



ITEM NO 1  
MEETING DATE Jan. 7, 2016  
STAFF Ryan Mounce

**ADMINISTRATIVE HEARING OFFICER**

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**STAFF REPORT**

**PROJECT:** Caring Smiles Dental Clinic, FDP150010

**APPLICANT:** Dan Bernth  
Doberstein Lemburg Commercial, Inc.  
1401 Riverside Avenue, Suite A  
Fort Collins, CO 80524

**OWNERS:** CS Commercial, LLC  
1337 Riverside Avenue, Unit 1  
Fort Collins, CO 80524

**PROJECT DESCRIPTION:**

This is a request for consideration of a consolidated Project Development Plan/Final Plan to construct a 1-story, 5,850 square foot dental clinic located at 2117 Custer Drive. The proposed development is located on a vacant .82-acre lot in the Neighborhood Commercial (N-C) zone district and within the boundaries of the Rigden Farm Overall Development Plan (ODP).

**RECOMMENDATION:** Staff recommends approval of the Caring Smiles Dental Clinic, consolidated Project Development Plan/Final Plan, FDP150010.

**EXECUTIVE SUMMARY:**

Staff finds the proposed Caring Smiles Dental Clinic consolidated Project Development Plan/Final Plan complies with all 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 is in conformance with the Rigden Farm Overall Development Plan, approved by the Planning and Zoning Board on April 15, 1999.
- The consolidated Project Development Plan/Final Plan complies with relevant standards of Article 3 – General Development Standards.

- The consolidated Project Development Plan/Final Plan complies with relevant standards located in Division 4.23 Neighborhood Commercial District (N-C) of Article 4 – Districts.

**COMMENTS:**

**1. Background**

The property was annexed into the City of Fort Collins as part of the Timberline Annexation in November, 1997. A majority of the land of the Timberline Annexation would become part of the Rigden Farm Overall Development Plan approved in 1999 and amended in 2002. The overall development plan calls for a mixed-use development of single and multifamily dwellings, a grocery-anchored neighborhood commercial center, and supporting services such as offices, retail, and childcare.

The location of the proposed development is shown as part of a medium density mixed-district within the Rigden Farm Overall Development Plan, to consist of multifamily residential, office, and retail uses. Medical office is consistent with the stated land-uses for this area of the Rigden Farm Overall Development Plan. Other nearby and adjacent uses surrounding the site are listed in the table below.

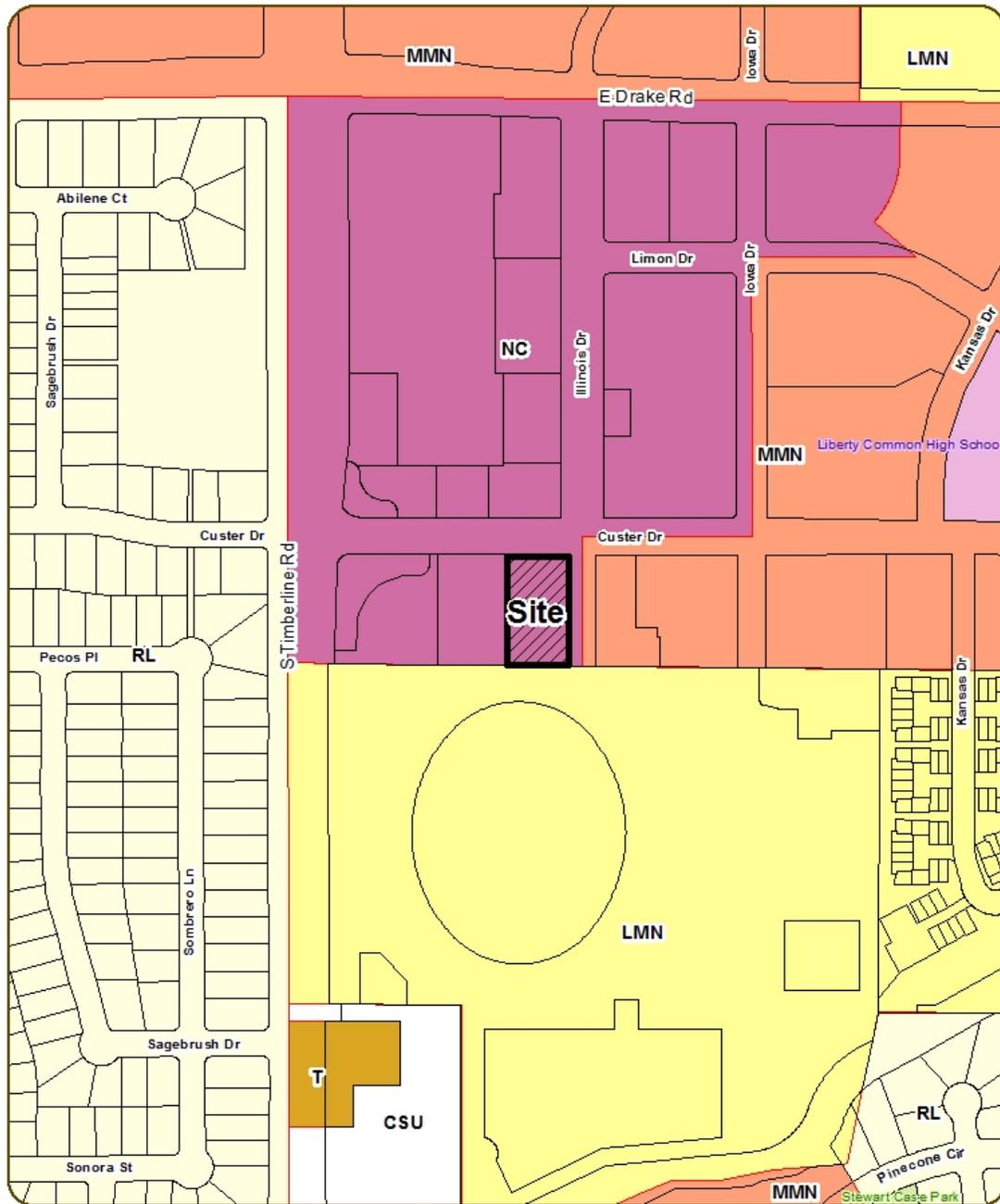
The site of the proposal was previously platted as part of the Rigden Farm Fifteenth Filing, approved in 2010. This project platted several vacant lots along Custer Drive and installed improvements in anticipation of future development, including sidewalks and street trees along Custer Drive, a private driveway, and stormwater drainage enhancements.

