

ADMINISTRATIVE HEARING OFFICER

**STAFF REPORT** 

PROJECT:	626 S. Whitcomb Four Plex, FDP140023	
APPLICANT:	Dick Anderson Anderson Associates 422 E Oak Street Fort Collins, CO 80524	
OWNERS:	Rod & Jamie Rice 2516 Terry Lake Road Fort Collins, CO 80524	

## **PROJECT DESCRIPTION:**

This is a request for a consolidated Project Development Plan/Final Plan to construct two additional dwelling units to the rear of an existing two-unit building ('duplex'), creating a 4-unit, multifamily building ('four plex'). Each unit features two bedrooms for a project total of 8 bedrooms, and a total floor area of 4,295 square feet. Site upgrades to support the multifamily building include five new parking spaces, bicycle parking, a trash enclosure, and new site landscaping. The project proposal is located at 626 South Whitcomb Street, a 9,500 square foot (.22 acre) lot in the Neighborhood Conservation, Buffer (N-C-B) Zone District. Two Modification of Standard requests accompany the proposal:

- 1) Modification of Standard to Section 3.2.2(L) to permit a 21-foot two-way drive aisle for parking access.
- 2) Modification of Standard to Section 3.8.30(F)(1) to permit a 5-foot multifamily buffer yard along the property lines abutting single and two-family dwellings.

**RECOMMENDATION:** Staff recommends approval of the 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan and the Modification of Standards to Land Use Code Sections 3.2.2(L) and 3.8.30(F)(1).

## **EXECUTIVE SUMMARY:**

Staff finds the proposed 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The consolidated Project Development Plan/Final Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The consolidated Project Development Plan/Final Plan complies with relevant standards of Article 3 General Development Standards, provided the two requested Modification of Standards are approved.
- The consolidated Project Development Plan/Final Plan complies with relevant standards located in Division 4.9, Neighborhood Conservation, Buffer District of Article 4 – Districts.

## COMMENTS:

## 1. <u>Background</u>

The project site was originally platted as part of the original Fort Collins town site. The existing two-unit building was constructed in 1949 as an over-under duplex. A large detached garage also currently exists on-site would be removed as part of this development proposal.

Direction	Zone District	Existing Land Uses
North	Neighborhood Conservation, Buffer District (N-C-B)	Mix of single-family, two-family and multifamily dwelling units
South	Neighborhood Conservation, Buffer District (N-C-B)	Two single-family homes; mixed-use and multifamily dwelling units; CSU campus
East	Neighborhood Conservation, Buffer District (N-C-B)	Mix of single-family, two-family and multifamily dwelling units
West	Neighborhood Conservation, Medium Density District (N-C-M)	Mix of single-family, two-family and multifamily dwelling units

The surrounding zoning and land uses to each side of the project site are as follows:

A zoning and site vicinity map is presented on the following page.



Map 1: 626 S. Whitcomb Four Plex Zoning & Site Vicinity

## 2. <u>Compliance with Article 4 of the Land Use Code – Neighborhood</u> <u>Conservation, Buffer District (N-C-B) Division 4.9:</u>

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

A. Section 4.9(B)(2)(a)(3) – Permitted Uses

Multifamily dwellings up to 4 units is a permitted use in the Neighborhood Conservation, Buffer District, subject to Administrative (Type 1) review when structural additions or exterior alterations are made to an existing building.

The existing building, a two-unit building, will be structurally modified by adding a rear (east) addition to construct two additional dwelling units. The two new units are attached to the existing structure by means of a connecting space that will be utilized for storage and indoor bicycle parking.

B. Section 4.9(D)(1) Density

The total floor area of the proposed building is 4,295 square feet on a 9,500 square foot loot. This meets the minimum lot size requirements in the N-C-B District that is at least equivalent to the floor area of all buildings, but not less than 5,000 square feet.

C. Section 4.9(D)(5) – Allowable Floor Area on Rear Half of Lots

The allowable floor area on the rear half of the lot in the N-C-B District shall not exceed 33-percent of the area of the rear half of the lot. On a 9,500 square foot lot, the maximum floor area that could be constructed on the rear half of the lot is 1,567 square feet. With the proposed addition, 1,349 square feet of floor area is planned on the rear portion of the lot, meeting this code standard.

D. Section 4.9(D)(6) – Dimensional Standards

The proposal meets the dimensional standards and setbacks of the N-C-B District, including a minimum lot width of 50-feet for multifamily dwellings, a 15-foot front yard setback, a 5-foot rear yard setback, and a minimum 5-foot side yard setback for buildings less than 18-feet tall at the minimum side yard setback line.

Both the existing structure and the rear addition are 1.5-stories tall, which also complies with the maximum building height of 3-stories in the N-C-B District.

## *E.* Section 4.9(*E*)(1) – Building Design

The existing and proposed addition meet the building design standards of the N-C-B District, including having all exterior walls constructed at right angles or parallel to side lot lines, having a primary building entrance with a porch facing the street, and ensuring roof pitch on the new addition matches the roof pitch of the existing structure.

