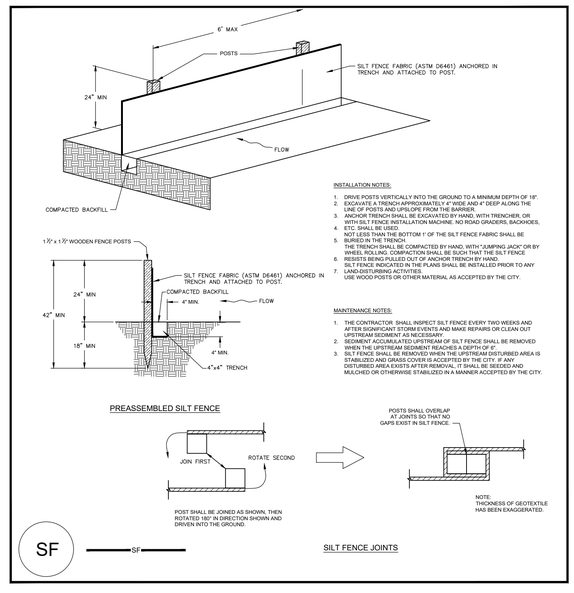
1. VEHICLE TRACKING CONTROL PAD SHALL BE LOCATED AT EVERY ACCESS POINT TO THE CONSTRUCTION SITE.
2. A SIGN SHALL BE PLACED NEXT TO THE VEHICLE TRACKING CONTROL PAD TO DESIGNATE THE LOCATION AS THE CONSTRUCTION ENTRANCE/EXIT.
3. VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE (i.e. RIVER ROCK AND COBBLES) SHALL NOT BE USED. THE STONES SHALL BE A MINIMUM OF 3" AND A MAXIMUM OF 6" DIAMETER. THE STONES SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTION.
4. ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY CONTRACTOR.
5. ALTHOUGH NOT NORMALLY USED, THE CITY RESERVES THE RIGHT TO REQUIRE VEHICLE TRACKING CONTROL WITH A TEMPORARY CATTLE GUARD AND/OR WHEEL WASH FACILITIES AT SITES WHERE TRACKING ONTO PAVED AREAS BECOMES A SIGNIFICANT PROBLEM AS DETERMINED BY THE CITY INSPECTOR.
6. IF VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES ARE REQUIRED, ALL WHEELS ON EVERY VEHICLE LEAVING THE SITE SHALL BE CLEANED OF MUD USING A PRESSURE-WASHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER SOURCE AND CONSTRUCTING A WASHWATER SEDIMENT TRAP.

MAINTENANCE NOTES:

1. CONTRACTOR SHALL INSPECT VEHICLE TRACKING CONTROL PAD DAILY. ROCK SURFACE SHALL BE CLEAN AND LOOSE ENOUGH TO RUT SLIGHTLY UNDER WHEEL LOADS AND CAUSE LOOSE ROCK TO DEBLODGE MUD FROM TIRES. WHEN ROCK BECOMES COMPACTED OR FILLED WITH SEDIMENT SO THAT THE EFFECTIVENESS OF THE PAD IS DIMINISHED, CONTRACTOR SHALL RIP, TURN OVER, OR OTHERWISE LOOSEN ROCK. PLACE ADDITIONAL NEW ROCK, OR REPLACE WITH NEW ROCK AS NECESSARY TO RESTORE EFFECTIVENESS.
2. SEDIMENT AND OTHER MATERIAL SPILLED, DROPPED OR TRACKED ONTO PAVED SURFACES SHALL BE REMOVED IMMEDIATELY OR BY THE END OF EACH WORKING DAY.
3. VEHICLE TRACKING CONTROL PAD SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE AREA SHOULD BE TOPSOILED, SEEDED, CRIMPED, AND MULCHED OR OTHERWISE STABILIZED.
4. IF VEHICLE WHEEL WASH FACILITIES ARE REQUIRED, CONTRACTOR SHALL INSPECT VEHICLE TRACKING CONTROL AND WHEEL WASH FACILITIES DAILY. ACCUMULATED SEDIMENTS SHALL BE REMOVED FROM THE PAD SURFACE.
5. ACCUMULATED SEDIMENT IN THE WASHWATER SEDIMENT TRAP SHALL BE REMOVED WHEN THE SEDIMENT REACHES AN AVERAGE DEPTH OF 12-INCHES.



003 ER2 — VEHICLE TRACKING CONTROL PAD — NOT TO SCALE



INSTALLATION NOTES:

1. DRIVE POSTS VERTICALLY INTO THE GROUND TO A MINIMUM DEPTH OF 18".
2. EXCAVATE A TRENCH APPROXIMATELY 4" WIDE AND 4" DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
3. ANCHOR TRENCH SHALL BE EXCAVATED BY HAND, WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE. NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED.
   NOT LESS THAN THE BOTTOM 1" OF THE SILT FENCE FABRIC SHALL BE BURIED IN THE TRENCH.
   THE TRENCH SHALL BE COMPACTED BY HAND, WITH "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT THE SILT FENCE
4. RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
5. SILT FENCE INDICATED IN THE PLANS SHALL BE INSTALLED PRIOR TO ANY
6. LAND-DISTURBING ACTIVITIES
   USE WOOD POSTS OR OTHER MATERIAL AS ACCEPTED BY THE CITY.

MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL INSPECT SILT FENCE EVERY TWO WEEKS AND AFTER SIGNIFICANT STORM EVENTS AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 1/2 THE HEIGHT OF THE BARRIER.
3. SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE CITY. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

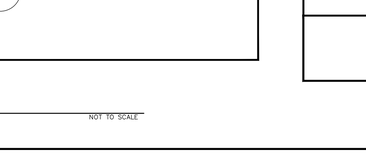
PREASSEMBLED SILT FENCE

SF — SF — SILT FENCE JOINTS

004 ER2 — SILT FENCE/PERIMETER PROTECTION — NOT TO SCALE

MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL INSPECT DIKES EVERY TWO WEEKS AND AFTER SIGNIFICANT STORM EVENTS AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF DIKES SHALL BE REMOVED WHEN THE SEDIMENT REACHES 1/2 OF THE DESIGN DEPTH.
3. DIKES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE CITY.
4. WHEN REINFORCED ROCK BERMS ARE REMOVED, ANY DISTURBED AREA SHALL BE SEEDED, CRIMPED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.



WATTLE DIKE DITCH INSTALLATION

OR

WD

005 ER2 — SWALE WATTLE DIKE — NOT TO SCALE

GENERAL NOTES:

1. INTERIM CONFIGURATION INLET PROTECTION IN STREETS SHALL BE INSTALLED WITHIN 48 HOURS OF POURING INLET. INLET PROTECTION (AFTER PAVING) SHALL BE INSTALLED PRIOR TO ACCEPTANCE OF STREETS.
2. WASHED ROCK SHALL COMPLY WITH A 1–1/2" MINUS GRADATION.
3. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1" (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH OF 48".
4. TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. OTHER CURB INLET PROTECTION METHODS WILL BE ALLOWED IF ACCEPTED BY THE CITY.

MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL INSPECT INLET PROTECTION EVERY TWO WEEKS AND AFTER SIGNIFICANT STORM EVENTS AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS 2 1/2" OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED. UNLESS THE CITY ACCEPTS EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

IP

006 ER2 — CURB INLET PROTECTION — NOT TO SCALE

PIN SCHEDULE	
SECURING DEVICE	PIN
HORIZONTAL PDEA SPACING	2'-0 (0.60 m)
VERTICAL PDEA SPACING	2.5' (0.75 m)
EMBEDMENT DEPTH	PER MANUFACTURER'S DESIGN

LANDLOK 300 TRM ON A SLOPE FOR EROSION CONTROL GENERAL INSTALLATION GUIDELINES

GENERAL NOTES

1. Landlok® 300 TRM is a three-dimensional, lofty, woven polypropylene geotextile that is available in green or tan which is specially designed for erosion control applications on steep slopes and vegetated waterways. The matrix is composed of polypropylene monofilament yarns featuring UV8 technology woven into a uniform configuration of resilient pyramid-like projections. The material exhibits very high interlock and reinforcement capacity with both soil and root systems, demonstrates superior UV resistance, and enhances seedling emergence.
2. The "U", "I", and "Z" Securing Pins are composed of a wire, mushroomed at the top. A washer is then placed on the wire and the wire is crimped or swaged about 3-1/2" below the top so the washer will not slide off. The end of the wire is cut at a 45 degree angle for easy penetration of the soil. These Pins with washers conform to industry standards for erosion control pins with washers.
3. The Landlok® 300 Series Erosion Control Blankets consist of 100% wheat straw mechanically bound and covered on both sides by netting. The straw is homogeneously blended and evenly distributed throughout the blanket. The netting is photodegradable polypropylene with mesh openings of approximately 3/8 in. by 3/8 in. (11 mm by 11 mm). The blanket is sewn on approximately 2 in. (51 mm) centers with photodegradable polypropylene thread. This product is NTPEP approved for AASHTO standards.

BEFORE INSTALLATION BEGINS

1. Coordinate with a Propex Representative. A pre-construction meeting is suggested with the construction team and a representative from Propex. This meeting should be scheduled by the contractor with at least a two week notice.
2. Gather the Tools Needed. Tools that you will need to install Pyramat include a pair of industrial shears to cut Pyramat and tape measure.
3. Check Site Conditions. Ensure that the soil surface is relatively smooth and free of debris and has been determined prior to the start of installation. Different vegetation establishment methods require different orders of installation. Refer to Establish Vegetation for further guidance.
4. Please consult the Propex Website for the most up to date installation guidelines.

	LANDLOK® 300 TRM	TURF REINFORCEMENT MAT (TRM)	
	Issued By:	LANDLOK® 300 INSTALLATION DETAILS FOR CHANNELS	

Propex® Geotextile Systems

© 2014 Propex Operating Company, LLC

1 of 1

Date	Scale
09/15/2014	0.1.0GZEALN.ETS

*ALL DIMENSIONS ARE TO BE VERIFIED BY ENGINEER OF RECORD

EROSION CONTROL INSTALLATION DETAILS

Please note that the information presented herein is general information only. It is for conceptual use only and not intended to be used for construction. While every effort has been made to ensure its accuracy, this information should not be used for a specific application without independent professional examination and verification of its suitability, applicability, and accuracy. This engineering drawing is protected by the Copyright Act, 17 U.S.C. §101 et seq. and may be used ONLY with the express written permission of Propex in connection with Propex products. Any copying, distributing, and/or creation of a derivative work without permission of Propex is prohibited and is subject of actual damages, statutory damages and attorney's fees under the Copyright Act.

007 ER2 — PERMANENT TURF REINFORCEMENT MAT — NOT TO SCALE

DROP INLET WATTLE FILTER

IP

008 ER2 — DROP INLET WATTLE FILTER — NOT TO SCALE

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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Know what's below. Call before you dig.

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

No. | Revisions: | Date:
- REVIEW SET NOT FOR CONSTRUCTION | 12/11/18

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NORTHERN ENGINEERING
FORT COLLINS, 301 North Howes Street, Suite 100, 80521
GREELEY, 800 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1328-010 | DESIGNED BY: B. Ruch | DRAWN BY: B. Ruch | DATE: Dec. 11, 2018 | SCALE: N/A | P. MANAGER: A. Reese

FORTY-THREE PRIME

EROSION CONTROL DETAILS

Sheet ER2
16 of 18

DRAWING FILENAME: G:\Projects\1328-010\Dwg\[1328-010_ER2.dwg, LAYOUT NAME: ER2 , DATE: Dec 11, 2018 - 4:32pm, CAD OPERATOR: ben
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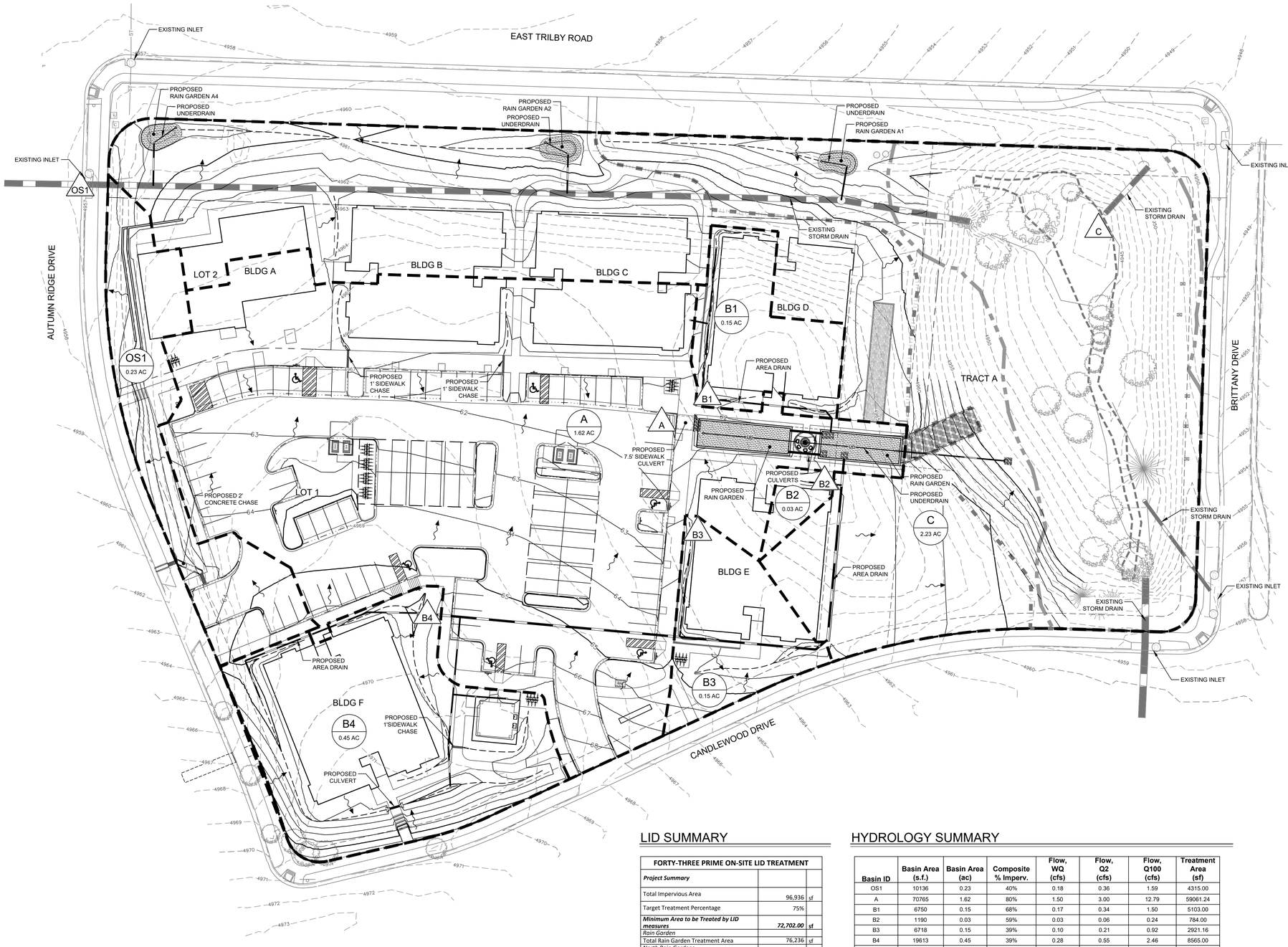

LID SUMMARY

FORTY-THREE PRIME ON-SITE LID TREATMENT		
Project Summary		
Total Impervious Area	96,936	sf
Target Treatment Percentage	75%	
Minimum Area to be Treated by LID measures	***72,702.00***	**sf**
Rain Garden		
Total Rain Garden Treatment Area	76,236	sf
North Rain Gardens		
Total Rain Garden Treatment Area	12,601	sf
Total Treatment Area	**88,837**	**sf**
Percent Total Project Area Treated	**91.6%**	

HYDROLOGY SUMMARY

Basin ID	Basin Area (s.f.)	Basin Area (ac)	Composite % Imperv.	Flow, WQ (cfs)	Flow, Q2 (cfs)	Flow, Q100 (cfs)	Treatment Area (sf)
OS1	10136	0.23	40%	0.18	0.36	1.59	4315.00
A	70765	1.62	80%	1.50	3.00	12.79	59061.24
B1	6750	0.15	68%	0.17	0.34	1.50	5103.00
B2	1190	0.03	59%	0.03	0.06	0.24	784.00
B3	6718	0.15	39%	0.10	0.21	0.92	2921.16
B4	19613	0.45	39%	0.28	0.55	2.46	8565.00
C	97043	2.23	8%	0.49	0.97	4.38	9091.00

PROPOSED COMPOSITE % IMPERVIOUSNESS

Basin ID	Basin Area (ac)	Composite % Imperv.	100-year Composite Runoff Coefficient
OS1	0.23	40%	0.69
A	1.62	80%	1.00
B1	0.15	68%	0.97
B2	0.03	59%	0.89
B3	0.15	39%	0.69
B4	0.45	39%	0.69
C	2.23	8%	0.39
Total Site	4.87	**39.5%**	**0.44**

NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN (UD)
- PROPOSED INLET
- PROPOSED CONTOUR (93)
- EXISTING CONTOUR (4953)
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING WETLAND
- EXISTING NATURAL HABITAT BUFFER ZONE
- PROPOSED NATURAL HABITAT BUFFER ZONE
- DESIGN POINT (A)
- FLOW ARROW
- DRAINAGE BASIN LABEL (BASIN ID: A, 1.62 AC — BASIN AREA (AC))
- DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE SECTION (1 : 1)

NOTES:

1. REFER TO THE PRELIMINARY DRAINAGE LETTER AND LID REPORTFOR FORTY-THREE PRIME, DATED DECEMBER 11, 2018 BY NORTHERN ENGINEERING SERVICES, INC AND THE FINAL DRAINAGE AND EROSION CONTROL REPORT FOR PROVINCETOWNE PUD FILING TWO, DATED MARCH 22, 2001 BY MANHARD CONSULTING, LTD., FOR ADDITIONAL INFORMATION.
2. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

BENCHMARK

PROJECT DATUM: NAVD88

CITY OF FORT COLLINS BENCHMARK 24-94
NORTHEAST CORNER OF EAST TRILBY RD AND PORTNER DR., ON TOP OF THE WEST END OF A CONCRETE HEADWALL.
ELEV. = 4960.69

CITY OF FORT COLLINS BENCHMARK 25-94
NORTHWEST CORNER OF EAST TRILBY RD. AND SOUTH LEMAY AVE, ON TOP OF THE SOUTHEAST EDGE OF THE CONCRETE RING TO AN ELECTRIC MANHOLE.
ELEV. = 4913.16

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

IF NGVD29 UNADJUSTED DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED:
NGVD29 UNADJUSTED = NAVD88 - 3.19'

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13-6-69 AS BEARING NORTH 88° 11' 32" WEST (ASSUMED BEARING).

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NOT FOR CONSTRUCTION

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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

No. Revisions: Date:
1 REVIEW SET NOT FOR CONSTRUCTION 12/11/18

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

PROJECT: 2326.010
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch
DATE: Dec. 11, 2018
SCALE: 1"=30'
P. MANAGER: A. Reese

FORTY-THREE PRIME

DRAINAGE EXHIBIT

Sheet
DR1
17 of 18

DRAWING FILENAME: G:\Projects\2326.010\Eng\Dwg\2326.010_DR01.dwg LAYOUT NAME: DR1 DATE: Dec 11, 2018 - 8:30am CAD XREFS:None [1]Xref-Plat_Title_Block.dwg [2]Xref-Plat_Lines.dwg [3]Xref-Plat_Text.dwg [4]Xref-Plat_Notes.dwg [5]Xref-Plat_Symbols.dwg [6]Xref-Plat_Misc.dwg [7]Xref-Plat_Survey.dwg [8]Xref-Plat_Topo.dwg [9]Xref-Plat_Boundary.dwg [10]Xref-Plat_Utilities.dwg [11]Xref-Plat_Roads.dwg [12]Xref-Plat_Misc.dwg [13]Xref-Plat_Utilities.dwg [14]Xref-Plat_Utilities.dwg [15]Xref-Plat_Utilities.dwg [16]Xref-Plat_Utilities.dwg [17]Xref-Plat_Utilities.dwg [18]Xref-Plat_Utilities.dwg [19]Xref-Plat_Utilities.dwg [20]Xref-Plat_Utilities.dwg [21]Xref-Plat_Utilities.dwg [22]Xref-Plat_Utilities.dwg [23]Xref-Plat_Utilities.dwg [24]Xref-Plat_Utilities.dwg [25]Xref-Plat_Utilities.dwg [26]Xref-Plat_Utilities.dwg [27]Xref-Plat_Utilities.dwg [28]Xref-Plat_Utilities.dwg [29]Xref-Plat_Utilities.dwg [30]Xref-Plat_Utilities.dwg [31]Xref-Plat_Utilities.dwg [32]Xref-Plat_Utilities.dwg [33]Xref-Plat_Utilities.dwg [34]Xref-Plat_Utilities.dwg [35]Xref-Plat_Utilities.dwg [36]Xref-Plat_Utilities.dwg [37]Xref-Plat_Utilities.dwg [38]Xref-Plat_Utilities.dwg [39]Xref-Plat_Utilities.dwg [40]Xref-Plat_Utilities.dwg [41]Xref-Plat_Utilities.dwg [42]Xref-Plat_Utilities.dwg [43]Xref-Plat_Utilities.dwg [44]Xref-Plat_Utilities.dwg [45]Xref-Plat_Utilities.dwg [46]Xref-Plat_Utilities.dwg [47]Xref-Plat_Utilities.dwg [48]Xref-Plat_Utilities.dwg [49]Xref-Plat_Utilities.dwg [50]Xref-Plat_Utilities.dwg [51]Xref-Plat_Utilities.dwg [52]Xref-Plat_Utilities.dwg



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

- EXISTING STORM SEWER
- EXISTING INLET
- EXISTING CONTOUR (4953)
- EXISTING CURB & GUTTER
- PROPERTY BOUNDARY
- DESIGN POINT (A)
- FLOW ARROW
- DRAINAGE BASIN LABEL (BASIN ID: A; 1.62 AC — BASIN AREA (AC))
- DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE SECTION (1 : 1)

NOTES:

1. REFER TO THE PRELIMINARY DRAINAGE LETTER AND LID REPORTFOR FORTY-THREE PRIME, DATED DECEMBER 11, 2018 BY NORTHERN ENGINEERING SERVICES, INC AND THE FINAL DRAINAGE AND EROSION CONTROL REPORT FOR PROVINCETOWNE PUD FILING TWO, DATED MARCH 22, 2001 BY MANHARD CONSULTING, LTD., FOR ADDITIONAL
2. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

BENCHMARK

PROJECT DATUM: NAVD88

CITY OF FORT COLLINS BENCHMARK 24-94
NORTHEAST CORNER OF EAST TRILBY RD AND PORTNER DR., ON TOP OF THE WEST END OF A CONCRETE HEADWALL.
ELEV. = 4960.69

CITY OF FORT COLLINS BENCHMARK 25-94
NORTHWEST CORNER OF EAST TRILBY RD. AND SOUTH LEMAY AVE, ON TOP OF THE SOUTHEAST EDGE OF THE CONCRETE RING TO AN ELECTRIC MANHOLE.
ELEV. = 4913.16

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BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13-6-69 AS BEARING NORTH 88° 11' 32" WEST (ASSUMED BEARING).