The surrounding zoning and land uses are as follows:

<b>Direction</b>	<b>Zone District</b>	<b>Existing Land Uses</b>
North	Neighborhood Commercial (N-C)	Grocery, Retail, Gas Station, Minor Vehicle Repair
South	Low Density Mixed-Use Neighborhood (L-M-N)	Place of Worship
East	Medium Density Mixed-Use Neighborhood (M-M-N)	Child Care, Multifamily Housing
West	Neighborhood Commercial (N-C)	Medical Office, Bank

A zoning vicinity map is presented on the following page:

### Map: Caring Smiles Dental Clinic Site & Zoning Vicinity Map



1 inch = 300 feet

## Caring Smiles Dental Clinic



**2. Compliance with Article 4 of the Land Use Code – Neighborhood Commercial (N-C), Division 4.23:**

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

*A. Section 4.23(B)(2)(c) – Permitted Uses*

The new building will house a dental clinic (medical office), complying with the list of permitted uses subject to Administrative review within the Neighborhood Commercial zone district.

*B. Section 4.23(E) – Site Planning*

As one of the few remaining vacant parcels within the Rigden Farm Shopping Center and Rigden Farm Overall Development Plan, the proposed development contributes to creating a cohesive and visually related Neighborhood Commercial District through the use of similar materials, building and site design, block pattern, and the capacity to utilize existing transit stops, plazas, and other gathering spaces.

*C. Section 4.23(E)(2)(d) – Building Height*

The proposed 1-story dental clinic will be approximately 33-feet tall at its highest point and meets the zone district standards requiring a minimum 20-foot building height and a maximum building height of up to 5-stories.

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

The project complies with all applicable General Development Standards as detailed below.

*A. Section 3.2.1 – Landscaping and Tree Protection*

The proposed landscaping plan is consistent with the applicable requirements of Land Use Code Division 3.2.1, *Landscaping and Tree Protection*, with additional explanation for specific subsections below:

*3.2.1(D)(2) – Street Trees*

Canopy shade trees were previously installed along the Custer Drive frontage as part of the Rigden Farm Fifteenth Filing project. This new proposal will install additional canopy shade street trees along the Illinois Drive frontage.

*3.2.1(E)(4) – Parking Lot Perimeter Landscaping*

The development plan provides new trees and shrubs surrounding the proposed parking area to mitigate the impacts of headlights and to visually screen the area from public streets and adjacent lots. Tree planting has been emphasized at the northern and eastern edges of the site along public street frontages and where a majority of public view of the site is anticipated.

*3.2.1(E)(5) – Parking Lot Interior Landscaping*

The proposal meets requirements that at least 6% of the parking area is landscaped. Evenly-spaced landscaped islands are utilized as the primary component of parking lot interior landscaping.

*B. Section 3.2.2(C)(4) – Bicycle Facilities*

The project will include four bicycle spaces, all of which are to be enclosed/protected spaces, exceeding Land Use Code requirements.