F. Section 4.9(E)(2)(b) – Eave Height

The maximum exterior eave height along the minimum side yard setback is 13-feet in the N-C-B District. The proposed addition features an eave height of 12-feet, 8-inches at the minimum side yard setback, meeting this code standard.

G. Section 4.9(E)(6) - Access

Parking for the multifamily dwelling units will be located behind (east) of the building and will be accessed from the adjacent alley as required in the N-C-B District.

## 3. <u>Compliance with Article 3 of the Land Use Code – General Development</u> <u>Standards:</u>

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

A. Division 3.2.1 – Landscaping and Tree Protection

The proposal meets the tree-stocking, street tree, and landscaping standards of the Land Use Code as detailed below:

i. Section 3.2.1(D) Tree Planting Standards

New trees and several existing, mature trees meet code requirements for full tree-stocking around buildings and structures, parking lot screening, protection of privacy, and to define landscaped spaces.

### ii. Section 3.2.1(D)(2) Street Trees

An existing street tree is already located in the public right-of-way in front of the property that meets the Land Use Code's Street Tree standards and is proposed to remain.

#### iii. Section 3.2.1(E) Landscape Standards

Areas of the proposed site not utilized by buildings or hardscape will be landscaped with a mixture of sodded lawns, groundcover plant mixtures, ornamental grasses, and perennials.

The plantings meet standards for building foundation plantings and help screen and establish privacy for residents of this proposal and for adjacent properties.

Parking lot screening is provided by the addition of seven new trees along the parking lot perimeter in combination with ornamental grasses and vines. These combined landscaped screening elements will mitigate the visual impacts of the parking area and headlights from vehicles.

#### iv. Section 3.2.1(F) Tree Protection and Replacement

Several trees will be removed as part of this development proposal. These trees are either located in an area where the building addition is proposed, or the trees were determined to be in poor and declining condition by the City Forester and a professional arborist.

During on-site inspections, it was determined several cottonwoods in poor health immediately to the north of the site on a neighbor's property should also be removed. These trees are also shown on the proposal's Tree Protection and Mitigation Plan. A copy of the applicant's communications with the neighboring property owner consenting to the tree removal is provided as an attachment to this staff report.

Due to the types of species and failing condition of the trees proposed for removal, no mitigation trees are required; however, additional replacement trees will be planted on the project site to fulfill separate landscaping and tree planting standards.

### B. Section 3.2.2(C)(4)(b) – Bicycle Parking Space Requirements

Bicycle parking requirements for multifamily projects are 1 space per bedroom, and 60% of the spaces must be enclosed. This project includes 8 bedrooms (four two bedroom units) and the project complies with the standards by providing the required 8 bicycle parking spaces. Five of the spaces will be enclosed and are located in the portion of the structure connecting the two main building segments.

C. Section 3.2.2(D)(3) – Parking Lots – Required Number of Off-Street Spaces for Type of Use

The project site is located in the Transit Oriented Development (TOD) Overlay Zone, which features reduced minimum parking requirements for multifamily projects. At the time this development application was submitted, the TOD Overlay Zone required each two-bedroom unit to provide 1.2 parking spaces, or 5 spaces total for 4 two-bedroom units. This project proposes five spaces, meeting the previously-required minimum number of spaces.

D. Section 3.2.2(L) Parking Stall Dimensions

The proposal requests a Modification of Standard to Section 3.2.2(L). The granting of a Modification of Standard is governed by Land Use Code Section 2.8.2(H), which states,

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

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

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or (3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

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

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

• Description of Standard:

Land Use Code Section 3.2.2(L) details parking stall and drive-aisle requirements for parking lots. The requirement for a two-way drive aisle is 24-feet, and it is this standard that is the subject of the modification request.

<u>Description of Modification Request & Applicant Explanation:</u>

The applicant requests a modification to reduce the two-way drive aisle width for the parking area from 24-feet to 21-feet, as there is limited lot width to accommodate the requirements for parking lot setbacks, drive aisle width, and parking stall length on a 50-foot wide lot that is common to this area of the City and this zoning district.

Staff Analysis & Findings:

Staff finds the request for the modification to Section 3.2.2(L) is justified by the applicable standards of 2.8.2(H), and that the granting of the modification would not be detrimental to the public good.

### Criteria 2.8.2(H)(4)

The plan as submitted will not diverge from the standards of the Land Use Code except in a nominal, inconsequential way when considered from the perspective of the entire development plan.

The reduction in drive-aisle width by 3-feet is nominal when considering the expected movements and level of vehicle traffic that will utilize the small 5-space parking lot. There will only infrequently be overlap where vehicles will be entering and existing the parking lot given the low number of spaces and the relatively infrequent trips generated by the dwelling units, as compared to a commercial or retail operation with high turnover and a larger parking area. When simultaneous vehicle use of the parking area does occur, it is aided by a large turn-around for vehicles to utilize as they back out of their spaces. Further, although reduced in width, 21-feet remains adequate for two vehicles to safely pass one-another in the drive-aisle.