EXISTING PLANNEDCOMPOSITE % IMPERVIOUSNESS

Basin ID	Basin Area (ac)	Composite % Imperv.	100-year Composite Runoff Coefficient
212	0.68	33%	0.71
220	0.52	45%	0.74
221	2.18	45%	0.74
224	0.08	96%	1.00
225	1.30	39%	0.73
406	0.11	45%	0.74
Total Site	4.87	**42.6%**	**0.56**

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NOT FOR CONSTRUCTION

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Call before you dig.
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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

No. Revisions: Date:
1 REVIEW SET NOT FOR CONSTRUCTION 12/11/18

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NORTHERN ENGINEERING
FORT COLLINS, 301 North Howes Street, Suite 100, 80521
GREELEY, 800 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1328.010
DESIGNED BY: B. Ruch
DRAWN BY: B. Ruch
DATE: Dec. 11, 2018
SCALE: 1"=30'
P. MANAGER: A. Reese

FORTY-THREE PRIME

EXISTING DRAINAGE EXHIBIT

Sheet
DR2
18 of 18

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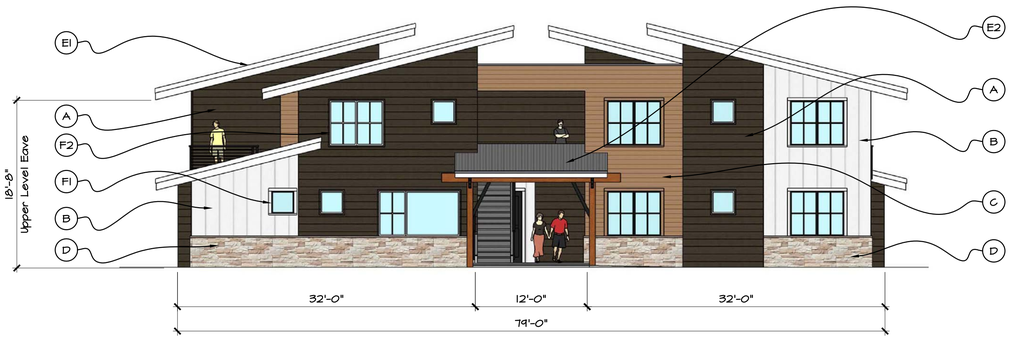
3 8-PLEX FRONT ELEVATION

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



1 8-PLEX SIDE ELEVATION

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

MATERIALS NOTES for Version 1 - Buildings A, C and E on Site Plan

(A) Lap Siding:
Cement Fiber Board
Wide Plank, 8" Exposure
Color: Charcoal Gray

(B) Board & Batten Siding:
Cement Fiber Panels
1x4 Cement Fiber Vertical Trim Boards @ 18" O.C.
Color: White

(C) Ship Lap Siding:
Rough Sawn Cedar Planks
1x6, Stained
Color: Red/Brown

(D) Stone Veneer:
Thin Cut Real Stone
Ashlar Pattern, Adhered
Color: Buff Sandstone

(E) Roofing:
1. High Profile Composite Shingles, Main Roofs
Color: Weathered Wood
2. Standing Seam Metal Roofing at Entry Stairs
Color: Zinc

(F) Windows:
Vinyl Framed
Color 1: Dark Bronze where shown
Color 2: White where shown



4 8-PLEX SIDE ELEVATION

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



2 8-PLEX REAR ELEVATION

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

8-PLEX
BUILDING
ELEVATIONS
Version 1

john dengler & ASSOCIATES, P.C. ARCHITECTS & PLANNERS
5336 highcastle court fort collins, colorado 80525 (970) 223-1512

Forty-Three Prime

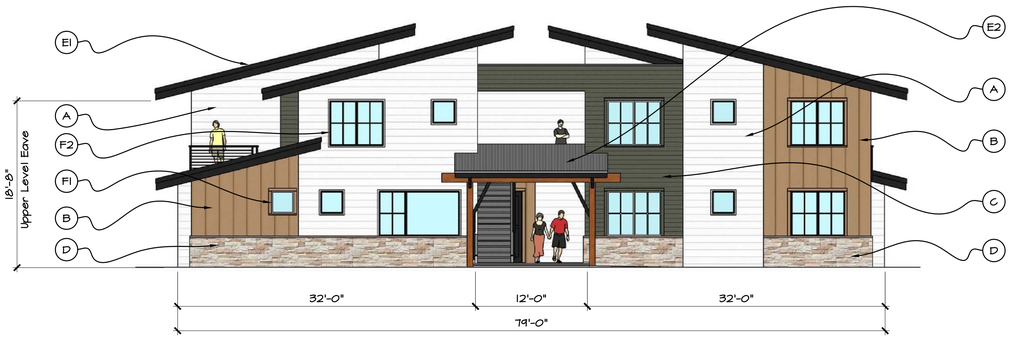
Fort Collins, Colorado

by: jhd
date: 12.6.2018
revisions:

sheet: 8 OF 11



3 8-PLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 8-PLEX SIDE ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS NOTES for Version 2 - Buildings B, D and F on Site Plan

(A) Lap Siding:
Cement Fiber Board
Wide Plank, 8" Exposure
Color: White

(B) Board & Batten Siding:
Cement Fiber Panels
1x4 Cement Fiber Vertical Trim Boards @ 18" O.C.
Color: Red/Brown

(C) Ship Lap Siding:
Rough Sawn Cedar Planks
1x6, Stained
Color: Dark Green/Grey

(D) Stone Veneer:
Thin Cut Real Stone
Ashlar Pattern, Adhered
Color: Buff Sandstone

(E) Roofing:
1. High Profile Composite Shingles, Main Roofs
Color: Weathered Wood
2. Standing Seam Metal Roofing at Entry Stairs
Color: Zinc

(F) Windows:
Vinyl Framed
Color 1: Dark Bronze where shown
Color 2: White where shown



4 8-PLEX SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 8-PLEX REAR ELEVATION
SCALE: 1/8" = 1'-0"

8-PLEX
BUILDING
ELEVATIONS
Version 2

john dengler & ASSOCIATES, P.C. ARCHITECTS & PLANNERS
5336 highcastle court fort collins, colorado 80525 (970) 223-1512

Forty-Three Prime
Fort Collins, Colorado

by: jhd
date: 12.6.2018
revisions:

sheet: 9 OF 11



3 MIXED-USE SOUTH ELEVATION

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



1 MIXED-USE EAST ELEVATION

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

MATERIALS NOTES

A Lap Siding:
Cement Fiber Board
Wide Plank, 8" Exposure
Color: Charcoal Gray

B Board & Batten Siding:
Cement Fiber Panels
1x4 Cement Fiber Vertical Trim Boards @ 18" O.C.
Color: White

C Ship Lap Siding:
Rough Sawn Cedar Planks
1x6, Stained
Color: Red/Brown

D Stone Veneer:
Thin Cut Real Stone
Ashlar Pattern, Adhered
Color: Buff Sandstone

E Roofing:
1. High Profile Composite Shingles, Main Roofs
Color: Weathered Wood
2. Standing Seam Metal Roofing at Entry Stairs
Color: Zinc

F Windows:
Vinyl Framed
Color 1: Dark Bronze where shown
Color 2: White where shown



4 MIXED-USE WEST ELEVATION

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



2 MIXED-USE NORTH ELEVATION

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

MIXED USE BUILDING ELEVATIONS

john dengler & ASSOCIATES, P.C. ARCHITECTS & PLANNERS
5336 highcastle court fort collins, colorado 80525 (970) 223-1512

Forty-Three Prime

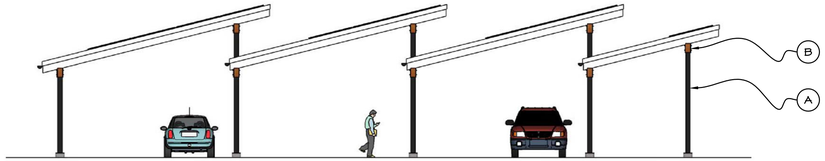
Fort Collins, Colorado

by: jhd

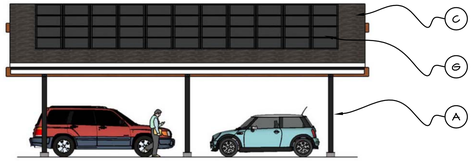
date: 12.6.2018

revisions:

sheet: 10 OF 11



9 CARPORT 1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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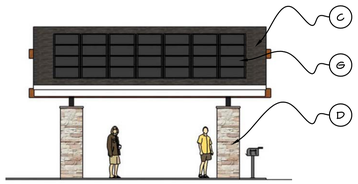
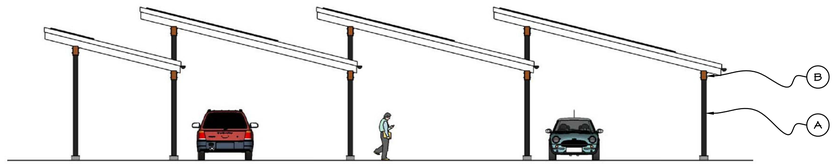
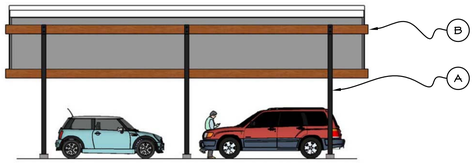
SCALE: 1/8" = 1'-0"



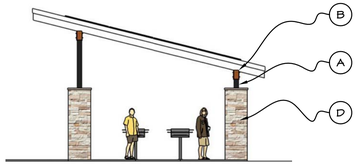
1 GAZEBO SOUTH
SCALE: 1/8" = 1'-0"



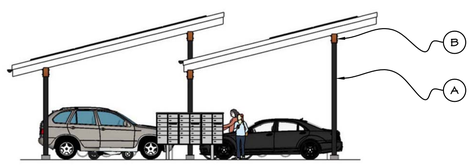
10 CARPORT 1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



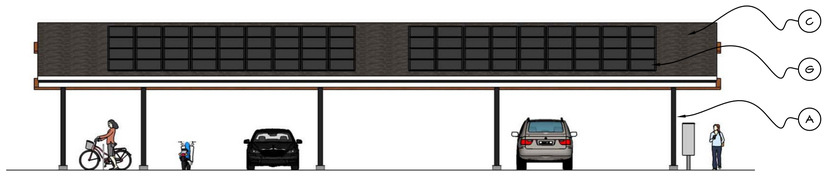
6 CARPORT 1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



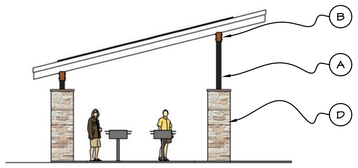
2 GAZEBO WEST
SCALE:



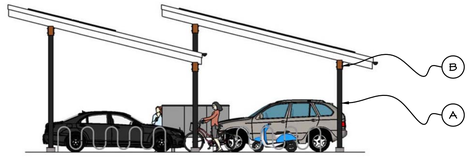
11 CARPORT 2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



7 CARPORT 2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



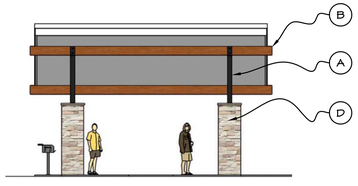
3 GAZEBO EAST
SCALE:



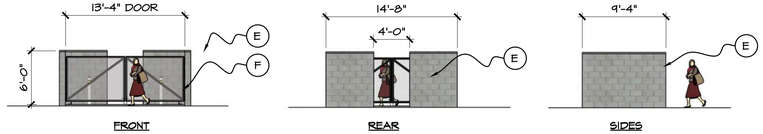
12 CARPORT 2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



8 CARPORT 2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 GAZEBO NORTH
SCALE:



13 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

MATERIALS NOTES

(A) Columns:
6x6 Steel, painted, w/ Saddle Top Cap for Beams
Concrete Pier Base
Color: Charcoal Gray

(B) Wood Beams:
Rough Sawn Exterior Grade Glu-Lams
Size T.B.D., Stained
Color: Red/Brown

(C) Roofing:
High Profile Composite Shingles, Main Roofs
Color: Weathered Wood

(D) Stone Veneer:
Thin Cut Real Stone
Ashlar Pattern, Adhered
Color: Buff Sandstone

(E) Concrete Block:
Decorative, Splitface
Color: Gray
Metal Cap Flashing
Color: Charcoal Gray

(F) Gates:
Welded Tube Steel Frame
Color: Charcoal Gray
Decorative Steel Panel
Sliding Bolt into Concrete Slab

(G) Photvoltaic Panels:
Locations for Potential Future PV Panels

CARPORT, GAZEBO & TRASH ENCLOSURE ELEVATIONS

john dengler & ASSOCIATES, P.C. ARCHITECTS & PLANNERS
5336 highcastle court fort collins, colorado 80525 (970) 223-1512

Forty-Three Prime

Fort Collins, Colorado

by: jhd
date: 12.6.2018
revisions:

sheet: 11 OF 11

FORTY-THREE PRIME

BEING A REPLAT OF LOT 1, PROVINCETOWNE FILING THREE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 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 tract of land located in the Northeast Quarter of Section 13, Township 6 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, and being more particularly described as follows:

Lot 1, Provincetowne Filing Three

containing 212,124 square feet or 4.870 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 FORTY-THREE PRIME (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, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

OWNER:

BY: _____

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

_____, as _____ of _____.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

LIENHOLDER:

BY: _____

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

_____, as _____ of _____.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

MAINTENANCE GUARANTEE:

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

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

REPAIR GUARANTEE:

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

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner 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.

NOTICE OF OTHER DOCUMENTS:

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

ATTORNEY'S CERTIFICATION

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

Attorney:_____

Address: _____

_____

Registration No.:_____

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this _____day of _____ A.D., 20____.

_____
City Engineer

PLANNING APPROVAL

By the Director of Community Development and Neighborhood Services of the City of Fort Collins, Colorado this _____ day of _____ A.D., 20_____.

_____
Director of Community Development and Neighborhood Services

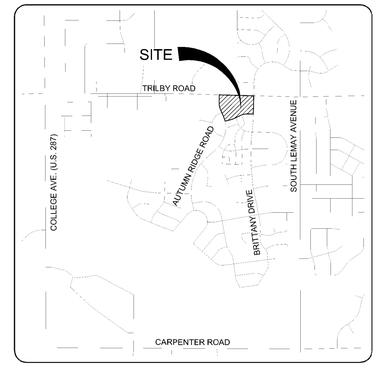
NOTICE

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

OWNER/APPLICANT
Red Raven LLC
Chandler Souther
201 Commerce Drive Unit 2
Fort Collins CO 80524
970-381-7699

SITE ENGINEER
Northern Engineering Services, Inc.
Andy Reese
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR
Northern Engineering Services, Inc.
Bob Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158



NORTH VICINITY MAP
1"=1500'

NOTES:

1. The Basis of Bearings is the North line of the Northeast Quarter of Section 13-6-69 as bearing North 88° 11' 32" West (assumed bearing), and monumented as shown on drawing.

2. All information regarding easements, rights-of-way or Title of Record, Northern Engineering relied upon Commitment No. _____, prepared by _____, dated _____.

3. The lineal unit of measurement for this plat is U. S. Survey Feet.

4. 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.

5. Except as noted otherwise, all previous lot lines and easements as shown and dedicated to the City of Fort Collins on Provincetowne Filing Three, recorded at Reception No. 20060088535 at the Larimer County Clerk and Recorder which are located within the boundary lines of this plat are hereby vacated upon recordation of this plat and dedicated as shown hereon.

6. Any easements created by separate document and shown hereon are for reference purposes only. Refer to recorded document for specific location and terms.

7. A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney as listed hereon for their use and review. It is the surveyor's understanding that said owner, client and attorney have reviewed said documents and understand their impact, if any, on the subject property.

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

DRAFT
12-11-18

For and on Behalf of Northern Engineering
Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 38470

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

SECTION: 13
TOWNSHIP: 6N
RANGE: 69 W of the 6th PM

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

DATE: 12/11/18
SCALE: N.A.
REVIEWED BY: R. Tessely
PROJECT: 1328-010
DESIGNED BY:
DRAWN BY: L. Smith

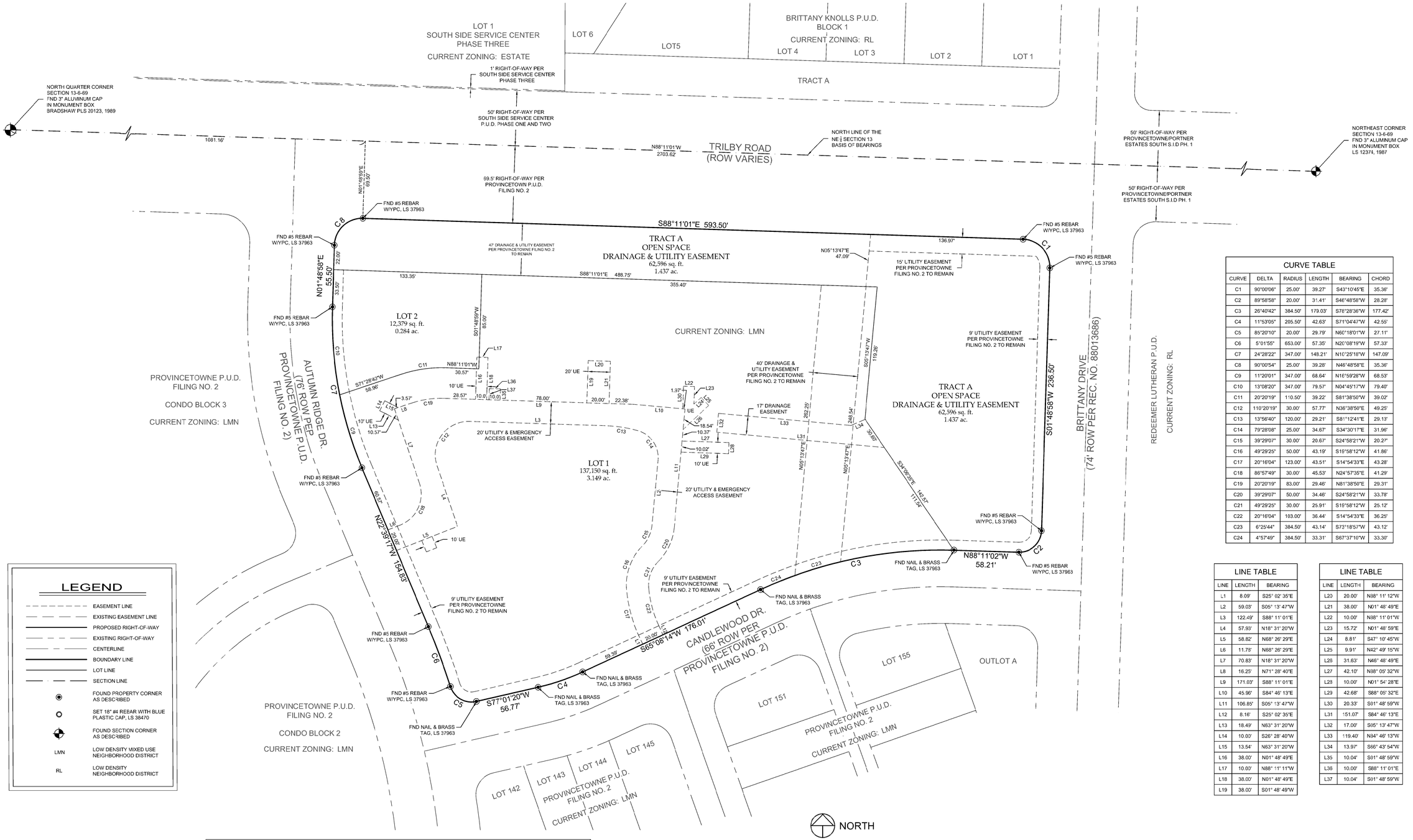
FORTY-THREE PRIME

PLAT

Sheet 1 Of 2 Sheets

FORTY-THREE PRIME

BEING A REPLAT OF LOT 1, PROVINCETOWNE FILING THREE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'06"	25.00'	39.27'	S43°10'45"E	35.36'
C2	89°58'58"	20.00'	31.41'	S46°48'58"W	28.28'
C3	26°40'42"	384.50'	179.03'	S76°28'36"W	177.42'
C4	11°53'05"	205.50'	42.63'	S71°04'47"W	42.55'
C5	85°20'10"	20.00'	29.79'	N60°18'01"W	27.11'
C6	5°01'55"	653.00'	57.35'	N20°08'19"W	57.33'
C7	24°28'22"	347.00'	148.21'	N10°25'18"W	147.09'
C8	90°00'54"	25.00'	39.28'	N46°48'58"E	35.36'
C9	11°20'01"	347.00'	68.64'	N16°59'28"W	68.53'
C10	13°08'20"	347.00'	79.57'	N04°45'17"W	79.40'
C11	20°20'19"	110.50'	39.22'	S81°38'50"W	39.02'
C12	110°20'19"	30.00'	57.77'	N36°38'50"E	49.25'
C13	13°56'40"	120.00'	29.21'	S81°12'41"E	29.13'
C14	79°28'08"	25.00'	34.67'	S34°30'17"E	31.96'
C15	39°29'07"	30.00'	20.67'	S24°58'21"W	20.27'
C16	49°29'25"	50.00'	43.19'	S15°58'12"W	41.86'
C17	20°16'04"	123.00'	43.51'	S14°54'33"E	43.28'
C18	86°57'49"	30.00'	45.53'	N24°57'35"E	41.29'
C19	20°20'19"	83.00'	29.46'	N81°38'50"E	29.31'
C20	39°29'07"	50.00'	34.46'	S24°58'21"W	33.78'
C21	49°29'25"	30.00'	25.91'	S15°58'12"W	25.12'
C22	20°16'04"	103.00'	36.44'	S14°54'33"E	36.25'
C23	6°25'44"	384.50'	43.14'	S73°18'57"W	43.12'
C24	4°57'49"	384.50'	33.31'	S67°37'10"W	33.30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.09'	S25° 02' 35"E
L2	59.03'	S05° 13' 47"W
L3	122.49'	S88° 11' 01"E
L4	57.93'	N18° 31' 20"W
L5	58.82'	N68° 26' 29"E
L6	11.78'	N68° 26' 29"E
L7	70.83'	N18° 31' 20"W
L8	16.25'	N71° 28' 40"E
L9	171.03'	S88° 11' 01"E
L10	45.96'	S84° 46' 13"E
L11	106.85'	S05° 13' 47"W
L12	8.16'	S25° 02' 35"E
L13	18.49'	N63° 31' 20"W
L14	10.00'	S26° 28' 40"W
L15	13.54'	N63° 31' 20"W
L16	38.00'	N01° 48' 49"E
L17	10.00'	N88° 11' 11"W
L18	38.00'	N01° 48' 49"E
L19	38.00'	S01° 48' 49"W

LINE TABLE		
LINE	LENGTH	BEARING
L20	20.00'	N38° 11' 12"W
L21	38.00'	N01° 48' 49"E
L22	10.00'	N38° 11' 01"W
L23	15.72'	N01° 48' 59"E
L24	8.81'	S47° 10' 45"W
L25	9.91'	N42° 49' 15"W
L26	31.63'	N46° 48' 49"E
L27	42.10'	N38° 05' 32"W
L28	10.00'	N01° 54' 28"E
L29	42.68'	S88° 05' 32"E
L30	20.33'	S01° 48' 59"W
L31	151.07'	S84° 46' 13"E
L32	17.00'	S05° 13' 47"W
L33	119.40'	N34° 46' 13"W
L34	13.97'	S66° 43' 54"W
L35	10.04'	S01° 48' 59"W
L36	10.00'	S88° 11' 01"E
L37	10.04'	S01° 48' 59"W

LEGEND

- EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- CENTERLINE
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SET 18" #4 REBAR WITH BLUE PLASTIC CAP, LS 38470
- FOUND SECTION CORNER AS DESCRIBED
- LMN — LOW DENSITY MIXED USE NEIGHBORHOOD DISTRICT
- RL — LOW DENSITY NEIGHBORHOOD DISTRICT

LAND USE TABLE						
PARCEL	AREA		PERCENT	USE	OWNED BY	MAINTAINED BY
TRACT A	62,595 S.F.	1.44 AC.	29.51%	Open Space, Drainage & Utility Easement	HOA	HOA
LOT 1	137,150 S.F.	3.15 AC.	64.66%	Residential	HOA	HOA
LOT 2	12,379 S.F.	0.28 AC.	5.84%	Commercial/Residential	HOA	HOA
TOTAL	212,124 S.F.	4.87 AC.	100.00%			

PRELIMINARY

Robert C. Tessely
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

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

SECTION: 13
TOWNSHIP: 6N
RANGE: 69 W of the 6th PM

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

DATE: 12/11/18
SCALE: 1"=40'
REVIEWED BY: R. Tessely
PROJECT: 1328-010
DESIGNED BY:
DRAWN BY: L. Smith

FORTY-THREE PRIME
PLAT

Sheet 2
Of 2 Sheets

CORE 300 LX
sconce

v2 Lighting Group

PROJECT

Job _____

Type _____

Part # _____

Notes

SPECIFICATIONS

Source	Xicato XTM LED module - up to 3000 lumens
C.C.T.	2700K, 3000K, 3500K or 4000K
Color Consistency	1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra)	83 or 98
Driver / Location	Included / Internal with remote or deep canopy options
Dimming	0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
Input Voltage	100 to 277VAC, phase dimmable versions are 120VAC only
Power	Up to 36 watts max, depending on LED module / driver
Reflector	20°, 40° or 60° - field replaceable without tools
Material	CNC machined aluminum with stainless steel hardware
Finish	Powder coat - TGIC polyester for exterior and interior use
Weight	5 lb. [2.3 kg]
Location	Listed for Wet & Damp locations
Approvals	ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L80 Life	> 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
Warranty	Lifetime Limited Warranty - see warranty for details
IES Files	LM-79-08 IES files available at www.v2LightingGroup.com/downloads
Modifications	Any modification or customization is possible - consult factory



LED · INDOOR OUTDOOR · WET LOCATION · DIMMABLE · XICATO · MADE IN THE USA · TITLE 24 2013 · Intertek 4001580

ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location		Output	CRI *	C.C.T.	Reflector		Shell Color		Options
C3LS-				-					-		-	

N=Internal	**N**=None	**D**=Damp	**07**=700 lm	**83**=83	**27**=2700K	**20**=20°	**XX**
R=Remote	**P**=Phase	**W**=Wet	**10**=950 lm	**98**=98*	**30**=3000K	**40**=40°	(see chart on page 4)
D=Deep Canopy	**V**=0-10V		**13**=1300 lm		**35**=3500K	**60**=60°	
	Z=Other		**20**=2000 lm		**40**=4000K		**ZZ**=Custom
			30=3000 lm				

1 FIXTURE TYPE I

SCALE: NTS

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	Lithonia Lighting	DSX0 LED P5 30K LCCO MVOLT	DSX0 LED P5 30K LCCO MVOLT	LED	1	DSX0_LED_P5_30K_LCCO_MVOLT.ies	6614	1	89
	B	1	Lithonia Lighting	DSX0 LED P5 30K RCCO MVOLT	DSX0 LED P5 30K RCCO MVOLT	LED	1	DSX0_LED_P5_30K_RCCO_MVOLT.ies	6614	1	89
	C	2	Lithonia Lighting	DSX0 LED P5 30K T3M MVOLT	DSX0 LED P5 30K T3M MVOLT	LED	1	DSX0_LED_P5_30K_T3M_MVOLT.ies	10532	1	89
	D	2	Lithonia Lighting	DSX0 LED P5 30K T4M MVOLT	DSX0 LED P5 30K T4M MVOLT	LED	1	DSX0_LED_P5_30K_T4M_MVOLT.ies	10613	1	89
	E	2	Lithonia Lighting	DSX0 LED P5 30K T5M MVOLT	DSX0 LED P5 30K T5M MVOLT	LED	1	DSX0_LED_P5_30K_T5M_MVOLT.ies	11256	1	89
	F	8	Lithonia Lighting	DSXB LED 12C 530 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 530mA AND ASYMMETRIC DISTRIBUTION	LED	1	DSXB_LED_12C_530_30K_ASY.ies	985	1	22
	H	7	Lithonia Lighting	DMW2 2000LM MD AFL MVOLT 30K 80CRI	DMW2 L24 2000LM MD AFL MVOLT GZ1 30K 80CRI (GLEDS)	LED	1	DMW2_2000LM_MD_AFL_MVOLT_30K_80CRI.ies	2419	1	18.78
	I	6	Xicato Inc, San Jose, CA USA (http://www.xicato.com)	"XSM80xx-1000-C with XSA-12 (59deg_70mm Plastic reflector) - typical module at 70C and 1050mA"	"XSM80XX-1000-C with XSA-12 (59deg_70mm Plastic reflector)"	LED	1	"Xicato XSM80xx-1000-C - typical module at 70C, 1050mA, 80CRI(min)"	1000	1	13

2 FIXTURE TYPE F

SCALE: NTS



d-series

D-Series
LED Bollard

Lighting Facts

Catalog Number

Notes

Type

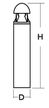
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: 8" Round (20.3 cm)

Height: 42" (106.7 cm)

Weight (max): 27 lbs (12.25 kg)



Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
DSXB LED	**Asymmetric** 12C 12 LEDs[2] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup[5]	**Shipped installed** SF Single fuse (120, 277, 347V) [4,7] DF Double fuse (208, 240V) [4] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/A8 Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts [6]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K				4000 K				5000 K				Limited Wavelength Amber			
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,089	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

LITHONIA LIGHTING®

Catalog Number

Notes

Type

LED Enclosed and Gasketed

DMW2



NSF · DLC · DesignLights Consortium · LED · WATED

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® or XPoint™ Wireless control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

FEATURES & SPECIFICATIONS

INTENDED USE — For areas that require good vertical illumination and excellent glare control at low mounting heights. Ideal for open areas, retail spaces and aisles. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.**

CONSTRUCTION — One-piece 5VA rated fiberglass housing with integral perimeter channel utilizes continuous poured-in-place NEMA 4X gasket. Simple two-piece design consists of housing and optical assembly to streamline installation process. Polymeric latches positively attach to housing and keep from becoming a hindrance during install.