*C. Section 3.2.2(K) – Parking Lots – Required Number of Off-Street Spaces*

A total of 24 vehicle parking spaces are planned for the project, falling between the minimum and maximum parking requirements for medical office. Based on a 5,850 square foot building, the minimum parking requirement is 12 spaces and the maximum amount is 27 spaces.

*D. Section 3.2.4 – Site Lighting*

A photometric plan prepared for the project demonstrates compliance with the Land Use Code's lighting standards. At the property lines, illuminance will be .1 foot-candle or less, and adequate security and safety lighting is provided in the parking area and building surrounds. All lighting fixtures will be down-directional and conceal light sources.

*E. Section 3.5.1(C) - Building Size, Height, Bulk, Mass, Scale*

The new building will be similar in building size, height, bulk, mass, and scale to its surroundings. Within the immediate context are multiple one-story office, retail and child care buildings similar in size, height, and mass.

*F. Section 3.5.1(E) – Building Materials*

Materials for the building will be comprised primarily of brick and stone masonry and will match existing building and shopping center materials used to the north and west of the project site. Red brick comprising the majority of the building faces, and will be similar to the brick used north of the site. A natural stone base will also match stonework used along fencing columns and entrance monument signs for the Rigden Farm Shopping Center.

*G. Section 3.5.3 – Orientation to Build-to Lines for Streetfront Buildings*

The building has been prominently placed at the corner of Custer and Illinois Drives, where the highest activity is anticipated. A majority of the building faces along Illinois and Custer Drive are no more than 15 feet from the right-of-way and meet build-to line standards.

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

In evaluating the request for the Caring Smiles Dental Clinic consolidated Project Development Plan/Final Plan, FDP150010, Staff makes the following finds of fact:

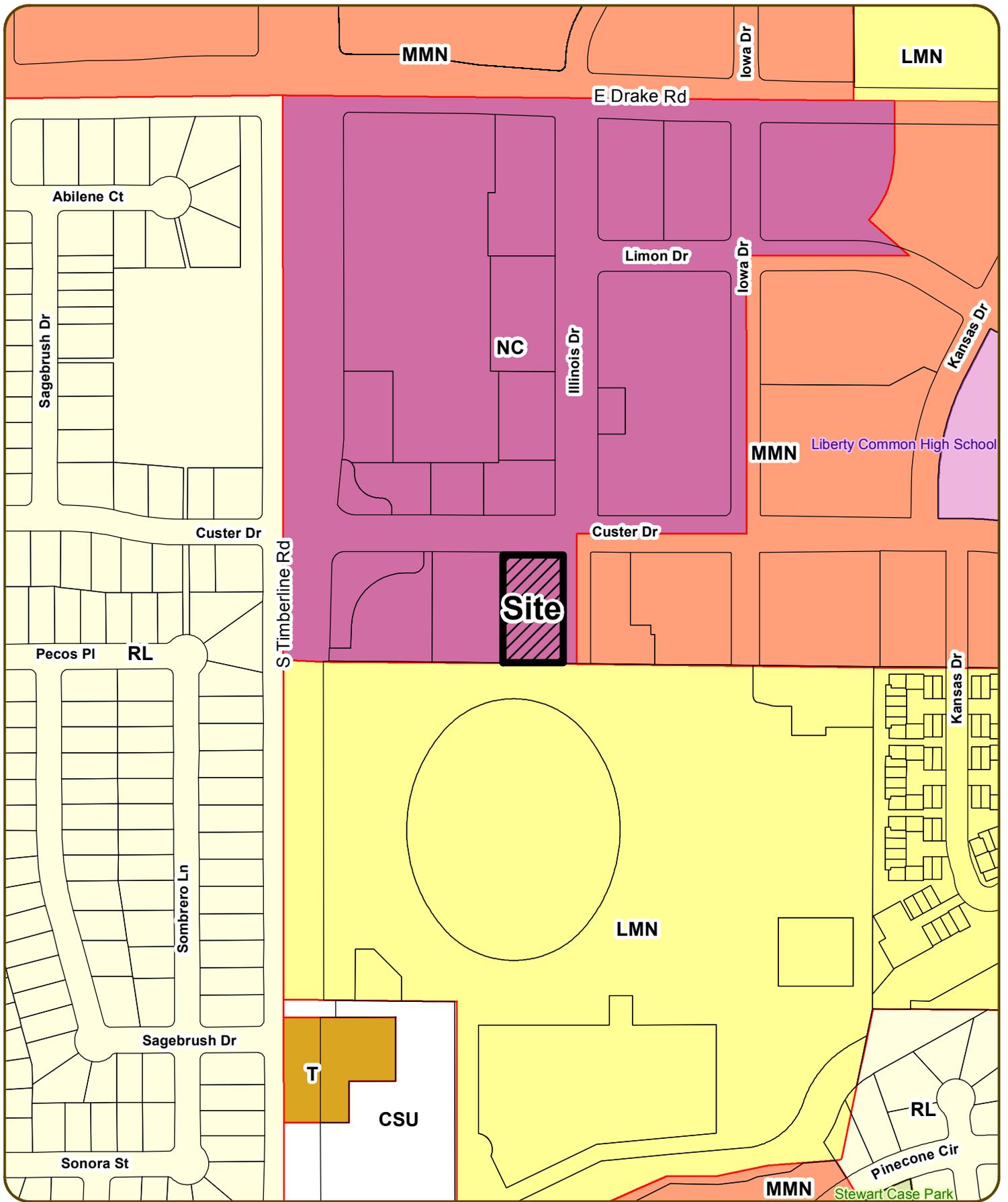
- A. The consolidated Project Development Plan/Final Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
- B. The consolidated Project Development Plan/Final Plan is in conformance with the Rigden Farm Overall Development Plan, approved by the Planning and Zoning Board on April 15, 1999.
- C. The consolidated Project Development Plan/Final Plan complies with relevant standards located in Article 3 – General Development Standards.
- D. The consolidated Project Development Plan/Final Plan complies with relevant standards located in Division 4.23 Neighborhood Commercial District (N-C) of Article 4 – Districts.