## E. Section 3.4.7 Historic and Cultural Resources

As the existing structure is over 50-years old, the proposal was reviewed by the City's Historic Preservation department, which found the submitted architectural elevations would not have an adverse impact to any historic resources. Further, the building design complies with standards of this section by preserving the existing structure and utilizing similar colors, materials, style and roof form on the proposed building addition.

## F. Section 3.5.1 Building and Project Compatibility

The project and building addition comply with requirements of this Land Use Code section as the building is similar in size, scale, height and mass to other nearby buildings. The building addition has been designed to match the style, colors, and materials of the existing structure and is consistent with other materials and architectural styles found within the neighborhood.

## G. Section 3.5.2(D) Relationship of Dwellings to Streets and Parking

This proposal meets this section by having one of the primary building entrances on the front façade facing the street.

H. Section 3.8.30(F)(1) Orientation and Buffer Yards

The proposal requests a Modification of Standard to Section 3.8.30(F)(1). The granting of a Modification of Standard is governed by Land Use Code Section 2.8.2(H) as discussed above in the first modification request.

### • Description of Standard:

This Land Use Code section requires multifamily developments to provide a 25-foot wide buffer yard along lot lines abutting single and two-family dwellings.

### <u>Description of Modification Request & Applicant Explanation:</u>

The applicant requests a multifamily buffer yard of 5-feet, and that the building design, site arrangement, and landscaping provides a similar buffering effect and provides an equal level of impact mitigation and privacy protection.

Staff Analysis & Findings:

Staff finds the request for the modification to Section 3.8.30(F)(1) is justified by the applicable standards of 2.8.2(H), and that the granting of the modification would not be detrimental to the public good.

## Criteria 2.8.2(H)(1)

The design of the development plan will provide an equal level of buffering to abutting lots as would otherwise be provided by incorporating only a 25-foot open landscape area. Elements of the development plan have been purposefully designed to provide screening and to protect the privacy of neighbors though enhanced landscaping, screen walls, and building design. The density and intensity of the proposal is also not dissimilar to other nearby uses in the area that would require this size of passive buffer yard space.

Landscaping & Screening: The proposed landscaping will feature an enhanced level of landscaping elements, including new trees and shrubs, ornamental grasses, and privacy trellises with climbing vines to provide a softer, green edge at the property lines. These landscaping privacy screens have been deliberately placed near entrances and windows on both sides of the building to block the visual and noise impacts of residents of the proposal.

A three-sided enclosed patio area is also provided between the two main portions of the building for the privacy of neighbors and residents of this proposal.

<u>Building Design:</u> Along the north lot line, where the proposal is closest to a neighboring residence, the building has been designed with privacy in mind by reducing the number and size of windows. Windows are also planned to utilize frosted glass.

The building also has a reduced impact as it is only 1.5-stories tall and should not result in looming concerns. The building size and height remains similar in scale to other nearby properties and even could be enlarged in size and height as a single or two-family dwelling without requirements for a buffer yard.

Intensity: The abutting properties feature single-family homes; however, the abutting southern property features multiple, detached homes on the same lot. Other nearby properties also feature multiple single-family dwellings on lots, duplexes, or small multifamily buildings. The intensity and impacts of a well-designed 4-unit building in terms of noise, traffic, and general activity is not dissimilar to other uses found on the same block where side yard setbacks or buffer yards are similar to the 5-feet proposed buffer yard with this development application.

Combined, these site and building elements will protect the privacy and level of activity for neighboring property owners to an equal degree than may otherwise have been provided by a larger, but open buffer yard.

### Criteria 2.8.2(H)(3)

The development site also suffers an extraordinary and exceptional circumstance that results in practical difficulties as a result of applying recent Land Use Code changes applying standards for larger multifamily projects to a smaller multifamily project in the N-C-B District where the prevailing lot width is much smaller.

Multifamily buildings are a permitted use in the N-C-B District and common to this neighborhood of the City, but a majority of the lot widths in the N-C-B district are 50-feet. A multifamily project on a standard 50-foot lot would be required to dedicate the entire lot to a buffer yard where it abuts single-family or two-family dwellings (25 feet from either side lot line). Although a permitted use, multifamily uses in the N-C-B District are in effect forced to apply and receive a Modification of Standard to the multifamily buffer standard.

The multifamily buffer yard is one of a number of multifamily project standards that were originally applied only to projects in the Medium Density, Mixed-Use Neighborhood (M-M-N) District, where larger, more intense multifamily projects are intended. Following a series of large multifamily projects in commercial zone districts in the City, the M-M-N standards were moved into a supplementary section of Article 3 of the Land Use Code and applied to all multifamily projects regardless of size or number of units.

An unintended consequence of the movement of these standards to Article 3 was their interaction with the small multifamily projects found in zone districts such as the Neighborhood Conservation Buffer and Neighborhood Conservation Medium Density Zone Districts, where typical lot widths and prevailing development patterns cannot accommodate large buffer yards, as they take up the entire lot area. Upon discovery of this interaction, a Land Use Code change was processed to exempt the multifamily buffer yard standard for multifamily projects in the N-C-B and N-C-M Districts beginning July of 2015. Although this standard would no longer apply to this project were it submitted today, a Modification of Standard is still necessary as it is being reviewed under the code and standards in effect in 2014 when the development application was originally submitted.