OPTICS — Injection-molded, acrylic lens (.080" thick), provides high impact-resistance comparable to 100% DR. F1 rated for outdoor use, lenses resist breaking, yellowing or becoming brittle over time. UV stabilized polycarbonate diffuser available (.080" thick) in clear or frosted for additional impact strength. Polycarbonate lens is recommend for lower mounting heights where vandal protection is desired.

ELECTRICAL — Tool-less one piece optical assembly combines LEDs and lens into one component. Optical assembly easily connects to housing with plug and play harness, eliminating time consuming wiring connections. LED drivers consumes 40 input watts maximum and offers 1% dimming standard. Integral surge protection tested in accordance with IEEE/ANSI C62.41.2 to industrial standards 6kV/3kA.

L85 at 60,000 hours.

INSTALLATION — Two-piece design makes installations faster than ever by simplifying wiring connections. Power connection is easily accommodated through pre-drilled holes at each end, optional wet location fittings available for maximum flexibility.

Stainless steel (#316) surface spring-mounting brackets with bail wires standard (2 included) allow for ceiling, wall or suspended mount.

Swivel stem(provided by others) when pendant mounting. Factory installed junction box option accommodates up to 4X4 sized boxes and includes integrated gasket to maintain wet location listings.

Quick Mount Bracket (QMB) ships installed on fixture and is recommended for fastest surface mount installs, ideal for end-to end installations or larger jobs.

LISTINGS — CSA Certified to UL and C-UL standards for ambient temperatures ranging from -40°F (-40°C) to 104°F (40°C) (see Operational Data chart for actual temperature rating per lumen package). F1 rating makes luminaire suitable for wet locations without covered ceilings. NEMA 4X rated. IP ratings: IP65 and IP66 rated. 1500 PSI hose-down.

NSF listed for Splash Zone II.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

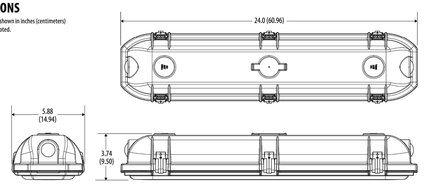
WARRANTY — 5-year limited warranty. Complete warranty terms located at : www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Ambient temperatures that exceed 104°F (40°C) will result in reduced life and will void warranty.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONS

All dimensions are shown in inches (centimeters) unless otherwise noted.



A+ Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** DMW2 L24 4000LM MD PCL MVOLT GZ1 40K 80CRI

Series	Length	Nominal lumens	Diffuser	Distribution	Voltage	Driver	Color temperature	Color rendering index
DMW2 LED wet location	L24 24"	2000LM 2,000 lumens 3000LM 3,000 lumens 4000LM 4,000 lumens	ACL Acrylic AFL Frosted acrylic PCL Polycarbonate PFL Frosted Polycarbonate	MD Medium distribution WD Wide distribution	MVOLT 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V [1] 480 480V [1]	GZ1 0-10% dimming	30K 3000 K 35K 3500 K 40K 4000 K 50K 5000 K	80CRI 80 CRI 90CRI 90 CRI

03 FIXTURE TYPE H

SCALE: NTS

d-series

D-Series
Size 0
LED Area Luminaire

DLC · DLC PREMIUM · ALTV · Lighting Facts · ROAM · XPoint

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

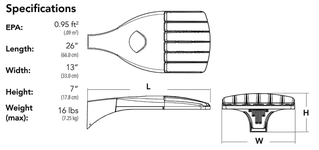
EPA: 0.95 ft² (.09 m²)

Length: 26" (66.0 cm)

Width: 13" (33.0 cm)

Height: 7" (17.8 cm)

Weight (max): 16 lbs (7.25 kg)



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[7] P12[7] P11[7] P13[7]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT [4,5] 120 [4] 208 [4,6] 240 [4,6] 277 [4] 347 [4,6] 480 [4,6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [8] RPUMBA Round pole universal mounting adaptor [8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[10] PER NEMA twist-lock receptacle only (control ordered separate) [11] PER5 Five-wire receptacle only (control ordered separate) [11,12] DMG 0-10V dimming extend out back of housing for external control (control ordered separate) PIR Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc [13,14] PIRH Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc [13,14] PIRH1FC3V Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc [13,14] PIR1FC3V Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc [13,14] BL30 Bi-level switched dimming, 30% [14,15] BL50 Bi-level switched dimming, 50% [14,15] PNMTD3 Part night, dim till dawn [3,9] PNMT5D3 Part night, dim 5 hrs [3,9] PNMT6D3 Part night, dim 6 hrs [3,9] PNMT7D3 Part night, dim 7 hrs [3,9] FAO Field adjustable output[16]	**Shipped installed** HS House-side shield [8] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] L90 Left rotated optics [7] R90 Right rotated optics [7] DDL Diffused drop lens [8] **Shipped separately** BS Bird spikes[17] EGS External glare shield[17]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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4 FIXTURE TYPE A/B/C/D/E

SCALE: NTS

FORTY-THREE PRIME

PDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

RIPLEY DESIGN INC.

■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

LAND PLANNER

RIPLEY DESIGN INC.
Clint Anders
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Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER / APPLICANT

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Chandler Souther
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Fort Collins, CO 80524
p. 970.381.7699

ARCHITECT

JOHN DENGLER & ASSOCIATES, P.C.
John Dengler
5336 Highcastle Court
Fort Collins, CO 80525
p. 970.223.1512

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N. Howes Street
Suite 100
Fort Collins, CO 80521
p. 970.221.4158

NORTH

SCALE: 1"=30'-0"

0 15 30 60

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	09/26/2018
02	PDP	11/14/2018

REVISIONS

No.	DESCRIPTION	DATE
1	CITY COMMENTS	12/06/2018

SITE LIGHTING DETAILS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-044
DRAWN BY:	CA
REVIEWED BY:	RL

DRAWING NUMBER:

7 OF 11

Plotted By: Clint Anders Layout: 7 SITE LIGHTING DETAILS Printed On: 12/10/2018 3:57 PM File Name: 5 SITE PHOTOMETRIC.dwg

MINOR AMENDMENT 10/02/18

34-M

SOUTHSIDE SERVICE CENTER
(BUS MAINTENANCE FACILITY)

Portner Rd.

BRITTANY KNOLLS (Urban Residential)

Existing Zoning-rlp

COMMUNITY ENTRY

Brittany St.

PROPOSED FUTURE SCHOOL BUS PICK-UP

TRILBY RD.
(ARTERIAL)

MOBERLY HEIGHTS
(Mobil Home Park)

City/County Boundary

PLANNING AREA I
NEIGHBORHOOD CENTER AND MULTI-FAMILY
4.87 AC.
7-9 DU/AC
34-44 UNITS

TRILBY HEIGHTS
(Urban Residential)
3.2 DU/AC.

POTENTIAL FUTURE ACCESS/ CONNECTION

WETLAND AREA

LARIMER COUNTY
Agricultural

CATTAIL MARSH

H
MULTI-FAMILY (APARTMENTS)
POCKET PARK
14.5 AC.
17-20 DU/AC.
~~170-200~~ UNITS
141 Units

I
~~NEIGHBORHOOD COMMERCIAL~~
(Incl. 1 ac. Fire Station Site)
5 AC.

Existing Church

MULTIFAMILY RESIDENTIAL (APARTMENTS)
(PLANNED/APPROVED)
7.7 AC.
109 UNITS
18 DU/AC. (Net)
12 DU/AC. (Gross)

115'-120 FT. MIN. BLDG. SEPARATION

POTENTIAL LOCAL ACCESS/CONNECTIONS

115'-120 FT. MIN. BLDG. SEPARATION

G_1
SINGLE FAMILY COTTAGE HOMES
9.7 AC.
7-8 DU/AC.
68-78 UNITS

(2.7 DU/AC.)

G_2 SINGLE FAMILY DETACHED
LOW DENSITY
3.1 AC.
~~3.4~~ DU/AC.
9-12 UNITS

City/County Boundary

Existing Zoning- bp

COMMERCIAL DEVELOPMENT ZONE

E
VILLAGE CENTER RESIDENTIAL
CLUSTER TOWNHOMES AND COHOUSING
16.1 AC
10 - 12 DU/AC
160 - 192 UNITS

F_1
MIXED RESIDENTIAL (ATTACHED/DETACHED)

POCKET PARK

10.2 AC
7 - 9 DU/AC
71 - 92 UNITS

PROPOSED COLLECTOR

LANDSCAPE BUFFER

F_2
SINGLE FAMILY DETACHED
(MODERATE DENSITY)
6.3 AC.
4 - 5 DU/AC
25 - 32 UNITS

OPEN SPACE/ TRAIL SYSTEM

(2.5 DU/AC.)

BRITTANY DR. (Collector)

EAGLE TREE
EXISTING SINGLE FAMILY
50 AC.
1.9 DU/AC.
93 UNITS

(1.0 DU/AC.)

PROPOSED FUTURE SCHOOL BUS PICKUP

POTENTIAL FUTURE ACCESS/CONNECTION

POTENTIAL FUTURE ACCESS/CONNECTION

Project Boundary

Exisiting Zoning-rlp

A_1
SINGLE FAMILY DETACHED
(MODERATE DENSITY)
14.4 AC
4 - 5 DU/AC
58 - 72 UNITS

A_2
MIXED RESID. (ATTACH./DETACH.)
6.3 AC.
7-9 DU/AC.
44-57 UNITS

POCKET PARK

E_1

F_3
SINGLE FAMILY DETACHED
(LOW DENSITY)
5.4 AC
3 DU/AC
16 UNITS

(1.0 DU/AC.)
LANDSCAPE BUFFER

PROVINCE AVE (COLLECTOR)

E_3
CO-HOUSING RESIDENTIAL

K

PARK
5 AC.

J

COMMUNITY ENTRY

D
SINGLE FAMILY DETACHED
(LOW DENSITY)
16.4 AC.
3-4 DU/AC.
49-65 UNITS

POSSIBLE OPEN SPACE/ TRAIL CONNECTION

U.S.HWY 287 (COLLEGE AVE.) (ARTERIAL)

ROBERT BENSON RESERVOIR

NEIGHBORHOOD PARK AND SUPPORT/ RECREATION CENTER
(7 AC.)

POTENTIAL PUBLIC ACCESS TO NATURAL AREA

Irrigation Ditch

E_2

EXISTING FARM HOUSE

POND DET.

POTENTIAL LOCAL ACCESS CONNECTION

WETLAND AREA

B_2

C_1

C_2

SINGLE FAMILY DETACHED
(MODERATE DENSITY)
19.6 AC.
4-5 DU/AC.
78-98 UNITS

B_1
POCKET PARK
MIXED RESIDENTIAL (ATTACHED/DETACHED)
14.5 AC.
7-9 DU/AC.
102-130 UNITS

PROPOSED CONNECTOR

POCKET PARK

Existing Zoning-bp

City/County Boundary

VICTORIA ESTATES
(Rural Residential)
Existing Zoning-rlp

POSSIBLE OPEN SPACE/TRAIL CONNECTION

OPEN SPACE/ TRAIL SYSTEM

POSSIBLE OPEN SPACE/TRAIL CONNECTION

LEMAY AVE. (ARTERIAL)

Existing Zoning-rlp

Existing Zoning-bp

Exisiting Zoning-rlp

MATCH LINE

(SHEET 1)

MATCH LINE

(SHEET 2)

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For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
ENGINEERING

1881 Ninth Street, Suite 103
Boulder, Colorado 80302
303-443-7533

DOWNING THORPE JAMES

LEGAL DESCRIPTION

That portion of Section 13, Township 6 North, Range 69 West of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:

Considering the North line of the Northeast Quarter of said Section 13 as bearing North 88□17 23" West and with all bearings contained herein relative thereto.

Beginning at the Northeast corner of said Section 13; thence along the North line of said Section 13, North 88°17'23" West 2103.42 feet; thence leaving said North line, South 00°16' 28" East 30.01 feet to the West line of the Tract of land described at Reception No. 87068133; thence along said West line South 00°15'37" East 20.01 feet to the South line of said Tract described at Reception No. 87068133 and the TRUE POINT OF BEGINNING; thence along said South line South 88°17' 23" East 1077.69 feet; thence 31.42 feet along the arc of a curve to the right having a central angle of 90°00' 00", a radius of 20.00 feet, the long chord of which bears South 43°17' 23" East, a distance of 28.28 feet to a point on the Westerly right-of-way line of Brittany Road; thence along said Westerly right-of-way line the following seven (7) courses and distances:

1) South 01°42' 37" West 460.00 feet;
2) Thence 84.04 feet along the arc of a curve to the right having a central angle of 05°00' 00", a radius of 963.00 feet, the long chord of which bears South 04°12' 37" West a distance of 84.01 feet;
3) South 06°42' 37" West 250.00 feet;
4) Thence 90.50 feet along the arc of a curve to the left having a central angle of 05°00' 00", a radius of 1037.00 feet, the long chord of which bears South 04°12' 37" West a distance of 90.47 feet;
5) South 01°42' 37" West 347.83 feet;
6) Thence 108.10 feet along the arc of a curve to the left having a central angle of 05°58' 22", a radius of 1037.00 feet, the long chord of which bears South 01°16' 34" East a distance of108.05 feet;
7) South 04°15' 45" East 99.00 feet;

Thence leaving said Westerly right-of-way line and along Provincetowne P.U.D. 1st Filings North, West and Southerly lines the following five (5) courses and distances:

1) North 88°17' 23" West 718.86 feet;
2) South 16°23' 29" East 67.37 feet;
3) South 01°42' 37" West 54.00 feet;
4) South 19°19' 11" East 997.49 feet;
5) North 80°16' 10" East 196.00 feet;

Thence leaving said P.U.D. South 09°43' 50" East a distance of 80.00 feet to a point on the South right-of-way line of Province Road; thence Along said South right-of-way line the following five (5) courses and distances:

1) North 80°16' 10" East 511.00 feet;
2) Thence 181.79 feet along the arc of a curve to the right having a central angle of 09°49' 34", a radius of 1060.00 feet, the long chord of which bears North 85°10' 57" East a distance of 181.57 feet;
3) South 89°54' 16" East 256.94 feet;
4) South 88°30' 05" East 40.84 feet;
5) South 89°54' 16" East 170.00 feet;

Thence 31.46 feet along the arc of a curve to the right having a central angle of 90°00' 00", a radius of 20.00 feet, the long chord of which bears South 44°54' 16" East a distance of 28.28 feet to a point on the westerly right-of-way of a county road 50.00 feet West of the east line of said Section 13; thence along said westerly right-of-way and parallel to the said east section line South 00°05' 44" West a distance of 2723.18 feet; thence 31.55 feet along the arc of a curve to the right having a central angle of 90°23' 44", a radius of 20.00 feet, the long chord of which bears South 45°17' 56" West to a point on the northerly right-of-way of a county road and 60.00 feet North of the South line of the Southeast Quarter of said Section 13; thence along the said northerly right-of-way and parallel to the said South section line, North 89°30' 32" West 885.47 feet; thence North 83°39' 00" West 272.04 feet; thence South 85°06' 00" West 295.57 feet; thence North 89°30' 32" West 1147.87 feet to a point on the East line of "Victoria Estates Subdivision"; thence along the said East line and the extension thereof North 00°00' 22" West 1447.57 feet; thence South 85°05' 20" West 615.00 feet; thence North 72°06' 20" West 300.00 feet; thence North 61°40' 44" West 399.84 feet; thence South 89°49' 22" West 544.00 feet ; thence North 75°08' 24" West 842.44 feet to a point on the easterly right-of-way of U.S. Route 287; thence along the said easterly right-of-way North 00°07' 00" East 740.36 feet; thence South 89°50' 00" East 137.33 feet to a point being the approximate high water line of Robert Benson Lake, (also known as Fairport Reservoir); thence around the North end of said Lake along the following twelve (12) courses and distances:

1) North 01°59' 30" West 109.40 feet;
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11) South 41°35' 00" East 116.18 feet;
12) South 37°37' 00" East 294.05 feet;

Thence departing said Lake boundary along the North line of the Southwest Quarter as determined by deeds of record and usage, South 89°50' 00" East 219.87 feet; thence North 33°53' 00" West 850.62 feet; thence North 00°05' 00" East 323.60 feet; thence South 72°57' 00" East 367.20 feet; thence South 69°14' 00" East 161.12 feet; thence South 74°10' 30" East 326.74 feet; thence North 86°29' 00" East 553.76 feet to a point on the West line of the Northeast Quarter of said Section 13 as determined by deeds of record and usage; thence along said West line North 00°16' 28" West 746.39 feet; thence South 89°49' 28" East 600.00 feet; thence North 00°16' 28" West 1033.60 feet to the TRUE POINT OF BEGINNING.

Said Tract Contains 329.21 acres more or less.

Subject to all existing easements and rights-of-way of record.

minor amendment approved to allow decrease in DU per acre on parcel H.
Steve Ott Eff: 4/15/99

NORTH

0 100' 200' 400'

SCALE: 1"=200'

PROVINCETOWNE
AMENDED OVERALL DEVELOPMENT PLAN

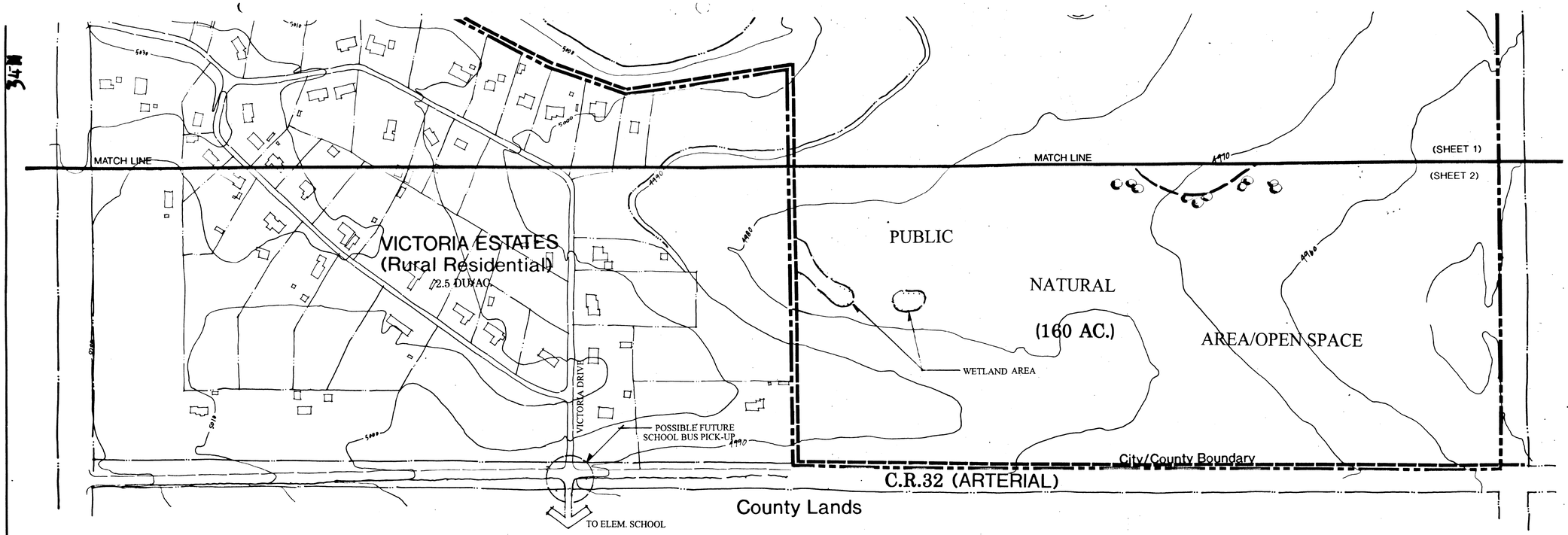
DATE SUBMITTED: 11/4/96

REVISIONS/RESUBMITTAL: 11-22-96
12-05-96
10-03-97

SHEET 1 of 2

34-M

34N



PROPOSED DEVELOPMENT CONCEPT AND STRATEGY

Provincetowne is proposed as a planned residential community consisting of a wide range of residential housing types and densities, including affordable opportunities of varying product types and densities which are integrated within the community, rather than relegated to a single "affordable project."

The overall *Provincetowne* project consists of 330 acres. The project proposes to locate residential development on approximately 170-acres in the northern half of the site and preserve a 160-acre natural area and open space buffer adjacent to the Urban Growth Boundary and the Benson Reservoir on the south half of the site. This large natural area will be purchased by the City and preserved as a public amenity and natural resource for the entire Community. This concept, while proposing some higher density residential uses and housing types is consistent with the City's Comprehensive Plan and Land Use Policies: provides adequate transition to surrounding development; and results in an overall density (for the entire project area) which is consistent with the surrounding residential neighborhoods.

Within the developed area of the site, the residential neighborhoods are supported by neighborhood commercial services and a Village Center, which provides a central public focus for the community. The Village Center is envisioned as a combination of residential, recreation, and community service functions around a "central" park and open space. Throughout the plan, an extensive open space system provides pedestrian connections between residential neighborhoods and public amenities and services. Individual residential planning areas will also include internal parks and open space areas, including recreation facilities and landscape buffers to serve individual neighborhood needs.

CONCEPT NOTES

1. A landscape buffer and building separation of 115 - 120 ft. will be provided between Single Family Homes (in Parcel G2) and the existing adjacent homes in Eagle Tree.
2. The Public Natural Area/Open Space (approx. 160 ac.) will be owned and maintained by the City and the Natural Resource Department.

S:\SHARE\WP\MISCPROJ\I-P\PROVCONC.NTS

PLANNING & ZONING APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THIS 16 DAY OF December 1996 A.D.