**RECOMMENDATION:**

Staff recommends approval of the Caring Smiles Dental Clinic, FDP150010.

**ATTACHMENTS:**

1. Zoning & Site Vicinity Map
2. Applicant's Statement of Planning Objectives
3. Rigden Farm Overall Development Plan
4. Project Document Set (Site Plan, Landscape Plan, Elevations, Photometric Plan, Utility Plans)
5. Site & Vicinity Photos



1 inch = 300 feet

# Caring Smiles Dental Clinic



# **Caring Smiles Dental Project Development Plan**

Caring Smiles Dental is a proposal to develop the vacant lot at the southwest corner of Custer Drive and Illinois Drive in the Rigden Farm Development. The property in question is 0.828 acres in size and is bordered by fully developed streets including sidewalks. The property is currently zoned NC- Neighborhood Commercial.

The proposed development consists of a single story dental office building of approximately 5,850 square feet with a full basement. Caring Smiles Dental will be the exclusive tenant and will occupy 100% of the building. The building will have a primary entrance on the south side of the building for patients. Secondary entrances are provided on the southeast and northwest sides of the building for employees and medical deliveries.

Pedestrian access to the development is from a sidewalk connection along Illinois Drive. Vehicular access is via an existing private driveway along the south portion of the property. This private drive connects to the drives accessing the adjacent Mountain View Eye Specialists and Chase Bank. This private drive also functions as an Emergency Access Easement.

Building fenestration will consist of a natural stone base matching the stone in the Rigden Farm development and ballpark red brick facing. Horizontal stone trim pieces will be used to accent the building and provide visual relief. A brick soldier course will be used to terminate the parapet areas of the building while metal sloped roofs will cap the remainder of the building. Metal trusses will be used on the gables to add visual relief. HVAC units will be placed in the basement while condensing units will be screened from view using landscape treatments.