## 4. Findings of Fact/Conclusion:

In evaluating the request for the 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan, staff makes the following findings of fact:

A. Staff finds the request for the Modification of Standard to Section 3.2.2(L) to decrease the two-way drive aisle width in the parking lot to 21-feet is justified by the applicable standards of 2.8.2(H), and that the granting of the modification would not be detrimental to the public good.

The request satisfies Section 2.8.2(H)(4) as the plan as submitted will only diverge from the standard in a nominal and inconsequential way when considering the entire development plan. Two vehicles may still safely pass one another in the drive-aisle even with the reduced width, and the limited amount of movement in the relatively small parking lot means vehicles leaving and entering at the same time will be an uncommon event.

B. Staff finds the request for the Modification of Standard to Section 3.8.30(F)(1) to decrease the multifamily buffer yard to 5-feet is justified by the applicable standards of 2.8.2(H), and that the granting of the modification would not be detrimental to the public good.

The request satisfies Section 2.8.2(H)(1) by providing equal means to protect the privacy of neighbors and mitigating potential imapcts of the multifamily units. Specifically, consideration of building design and siting, including reducing the number and size of windows, enhanced site landscaping and privacy trellises in front of building entrances, and a similar level of intensity to other nearby uses protects neighbors' privacy and reduces the impacts of noise and general activity.

The request also satisfies Section 2.8.2(H)(3), in that an extraordinary and exceptional circumstance has arisen and the strict application of the standard results in practical difficulties. Multifamily uses are permitted uses in the N-C-B District, however; applying the multifamily buffer yard standard to the majority of properties in the N-C-B District that are 50-feet wide requires utilizing the entire property as a buffer yard. This circumstance was recently identified as an unintended consequence of applying multifamily standards from a specific zone district to the entire City through its inclusion in Article 3 of the Land Use Code. The Land Use Code was recently revised to exclude this standard's application to multifamily projects in the N-C-B District in the future.

- C. The 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- D. The 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan complies with the applicable standards located in Article 3
   – General Development Standards, provided the two Modification of Standard requests are approved.
- E. The 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan complies with the applicable standards in Division 4.9, Neighborhood Conservation, Buffer District of Article 4 Districts.

## **RECOMMENDATION:**

Staff recommends approval of the Modification of Standards to Sections 3.2.2(L) and 3.8.30(F)(1) and the 626 S. Whitcomb Four Plex consolidated Project Development Plan/Final Plan, FDP140023.

## ATTACHMENTS:

- 1. Applicant's Statement of Planning Objectives
- 2. Project Planning Drawing Set (Site Plan, Landscaping Plan, Elevations)
- 3. Project Utility Drawing Set
- 4. Tree Removal Communication from Neighboring Property Owner
- 5. Modification of Standard Request

#### Statement

Type 1 Project Development Plan – Formal Development Application – Statement of Planning Objectives for the Duplex Addition to the Existing Duplex.

Planning Objectives:

1) Architectually complementing the 1949 property in this West Side Historic Preservation District.

- 2) Meeting land use objectives in building size and placement on property.
- 3) Compatibility with the neighborhood.
  - 1) For architectural compatibility, the proposed duplex addition is designed to meet Architectural Historic Preservation Standards. The existing residence is eligible for designation as a Fort Collins Landmark and the addition met the Historic Preservation review process requirements. The new addition does not negate the eligibility for Fort Collins Landmark designation review process. The addition is off-set from the existing with an enclosed bicycle storage structure. This provides architectural separation, maintaining the independent character of the 1949 structure, yet being sensitive to the building 'massing' for the duplex addition.
  - 2) Land use objectives are met with the 2470 sq.ft. duplex addition. The Land Use Code floor area ratio is met for the 50% rear half of the Lot. Lot size is 9500 sq. ft. Times .5 equals 4750 sq. ft. 1/3 of 4750 sq. ft. equals 1567.5 sq. ft. The proposed duplex addition area at the rear half of the lot is less than the maximum 1567.5 sq. ft. allowed. (1349 sq. ft. proposed including the upper and lower levels) Section 3.8.30 (F) (1) of the Land Use Code cites that "Buffer yards along the property line of abutting property containing single and two family dwellings shall be twenty-five (25) feet." The design of the duplex addition is "equal to or better than" the twenty-five foot requirement. The north wall of the addition, all though not twenty-five (25) feet from the duplex addition, provides privacy form the adjacent property with the wood privacy trellis providing privacy from the bedroom escape window. There are windows 4' 6" above the floor that will have 'frosted' glass for privacy.
  - 3) Compatibility with the neighborhood. The streetscape is unchanged, maintaining the residential scale of the neighborhood. The duplex addition maintains the height of the existing duplex. Considering compatibility with our neighbors, to the south is a residence with a detached duplex dwelling. To the north a single family residence exists with higher density parking. Our 4-plex density creates compatibility with these adjacent properties.



# CONTRACTOR TO IMPLEMENT LAND USE CODE (LUC) 3.2.1 G AS NOTED:

(G) Tree Protection Specifications: The following tree protection specifications should be followed to the maximum extent feasible for all projects with protected existing trees.