Robert E. Blanchard
SECRETARY OF THE PLANNING AND ZONING BOARD

CITY OF FORT COLLINS COLORADO

OWNER'S CERTIFICATION

THE UNDERSIGNED, BEING THE LAWFUL OWNERS OF THE PROPERTY DESCRIBED ON THIS SITE PLAN, DO HEREBY CERTIFY THAT THEY ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

SIGNED: John T. Fischbach
DATE: 10/17/97

STATE OF COLORADO)
) SS
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF October 1997 BY John T. Fischbach

WITNESS MY HAND AND OFFICIAL SEAL Vicki A. Mesa
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/11/1999

NOTARY PUBLIC VICKI A. MESA STATE OF COLORADO

CURRENT ZONING

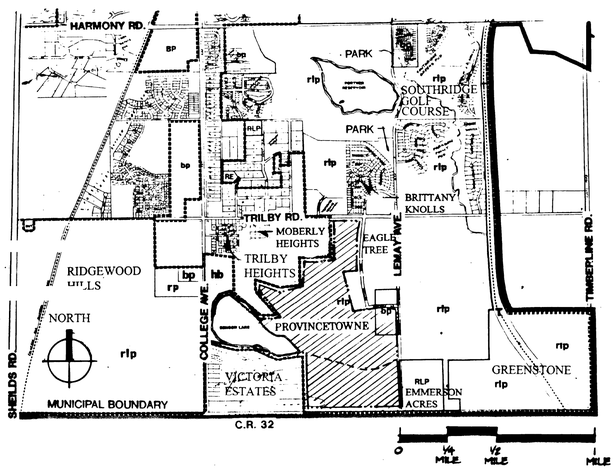
rlp: Planned Residental with PUD condition
bp: Planned Business with PUD condition

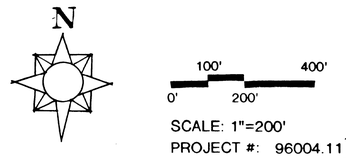
SITE TABULATION

PLANNING AREA	LAND USE	ACRES	DENSITY RANGE (DU/AC)	UNIT RANGE
	RESIDENTIAL USES/PRODUCT TYPE			
A_1	SINGLE-FAMILY DETACHED - MODERATE DENSITY	14.4	4-5	58-72
A_2	MIXED RESIDENTIAL - ATTACHED/DETACHED (1)	6.3	7-9	44-57
$B_{1,2}/C_2$	MIXED RESIDENTIAL - ATTACHED/DETACHED (1)	14.5	7-9	102-130
C_1	SINGLE-FAMILY DETACHED - MODERATE DENSITY	19.6	4-5	78-98
D	SINGLE-FAMILY DETACHED - LOW DENSITY	16.4	3-4	49-65
E1,2,3	VILLAGE CENTER RESIDENTIAL (Cluster Townhomes & Co-Housing)	16.1	10-12	160-192
F_1	MIXED RESIDENTIAL - ATTACHED/DETACHED (1)	10.2	7-9	71-92
F_2	SINGLE-FAMILY - MODERATE DENSITY	6.3	4-5	25-32
F_3	SINGLE-FAMILY DETAHCED - LOW DENSITY	5.4	3	16
G_1	SINGLE-FAMILY COTTAGE HOMES	9.7	7-8	68-78
G_2	SINGLE-FAMILY DETACHED- LOW DENSITY	3.1	3-4	9-12
H	MULTI-FAMILY (Apartments)	10.0	17-20	170-200
	RESIDENTIAL SUBTOTAL (5)	132.0 (2)		850-1,044
I	~~NEIGHBORHOOD COMMERCIAL (Incl. 1 ac. Fire Station Site)~~ NEIGHBORHOOD CENTER AND MULTI-FAMILY 9 DU/ACRE MAX	5.0 AC		
J K	NEIGHBORHOOD PARKS & OPEN SPACE (SYSTEM) • Neighborhood Park Site 5.0 AC • Neighborhood Support/Recreation Facilities (3) 2.0 AC • Open Space/Trail Connections 16.0 AC	23.0 AC	(excl. ±8.0 acres of additional parks and open space within individual residential parcels; total ± 31.0 acres; see note #2)	
	MAJOR ROADWAY NETWORK (Incl. Internal Collector & Connector R.O.W.'s)	10.0 AC		
	SUBTOTAL (Proposed Development Area) (5)	±170 AC		850 - 1,044
	SUBTOTAL (Public Natural Area/Open Space)	±160 AC		--
	TOTAL AREA	±330 AC		
	OVERALL RESIDENTIAL DENSITY (4) (5)	±160 AC	5.3 - 6.5 du/ac	850 - 1,044

NOTES:
(1) **Mixed Residential Areas** may include a combination of Single Family Cottage Homes, Duplex Homes, and/or Townhomes.
(2) **Residential parcel area acreage includes approx. 8.0 acres of internal parks, open space and recreation facilities within selective/individual planning areas.** (Exact size and location will be determined with PDP)
(3) **Neighborhood Support/Recreation Facilities** may include Recreation/Pool Facilities, Charter School, Neighborhood Meeting Room, Daycare, Visitor and Sales Information Center, etc.
(4) **Overall Residential Density** includes the Gross Residential Area, Common Open Space, and Major Roadways, but excludes the Neighborhood Commercial (Area I) and Neighborhood Park Site.
(5) **AS PER PLANNING AND ZONING BOARD APPROVAL (ON DECEMBER 16, 1996) AND UPHELD BY CITY COUNCIL ON APPEAL (ON FEBRUARY 25, 1997), THE MAXIMUM DEVELOPABLE UNITS SHALL BE LIMITED TO 955 ON 160 ACRES WITH A MAXIMUM OVERALL RESIDENTIAL DENSITY OF 5.97 DU/AC. DENSITIES OF INDIVIDUAL PARCELS WILL NOT EXCEED THE RANGES DESIGNATED ON THE AMENDED ODP.**

VICINITY MAP





SCALE: 1"=200'
PROJECT #: 96004.11

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
ENGINEERING

1881 Ninth Street, Suite 103
Boulder, Colorado 80302
303-443-7533

DOWNING THORPE JAMES

LEGAL DESCRIPTION

That portion of Section 13, Township 6 North, Range 69 West of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:

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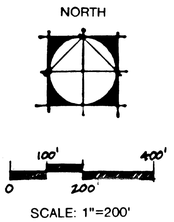

SCALE: 1"=200'

PROVINCETOWNE

AMENDED OVERALL DEVELOPMENT PLAN

DATE SUBMITTED: 11/4/96
REVISIONS/RESUBMITTAL: 11-22-96
12-05-96
10-03-97

SHEET 2 of 2

PrideMark Homes

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
ENGINEERING

1881 Ninth Street, Suite 103
Boulder, Colorado 80302
303-443-7533

DOWNING THORPE JAMES

34-M 13

This unofficial copy was downloaded on Jul-12-2018 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

BLUE MOUNTAIN
Environmental Consulting LLC

August 26, 2018

Chandler Souther
Red Raun LLC
201 Commerce Drive, Unit 2
Fort Collins, CO 80524

RE: Ecological Characterization Study

Mr. Souther:

This report is submitted to satisfy the requirements to Section 3.4.1 (D) (1) of the Land Use Code of the City of Fort Collins regarding the preparation of an Ecological Characterization Study (ECS). This report was required by the City of Fort Collins Community Development and Neighborhood Services Department in correspondence regarding the project dated May 18, 2018 because of potential wetlands along the eastern boundary of the property.

The site was visited by Craig Severn with Blue Mountain Environmental Consulting on August 9, 2018. One wetland was identified within an excavated channelized area that is used to convey storm water through the eastern portion of the property. The wetland was sampled in accordance with Army Corps of Engineer's methodologies and approximate boundaries are indicated on an attached project map. Please note that the wetland boundary should be surveyed and incorporated into subsequent versions of the site plan.

Feel free to contact me with any questions you may have.

Sincerely,
Matt Tobler

Natural Resource Specialist, Certified Ecologist
Blue Mountain Environmental Consulting, LLC

1.0 Project Background

The proposed project will be a mixed-use community with a small neighborhood center, two commercial uses and 43 multi-family dwelling units. The property is located one quarter mile west of the intersection of Trilby Road and Lemay Avenue. The property is on the southwest corner of the intersection of Trilby Road and Brittany Street in Fort Collins, Colorado. It is bounded by Trilby Road on the north, Brittany Street to the east, Candlewood Drive to the south and Autumn Drive to the west. Site conditions are illustrated in civil drawings prepared by Aspen Engineering in Fort Collins, Colorado dated May 17, 2018 (here incorporated by reference).

The majority of the property is an open field with trees and a shrub riparian/wetland area along the eastern portion. The eastern portion of the property appears to be a conveyance channel for storm water with culverts both entering and leaving the feature. Small areas along the southern boundary and northwest, southwest and southeast corners are landscaped and planted with hawthorne (*Crataegus* sp.), blue spruce (*Picea pungens*), juniper (*Juniperus* sp.) and a variety of perennial forbs. The property is surrounded by roadways with residential and commercial areas as well as a house of worship.

2.0 Ecological Characterization

The elements of the Ecological Characterization Study are summarized in this section in the order listed in Section 3.4.1 (D) (1) of the Land Use Code. Site maps are provided in Appendix A; site photos are provided in Appendix B. Photo points are indicated on the Natural Features and Habitats Map in Appendix A.

2.1 Wildlife

Due to the property's suburban location and human disturbance level, wildlife value is moderate. The property consists primarily of an open field (recently mowed at time of the site visit) with a small riparian/wetland area located along the eastern portion. Most wildlife is expected to be transitional as animals travel to other small, isolated open tracts in the neighborhood. Seasonal and/or year-round use can be expected by a number of avifauna including American robin (*Turdus migratorius*), northern flicker (*Colaptes auratus*), mourning dove (*Zenaidura macroura*), western kingbird (*Tyrannus verticalis*), magpie (*Pica pica*), crow (*Corvus brachyrhynchos*) and raven (*Corvus corax*). Raptors would probably utilize the site primarily for hunting rodents and small birds.

Mammals such as mice, voles, fox squirrel (*Sciurus niger*), eastern cottontail rabbit (*Sylvilagus floridanus*) and raccoon (*Procyon lotor*) could utilize the property year round.

2.2 Wetlands

One wetland area was identified on the property and delineated in accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0). This wetland occurs along the eastern portion of the property and is located in the area of an excavated storm water conveyance channel. Culverts both convey water into and out of the channel. At the time of the site visit, a short reach of the upper wetland/channel area had a small amount of standing water originating from a culvert. The mid to lower reach had no standing water.

Wetland vegetation within the channel included mid-aged lanceleaf cottonwood (*Populus* X *acuminata*), peach-leaf willow (*Salix exigua*), narrow-leaf willow (*Salix exigua*), Baltic rush (*Juncus balticus*) and narrow-leaf cattail (*Typha angustifolia*). The transition to upland status was marked by a shift in dominance to smooth brome (*Bromus inermis*).

This wetland is not identified by the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI). Wetland features and the associated 50-foot buffer as required by the City of Fort Collins in Land Use Code section 3.4.1(E) are indicated on the Wetlands Map in Appendix A. Wetland data forms are provided in Appendix C.

2.3 Prominent Views

The perimeter of the property is accessible to the general public via a concrete walk-way surrounding the site. The foothills and mountains, including Horsetooth Mountain, can be viewed to the west from the property. Other surrounding views are primarily of residential neighborhoods and small tracts of undeveloped land.

2.4 Native Trees and Vegetation

Native vegetation is a minor component of total cover on the property. Native species are limited to the riparian/wetland area in the eastern portion of the property and include lanceleaf cottonwood, narrow-leaf willow and narrow-leaf cattail.

2.5 Non-native Trees and Vegetation

Non-native trees consist of Russian olive (*Elaeagnus angustifolia*). Non-native forb and grass species dominate the understory on the property and include smooth brome (*Bromus inermis*), wall barley (*Hordeum marinum*), alfalfa (*Medicago sativa*), Canada thistle (*Cirsium arvense*), and field bindweed (*Convolvulus arvensis*). Several species on the Colorado Noxious Weeds list were identified on the property and include Canada thistle (List B), Russian olive (List B) and field bindweed (List C).

2.6 Bank, Shoreline and High Water Mark of Perennial Water

According to FEMA Map Panel (08069C1200F), the Property is located in an area of minimal flood hazard and is not within the City of Fort Collins Floodplain (http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/floodplain-maps-documents, accessed on July 31, 2018). The storm-water channel has no significant high water marks and does not have perennial water flows.

2.7 Sensitive and Specially Valued Species

The property has potential habitat in the eastern riparian/wetland area for Preble's meadow jumping mouse (*Zapus hudsonius preblei*). The property has no potential habitat (weltands, floodplains) for Ute lady's tresses orchid (*Spiranthes diluvialis*) or Colorado butterfly plant (*Gaura neomexicana* ssp. *Coloradensis*). There are no known occurrences for these three species on or near the property. No old or active prairie dog colonies are located on the property. No raptors or stick nest were observed on the property.

2.8 Special Habitat Features

Special habitat features include the 300-foot reach of the riparian/wetland area. This is a very small area with minimal cover. Benefit to most wildlife would mostly be transitory habitat to all but smaller wildlife species.

2.9 Wildlife Migration Corridors

The property is not connected to any significant wildlife migration corridors.

2.10 General Ecological Functions

The site topography generally slopes from south to north and west to east. The entire site is now covered in tall grass with mature trees located in the riparian/wetland area and spaced around the perimeter of the property. The relative small size of the property (approximately 5.5 acres) with little diversity in habitat features limits the ecological functions of the site.

2.11 Timing of Development in Relation to Ecological Character

The primary concern for the timing of development is protection of migratory birds. Under the Migratory Bird Treaty Act of 1918, it is unlawful for anyone to take, possess, import, export,

transport, sell, purchase, barter or offer for sale, purchase or barter, any migratory bird or the parts, nests or eggs. Avoid removing trees between April 1 and August 15.

2.12 Mitigation Measures

Blue Mountain Environmental Consulting recommends the following mitigation:

- Work conducted in the riparian/wetland area should minimize impacts to established large native trees, shrubs and wetland areas.
- If tree removal is necessary, include the following note on the tree mitigation plan and/or landscape plan, as appropriate: "NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY."
- Re-seed disturbed soils with native xeric cool- and warm-season grasses and forbs.
- Manage noxious species that proliferate as a result of site disturbance with mechanical, cultural or chemical means.
- Maintain a 50 foot buffer on the wetland per City Land Use Code 3.4.1(E) or pursue mitigation as required by the City of Fort Collins. (Army Corps of Engineers compliance is required if disturbance to the wetland is proposed.)

3.0 Conclusions and Recommendations

The team at Blue Mountain Environmental Consulting believes that no significant ecological resources will be adversely impacted by development of the property.

References

City of Fort Collins Floodplain Maps and Documents. http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/floodplain-maps-documents

Colorado Parks and Wildlife Recommended Buffer Zones and Seasonal Restrictions for Raptors. http://cpw.state.co.us/Documents/WildlifeSpecies/LivingWithWildlife/RaptorBufferGuidelines2008.pdf

National Wetland Inventory Mapper. Accessed on December 1, 2014. http://www.fws.gov/wetlands/Data/Mapper.html

Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors (https://cpw.state.co.us/Documents/WildlifeSpecies/LivingWithWildlife/RaptorBufferGuidelines2008.pdf).

Wildlife Management Guidelines, City of Fort Collins. http://www.fcgov.com/naturalareas/pdf/wildlife-management-guidelines.pdf

Appendix A: Project Maps

Natural Features and Habitats Map



Autumn Ridge Natural Features and Habitats Map

- Autumn Ridge Property Boundary
- Photo Points
- Roads

Natural Habitats

- Aquatic
- Emergent Wetland
- Non-native Grassland
- Wet Meadow

Photo Point

0 250 500 ft

Data Sources:
City of Fort Collins (CO)
Colorado Dept. of Transportation
NAIP 2017

Projection:
UTM Zone 13N, NAD 83

BLUE MOUNTAIN Environmental Consulting LLC

The information on this map is not to be construed or used as a "legal description." Parcel boundaries are believed to be accurate, but accuracy is not guaranteed.

Map by *Red Beard Science*

Wetlands Map



Autumn Ridge Wetlands Map

- Autumn Ridge Property Boundary
- Roads
- Wetland Sample Points
- Wooded Shrubland
  Emergent Wetland (0.1 acres)
- Wetland Buffer (50 feet)

0 250 500 ft

Data Sources:
Blue Mountain Environmental Consulting
Colorado Dept. of Transportation
NAIP 2017

Projection:
UTM Zone 13N, NAD 83

BLUE MOUNTAIN Environmental Consulting LLC

The information on this map is not to be construed or used as a "legal description." Parcel boundaries are believed to be accurate, but accuracy is not guaranteed.

Map by *Red Beard Science*

Appendix B: Site Photos

Map Number:	
1	
Photo Direction:	
East	
Looking east from the northwest corner of the property.	

Map Number:	
2	
Photo Direction:	
South	
Looking south from the northwest corner of the property.	

Map Number:	
2	
Photo Direction:	
East	
Looking east from the southwest corner of the property.	

Map Number:	
2	
Photo Direction:	
NE	
Looking to the northeast from the southwest corner of the property.	

Map Number:	
3	
Photo Direction:	
West	

Looking west from the southeast corner of the property.

Map Number:	
3	
Photo Direction:	
North	

Looking north from the southeast corner of the property.

Map Number:	
4	
Photo Direction:	
West	

Looking west from the northeast corner of property.

Map Number:	
5	
Photo Direction:	

Looking at wetland sample pint W1 (shovel on right) and upland sample point U1 (yellow clipboard on left).

Appendix C: Wetland Data Forms

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Autumn Ridge City/County: Fort Collins/Larimer Sampling Date: 8/9/2018

Applicant/Owner: State: CO Sampling Point: W1

Investigator(s): C. Severn Section, Township, Range: Sec. 13, T6N, R69W

Landform (hillslope, terrace, etc.): channel Local relief (concave, convex, none): concave Slope (%): 1

Subregion (LRR): LRR - G Lat: 40.49421 Long: -105.06207 Datum: NAD 83

Soil Map Unit Name: Renohill clay loam 3-9 percent slopes NWI classification: None

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

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present?	Yes X No _____	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes X No _____	
Wetland Hydrology Present?	Yes X No _____	

Remarks:

Wetland area is located in a narrow channel that is part of a storm water runoff system that is both fed and drained by culverts.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10 m radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix amygdaloides	20	Y	FACW
2. Populus X acuminata	5	Y	FAC
3.			
4.			
	25	= Total Cover	
Sapling/Shrub Stratum (Plot size: 5 m radius)			
1. Salix exigua	30	Y	FACW
2.			
3.			
4.			
5.			
	30	= Total Cover	
Herb Stratum (Plot size: 1 m radius)			
1. Typha angustifolia	10	Y	OBL
2. Cirsium arvense	10	Y	FACU
3. Eloeocharis palustris	5	Y	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	25	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 20

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 83 (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes X No _____

Remarks:

SOIL

Sampling Point: W1

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/2	100					clay loam	
2-8	10YR 3/2	50	10YR 5/8	10	C	M	sandy clay loam	
	2.5Y 5/3	40					sandy clay loam	
8-14	2.5Y 5/3	90	10YR 5/8	10	C	M	sandy clay loam	
14-16	2.5y 5/3	100						

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

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

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

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if present):

Type: sandstone

Depth (inches): 14

Hydric Soil Present? Yes X No ____

Remarks:

Soil color appears to be influence by parent material exposed during past excavation of channel feature.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

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

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

Wetland Hydrology Present? Yes X No ____

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

Remarks:

Upper reach of wetland area has shallow standing water fed by draining culvert.

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Autumn Ridge City/County: Fort Collins/Larimer Sampling Date: 8/9/2018

Applicant/Owner: State: CO Sampling Point: U1

Investigator(s): C. Severn Section, Township, Range: Sec. 13, T6N, R69W

Landform (hillslope, terrace, etc.): channel Local relief (concave, convex, none): concave Slope (%): 1

Subregion (LRR): LRR - G Lat: 40.49417 Long: -105.06212 Datum: NAD 83

Soil Map Unit Name: Renohill 6-9 percent slopes NWI classification: None

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

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present?	Yes _____ No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____ No X	
Wetland Hydrology Present?	Yes _____ No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10 m radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus X acuminata	5	Y	FAC
2.			
3.			
4.			
	5	= Total Cover	
Sapling/Shrub Stratum (Plot size: 5 m radius)			
1. Salix exigua	10	Y	FACW
2. Populus deltoides	1	N	FAC
3.			
4.			
5.			
	11	= Total Cover	
Herb Stratum (Plot size: 1 m radius)			
1. Bromus inermis	20	Y	UPL
2. Hordeum marinum	20	Y	FACU
3. Cirsium arvense	1	N	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	41	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
		= Total Cover	
% Bare Ground in Herb Stratum 30			

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

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

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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

Hydrophytic Vegetation Present? Yes _____ No X

Remarks:

SOIL

Sampling Point: U1

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	2.5Y 4/3	100					sandy clay loam	
4-10	2.5Y 6/3	100					sandy clay loam	
10+							sandstone	

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

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

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

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if present):

Type: sandstone

Depth (inches): 10

Hydric Soil Present? Yes _____ No X

Remarks:

Shallow depth to sandstone appears to be from past excavation of channel feature.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

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

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

Wetland Hydrology Present? Yes _____ No X

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

Remarks:

43 Prime Multi-Family

6608 Autumn Ridge Drive, Fort Collins, CO

Traffic Compliance Memorandum

KE Job #2018-059

Prepared for:

Red Raven LLC
201 Commerce Dr. #1
Fort Collins, CO 80524

Prepared by:

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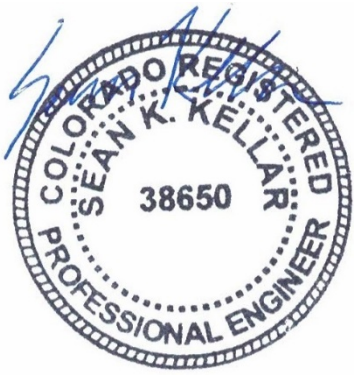


September 25, 2018

Sean K. Kellar, PE, PTOE

This document, together with the concepts and recommendations presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization from Kellar Engineering LLC shall be without liability to Kellar Engineering LLC.

1.0 Introduction

This Traffic Compliance Memorandum (Traffic Memo) is for the proposed 43 Prime Multi-Family project located at the southeast quadrant of E. Trilby Road and Autumn Ridge Drive in Fort Collins, CO. See Figure 1: Vicinity Map.

Kellar Engineering LLC (KE) has prepared the Traffic Memo to document the results of the project's anticipated traffic generation compared to the original traffic study for the subdivision. The proposed 43 Prime Multi-Family project is anticipated to generate approximately 472 daily weekday trips, 53 AM total peak hour trips, and 36 PM total peak hour trips.

2.0 Existing Conditions and Roadway Network

The project site is located at the southeast quadrant of E. Trilby Road and Autumn Ridge Drive in Fort Collins, CO. Trilby Road is an existing east/west arterial street adjacent to the north boundary of the project site. Trilby Road has one eastbound thru lane, one westbound thru lane, auxiliary lanes (left-turn deceleration lanes and right-turn deceleration lanes), bike lanes, detached sidewalks, and a posted speed of 40 mph adjacent to the project site. Autumn Ridge Drive is an existing north/south collector street adjacent to the west boundary of the project site. Autumn Ridge Drive has one northbound thru lane, one southbound thru lane, left-turn deceleration lanes, bike lanes, detached sidewalks, and a posted speed of 25 mph adjacent to the project site. Access to the project site is proposed from the previously planned access point locations to Autumn Ridge Drive and Candlewood Drive. See Figure 2: Site Plan.

Figure 1: Vicinity Map

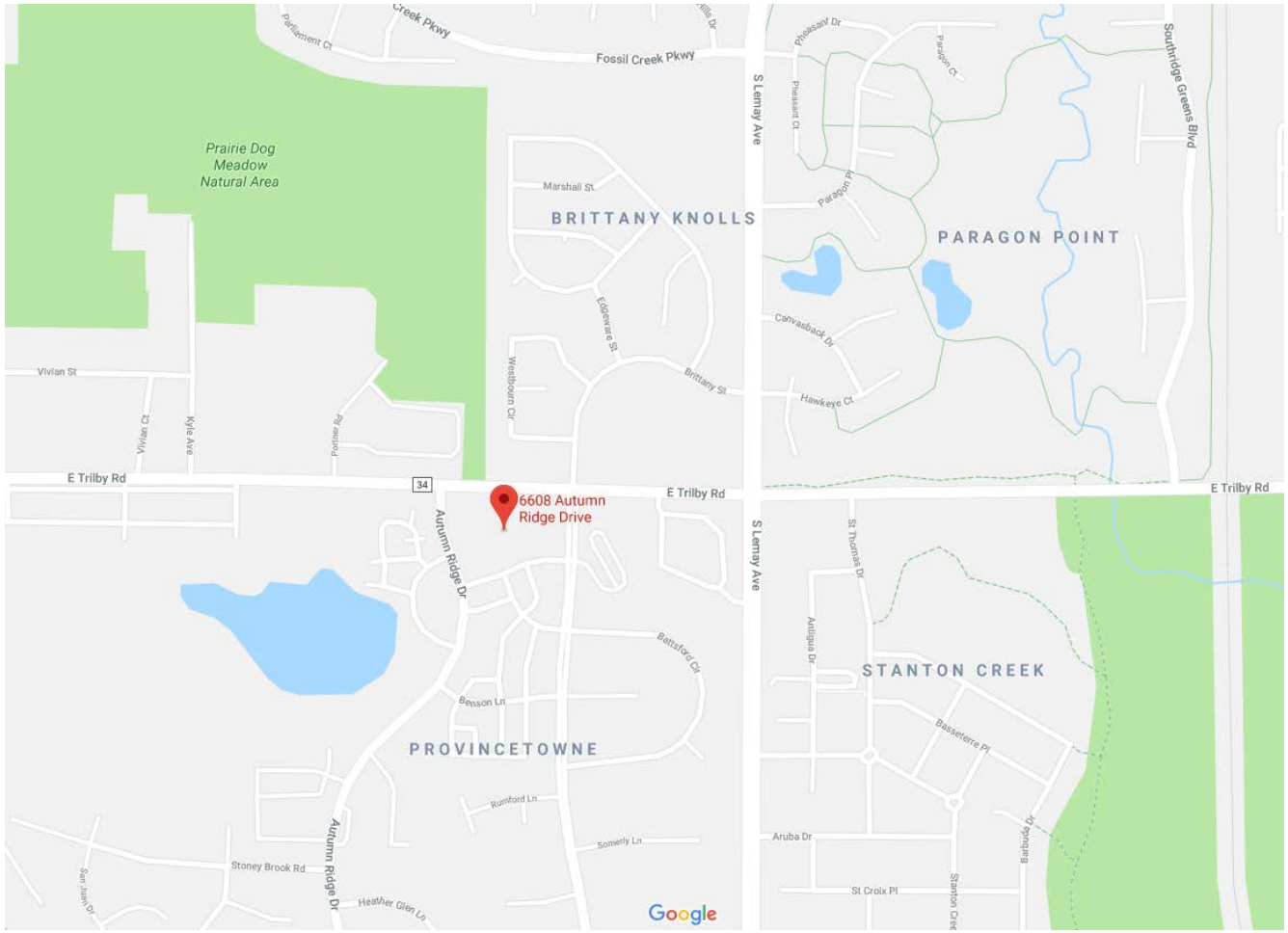


Figure 2: Site Plan

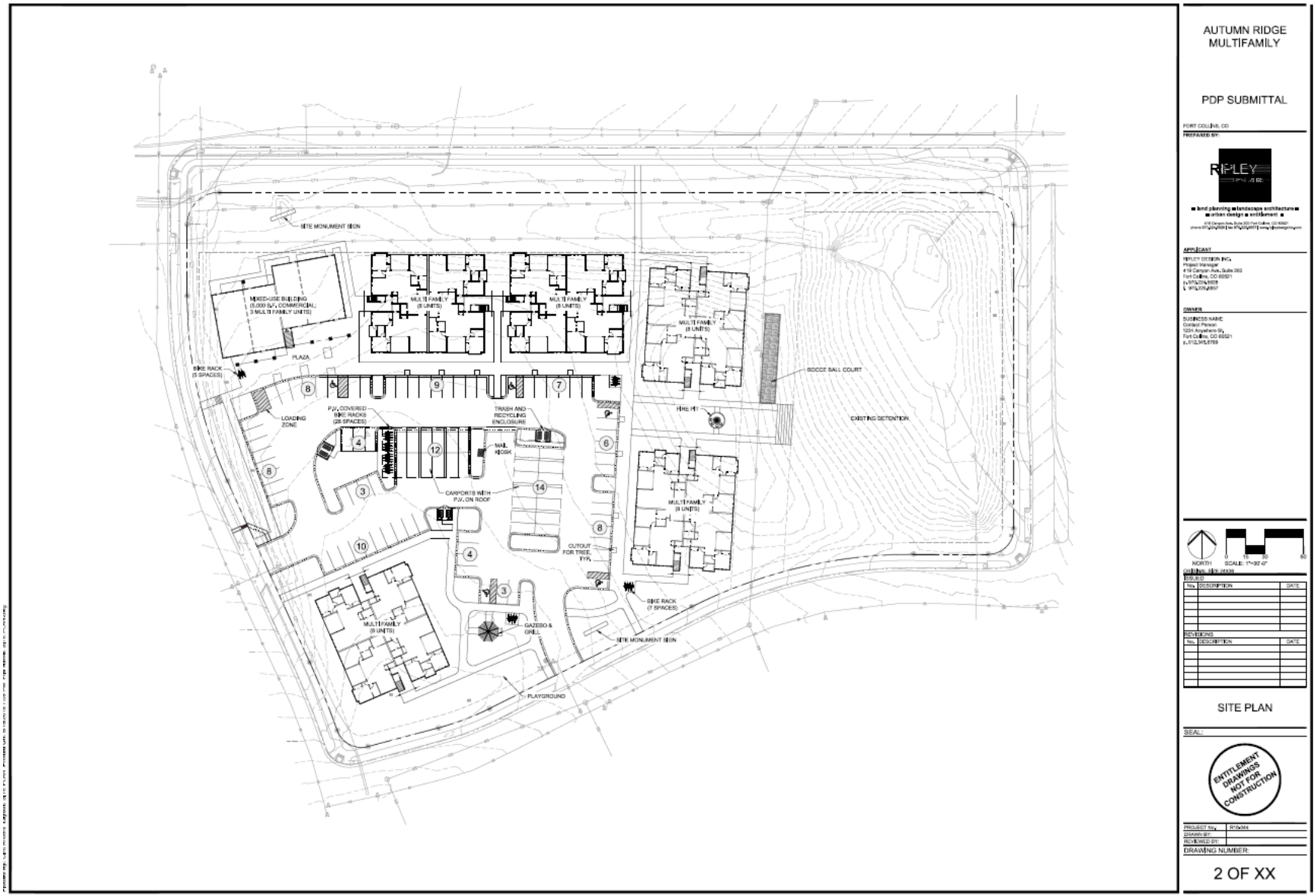


Table 1: Trip Generation (ITE Trip Generation, 9th Edition)

ITE Code	Land Use		Average Daily Trips		AM Peak Hour Trips						PM Peak Hour Trips					
		Size	Rate	Total	Rate	% In	In	% Out	Out	Total	Rate	% In	In	% Out	Out	Total
230	Multi-Family	43 DU	5.81	250	0.44	17%	3	83%	16	19	0.52	67%	15	33%	7	22
826	Commercial	5 KSF	44.32	222	6.84	48%	16	52%	18	34	2.71	44%	6	56%	8	14
Total				**472**			**19**		**34**	**53**			**21**		**15**	**36**

KSF = Thousand Square Feet
DU = Dwelling Units

3.0 Proposed Development

The proposed development consists of approximately 43 multi-family units and 5,000 SF of commercial. See Table 1: Trip Generation and Figure 2: Site Plan.