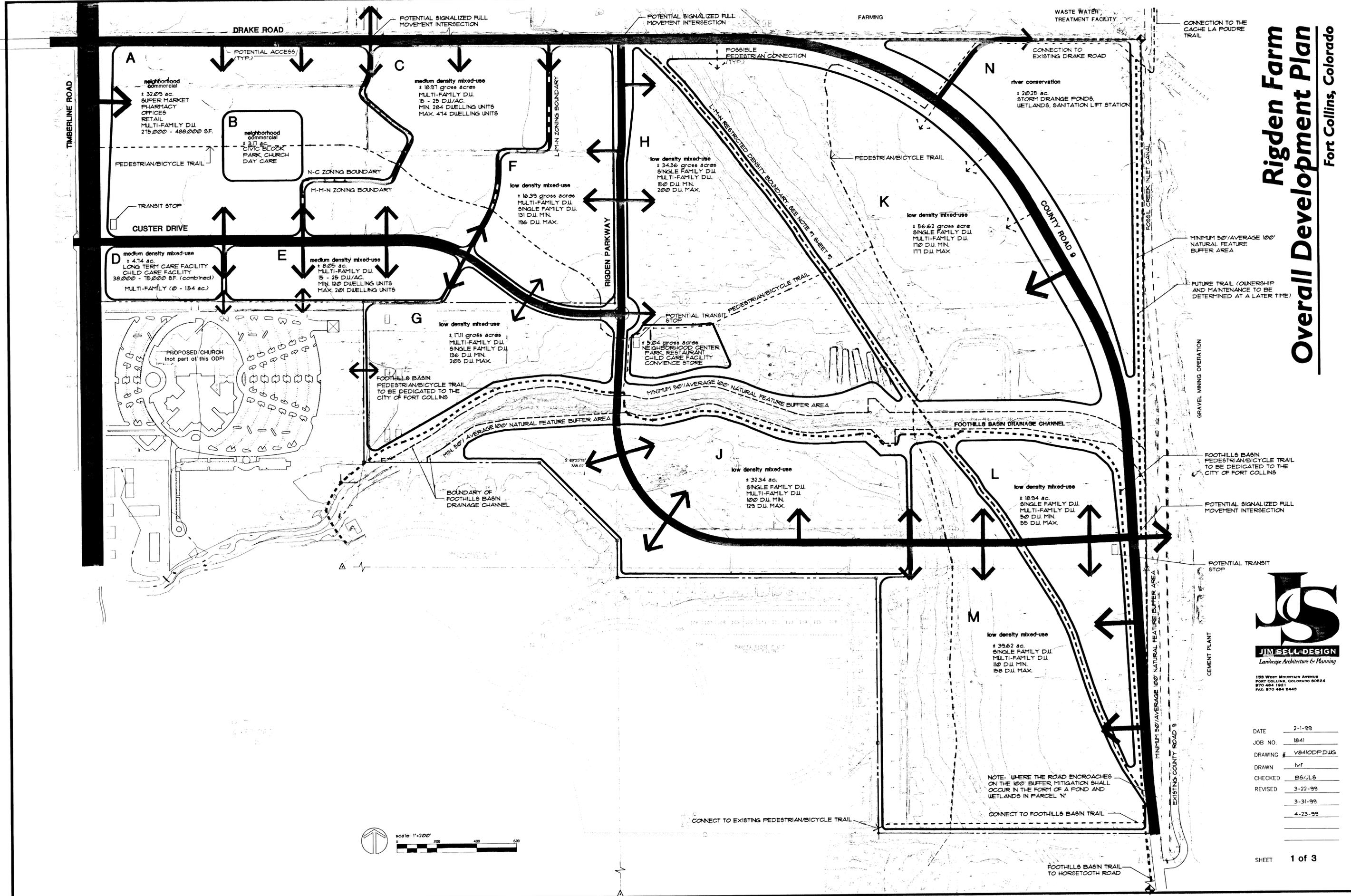
Storm water drainage from the development will be directed to an existing detention pond located in the southeast corner of the property. Discharge from this facility will be through the Rigden Farm existing storm drainage system.

Water and sewer facilities will connect to existing service lines stubbed from Custer and Illinois Drives. It is not anticipated that cutting and accessing Custer or Illinois Drives will be necessary.

90 M

# Rigden Farm Overall Development Plan

Fort Collins, Colorado



188 WEST MOUNTAIN AVENUE  
FORT COLLINS, COLORADO 80524  
970.484.1921  
FAX: 970.484.2445

DATE	2-1-99
JOB NO.	1841
DRAWING #	VB410DP.DWG
DRAWN	lvf
CHECKED	BS/JLS
REVISED	3-22-99
	3-31-99
	4-23-99

SHEET 1 of 3

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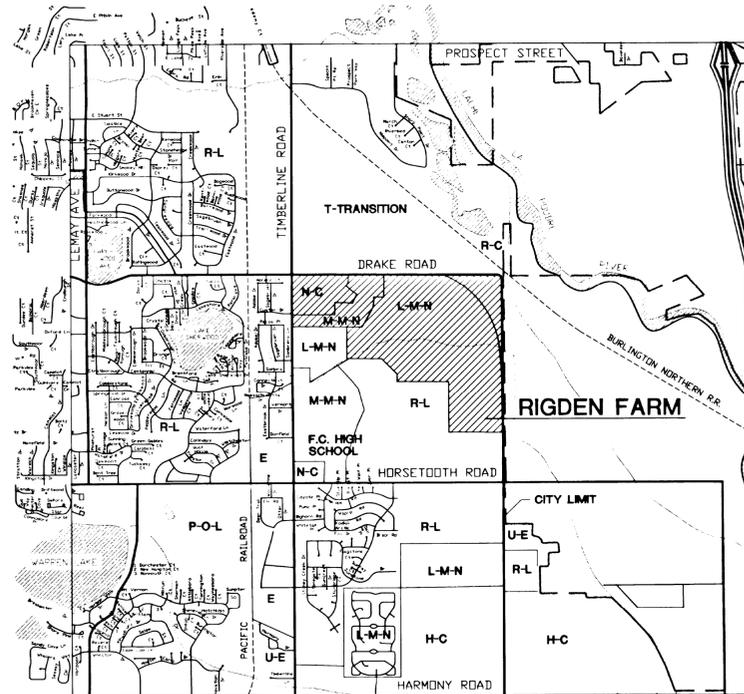
ORIGINAL OVERALL DEVELOPMENT PLAN

LAND USE DATA

Table with 2 columns: PARCEL SIZE and EXISTING ZONING. Rows include 303 GROSS ACRES, 32 GROSS ACRES, 215 GROSS ACRES, and 20 GROSS ACRES with corresponding zoning districts like NC, MMN, LMN, and RC.