(1) Withing 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.
 (2) All protected existing trees shall be pruned to the City of Fort Collins Forestry standards. This includes any off-site trees on

the north property that are shown on this plan. (3) Prior to and during constructions, 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.

(4) 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.



## NOTE:

Tree removal to occur outside of the migratory songbird nesting season (February 1- July 31). As an alternate, a survey can be conducted prior to removal to ensure no active nests in the area are found on the subject property. The survey is to be conducted by a qualified wildlife professional providing tree planting & removal services. A signed letter addressing the results of the survey to be propvided on company letterhead and signed by the owner of the company.

(5) No damaging attachment, wires, signs or permits may be fastened to any protected tree.
(6) Large property areas containing protected trees and separated from construction or land clearing areas, road right-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 state-to-stake along the outside perimeters of such areas being cleared. (7) 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 if 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)

12

0-2		
3-4		
5-9		
10-14		
15-19		
Over 19		

(8) All tree pruning and removal work on the site and on indicated trees off-site shall be done by a business holding a current City of Fort Collins Arborist License where required by code.

## Multi-stem Siberian Elm to be removed 51"Cottonwood to be removed / 7" American Elm to be removed / 43" Cottonwood to be removed 58" Cottonwood to be removed (no mitigation required); condition: poor To be replaced with a Skyline Honeylocust; (no mitigation required); condition: poor To be replaced with a (no mitigation required); condition: poor Autumn Brilliance Serviceberry; condition: poor See Planting Plan Sheet 2A for protective condition: poor care details of Skyline Honeylocust ,Multi-stem Cottonwood to be removed (no mitigation required); condition: fair /4' HIGH VINE TRELLIS $\square$ $\mathbf{O}$ PERMEABLE PAVERS ŏ 5'-0" REQUIRED VEGETATIVE BORDER CONCRETE ACCESS AISLE /CONCRETE STAIRS ASPHALT 15" Apple Trees to be removed **CRUSHER FINES** (no mitigation required); condition: poor PATIO /CONCRETE COVERED TRASH & RECYCLING STORAGE WITH METAL SECURITY GATES 25'-8" Long trash enclosure; 6'-0" height 6' HIGH PRIVACY TRELLIS (3)

# TREE PROTECTION & MITIGATION PLAN December 2014 | Brittany Lynn Ricketts | Kate Bolton | Shiva Solaimanian

# PLANT NOTES:

Wild trees less than 6" stem to be removed.
 Protect existing trees with orange construction fencing.



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## PLANT LIST

## TREES:

Amelanchier x grandiflora 'Autumn Brilliance' - Autumn Brilliance Serviceberry: 7 1.5 caliper balled and burlapped

Gleditsia triacanthos var. inermis - Skyline Honeylocust: 2: 2.0 caliper balled and burlapped

## SHRUBS:

Cal Cornus alba 'Ivory Halo' - Ivory Halo Dogwood: 9: 5 gallon Aco Arctostaphylos x coloradensis 'Chieftain' - Chieftain Manzanita: 13: 5 gallon

#### VINES:

Hydrangea anomala petiolaris -Climbing Hydrangea: 4: 1 gallon Akebia quinata 'Shirobana' -White Flowered Chocolate Vine: 6: 1 gallon

## GRASSES (5 Gal Pots)

Panicum virgatum 'Heavy Metal'-Heavy Metal Switchgrass: 213: 1 gallon Panicum virgatum 'Shenandoah' - Shenandoah Switch Grass: 8 P/G mix: 1 gallon Koeleria macrantha syn. K. cristata -June grass: 16, 18 P/G mix: 1 gallon Miscanthus sinensis 'Zebrinus' -Zebra Grass: 13: 1 gallon Poa arachnifera -Texas Bluegrass: 403 sq. ft.: Sod- Lawn areas will be irrigated with an automatic underground spray irrigation system

GROUNDCOVER (SUCCULENT) (6 packs): Jovibarba heufelli 'Jowan' - Jowan Jovibarba: 76: 1" pots in 6 packs Sedum spurium 'Voodoo' -Voodoo Stonecrop: 29: 1" pots in 6 packs Sedum 'Czar's Gold' Czar's -Gold Stonecrop: 84: 1" pots in 6 packs

## GROUNDCOVER (SHADE TOLERANT): Galium odoratum - Sweet Woodruff: 88: 1" pots in 6 packs





-The soil in all landscape areas, including parkways and medians (except within the drip line of existing trees), shall be thoroughly

July 2014 | Brittany Lynn Ricketts | Kate Bolton | Shiva Solaimanian

/4'-0" HIGH VINE

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TRELLIS

Installation. All landscaping shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy growth. All landscaping in each phase shall either be installed or the installation shall be secured with a letter of credit, escrow or performance bond for one hundred twenty-five (125) percent of the value of the landscaping prior to the issuance of a certificate of occupancy for any building in such phase.