4.0 Trip Generation

Site generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report* published by the Institute of Transportation Engineers (ITE). ITE has established trip generation rates in nationwide studies of similar land uses. For this study, KE used the *ITE 9th Edition Trip Generation Report* average trip rates. The proposed project is anticipated to generate approximately 472 daily weekday trips, 53 AM peak hour trips, and 36 PM peak hour trips. Table 1 summarizes the estimated trip generation for the proposed development.

5.0 Comparing Trip Generation

The original traffic report for the subdivision, *Provincetowne III Traffic Impact Analysis*, was prepared by Leigh, Scott, & Cleary (LSC) on January 31, 2006. Table 1 in the original traffic report (See Appendix), shows the original estimated trip generation for the subdivision as: 5,104 average weekday trips, 184 AM in peak hour trips, 286 AM out peak hour trips, 319 PM in peak hour trips, and 265 PM out peak hour trips. Reviewing Table 1, Estimated Traffic Generation in the original traffic report, the original assumed land uses for the subdivision were: Single Family (296 dwelling units), Multi-Family (102 dwelling units), Day-care Center (12,000 SF), and Medical Office building (20,000 SF). From reviewing aerial photos, it appears that the single family portion of the development has been constructed but the multi-family and commercial uses have not developed. Based upon this, the remaining trip generation of the multi-family and commercial uses from the original traffic report calculates to approximately 2,272 daily weekday trips, 247 AM total peak hour trips, and 285 PM total peak hour trips. Therefore, the trip generation of the proposed project is less than the trip generation assumed for the original Provincetown development.

6.0 Conclusions

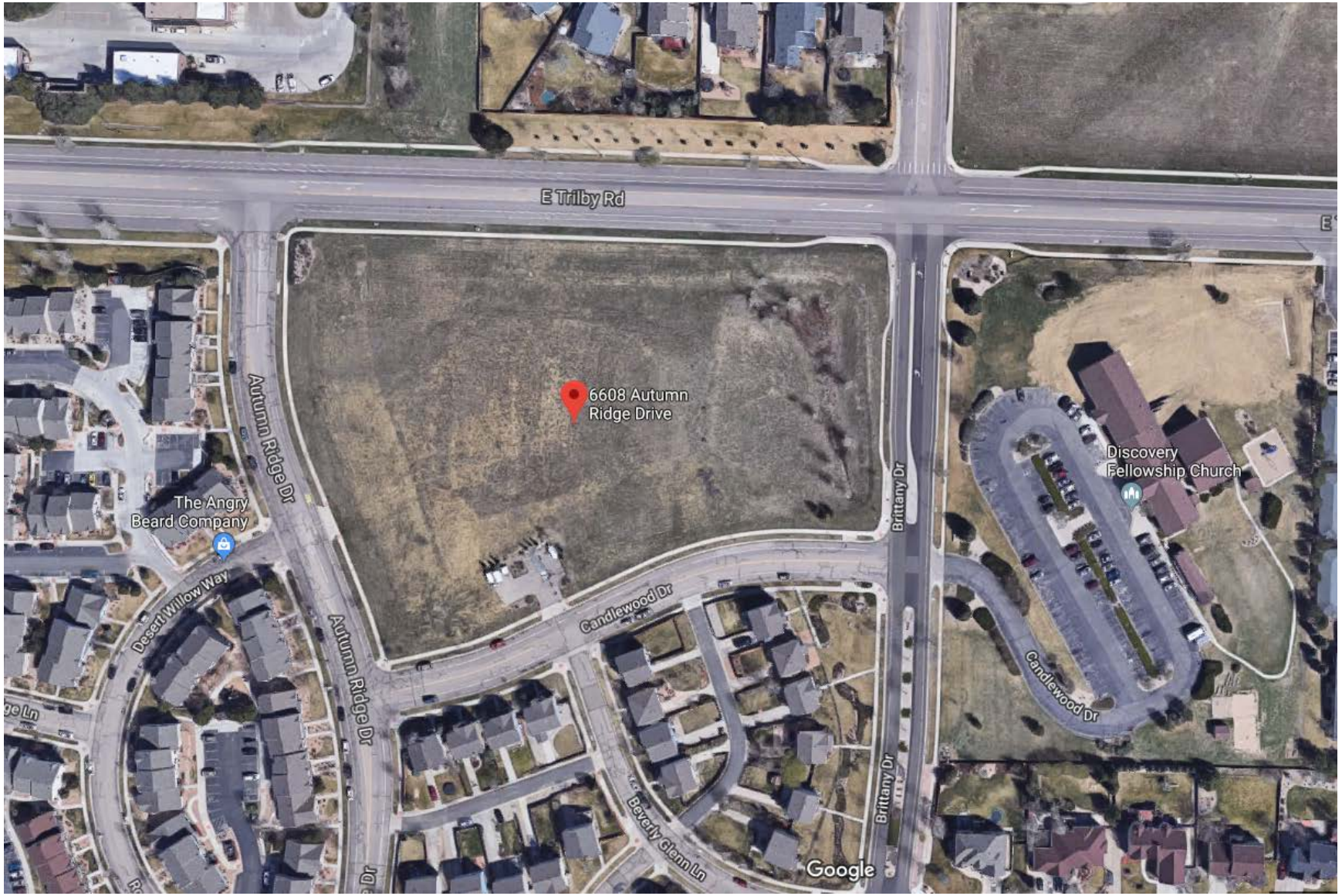
This Traffic Compliance Memorandum (Traffic Memo) for the proposed 43 Prime Multi-Family project verifies that the project's trip generation is less than what was assumed in the original traffic report for the subdivision.

The findings of the Traffic Memo are summarized below:

- The proposed project is anticipated to generate approximately 472 daily weekday trips, 53 AM peak hour trips, and 36 PM peak hour trips.
- The trip generation of the project does not result in an increase compared to the trip generation in the original traffic report for the subdivision, *Provincetowne III Traffic Impact Analysis*, prepared by Leigh, Scott, & Cleary (LSC) on January 31, 2006.
- The existing roadway network is sufficient to handle the project's proposed traffic and the findings in the original traffic report for the subdivision are still valid.

APPENDIX:

Aerial Image (Google Maps)



temperature of 3000K or less is preferable.

6. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible.
7. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures with both service and pedestrian access.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Other service district (site specific comment):
   This project site is located within the Fort Collins Loveland Water District and the South Fort Collins Sanitation District for water and sewer service. Please contact them at (970) 226-3104 for development requirements.
2. Water conservation (standard comment):
   The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: http://www.fcgov.com/standards

Department: Traffic Operations

Contact: Tim Tuttle, , TTUTTLE@fcgov.com

1. A Traffic Study was completed years ago with the Provincetowne development. Please provide a brief memo to document that this proposal is consistent with the conclusions that were found in the original study.
2. If there are any frontage improvements needed please work with Engineering.

Department: Technical Services

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

1. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
2. If submitting a replat for this property/project, addresses are not acceptable in the Subdivision Plat title/name.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Master plan and criteria compliance (site specific comment):
   The design of this site must conform to the drainage basin design of the Fossil Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual. This site is part of Provincetowne development and must conform to the drainage design of the approved development plans for this site.
2. Stormwater outfall (site specific comment):
   The stormwater outfall for this site is the existing detention pond located at the eastern edge of the site.
3. Detention requirements (site specific comment):
   Detention is provided for this site in the existing detention pond. As long as this development

Attachment A
Transportation Impact Study
Base Assumptions

Project Information				
Project Name	Autumn Ridge Multi-Family			
Project Location	6608 Autumn Ridge Dr, Fort Collins, CO			
TIS Assumptions				
Type of Study	Full: N/A		Intermediate: * Memo	
Study Area Boundaries	North: Trilby Rd.		South: Candlewood Dr	
	East: Brittany Dr.		West: Autumn Ridge	
Study Years	Short Range: 2019		Long Range: N/A	
Future Traffic Growth Rate				
Study Intersections	1. All access drives	5.		
	2.	6.		
	3.	7.		
	4.	8.		
Time Period for Study	AM: 7:00-9:00	PM: 4:00-6:00	Sat Noon:	
Trip Generation Rates	per ITE			
Trip Adjustment Factors	Passby: N/A		Captive Market: N/A	
Overall Trip Distribution	SEE ATTACHED SKETCH			
Mode Split Assumptions	N/A			
Committed Roadway Improvements				
Other Traffic Studies	Provincetowne III TIS by LSC dated 1/31/2006			
Areas Requiring Special Study	* Traffic Compliance Memo documenting the proposal is consistent with the findings in the original TIS			

Date: 9/20/18

Traffic Engineer: Sean Kellar, PE, PTOE

Local Entity Engineer: 9/24/18

Table 1
ESTIMATED TRAFFIC GENERATION
Provincetowne III
Ft. Collins, Colorado
(LSC #051420; January, 2006)

		Trip Generation Rates (1)					Vehicle - Trips Generated				
		Average	AM Peak Hour		PM Peak Hour		Average	AM Peak Hour		PM Peak Hour	
Land Use Description	Quantity	Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Single-Family (2)	296 DU (3)	9.57	0.19	0.56	0.64	0.37	2,833	56	166	189	110
Multifamily (4)	102 DU (3)	5.86	0.08	0.37	0.35	0.17	598	8	37	35	18
Day-care Center (5)	12.0 KSF (6)	79.26	6.78	6.01	6.19	6.99	951	81	72	74	84
Medical Office (7)	20.0 KSF (6)	36.13	1.96	0.52	1.00	2.72	723	39	10	20	54
					Total		**5,104**	**184**	**286**	**319**	**265**

Notes:
(1) Source: "Trip Generation", Institute of Transportation Engineers, 7th Edition, 2003.
(2) ITE Land Use No. 210, Single-Family Detached Housing
(3) Dwelling Unit
(4) ITE Land Use No. 230, Residential Condominium/Townhouse
(5) ITE Land Use No. 565, Day Care Center
(6) 1,000 Square Feet
(7) ITE Land Use No. 720, Medical-Dental Office Building

NORTH

0 15' 30' 60'

SCALE:1"=30'

FORTY-THREE PRIME

01/23/18

RIPLEY DESIGN INC.

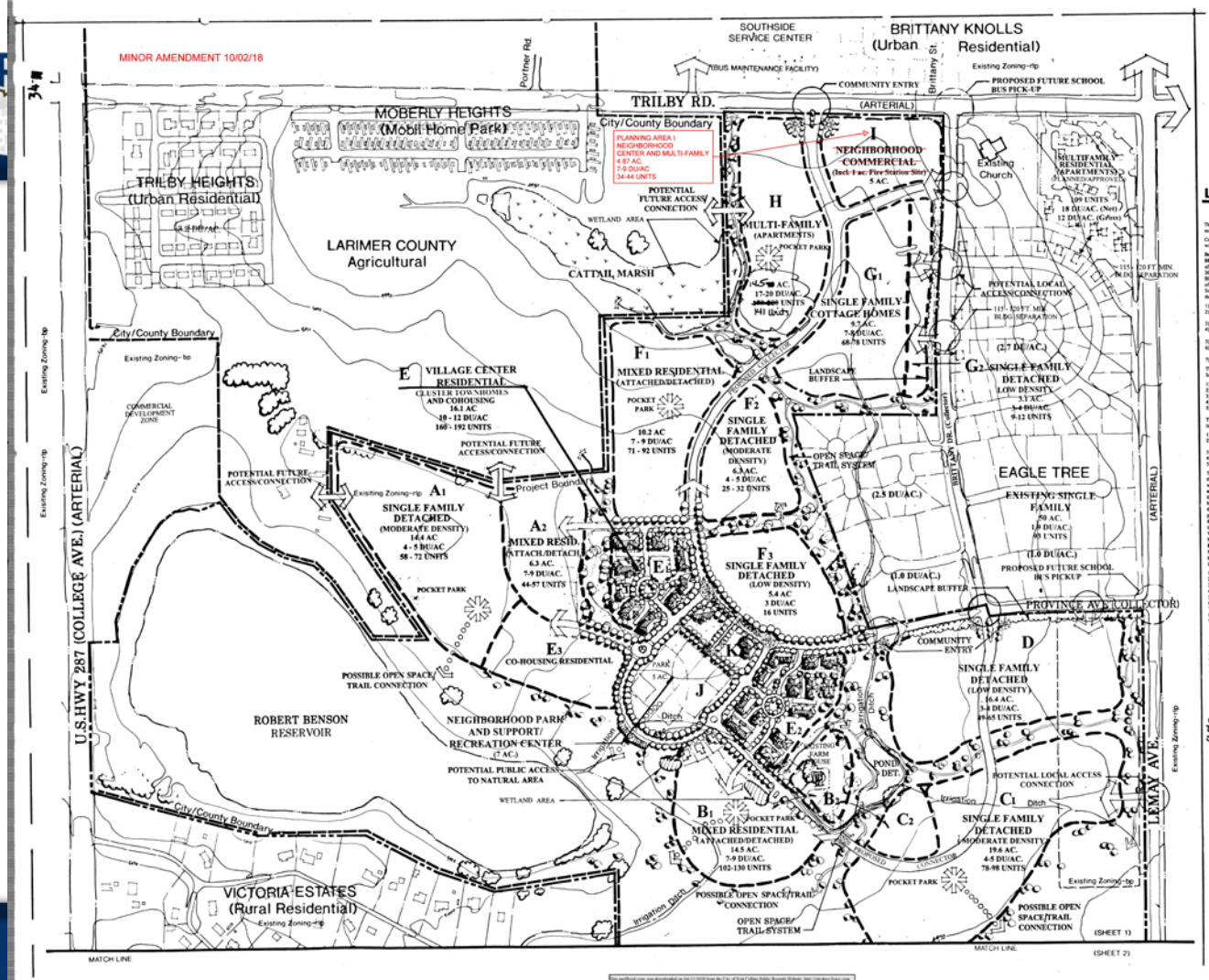
land planning
landscape architecture
urban design
entitlement

419 Canyon Ave., Suite 200
Fort Collins, Colorado 80521
970.224.5828
www.ripleydesigninc.com



Administrative Type I Hearing – February 7, 2019

Forty-Three Prime PDP #180014



DOWNING THORPE JAMES

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE ENGINEERING

881 North Street, Suite 103 Boulder, Colorado 80304 303-443-7533

LEGAL DESCRIPTION

That portion of Section 13, Township 6 North, Range 69 West of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:

Considering the North line of the Northeast Quarter of said Section 13 as bearing North 89°17'57" West and with all bearings contained herein relative thereto.

Beginning at the Northeast corner of said Section 13; thence along the North line of said Section 13, North 89°17'57" West 2103.42 feet; thence leaving said North line, South 00°00' 28" East 30.01 feet to the West line of the Tract of land described at Reception No. 8706813, thence along said West line South 00°13'57" East 20.01 feet to the South line of said Tract described at Reception No. 8706813 and the TRUE POINT OF BEGINNING; thence along said South line South 89°17' 57" East 1077.05 feet; thence 31.42 feet along the arc of a curve to the right having a central angle of 90°00' 00", a radius of 20.00 feet, the long chord of which bears South 45°17' 57" East; a distance of 28.28 feet to a point on the Westerly right-of-way line of Brittany Road; thence along said Westerly right-of-way line the following seven (7) courses and distances:

1) South 00°42' 03" West 460.00 feet;
2) Thence 84.94 feet along the arc of a curve to the right having a central angle of 05°00' 00", a radius of 963.00 feet, the long chord of which bears South 04°12' 37" West a distance of 84.91 feet;
3) South 06°42' 37" West 250.00 feet;
4) Thence 90.30 feet along the arc of a curve to the left having a central angle of 05°00' 00", a radius of 1035.00 feet, the long chord of which bears South 04°12' 37" West a distance of 90.47 feet;
5) South 01°42' 37" West 347.83 feet;
6) Thence 108.10 feet along the arc of a curve to the left having a central angle of 03°08' 22", a radius of 1977.00 feet, the long chord of which bears South 01°16' 34" East a distance of108.05 feet;
7) South 04°15' 43" East 99.00 feet;

Thence leaving said Westerly right-of-way line and along Provisionstreet P.U.D. 1st Filings North, West and Southerly lines the following five (5) courses and distances:

1) South 85°17' 23" West 718.86 feet;
2) South 16°25' 29" East 67.37 feet;
3) South 01°42' 37" West 54.00 feet;
4) South 19°19' 11" East 997.40 feet;
5) South 87°16' 10" East 196.00 feet;

Thence leaving said P.U.D. South 09°43' 50" East a distance of 80.00 feet to a point on the South right-of-way line of Previous Road; thence Along said South right-of-way line the following five (5) courses and distances:

1) North 80°16' 10" East 511.00 feet;
2) Thence 181.79 feet along the arc of a curve to the right having a central angle of 09°49' 36", a radius of 1060.00 feet, the long chord of which bears North 85°10' 57" East a distance of 181.57 feet;
3) South 89°54' 16" East 256.94 feet;
4) South 89°56' 05" East 40.84 feet;
5) South 89°54' 16" East 170.00 feet;

Thence 31.46 feet along the arc of a curve to the right having a central angle of 90°00' 00", a radius of 20.00 feet, the long chord of which bears South 44°54' 16" East a distance of 28.28 feet to a point on the westerly right-of-way of a county road 50.00 feet West of the east line of said Section 13, thence along the said westerly right-of-way and parallel to the said east section line South 00°05' 44" West a distance of 2721.18 feet, thence 31.35 feet along the arc of a curve to the right having a central angle of 90°22' 44", a radius of 20.00 feet, the long chord of which bears South 45°17' 38" West to a point on the northerly right-of-way of a county road and 40.00 feet North of the South line of the Southwest Quarter of said Section 13; thence along the said northerly right-of-way and parallel to the said South section line North 89°50' 52" West 883.47 feet, thence North 87°39' 00" West 272.04 feet; thence South 89°06' 08" West 295.57 feet; thence North 89°50' 32" West 1147.87 feet to a point on the East line of "Victoria Estates Subdivision", thence along the said East line and the extension thereof North 00°09' 27" West 1467.17 feet; thence South 87°57' 25" West 613.86 feet; thence North 73°06' 29" West 300.00 feet; thence North 61°40' 44" West 399.84 feet; thence South 89°09' 22" West 344.00 feet; thence North 75°08' 24" West 842.44 feet to a point on the westerly right-of-way of U.S. Route 287; thence along the said westerly right-of-way North 00°57' 05" East 760.36 feet; thence South 89°50' 05" East 137.31 feet to a point being the approximate high water line of Robert Benton Lake; (also known as Fairport Reservoir); thence around the North end of said Lake along the following twelve (12) courses and distances:

1) North 67°59' 35" West 109.40 feet;
2) North 13°33' 35" East 300.00 feet;
3) North 26°32' 35" East 300.00 feet;
4) North 08°26' 35" East 180.00 feet;
5) North 75°16' 35" East 200.00 feet;
6) North 38°56' 35" East 150.00 feet;
7) North 67°56' 35" East 120.00 feet;
8) North 82°26' 35" East 120.00 feet;
9) North 63°26' 05" East 110.00 feet;
10) North 41°55' 05" East 58.00 feet;
11) South 61°55' 05" East 116.18 feet;
12) South 17°57' 05" East 294.05 feet;

Thence departing said Lake boundary along the North line of the Southwest Quarter as determined by deeds of record and usage, South 89°52' 00" East 219.87 feet; thence North 73°51' 07" West 850.62 feet; thence North 00°07' 05" East 323.40 feet; thence South 72°57' 00" East 367.20 feet; thence South 69°14' 00" East 161.12 feet; thence South 54°41' 30" East 326.76 feet; thence North 84°29' 00" East 553.76 feet to a point on the West line of the Northeast Quarter of said Section 13 as determined by deeds of record and usage; thence along said line North 00°14' 28" West 746.10 feet; thence South 89°45' 28" East 660.00 feet; thence North 00°14' 28" West 1033.60 feet to the TRUE POINT OF BEGINNING.

Said Tract Contains 329.21 acres more or less.