Main table with 5 columns: PARCEL, ACRES, PROPOSED LAND USE, DENSITY, and D.U.'S or G.S.F. It is divided into sections for Neighborhood Commercial District (NC), Medium Density Mixed-Use Neighborhood District (MMN), Low Density Mixed-Use Neighborhood District (LMN), and River Conservation District (RC).

\*\*\* GROSS RESIDENTIAL DENSITY



VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION

RIGDEN FARM A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 AS BEARING S00 10 52' E BEING MONUMENTED ON THE NORTH END BY A 3' ALUMINUM CAP IN A RANGE BOX MARKED RA BRADSHAW AND ON THE SOUTH EAST END BY A 2 1/2" ALUMINUM CAP IN A RANGE BOX LS 14823. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S00 10 52' E. ON SAID EAST LINE OF SECTION 29 A DISTANCE OF 3976.41 FEET TO THE NORTHEAST CORNER OF STONE RIDGE P.U.D. FOURTH FILING; THENCE N89 28 52' W ON THE NORTH LINE OF SAID STONE RIDGE P.U.D. FOURTH FILING AND STONE RIDGE P.U.D. THIRD FILING, A DISTANCE OF 1349.84 FEET TO THE SOUTHEAST CORNER OF DAKOTA RIDGE P.U.D. SECOND FILING; THENCE N00 07 30' W ON THE EAST LINE OF SAID DAKOTA RIDGE P.U.D. SECOND FILING A DISTANCE OF 1276.94 FEET TO THE NORTHEAST CORNER OF SAID SECOND FILING; THENCE N89 25 19' W ON THE NORTH LINE OF SAID DAKOTA RIDGE P.U.D. SECOND FILING, A DISTANCE OF 1295.79 FEET TO THE SOUTHEAST CORNER OF DAKOTA RIDGE P.U.D. THIRD FILING; THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID DAKOTA RIDGE P.U.D. THIRD FILING THE FOLLOWING THREE (3) COURSES: 1. N00 07 31' E A DISTANCE OF 187.07 FEET; 2. N44 46 22' W A DISTANCE OF 549.07 FEET; 3. N89 25 18' W A DISTANCE OF 880.11 FEET; THENCE N00 04 08' E A DISTANCE OF 801.64 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE N89 25 55' W ON SAID NORTH LINE OF THE SOUTH HALF A DISTANCE OF 1380.58 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE N00 04 26' W ON THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 1324.44 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29; THENCE S89 26 35' E ON THE NORTH LINE OF SAID SECTION 29, 5283.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 308.33 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OF EXISTING

NOTE: THIS OVERALL DEVELOPMENT PLAN IS SUBMITTED SUBJECT TO THE FOLLOWING EXPRESS CONDITION:

A PORTION OF THIS PARCEL OF LAND WHICH IS OWNED BY THE COLORADO STATE BOARD OF AGRICULTURE (THE "BOARD") FOR THE USE AND BENEFIT OF COLORADO STATE UNIVERSITY (THE "UNIVERSITY"), WAS ANNEXED TO THE CITY OF FORT COLLINS PURSUANT TO ORDINANCE NO. 93, 1988. KNOWN AS THE RIGDEN FARM ANNEXATION (THE "ANNEXATION ORDINANCE"). THE ANNEXATION ORDINANCE PROVIDES THAT THE ANNEXATION OF THIS PARCEL "SHALL IN NO SENSE BE INTERPRETED AS GRANTING ANY RIGHT TO APPLY THE PROVISIONS OF ANY MUNICIPAL ORDINANCE, AND SPECIFICALLY ANY BUILDING CODE, ZONING CODE OR LICENSING ORDINANCE, UPON SAID PROPERTY, SO LONG AS TITLE THEREOF SHALL REMAIN IN THE STATE BOARD OF AGRICULTURE AND THE PROPERTY CONTINUES TO BE USED FOR EDUCATIONAL, RESEARCH, EXTENSION AND RELATED SUPPORT SERVICES." BY SUBMISSION OF THE OVERALL DEVELOPMENT PLAN, THE BOARD AND THE UNIVERSITY INTEND TO ESTABLISH AN OVERALL DEVELOPMENT PLAN FOR THE PURPOSES OF SALE OF THE PROPERTY TO PRIVATE PARTIES FOR DEVELOPMENT. ACCORDINGLY, NEITHER SUBMISSION NOR APPROVAL OF THIS OVERALL DEVELOPMENT PLAN SHALL MODIFY THE TERMS AND CONDITIONS SET FORTH IN THE ANNEXATION ORDINANCE. THE UNIVERSITY AND THE BOARD RESERVE ALL RIGHTS UNDER THE ANNEXATION ORDINANCE AND SO LONG AS TITLE TO THE PROPERTY IS VESTED IN THE BOARD AND THE PROPERTY CONTINUES TO BE USED FOR EDUCATIONAL, RESEARCH, EXTENSION AND RELATED SUPPORT SERVICES, NO SUCH OVERALL DEVELOPMENT PLAN SHALL BIND THE UNIVERSITY OR THE BOARD, NOTWITHSTANDING THE FOREGOING, THE OVERALL DEVELOPMENT PLAN AND ANY SUBSEQUENT DEVELOPMENT APPROVALS GRANTED BY THE CITY UNDER THE LAND USE CODE WITH RESPECT TO THE PROPERTY SHALL BIND ALL SUBSEQUENT OWNERS OF THE PROPERTY.