Maintenance. Trees and vegetation, irrigation systems, fences, walls and other landscape elements shall be considered as elements of the project in the same manner as parking, building materials and other site details. The applicant, landowner or successors in interest shall be jointly and severally responsible for the regular maintenance of all landscaping elements in good condition. All landscaping shall be maintained free from disease, pests, weeds and litter, and all landscape structures such as fences and walls shall be repaired and replaced periodically to maintain a structurally sound condition.

Replacement. Any landscape element that dies, or is otherwise removed, shall be promptly replaced based on the requirements

Mitigation. Healthy, mature trees that are removed by the applicant or by anyone acting on behalf of or with the approval of the applicant shall be replaced with not less than one (1) or more than six (6) replacement trees sufficient to mitigate the loss of value of the removed tree. The applicant shall select either the City Forester or a qualified landscape appraiser to determine such loss based upon an appraisal of the removed tree, using the most recent published methods established by the Council of Tree and Landscape Appraisers. Larger than minimum sizes (as set forth in subsection (D)(4) above) shall be required for such replacement

> Gleditsia triacanthos var. inermis Skyline Honeylocust

8" Square timbers protecting new tree from vehicle movemen

>Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry

5'-0" REQUIRED VEGETATIVE BORDER

Panicum virgatum 'Heavy Metal' Heavy Metal Switchgrass

Panicum virgatum 'Heavy Metal' Heavy Metal Switchgrass

6'-0" HIGH PRIVACY FENCE



BLUEPRINT EARTH COLLECTIVE



# EDGING NOTES

1. Dashed lines indicate edging placement. 2. All edging is 4 inch tall galvanized metal and should be secured with edging pins.



Proposed Duplex Addition Existing @ 626 S. Whitcomb Street Fort Collins, Colorado 80524 Rodney & Jamie Rice- Owners to DRAWING METAL EDING PLAN DRAWN KGL CHECKED DA DATE 30 JANUARY 2015 AA ANDERSON ASSOCIATES ARCHITECTURAL ENGINEERS, LLC JOB 14-104 SHEET 2c







WINDOW SCHEDULE				
SYMBOL	LOCATION	ROUGH OPENING (R.O.)	MANUF. #	MANUFACTURER
1	BEDROOMS	4'-9 7/8" x 4'-0 1/2"	2848-2	SEMCO
2	LIVING AREA	6'-5 7/8" X 4'-0 1/2"	20 P 3620/48	SEMCO
3	KITCHEN	3'-5 7/8" X 3'-1 3/16"	2036-2	SEMCO
4	KITCHEN	2'-11 7/8" X 3'-1 3/16"	1836-2	SEMCO
(5)	BATH/ SHOWER	4'-0 1/2"" × 2'-0 1/2"	PT 4824	SEMCO



Proposed Duplex Addition to Existing @ 626 S. Whitcomb Street Fort Collins, Colorado 80524 Rodney & Jamie Rice- Owners	
DRAWING	
BASEMENT FLOOR PI & WINDOW SCHEDUL	
REVISIONS	
DRAWN KGL CHECKED DA DATE 17 APRIL 2015	
AA ANDERSON ASSOCIATES ARCHITECTURAL ENGINEERS, LLC	422 EAST OAK FT COLLINS, COLORADO 80524 (970) 484-0306
JOB 14-104 SHEET	



THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREBY DOES HERBY AFFIRM RESPONSIBILITY TO THE CITY, AS A BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE CITY ENGINEERING DEPARTMENT SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ANY SUCH RESPONSIBILITY.

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.

DENNIS R. MESSNER, P.E. CONSULTING ENGINEER

## **INDEMNIFICATION STATEMENT**

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO

## 1-800-922-1987

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

# UTILITY PLANS FOR 626 SOUTH WHITCOMB LOT 23, BLOCK 76, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO 17 APRIL 2015



## BENCHMARK:

ELEVATIONS SHOWN ON ATTACHED GRADING PLAN AND DRAINAGE CONTROL PLAN ARE BASED ON CITY OF FORT COLLINS VERTICAL DATUM AND ARE REFERENCED THE CITY OF FORT COLLINS.

1.) NGS F 3- In Fort Collins, At the intersection of Howe and Laurel Streets, 54.9 meters (180.1ft.) West of the centerline of Howe Street, 10.1 meters (33.1 ft.) South of the centerline of Laurel Street, 2.1 meters (6.9 ft) north of the North edge of a sidewalk, 2.0 meters (6.6 ft) East of the center of a 36-inch elm tree, and 1.1 meters (3.6 ft.) South of the south curb of Laurel Street. note--the disk is unstamped. The mark is above level with Laurel Street.

2.) # 1-11; NGVD 29 Elevation = 5005.44 (NAVD 88 Elevation = 5008.62);

Southeast Corner of Mulberry Street and Loomis Avenue, at the Northeast Corner of a Concrete Traffic Signal Base.

Equation to get from NGVD 29 to NGVD 88= NAVD 29 + 3.175' (Average).

TWO ADDITIONAL UNITS ADDED TO EXISTING DUPLEX
626 SOUTH WHITCOMB STREET

PROJECT NUMBER SHEET 1 OF 5 DATE: MARCH 5, 2015

INDEX OF SHEETS COVER SHEET CONSTRUCTION NOTES DEMOLITION & UTILITY PLANS GRADING, DRAINAGE & EROSION CONTROL PLANS DETAILS

> ENGINEER: MESSNER ENGINEERING DENNIS R. MESSNER P.E. PHONE: 970-402-4360.