Subject to all existing easements and rights-of-way of record.

minor amendment approved to allow decrease in DUs per acre on parcel H.
Steve Ott 4/15/99

NORTH

0 200 400'

SCALE: 1"=200'

PROVINCETOWNE

AMENDED OVERALL DEVELOPMENT PLAN

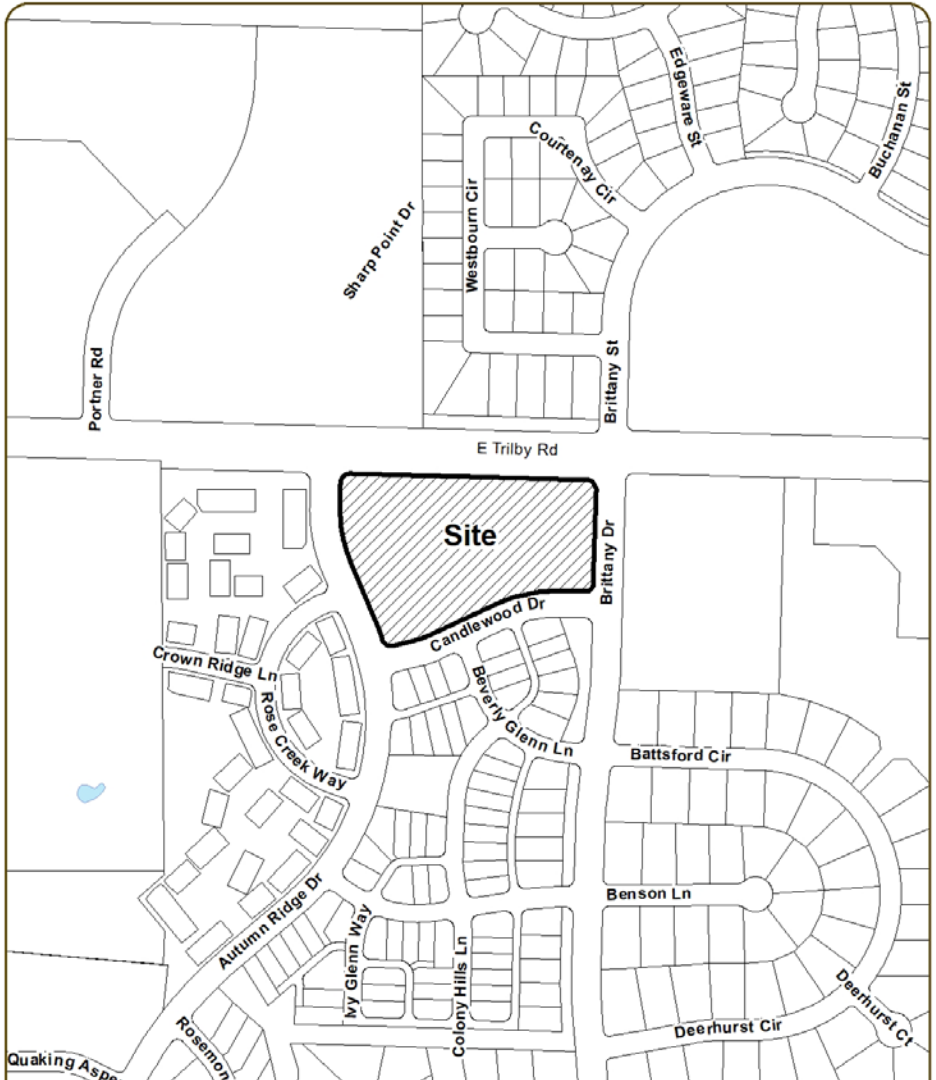
DATE SUBMITTED: 11/4/96

REVISIONS/RESUBMITTAL: 11-22-96, 12-05-96, 10-03-97

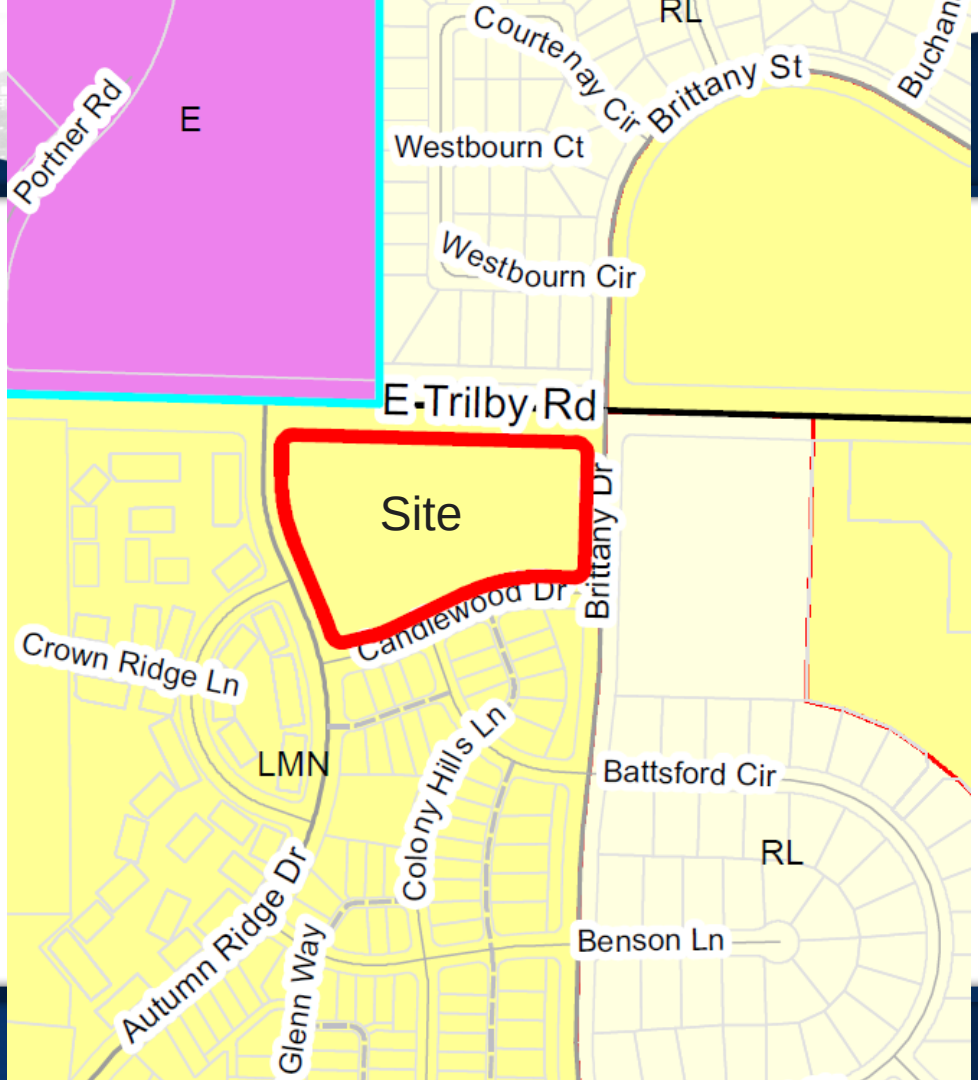
SHEET 1 of 2

34-M

This unofficial copy was downloaded on 6/1/2018 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Engineering Office, 281 North College Ave, Fort Collins, CO 80521 USA


Sharp Point Dr
Portner Rd
Westbourn Cir
Courtenay Cir
Edgeware St
Buchanan St
Brittany St
E Trilby Rd
Site
Brittany Dr
Candlewood Dr
Crown Ridge Ln
Rose Creek Way
Beverly Glenn Ln
Battsford Cir
Autumn Ridge Dr
Ivy Glenn Way
Colony Hills Ln
Benson Ln
Deerhurst Cir
Deerhurst Ct
Rosemont
Quaking Aspe


E Trilby Rd
Site
Brittany Dr
Candlewood Dr
Desert Willow Way
Beverly Glenn Ln
Rose Creek Way
Battsford Cir


Portner Rd
E
Courtenay Cir
RL
Brittany St
Buchan
Westbourn Ct
Westbourn Cir
E-Trilby-Rd
Site
Brittany Dr
Candlewood Dr
Crown Ridge Ln
LMN
Colony Hills Ln
Battsford Cir
RL
Autumn Ridge Dr
Glenn Way
Benson Ln

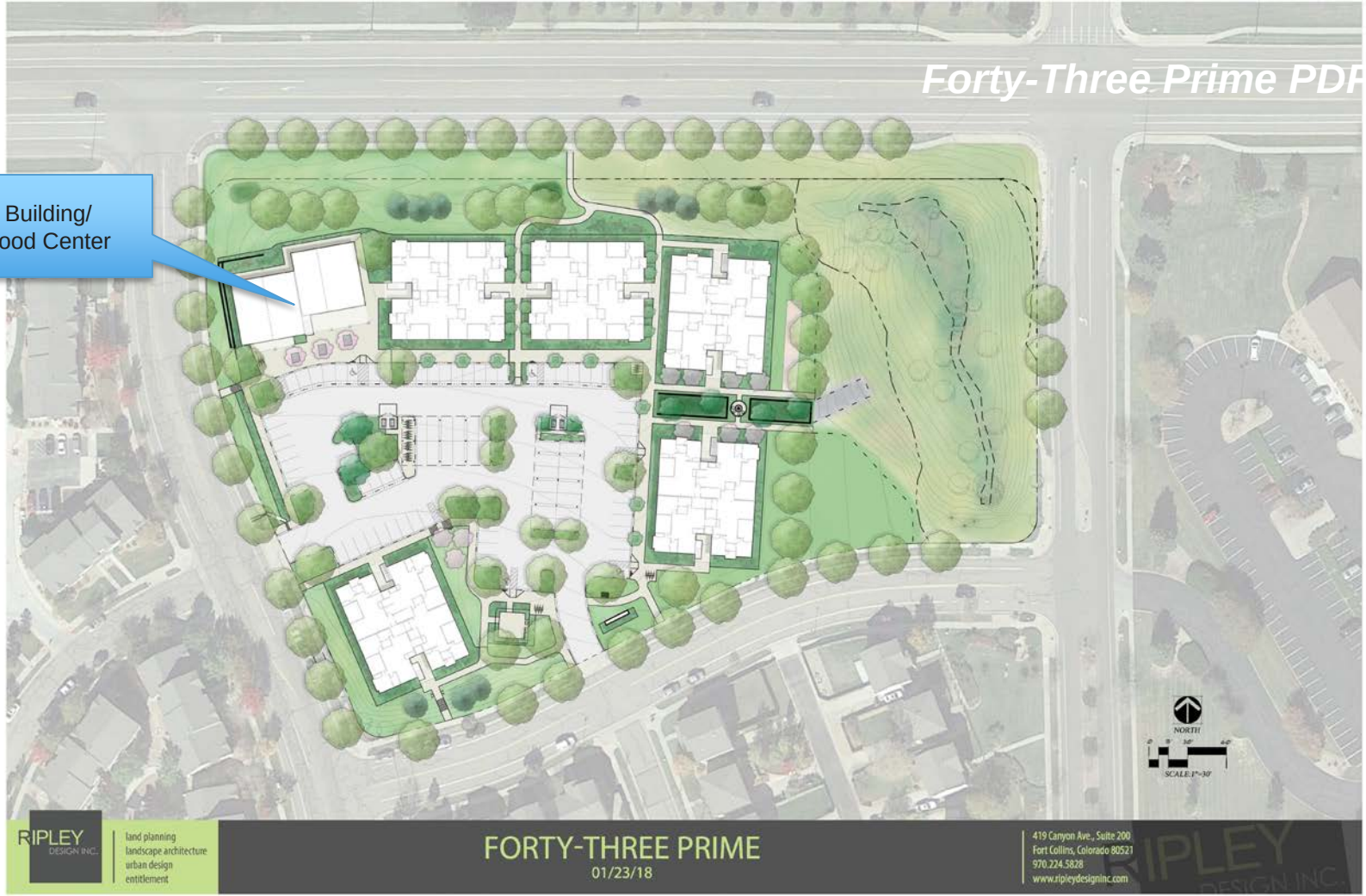
LMN Zoning

Direction	Existing Land Use	Zone District
North	Southside Service Center/Brittany Knolls Subdivision	Employment (E), Residential Low Density (R-L)
South	Provincetowne, single-family	Low Density Mixed-Use Neighborhood (L-M-N)
East	Discovery Fellowship Church	Residential Low Density (R-L)
West	Privincetowne, single-family and multi-family	Low Density Mixed-Use Neighborhood (L-M-N)

Project Description:

- Proposed 40 dwelling units in five multi-family buildings, and 3 dwelling units in one mixed-use building on 4.8 acres
- Mixed-use building includes 5,000 SF of commercial space on ground floor acting as neighborhood center
- Primary access from Candlewood Drive and Autumn Ridge Drive
- Site includes 95 parking spaces
- Property is zoned Low Density Mixed-Use Neighborhood (L-M-N)
- Subject to Type I Review, based on size of buildings and number of units

Forty-Three Prime PDF



A. *Section 4.5 (3) (a) – Access to a Neighborhood Center*

- *Provincetowne O.D.P. as amended identifies this tract for a combination of multi-family and neighborhood center uses*
- *NC includes 5,000 SF of two non-residential uses*
- *3,381 SF outdoor plaza and 21 associated parking spaces*

A. Section 3.2.2 (C) (4) – Bicycle Parking

Number of Bicycle Spaces Required:

75 bedrooms units x 1.0 space	=	75
Commercial (1/1000Sf)	=	5.0
Total (Range):	=	80

The P.D.P. provides 87 bicycle parking spaces (26 fixed-racks/61 enclosed).

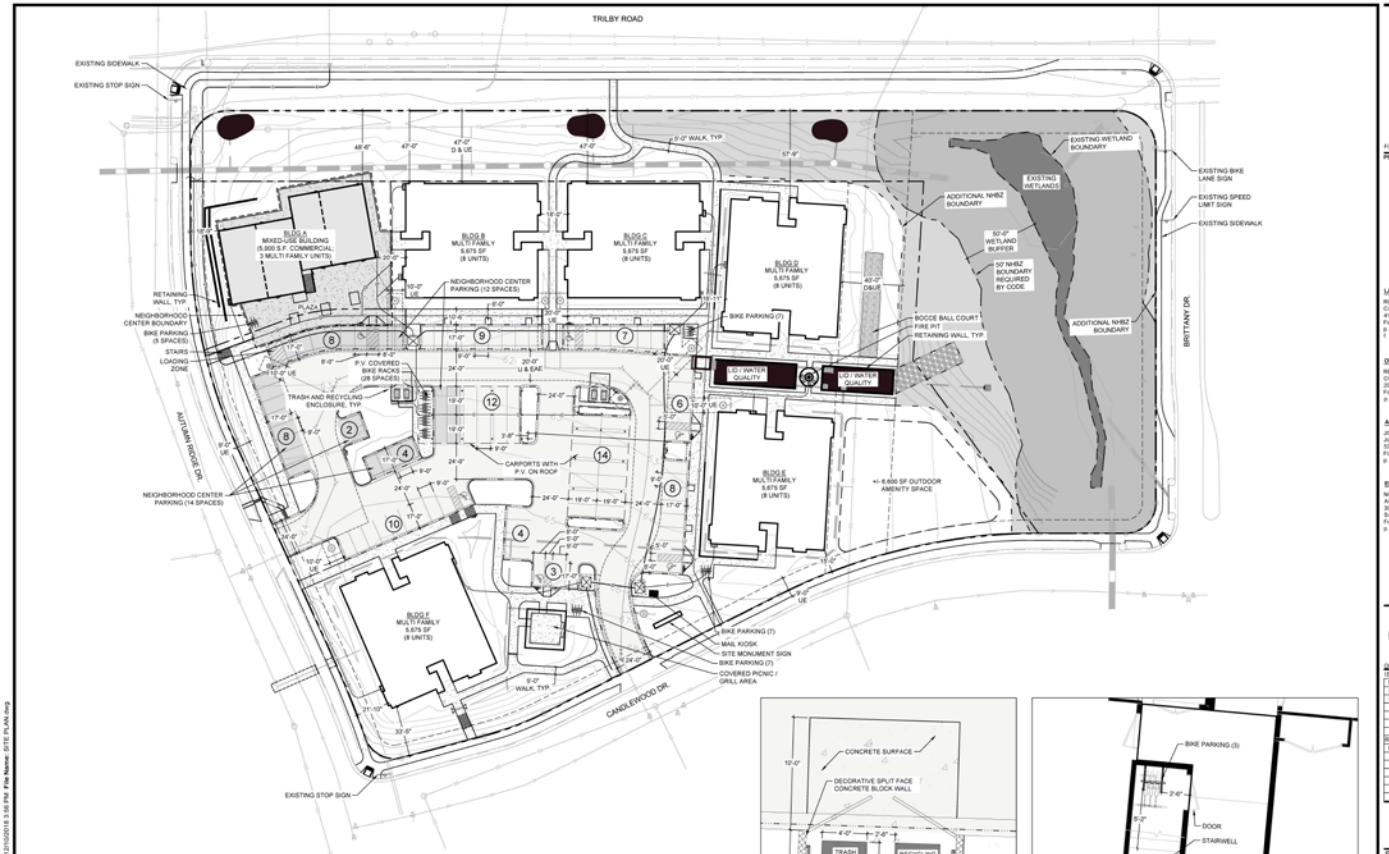
A. Section 3.2.2(K)(1)(a) - Parking

Number of Spaces Required:

11 1-bedroom units x 1.50 spaces	=	17
32 2-bedroom units x 1.75 spaces	=	56
Commercial (Min.1/1000Sf, Max. 5/1000=		(10-25)
Total (Range):		= 83 - 98

The P.D.P. provides the following:

Standard Spaces	=	89
Accessible Spaces	=	6.0
Total:	=	95



NATURAL HABITAT BUFFER ZONES

NATURAL HABITAT BUFFER ZONES	REQUIRED ACRES	PROVIDED ACRES
50' WETLAND BUFFER	0.69	0.69
ADDITIONAL BUFFER	0.00	0.36
TOTAL NHBZ	0.69	1.05

NOTE: THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

TRASH ENCLOSURE TYPICAL SCALE: 1" = 1'-0"

NOTE: RESIDENTS MAY BE INCENTIFIZED OR REQUIRED TO UTILIZE ASSIGNED TRASH ENCLOSURES IN A WAY THAT PROMOTES AN EVEN USE OF DUMPSTERS ON THE SITE. SEE ARCH (PAGE 11) FOR TRASH ENCLOSURE ELEVATIONS.

BIKE PARKING UNDER STAIRWELL TYPICAL SCALE: 1" = 1'-0"

FORTY-THREE PRIME

PDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

RIPLEY DESIGN INC.

■ land planning ■ landscape architecture ■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

LAND PLANNER
RIPLEY DESIGN INC.
Cint Anders
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Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER / APPLICANT
RED RAVEN LLC
Chandler Souther
201 Commerce Drive Unit 2
Fort Collins, CO 80524
p. 970.381.7686

ARCHITECT
JOHN DENGLER & ASSOCIATES, P.C.
John Dengler
5336 Highcastle Court
Fort Collins, CO 80528
p. 970.223.1512

ENGINEER
NORTHERN ENGINEERING
Andy Reese
301 N. Howes Street
Suite 100
Fort Collins, CO 80521
p. 970.221.4158

NORTH SCALE: 1"=30'-0"

ORIGINAL SITE PACK

ISSUED

No.	DESCRIPTION	DATE
01	PDP	09/26/2018
02	PDP	11/14/2018

REVISIONS

No.	DESCRIPTION	DATE
1	CITY COMMENTS	12/06/2018

SITE PLAN

SEAL:

ENTITLEMENT DRAWING NOT FOR CONSTRUCTION

PROJECT No.	R18-044
DRAWN BY	CA
REVIEWED BY	RL

DRAWING NUMBER:

2 OF 11

Plotted By: Cint Anders Layout: SITE PLAN Printed On: 12/10/2018 3:56 PM File Name: SITE PLAN.dwg

b. *Section 3.4.1(E)(1) - Buffer Zone Performance Standards*

- Existing wetlands and natural habitat protected and enhanced with additional landscaping
- Buffer zone established around high value wetland area
- Pedestrian access to natural habitat aligned with Nature in the City objectives

Section 3.6.4 – Transportation Level of Service Requirements

- Original 2006 Provincetowne Traffic Study updated for this project
- Projected traffic (472 daily trips) significantly less than originally assumed (2,000 daily trips) based on proposed uses
- Roadway network built to accommodate original commercial use and adequate to accommodate proposed multi-family and mixed-use
- Transportation level of service requirements met for all modes including vehicular, bike, and pedestrians

A. Section 3.8.30 (F) – Design Standards for Multi-Family Buildings (2) Variation Among Buildings

- Two distinctive building designs required - project providing three
- The five multi-family buildings include 2 building designs that include variation of materials, color, window treatments, entrances, and roof form
- No two building designs are located next to each other on site
- Mixed-use building has distinctive design from other multi-family buildings



3 8-PLEX FRONT ELEVATION

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



1 8-PLEX SIDE ELEVATION

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

MATERIALS NOTES for Version 1 - Buildings A, C and E on Site Plan

(A) Lap Siding:
Cement Fiber Board
Hide Plank, 8" Exposure
Color: Charcoal Gray

(B) Board & Batten Siding:
Cement Fiber Panels
1x4 Cement Fiber Vertical Trim Boards @ 18" O.C.
Color: White

(C) Ship Lap Siding:
Rough Sawn Cedar Planks
1x6, Stained
Color: Red/Brown

(D) Stone Veneer:
Thin Cut Real Stone
Ashlar Pattern, Adhered
Color: Buff Sandstone

(E) Roofing:
1. High Profile Composite Shingles, Main Roofs
Color: Weathered Wood
2. Standing Seam Metal Roofing at Entry Stairs
Color: Zinc

(F) Windows:
Vinyl Framed
Color 1: Dark Bronze where shown
Color 2: White where shown



4 8-PLEX SIDE ELEVATION

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



2 8-PLEX REAR ELEVATION

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

8-PLEX BUILDING ELEVATIONS Version 1

John Dengler & Associates, P.C. Architects & Planners
3336 highcastle court fort collins, colorado 80525 (970) 223-1512

Forty-Three Prime

Fort Collins, Colorado

by: jhd
date: 12.6.2018
revisions:
sheet: 8 OF 11



3 MIXED-USE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 MIXED-USE EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS NOTES

(A) Lap Siding:
Cement Fiber Board
Hide Plank, 8" Exposure
Color: Charcoal Gray

(B) Board & Batten Siding:
Cement Fiber Panels
1x4 Cement Fiber Vertical Trim Boards @ 18" O.C.
Color: White

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Ashlar Pattern, Adhered
Color: Buff Sandstone

(E) Roofing:
1. High Profile Composite Shingles, Main Roofs
Color: Weathered Wood
2. Standing Seam Metal Roofing at Entry Stairs
Color: Zinc

(F) Windows:
Vinyl Framed
Color 1: Dark Bronze where shown
Color 2: White where shown



4 MIXED-USE WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 MIXED-USE NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MIXED USE BUILDING ELEVATIONS

John Dengler & Associates, P.C. Architects & Planners
3336 Highcastle court fort collins, colorado 80525 (970) 223-1512

Forty-Three Prime
Fort Collins, Colorado

by: jhd
date: 12.6.2018
revisions:
sheet: 10 OF 11

Findings of Fact/Conclusions:

In evaluating the proposed Forty-Three Prime Project Development Plan, PDP #180014, staff makes the following findings of fact and conclusions:

A. The P.D.P. is consistent with the Provincetowne Overall Development Plan (O.D.P.) as amended.

B. The PDP complies with Common Development Review Procedures for Development Applications of Article 2 – Administration.

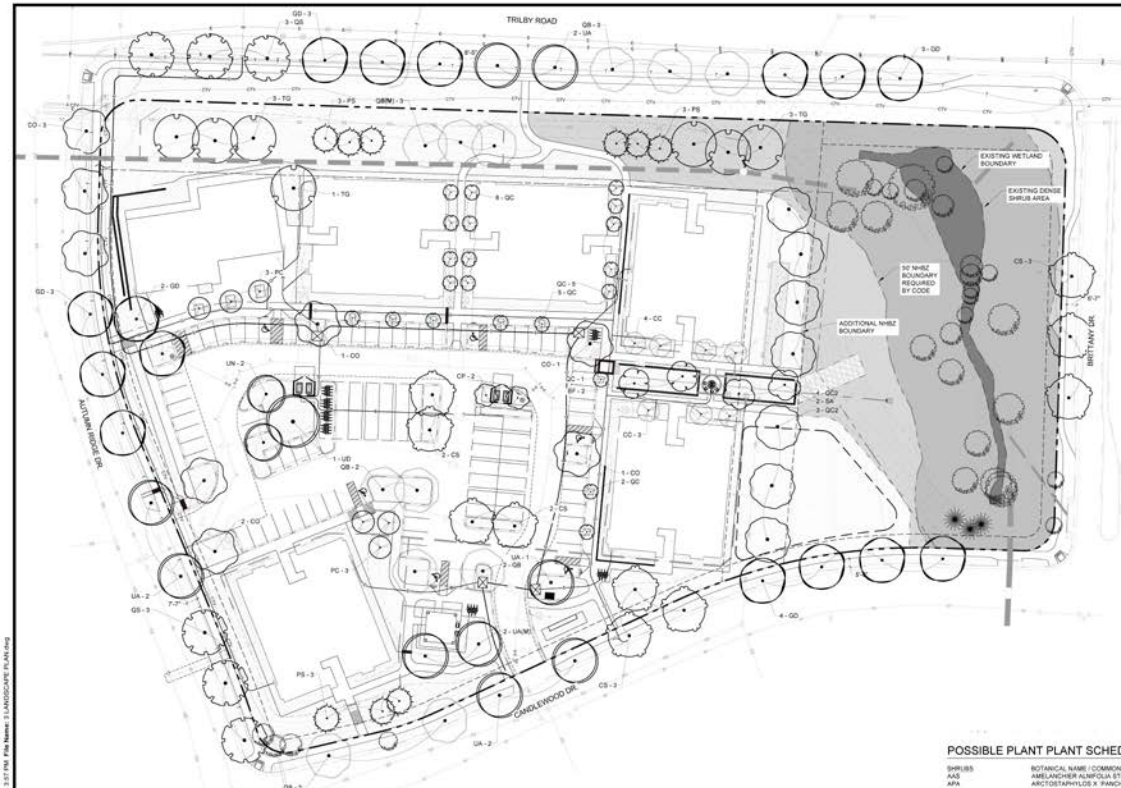
C. The PDP complies with relevant standards located in Article 3 – General Development Standards.

D. The PDP complies with the relevant (L-M-N) Low Density Mixed-Use Neighborhood District standards in Division 4.5 of Article 4.