Rigden Farm Overall Development Plan Fort Collins, Colorado



185 WEST MOUNTAIN AVENUE FORT COLLINS, COLORADO 80524 970 484 1921 FAX: 970 484 2443

Table with 2 columns: Field Name and Value. Fields include DATE (2-1-99), JOB NO. (1841), DRAWING # (V8410DF.DWG), DRAWN (JVF), CHECKED (BS/JLS), REVISED (3-22-99), and SHEET (2 of 3).

OWNER'S CERTIFICATION

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

SIGNED BY: CHUCK MABRY, PRESIDENT. DATE: 4/30/99

NOTARY PUBLIC STATE OF COLORADO, LARIMER COUNTY. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY 30th of April 1999. BY: Chuck Mabry. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: May 30, 2001.

SIGNED BY: Sierra Resources Corporation. DATE: 4/23/99. TITLE: partner.

NOTARY PUBLIC STATE OF COLORADO, LARIMER COUNTY. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY 23 of APRIL 1999. BY: GLEN A. JOHNSON. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 10/1/2001.

SIGNED BY: DAVID J. PIETENPOL, PRESIDENT. DATE: 4/23/99.

NOTARY PUBLIC STATE OF COLORADO, LARIMER COUNTY. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY 23 of APRIL 1999. BY: DAVID J. PIETENPOL. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 10/1/2001.

PROJECT NOTES

- 1. THE RIGDEN FARM OVERALL DEVELOPMENT PLAN WILL BE A MIXED USE DEVELOPMENT WITHIN FOUR ZONING DISTRICTS: NEIGHBORHOOD COMMERCIAL (NC), MEDIUM DENSITY MIXED USE RESIDENTIAL (MMN), LOW DENSITY MIXED USE RESIDENTIAL (LMN), AND RIVER CONSERVATION (RC). THE POTENTIAL DEVELOPMENT WILL INCLUDE A SUPERMARKET, COMMERCIAL RETAIL, OFFICES, RESTAURANTS, PHARMACY, CHURCH, ASSISTED CARE LIVING FACILITIES, MULTI-FAMILY RESIDENTIAL DWELLING UNITS, SINGLE FAMILY RESIDENTIAL DWELLING UNITS, PARKS, OPEN SPACE, AND TRAILS. THE LAND USES DEPICTED ON THIS PLAN ARE BASED UPON THE BEST ESTIMATE OF THE RIGDEN FARM DEVELOPMENT AT THIS TIME. AS CHANGES OCCUR IN THE REQUIREMENTS OF RIGDEN FARM, IT MAY BE NECESSARY TO MODIFY THE OVERALL DEVELOPMENT PLAN BASED ON NEW PHASING AND LAND USES.
2. COMMON OPEN SPACE AREAS + ARTERIAL STREETSCAPES WILL BE MAINTAINED BY A HOME OWNERS' ASSOCIATION, UNLESS OTHERWISE DEDICATED TO THE CITY OF FORT COLLINS. HOME OWNERS ASSOCIATION RESPONSIBLE FOR SNOW REMOVAL ON THE ARTERIAL SIDEWALKS AND ALL BICYCLE / PEDESTRIAN TRAILS UNLESS DEDICATED TO THE CITY OF FORT COLLINS.
3. MASTER UTILITY PLANS ARE TO BE SUBMITTED FOR CITY REVIEW IN CONJUNCTION WITH PHASE I DEVELOPMENT PLANS.
4. ALL PUBLIC STREETS WILL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS, UNLESS VARIANCES ARE GRANTED TO ALLOW A REDUCTION IN CITY STANDARDS.
5. THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS ODP BY THE CITY DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES, DESIGN OR DENSITIES. RATHER, ANY FURTHER LAND USES MUST BE APPROVED ACCORDING TO THE PROCEDURES, PROCESSES, AND CRITERIA OF THE CITY OF FORT COLLINS LAND USE CODE.
6. FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY Poudre FIRE AUTHORITY STANDARDS.
7. O.D.P. LAND USE AREAS: K + L WILL HAVE A MAXIMUM DENSITY OF 232 DWELLING UNITS, AS PER THE FORT COLLINS CITY COUNCIL'S ZONING CONDITION. MINOR TRANSFER BETWEEN THESE AREAS WILL BE ALLOWED TO MEET THE MAXIMUM DWELLING UNITS ALLOWED.
8. DENSITY IS BASED ON GROSS ACREAGES.
9. ALL BLOCKS IN THE N-C + M-M-N WILL MEET THE CURRENT BLOCK STANDARDS REQUIREMENTS.
10. THE FOOTHILLS BASIN CHANNEL WILL HAVE AN AVERAGE 100 FEET WIDE OPEN SPACE BUFFER ALONG EACH SIDE OF THE EXISTING CHANNEL BOUNDARY. THERE WILL BE A MINIMUM 50 FEET OPEN SPACE BUFFER ALONG EACH SIDE OF THE CHANNEL BOUNDARY.
11. RESIDENTIAL DEVELOPMENT IN THE L-M-N DISTRICT SHALL HAVE AN OVERALL MINIMUM AVERAGE DENSITY OF FIVE (5) DWELLING UNITS PER NET ACRE OF RESIDENTIAL LAND. LAND USE DENSITY REQUIREMENT 4.4.D.1.a. REFER TO LAND USE BUBBLES ON SHEET 1.
12. RESIDENTIAL DEVELOPMENT IN THE M-M-N DISTRICT SHALL HAVE AN OVERALL MINIMUM AVERAGE DENSITY OF TWELVE (12) DWELLING UNITS PER NET ACRE OF RESIDENTIAL LAND. LAND USE DENSITY REQUIREMENT 4.5.D.1. REFER TO THE LAND USE BUBBLES ON SHEET 1.
13. ALL NEIGHBORHOOD CENTERS AND PARKS SHALL BE DEVELOPED AND MAINTAINED BY THE DEVELOPER OR THE HOME OWNERS ASSOCIATION.