SURVEYOR: RON PERKINS 305 W MAGNOLIA STREET, PMB 381 FORT COLLINS, CO 80521 PHONE: 970-420-5542

PLANNER/ARCHITECT: ANDERSON ASSOCIATES, LLC. DICK ANDERSON, ARCHITECTURAL ENGINEER 422 E. OAK STREET FORT COLLINS, CO 80524 PHONE: 970-484-0306

> City of Fort Collins, Colorado UTILITY PLAN APPROVAL

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

## 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 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 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 sanitary sewer, storm sewer and water line construction, as well as power and other "dry" utility installations, shall conform to City of Fort Collins standards and specifications current at the date of approval of the plans

by the City 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 Engineer 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 preconstruction 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 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 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 sinale 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 or injuries sustained as a result of the City's failure to properly maintain its water, wastewater, and/or storm drainage facilities on the development

19. All recommendations of the drainage letters identified as "Drainage Summary Letter for 626 S. Whitcomb' and dated July 3, 2014 as prepared by Northern Engineering, Inc. shall be followed and implemented.

20. Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan. All erosion control measures shall be maintained in good repair by the developer, until such time as the entire disturbed area is stabilized with hard surface of 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 logder, etc.) or as approved by the City of Fort Collins street Inspector.

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

23. The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the City of Fort Collins Engineering Inspector (221-6605) and the City of Fort Collins Erosion Control Inspector (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 Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineers 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 redesign 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 Engineering Division approves the final report.

25. The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets and other locations requested by the City 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 City of Fort Collins 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 (City of Fort Collins, Larimer County or State of 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 Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by the 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 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 City of Fort Collins Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the City Engineer. 40. Elevations shown on the attached Grading Plan and Drainage & Erosion Control Plan are based on City of

Fort Collins Vertical Datum NGVD 29 (unadjusted) and are referencing the following City of Fort Collins Benchmarks. centerline of Laurel Street. 3 feet South of south curb line. Tablet in concrete post flush with around. 1. NGS F 3- In Fort Collins. At the intersection of Howe and Laurel Streets. 54.9 meters (180.1ft.) West of the centerline of Howe Street, 10.1 meters (33.1 ft.) South of the centerline of Laurel Street, 2.1 meters (6.9 ft) north of the North edge of a sidewalk, 2.0 meters (6.6 ft) East of the center of a 36-inch elm tree, and 1.1 meters (3.6 ft.) South of the south curb of Laurel Street. note--the disk is

unstamped. The mark is above level with Laurel Street. 2. # 1−11; NGVD 29 Elevation = 5005.44 (NAVD 88 Elevation = 5008.62);

Signal Base.

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 streets, sidewalks, curbs, and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense prior to acceptance of the completed improvements and/or prior to the issuance of the first Certificate of Occupancy. The limits of the repairs will be identified in the field by the City Engineering Inspector prior to and over the course of the project and will not be shown on the plans

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 Larimer County Urban Area Street Standards. The finished patch shall blend 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 City Engineer and/or the City 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

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 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 private streets. 48. Approved Variances are listed as follows: No variances appllied for.

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. 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.

STANDARD EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES 1. The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.

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 of Fort Collins.

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 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 clean up any construction materials inadvertent 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 storm sewer at all times or BMP's will be required of the site 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 of Fort Collins 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

reaulations. 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. To ensure that sediment does not move off of individual lots one or more of the following sediment/erosion control BMPs shall be installed and maintained until the lots are sufficiently stabilized, as determined by the erosion control inspector. a. Below all gutter down spouts. b. Out to drainage swales. c. Along lot perimeter. d. Other locations, if needed.

"Southeast Corner of Mulberry Street and Loomis Avenue, at the Northeast Corner of a Concrete Traffic

Equation to get from NGVD 29 to NGVD 88= NAVD 29 + 3.175' (Average).

than, that which existed before construction, or to the grades and condition as required by these plans.

STORM DRAINAGE NOTES

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 onsite 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 hereon.

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.

16. 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 of Fort Collins.

## WATERLINE NOTE

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

## STREET IMPROVEMENTS NOTES

1. All street construction is subject to the General Notes on this 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 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 Fort Collins Engineer. 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 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 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 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 Fort Collins Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The Fort Collins Engineer shall be notified at

## TRAFFIC SIGNING & PAVEMENT MARKING NOTES

1. All signage and marking is subject to the General Notes on the notes 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 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 Fort Collins 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 markinas. 10. All sign posts shall utilize break-away assemblies and fasteners per the Standards. 11. A field inspection 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 initiatior of the warranty period, the Fort Collins Engineer reserves the right to require additional signage and/or striping if the Fort Collins 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.