RECOMMENDATION:

Approval of the Forty-Three Prime Project Development Plan #180014

Resource Slides



LEGEND

SYMBOL

- PLANTED AREA*
- IRRIGATED TURF
- NATIVE SEED
- RAIN GARDEN
- EXISTING WETLAND
- 50' NATURAL HABITAT BUFFER ZONE**
- ADDITIONAL NATURAL HABITAT BUFFER ZONE DEDICATED BY OWNER**
- EXISTING TREES TO REMAIN (SEE TREE MITIGATION PLAN)
- STEEL EDGER
- ELECTRIC BOX
- ELECTRIC VAULT
- TELEPHONE PEDESTAL
- EXISTING SIGN
- INLET GRATE
- GAS METER
- FIRE HYDRANT
- STREET LIGHT
- TRANSFORMER
- PROPERTY BOUNDARY
- FO — FIBER OPTIC UTILITY
- G — GAS UTILITY
- SD — STORM DRAIN UTILITY
- SS — SANITARY SEWER UTILITY
- T — TELEPHONE UTILITY
- UE — UNDERGROUND ELECTRIC UTILITY
- W — WATER LINE UTILITY
- X — EXISTING FENCE

* PLANTED AREAS WILL INCLUDE APPROPRIATE SHRUBS AND ANNUALS/PERENNIALS FROM THE SCHEDULE SHOWN ON THIS PAGE. LANDSCAPE MATERIALS IN PLANTED AREAS WOULD INCLUDE WOOD MULCH OR ROCK MULCH. WOOD MULCH WOULD NOT BE USED IN LOCATIONS WHERE IT COULD POTENTIALLY INTERFERE WITH STORM WATER INLETS

** THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

TREE SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
BF	2	BETULA FONTINALIS / NATIVE RIVER BIRCH	15 GAL		
CC	7	CARPINUS BETULUS ' COLUMNARIS ' / COLUMNAR EUROPEAN HORNBEAM	B & B	2"	
CS	10	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	3"	
CO	8	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	3"	
CP	2	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	3"	
GD	15	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	3"	
PS	9	PINUS STROBIFORMIS / SOUTHWESTERN WHITE PINE	B & B		8' HT
PC	6	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	1.5"	
QB	9	QUERCUS BUCKLEYI / BUCKLEY OAK	B & B	2"	
QB(M)	3	QUERCUS BUCKLEYI / BUCKLEY OAK	B & B	2"	
QC2	7	QUERCUS MACDANIELLI 'CLEMONS' TM / HERITAGE OAK	B & B	2"	
QC	21	QUERCUS ROBUR X ALBA 'CRIMSON SPIRE' / CRIMSON SPIRE OAK	B & B	2"	
QS	6	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2"	
SA	2	SALIX AMYGDALOIDES / PEACH LEAF WILLOW	B & B	3"	
TG	7	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	3"	
UN	2	ULMUS AMERICANA 'NEW HORIZON' / NEW HORIZON AMERICAN ELM	B & B	3"	
UD	1	ULMUS DAVIDIANA JAPONICA 'DISCOVERY' / DISCOVERY ELM	B & B	3"	
UA	7	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	3"	
UA(M)	2	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	3"	

NOTE: QB(M) WILL BE USED TO MITIGATE TREES NOT REQUIRING UPSIZING

RAIN GARDEN

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
AM	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	5 GAL
AC2	AGASTACHE X 'CORANADO RED' / ANISE HYSSOP	5 GAL
AT	ALCHEMILLA MOLLIS 'THRILLER' / LADY'S MANTLE	5 GAL
AC	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE	5 GAL
AF	ARTEMISIA FRIGIDA / FRINGED WORMWOOD	5 GAL
BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	5 GAL
CI	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW	5 GAL
CC2	COTONEASTER APICULATUS / CORAL BEAUTY COTONEASTER	5 GAL
EK	ERIOGONUM UMBELLATUM 'KANNAH CREEK' / KANNAH CREEK SULPHUR FLOWER	5 GAL
FP	FALLUGIA PARADOXA / APACHE PLUME	5 GAL
HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL
IG	IRIS GERMANICA / GERMAN IRIS	5 GAL
IS	IRIS PALLIDA 'VARIEGATA' / VARIEGATED SWEET IRIS	5 GAL
MC	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL
OM	OENOTHERA MISSOURIENSIS / BIGFRUIT EVENING PRIMROSE	5 GAL
PS2	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	5 GAL
PB2	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	5 GAL
PR	PENSTEMON ROSTRIFLORUS / BRIDGE PENSTEMON	5 GAL
PA	PERSICARIA AFFINIS / KNOTWEED	5 GAL
PB	PINUS MUGO 'SIG TUNA' / MOUNTAIN PINE	5 GAL
PY	POTENTILLA FRUTICOSA 'YELLOW GEM' / YELLOW GEM POTENTILLA	5 GAL
RA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL
R4	ROSA X 'MORDEN SUNRISE' / ADELAIDE HOODLESS ROSE	5 GAL
RS	ROSA X 'NEARLY WILD' / NEARLY WILD ROSE	5 GAL
SB	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	5 GAL
SM	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	5 GAL

POSSIBLE PLANT PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
AAS	AMELANCHIER ALNIFOLIA STOLONIFERA / SASKATOON	5 GAL
APA	ARCTOSTAPHYLOS X 'PANCHITO' / PANCHITO MANZANITA	5 GAL
BTC	BERBERIS THUNBERGII 'CONCORDE' / CONCORDE BARBERRY	5 GAL
BBA	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL
CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
CSA	CORNUS SERICEA 'ARTIC FIRE' / ARTIC FIRE DOGWOOD	5 GAL
CSK	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	5 GAL
CT	COTONEASTER APICULATUS 'TOM THUMB' / TOM THUMB CRANBERRY COTONEASTER	5 GAL
EN5	ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH	5 GAL
EAC	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL
EFS	EUONYMUS FORTUNEI 'BLONDY' TM / BLONDY EUNONYMUS	5 GAL
HAA	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	5 GAL
HME	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM / BAILMER HYDRANGEA	5 GAL
PAS	PHYLLOSTACHYS AUREOSULCATA 'SPECTABILIS' / GREEN-STRIPED BAMBOO	5 GAL
PMO	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	5 GAL
PAM	PRUNUS AMERICANA / AMERICAN PLUM	5 GAL
PMV	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKEBERRY	5 GAL
RGL	RHUS GLABRA / SMOOTH SUMAC	5 GAL
RTA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL
RAU	RIBES AUREUM / GOLDEN CURRANT	5 GAL
RWU	ROSA WOODSII ULTRAMONTANA / WOODS' ROSE	5 GAL
RNW	ROSA X 'NEARLY WILD' / NEARLY WILD ROSE	5 GAL
SEX	SALIX EXIGUA / COYOTE WILLOW	5 GAL
SPN	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW	5 GAL
SBF	SPIRAEA X BUMALDA 'FLOWERING CHOICE' / BUMALD SPIRAEA 'FLOWERING CHOICE'	1 GAL
YGL	YUCCA GLAUCA / SOAPWEED	5 GAL

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE
AMP	ACHILLEA MILLEFOLIUM 'PAPRIKA' / RED YARROW	1 GAL
ARB	AJUGA REPTANS 'BURGUNDY GLOW' / BURGUNDY GLOW BUGLEWEED	1 GAL
CTS	CERASTIUM TOMENTOSUM / SNOW IN SUMMER	1 GAL
DFS	DELOSPERMA X 'FIRE SPINNER' / FIRE SPINNER ICE PLANT	1 GAL
GOD	GALIUM ODORATUM / SWEET WOODRUFF	1 GAL
RFG	RUDBECKIA FULGIDA 'GOLDSTRUM' / CONEFLOWER	1 GAL

FORTY-THREE PRIME

PDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

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■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■
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p. 970.221.4158

NORTH SCALE: 1"=30'-0"

ORIGINAL SIZE: 24X36

ISSUED

No.	DESCRIPTION	DATE
0	PDP	09/05/2018
02	PDP	11/14/2018

REVISIONS

No.	DESCRIPTION	DATE
1	CITY COMMENTS	12/06/2018

LANDSCAPE PLAN

SEAL:

ENTITLEMENT DRAWING NOT FOR CONSTRUCTION

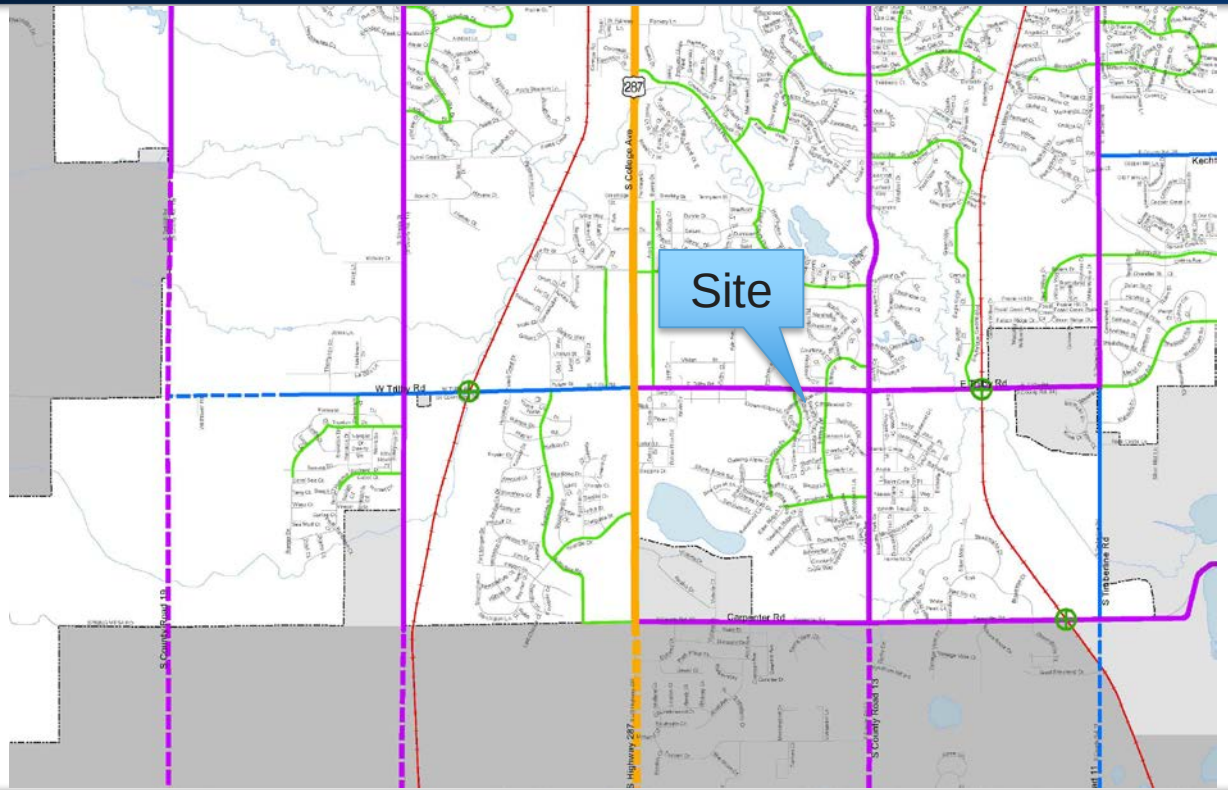
PROJECT No. R16-044
DRAWN BY: CA
REVIEWED BY: RL

DRAWING NUMBER:

3 OF 11

Plotted By: Cara Anders Layout: 3 LANDSCAPE PLAN Printed On: 12/10/2018 3:07 PM File Name: 3 LANDSCAPE PLAN.dwg

Master Street Plan





3 8-PLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 8-PLEX SIDE ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS NOTES for Version 2 - Buildings B, D and F on Site Plan

(A) Lap Siding
Cement Fiber Board
Hide Plank, 8" Exposure
Color: White

(B) Board & Batten Siding
Cement Fiber Panels
1x4 Cement Fiber Vertical Trim Boards @ 16" O.C.
Color: Red/Brown

(C) Ship Lap Siding
Rough Sawn Cedar Planks
1x8, Stained
Color: Dark Green/Grey

(D) Stone Veneer:
Thin Cut Real Stone
Ashlar Pattern, Adhered
Color: Buff Sandstone

(E) Roofing:
1. High Profile Composite Shingles, Main Roofs
Color: Weathered Wood
2. Standing Seam Metal Roofing at Entry Stairs
Color: Zinc

(F) Windows:
Vinyl Framed
Color 1: Dark Bronze where shown
Color 2: White where shown



4 8-PLEX SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 8-PLEX REAR ELEVATION
SCALE: 1/8" = 1'-0"

8-PLEX BUILDING ELEVATIONS Version 2

john dengler
3334 highcastle court fort collins, colorado 80525 (970) 223-1412

Forty-Three Prime
Fort Collins, Colorado

by: jhd
date: 12.6.2018
revisions:
sheet: 9 OF 11

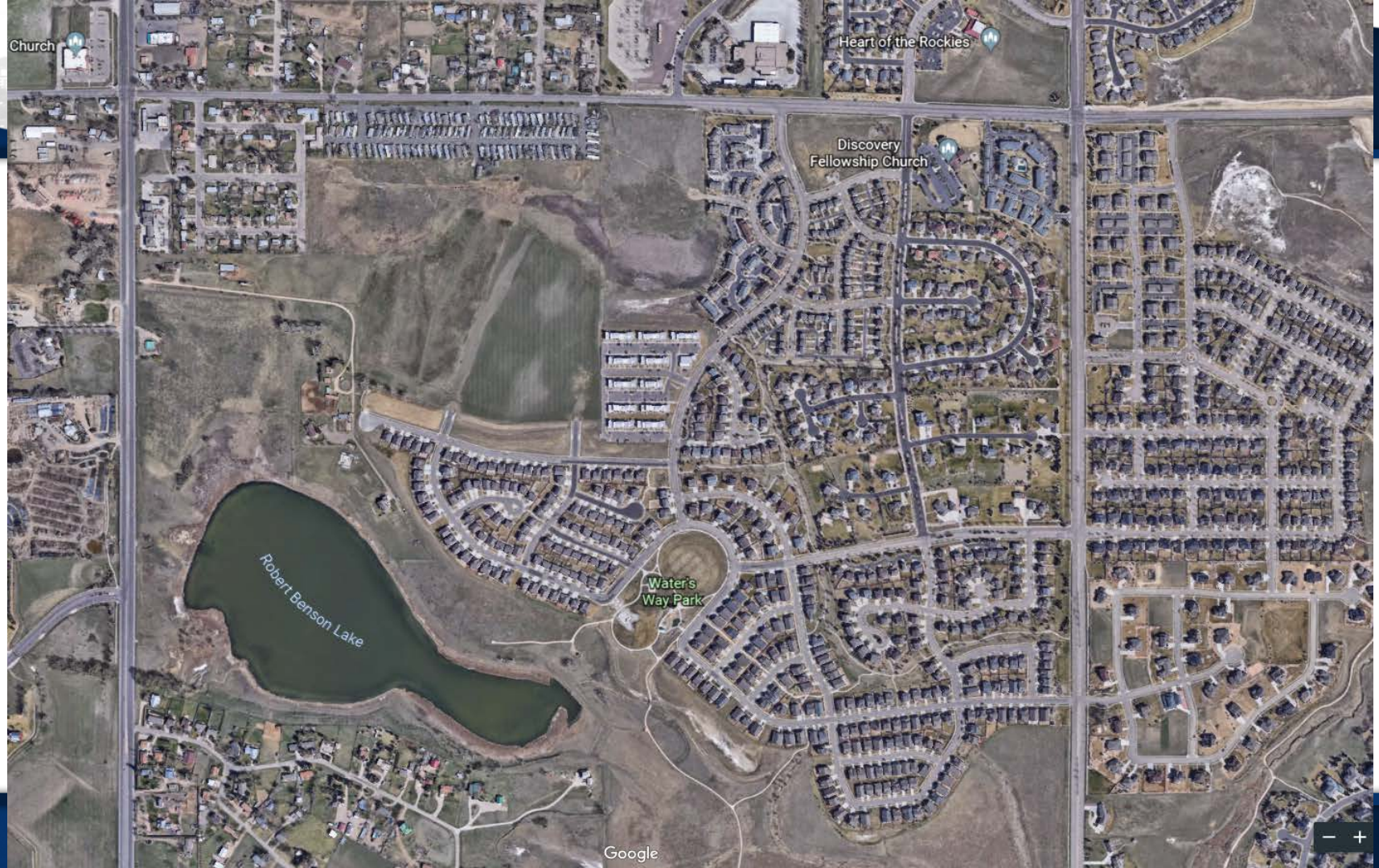
Forty-Three Prime PDP



Forty-Three Prime PDP




E Trilby Rd
E Trilby Rd
E Trilby Rd
34
34
34
Autumn Ridge Dr
Autumn Ridge Dr
Brittany Dr
Brittany Dr
Desert Willow Way
Candlewood Dr
Candlewood Dr
Candlewood Dr
Beverly Glenn Ln
Crown Ridge Ln
Google
Imagery ©2019 Google, Map data ©2019 Google
United States
Terms


Church
Heart of the Rockies
Discovery
Fellowship Church
Robert Benson Lake
Water's
Way Park
Google

FORTY-THREE PRIME PDP

Type 1 – Public Hearing

January 23, 2019

CONSULTANTS:

RIPLEY DESIGN INC.

NE NORTHERN ENGINEERING

john dengler & ASSOCIATES, P.C. ARCHITECTS & PLANNERS

APPLICANT:

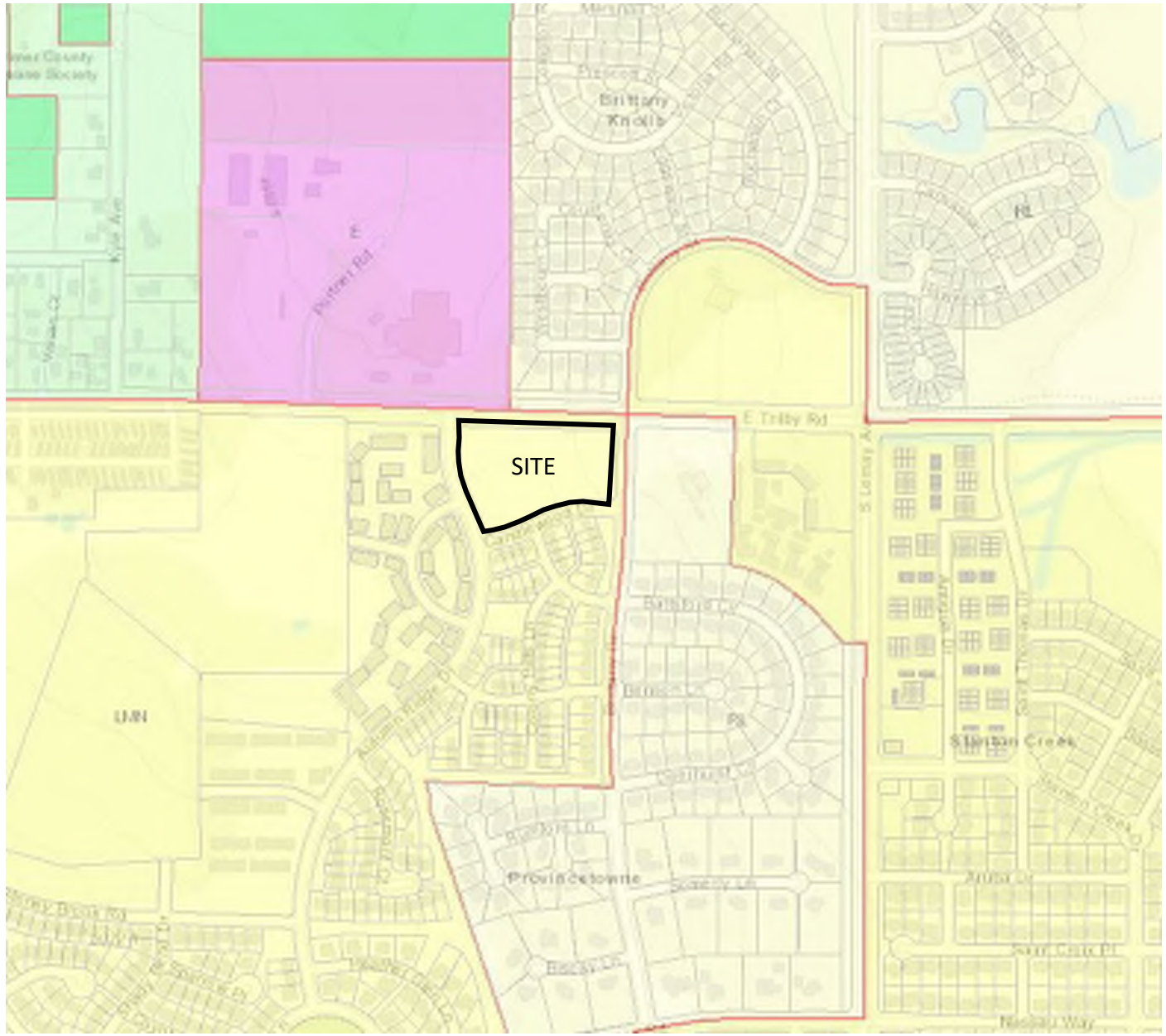
Red Raven LLC

Fort Collins, CO



VICINITY MAP

RIPLEY DESIGN INC.



- LMN = Low Density Mixed-Use
- RL = Low Density Residential
- E = Employment
- POL = Public Open Lands

ZONING

RIPLEY DESIGN INC.



- Empty lot
- Existing sidewalks
- Existing wetlands
- Topography

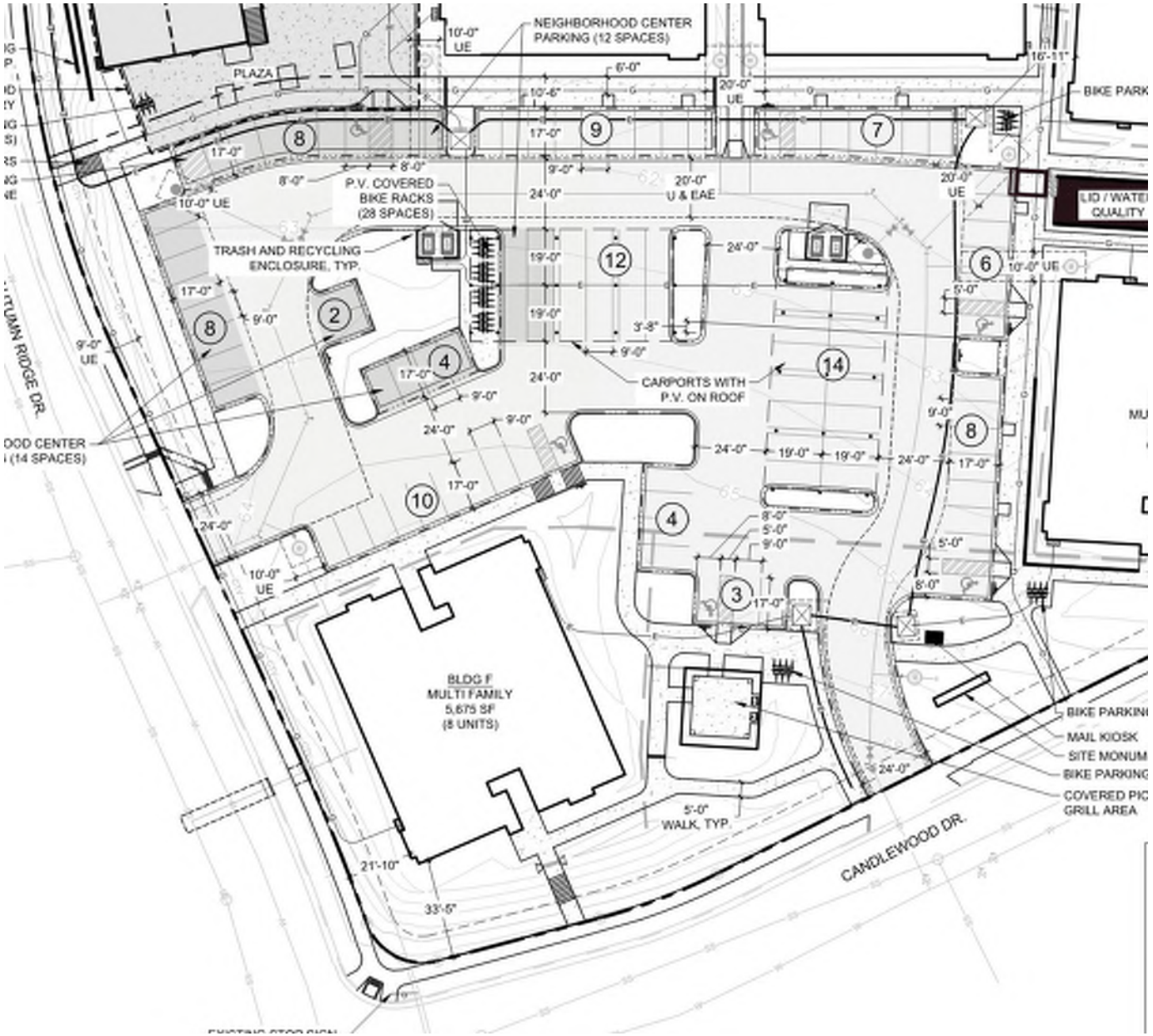
EXISTING CONDITIONS

RIPLEY DESIGN INC.

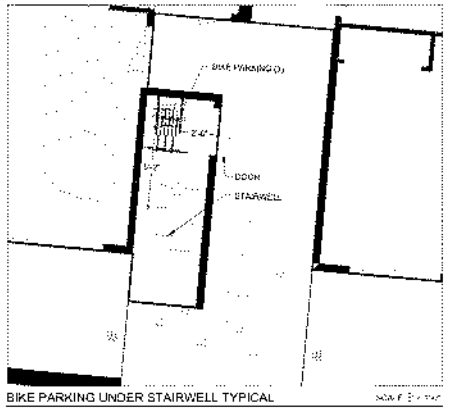


SITE PLAN

RIPLEY DESIGN INC.



- RESIDENTIAL
  - 69 standard stalls
  - 5 accessible stalls
- COMMERCIAL
  - 20 standard stalls
  - 1 accessible stall
- 95 TOTAL PARKING SPACES
- BIKE PARKING
  - 28 covered (carport)
  - 33 covered (stairs)
  - 26 open racks
  - 87 TOTAL



PARKING

RIPLEY DESIGN INC.



- 0.09 acres existing wetland
- 0.69 acres required wetland buffer
- 0.36 acres additional NHBZ

EXISTING WETLANDS + NHBZ

RIPLEY DESIGN INC.



- Large Rain Garden
- Three Smaller Rain Gardens
- 88,837 sf of total impervious treated (91.6%)



FORTY-THREE PRIME ON-SITE LID TREATMENT		
Project Summary		
Total Impervious Area	96,936	sf
Target Treatment Percentage	75%	
Minimum Area to be Treated by LID measures	***72,702.00***	**sf**
Rain Gardens		
Total Rain Garden Treatment Area	76,236	sf
North Rain Gardens		
Total Rain Garden Treatment Area	12,601	sf
Total Treatment Area	**88,837**	**sf**
Percent Total Project Area Treated	**91.6%**	

LOW IMPACT DESIGN

RIPLEY DESIGN INC.