## FLOODPLAIN NOTES

1. The site is located outside of FEMA ar

Dennis R. Messner, P.E. Consulting Civil Engineer 1355 N. Cleveland Ave, Ste. #1 Loveland, CO. 80527 Telephone: (970) 461-3501 Mobile: (970) 402-4360 E-mail: dennis@messnereng.com

eet

Proposed Duplex Addition Decercial Existing © 626 S. Whitcomb Stree Fort Collins, Colorado 80524 Rodney & Jamie Rice- Owners

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CONSTRUCTION NOTES

DRAWING

REVISIONS

DRAWN

CHECKED

DATE

KGL

DA

17 APRIL 2015

AA ANDERSON ASSOCIATES ARCHITECTURAL ENGINEERS, LLC

COLLINS,

306 306

least 24 hours prior to the "proof roll." All "proof rolls" shall be preformed in the presence of an Inspector.

٦d	City	mapped	100-	and	500-	year	floodplains.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

-800-922-1987 (811) CALL 2- BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND

MEMBER UTILITIES.

		JOB
City of Fort Collins, Colorado		14-104
UTILITY PLAN APPROVAL		SHEET
APPROVED:		2
City Engineer	Date	_
CHECKED BY:		OF _
Mater & Mastewater Utility	Date	5
CHECKED BY:		
Stormwater Utility	Date	







## **Ryan Mounce**

From:	Jamie <jamiestory@yahoo.com></jamiestory@yahoo.com>
Sent:	Wednesday, February 25, 2015 8:58 AM
То:	Ryan Mounce
Subject:	Fwd: Removal of eastern trees at property line - 626 S Whitcomb -

From: Richard Taranow [mailto:rtaranow@comcast.net] Sent: Monday, November 17, 2014 10:46 AM To: AndersonArch@aol.com Cc: Kris Ticnor

Subject: RE: Removal of eastern trees at property line - 626 S Whitcomb -

Hi Dick,
It is ok with me for you to remove trees at the sole cost of owners of 626 Whitcomb. Please coordinate with property my manager. Kris Ticnor 970-689-8803
Thanks,
Rich
Richard Taranow
2731 Granada Hills Drive
Fort Collins, CO 80525
Cell - 970-213-6600
From: AndersonArch@aol.com [mailto:AndersonArch@aol.com] Sent: Monday, November 17, 2014 9:50 AM To: <u>rtaranow@comcast.net</u> Cc: <u>jamiestory@yahoo.com</u> ; <u>AndersonArch@aol.com</u> Subject: Removal of eastern trees at property line - 626 S Whitcomb -

I represent the property owners at 626 S Whitcomb. We are proposing the construction of an addition to the east of the existing duplex on our property. With your support we propose to remove one 51 inch Cottonwood located on your property. This Cottonwood exists to the east of our existing masonry duplex. The next tree to the east of the subject Cottonwood is a 7 inch American Elm. The American Elm is on our property and will also be removed. The next two large Cottonwood trees to the east of the American Elm also exist on your property and are not a concern at this time and are recommended to remain. The next tree near the alley is a multistem Siberian Elm. Again, with your support we propose to remove this multi-stem Siberian Elm at the east edge of your property.

The City Forester is in support of the removal of the one Cottonwood Tree on your property, the 7 inch American Elm on our property, and the east Multi-stem Siberian Elm located on your property near the alley.

It is required we have your permission to remove the 2 trees mentioned above that exist on your property. Please advise that we have your permission to remove the 2 trees. We are in contact with a certified arborist to schedule the removal of the trees mentioned above. With your support of the proposed timing of the tree removal, we will proceed only after we have your permission and have notified you of the projected schedule of the tree removal.

Thank you for your consideration concerning the tree removal.

Regards, Dick Anderson, Architectural Representative for Rod and Jamie Rice, owners - 626 S Whitcomb Street.

## **Modification of Standard Request**

## **Project: 626 S. Whitcomb Street – 4 Plex**

#### Modification to Standard LUC 3.2.2(L) Table A

Section 3.2.2(L) Table A lists the standard width for a two-way drive aisle as 24'.

Modification of Standard Review Criteria – LUC 2.8.2, (H) Step 8 (Standards): (4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use code as contained in Section 1.2.2.

We propose to deviate a couple feet due to the space of the site being limited. At the end of our 5 parking space lot is a 'hammer-head' for vehicle turn-around. Due to the limited space on the site and the 'hammer-head' turn-around, we request a modification to Standard LUC 3.2.2(L) Table A and have a 21' drive aisle in lieu of 24'.

# Modification of Standard Request Project: 626 S. Whitcomb Street – 4 Plex

#### Modification to Standard LUC 3.8.30(F)(1)

Section 3.8.30 (F) (1) of the Land Use Code cites that "Buffer yards along the property line of abutting property containing single – and two – family dwellings shall be twenty-five (25) feet".

Modification of Standard Review Criteria – LUC 2.8.2, (H) Step 8 (Standards) : (1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.

The design of the duplex addition is "equal to or better than" the twenty-five foot requirement. The north wall of the addition, although not twenty-five (25) feet from the duplex addition, provides privacy from the adjacent property with the wood privacy trellis providing privacy from the bedroom escape window. There are windows 4' - 6'' above the floor that will have 'frosted' glass for privacy.