3 8-PLEX FRONT ELEVATION



1 8-PLEX SIDE ELEVATION

- 43 dwelling units (8.83 DU/AC)
- Two versions for multi-family
- 8 units per building
  - 6 - 2BR
  - 2 - 1BR



3 8-PLEX FRONT ELEVATION



1 8-PLEX SIDE ELEVATION

ARCHITECTURE

RIPLEY DESIGN INC.

- 5000 SF commercial space
- 3 residential units



3 MIXED-USE SOUTH ELEVATION



1 MIXED-USE EAST ELEVATION



4 MIXED-USE WEST ELEVATION

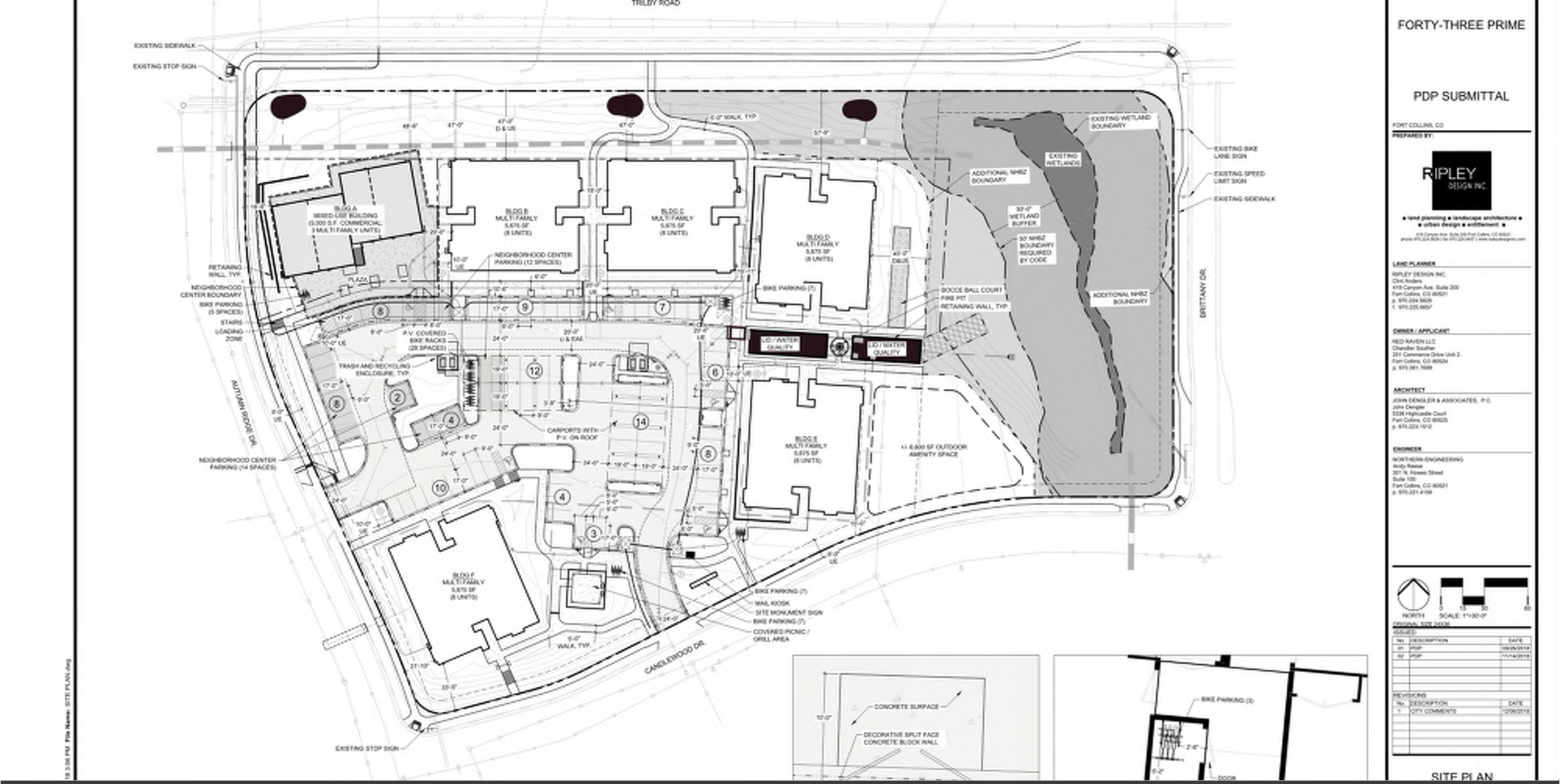


2 MIXED-USE NORTH ELEVATION

RIPLEY DESIGN INC.

ARCHITECTURE


E TRILBY RD
BRITTANY DR
AUTUMN RIDGE DR
CANDLEWOOD DR
NORTH
SCALE: 1"=30'


TRILBY ROAD
EXISTING SIDEWALK
EXISTING STOP SIGN
BLDG A
MIXED-USE BUILDING
(5,000 S.F. COMMERCIAL
3 MULTI FAMILY UNITS)
BLDG B
MULTI FAMILY
5,675 SF
(8 UNITS)
BLDG C
MULTI FAMILY
5,675 SF
(8 UNITS)
BLDG D
MULTI FAMILY
5,675 SF
(8 UNITS)
BLDG E
MULTI FAMILY
5,675 SF
(8 UNITS)
BLDG F
MULTI FAMILY
5,675 SF
(8 UNITS)
NEIGHBORHOOD CENTER PARKING (12 SPACES)
PLAZA
RETAINING WALL, TYP.
NEIGHBORHOOD CENTER BOUNDARY
BIKE PARKING (5 SPACES)
STAIRS
LOADING ZONE
P.V. COVERED BIKE RACKS (28 SPACES)
TRASH AND RECYCLING ENCLOSURE, TYP.
CARPORTS WITH P.V. ON ROOF
NEIGHBORHOOD CENTER PARKING (14 SPACES)
AUTUMN RIDGE DR.
BIKE PARKING (7)
MAIL KIOSK
SITE MONUMENT SIGN
BIKE PARKING (7)
COVERED PICNIC / GRILL AREA
+/- 6,600 SF OUTDOOR AMENITY SPACE
BOCCE BALL COURT
FIRE PIT
RETAINING WALL, TYP.
LID / WATER QUALITY
LID / WATER QUALITY
BIKE PARKING (7)
EXISTING WETLAND BOUNDARY
EXISTING WETLANDS
ADDITIONAL NHBZ BOUNDARY
50'-0" WETLAND BUFFER
50' NHBZ BOUNDARY REQUIRED BY CODE
ADDITIONAL NHBZ BOUNDARY
EXISTING BIKE LANE SIGN
EXISTING SPEED LIMIT SIGN
EXISTING SIDEWALK
BRITTANY DR.
CANDLEWOOD DR.
EXISTING STOP SIGN
5'-0" WALK, TYP.
CONCRETE SURFACE
DECORATIVE SPLIT FACE CONCRETE BLOCK WALL
BIKE PARKING (3)
DOOR
FORTY-THREE PRIME
PDP SUBMITTAL
FORT COLLINS, CO
PREPARED BY:
RIPLEY DESIGN INC
land planning ● landscape architecture ●
urban design ● entitlement ●
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Andy Reese
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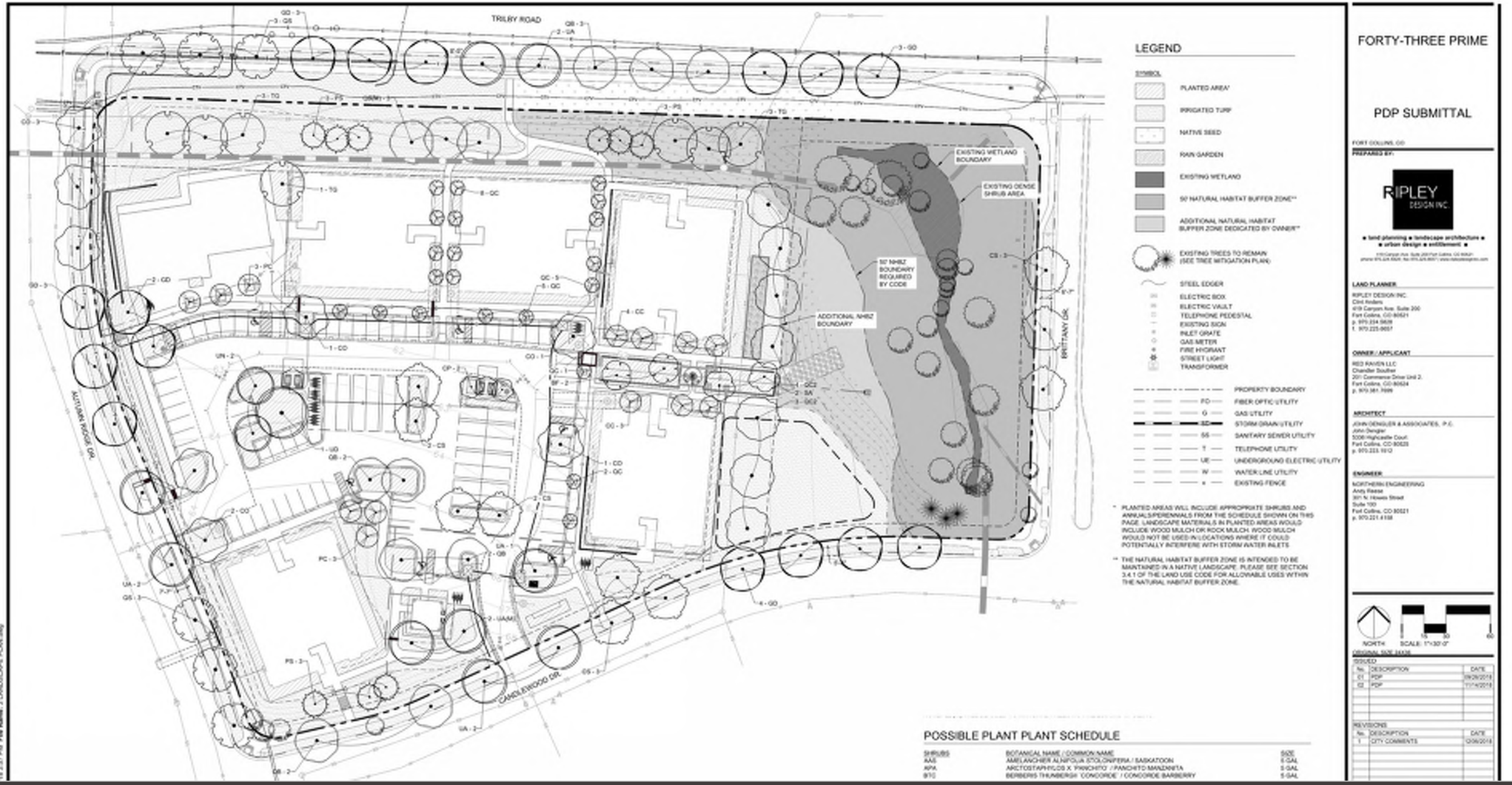
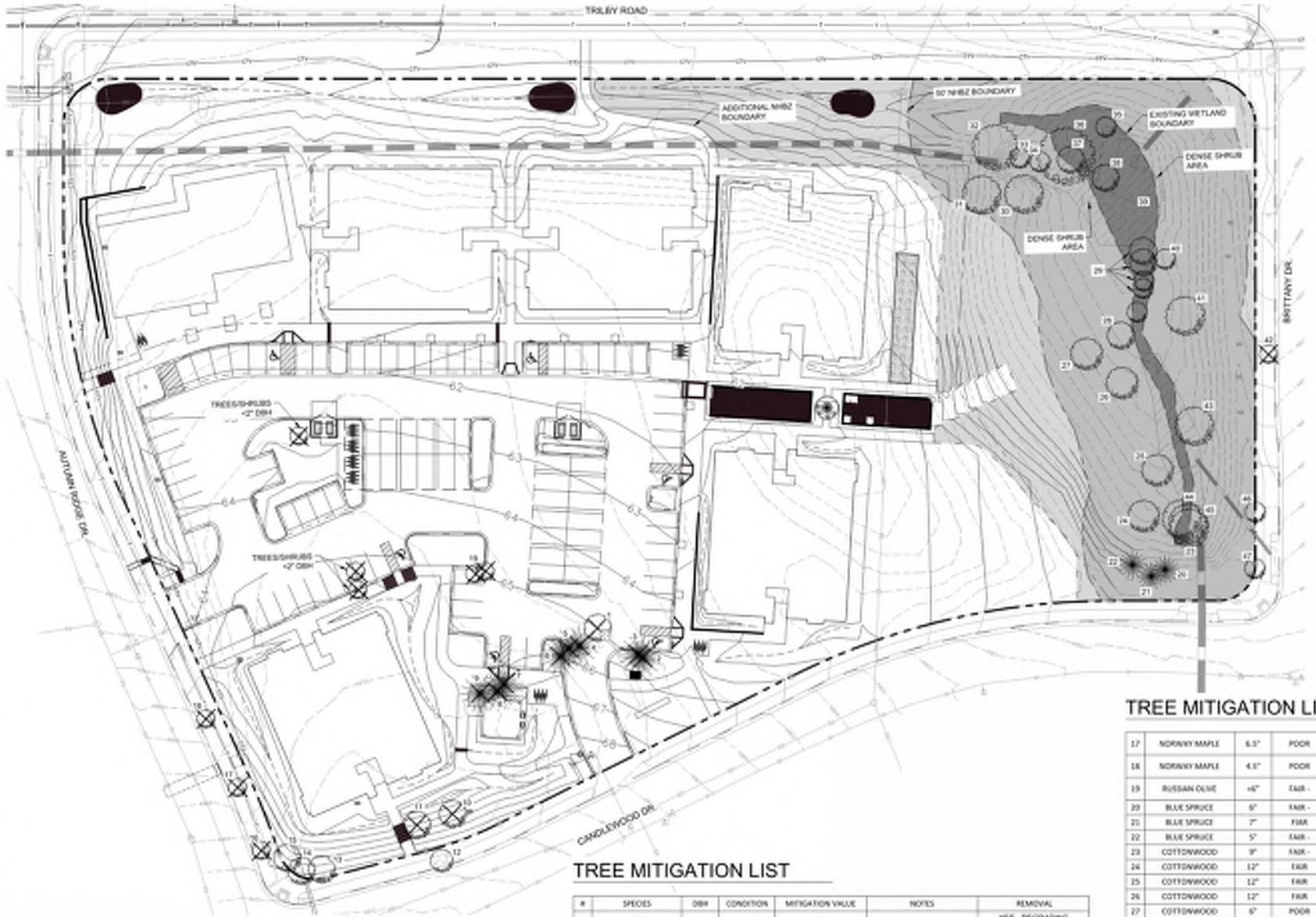
p. 970.221.4158
NORTH
SCALE: 1"=30'-0"
ORIGINAL SIZE 24X36
ISSUED:
No. DESCRIPTION DATE
01 PDP 09/26/2018
02 PDP 11/14/2018
REVISIONS
No. DESCRIPTION DATE
1 CITY COMMENTS 12/6/2018
SITE PLAN

SITE PLAN



LANDSCAPE PLAN



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 GARAGING 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 (D)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MINIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE TO STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

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

9. NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.
10. A QUALIFIED ARBORIST SHALL BE HIRED TO PERFORM AN AERIAL AND GROUND EVALUATION ON ALL TREES THAT ARE IN POOR OR DEAD CONDITION AND SHALL PROVIDE A WRITTEN REPORT ON THE SUITABILITY OF RETAINING THESE TREES.
11. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

TREE MITIGATION LIST CONT.

17	NORWAY MAPLE	6.5"	POOR	1	STREET TREE TO BE REPLACED BY DEVELOPER	YES- REPLACING POOR CONDITION TREE
18	NORWAY MAPLE	4.5"	POOR	1 (1 NOT UPSIZED	STREET TREE TO BE REPLACED BY DEVELOPER	YES- REPLACING POOR CONDITION TREE
19	RUSSIAN OLIVE	>6"	FAIR -	0		YES - REGRADING PARKING LOT
20	BLUE SPRUCE	5"	FAIR -	1		NO
21	BLUE SPRUCE	7"	FAIR	1		NO
22	BLUE SPRUCE	5"	FAIR -	0		NO
23	COTTONWOOD	9"	FAIR -	1		NO
24	COTTONWOOD	12"	FAIR	1.5		NO
25	COTTONWOOD	12"	FAIR	1.5		NO
26	COTTONWOOD	12"	FAIR	1.5		NO
27	COTTONWOOD	6"	POOR	1		NO
28	COTTONWOOD	2"	POOR	0		NO
29	SIBERIAN ELM	>6"	FAIR	0		NO

TREE MITIGATION LIST

#	SPECIES	DBH	CONDITION	MITIGATION VALUE	NOTES	REMOVAL
1	PEAR	6"	FAIR +	1		YES - REGRADING PARKING LOT
2	ROCKY MOUNTAIN	4"	GOOD	0		YES - REGRADING

TREE MITIGATION LEGEND

FORTY-THREE PRIME

PDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

RIPLEY DESIGN INC.

● land planning ● landscape architecture ● ● urban design ● entitlement ●

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NORTHERN ENGINEERING
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p. 970.221.4158

NORTH SCALE: 1"=30'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	09/26/2018
02	PDP	11/14/2018

REVISIONS

No.	DESCRIPTION	DATE
1	CITY COMMENTS	12/06/2018

TREE MITIGATION



PDP SUBMITTAL

FORT COLLINS, CO

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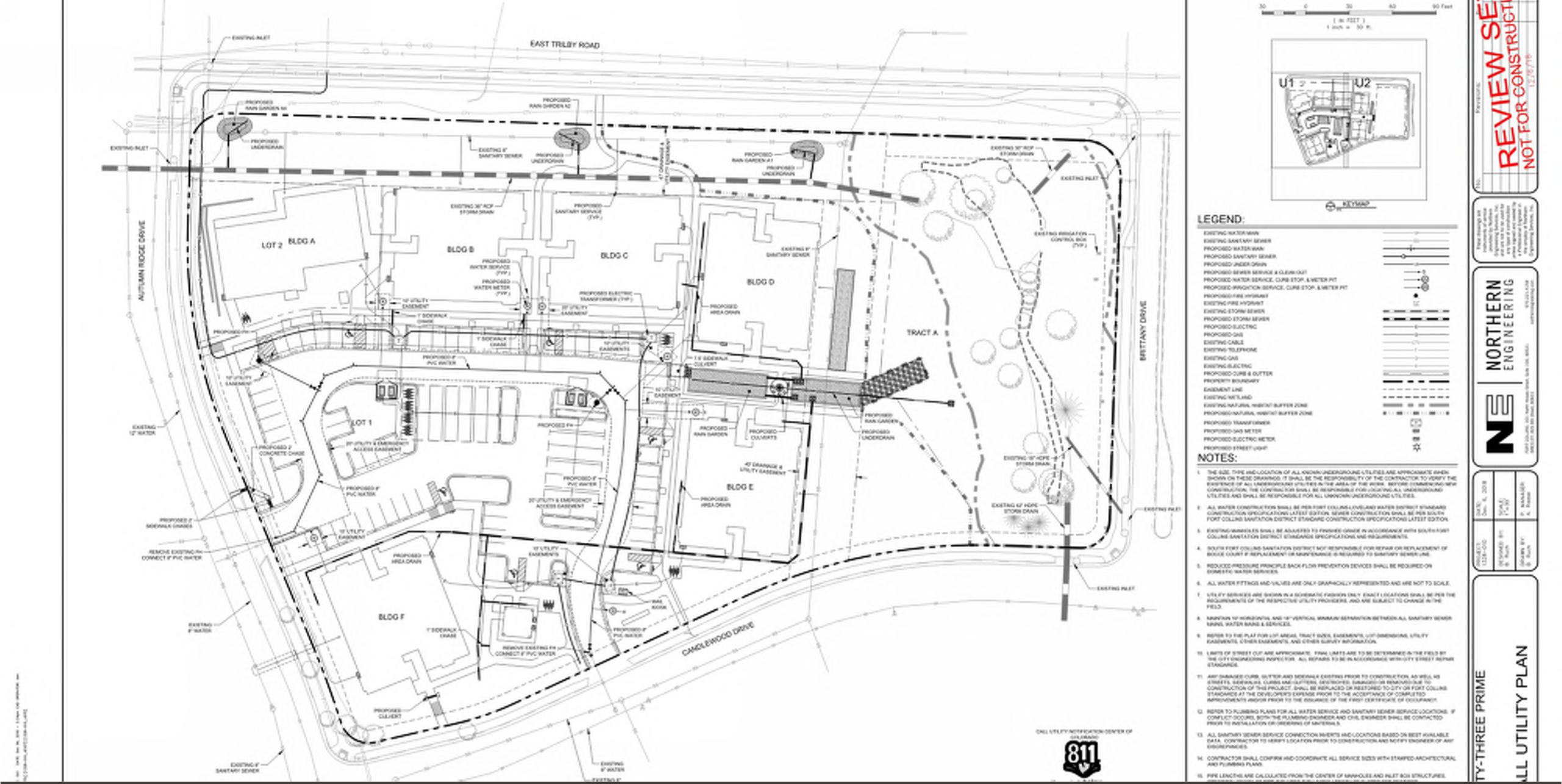
SITE PHOTOMETRIC

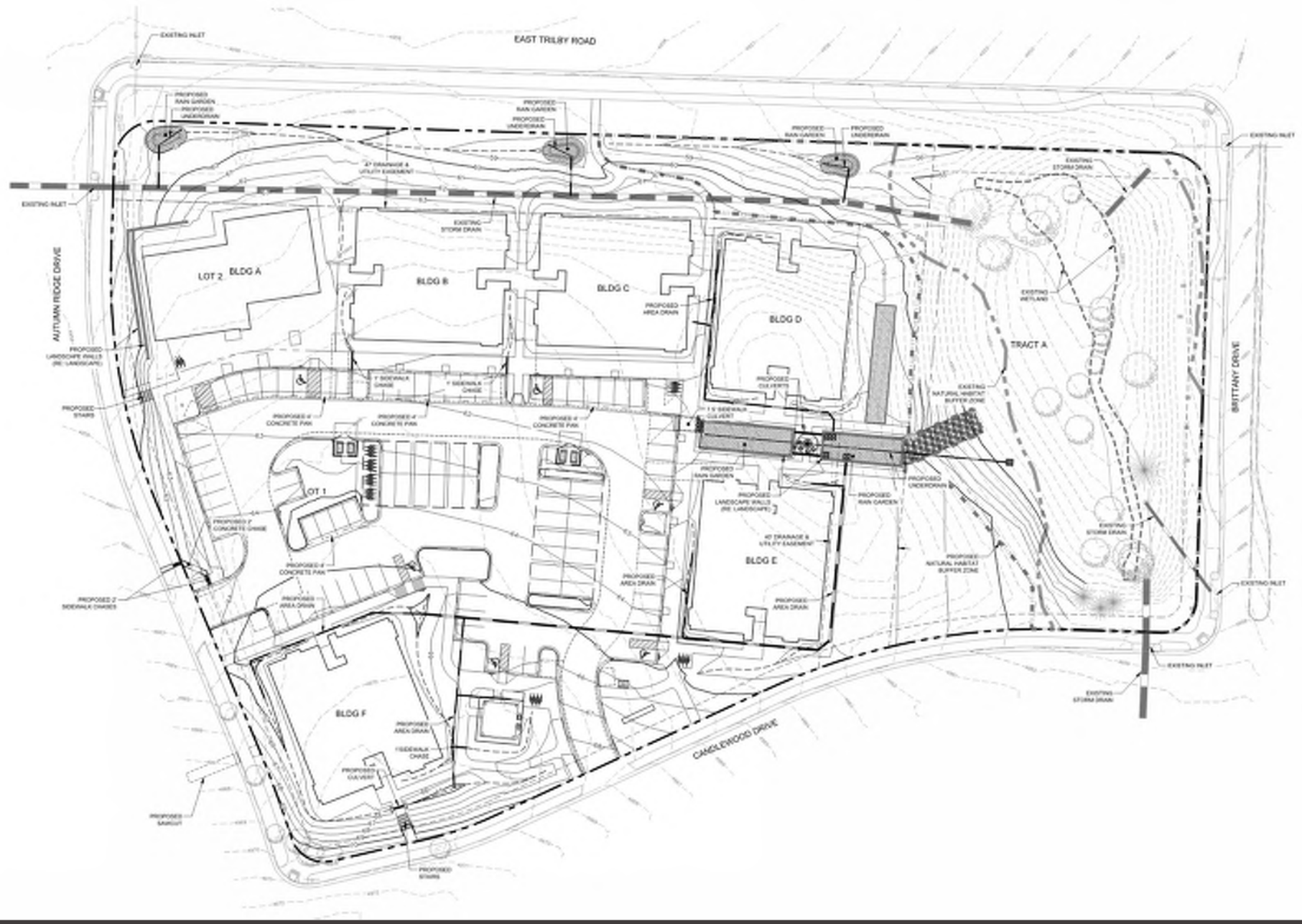
SEAL:

Printed On: 12/13/2018 3:37 PM File Name: 8 SITE PHOTOMETRIC.dwg

PHOTOMETRIC



UTILITY PLAN





LEGEND:

PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED SWALE
PROPOSED STORM
EXISTING STORM
PROPOSED UNDERDRAIN
PROPOSED INFLOW VERTICAL CURB AND GUTTER
PROPOSED OUTFALL VERTICAL CURB AND GUTTER
PROPOSED LOT LINE
PROPERTY BOUNDARY
EXISTING WETLAND
EXISTING NATURAL HABITAT BUFFER ZONE
PROPOSED NATURAL HABITAT BUFFER ZONE
PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION
PROPOSED SLOPES

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR/FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS AND OTHER SURVEY INFORMATION.
3. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
4. THE TOP OF FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YEAR STORM.
5. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 5.4.1 OF LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO 811 Know what's below. Call before you dig.

REVIEW SET
NOT FOR CONSTRUCTION

NORTHERN ENGINEERING

RTY-THREE PRIME

LL GRADING PLAN

GRADING PLAN









ARCHITECTURE