PLANNING & ZONING APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO. THIS 15th DAY OF April 1999. Robert E. Blawie, SECRETARY OF THE PLANNING AND ZONING BOARD.

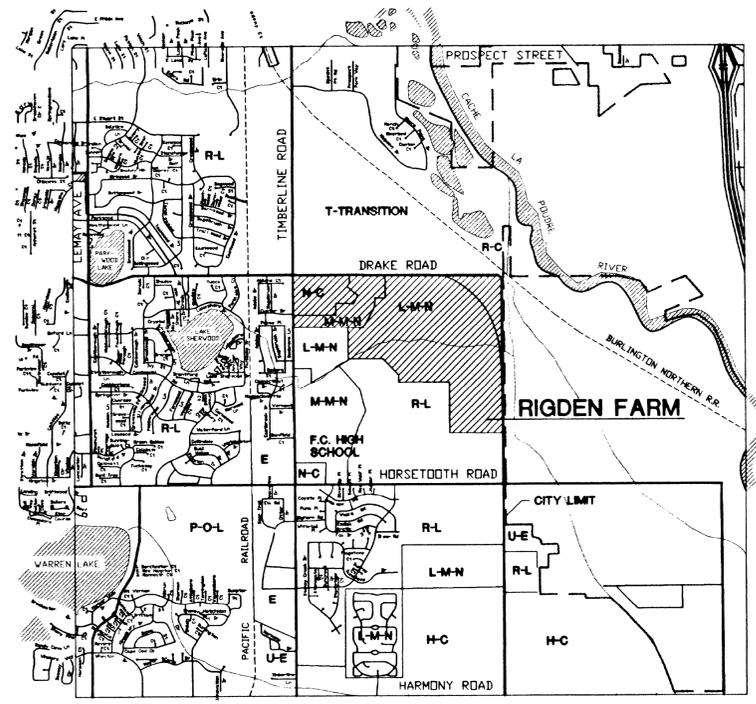




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Main land use data table with columns: PARCEL, ACRES, PROPOSED LAND USE, DENSITY, and D.U.'S or G.S.F. It is divided into sections for NEIGHBORHOOD COMMERCIAL DISTRICT - NC, MEDIUM DENSITY MIXED-USE NEIGHBORHOOD DISTRICT - MMN, LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT - LMN, and RIVER CONSERVATION DISTRICT - RC.



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NOT TO SCALE

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THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 308.33 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OF EXISTING.

NOTE: THIS OVERALL DEVELOPMENT PLAN IS SUBMITTED SUBJECT TO THE FOLLOWING EXPRESS CONDITION:  
A PORTION OF THIS PARCEL OF LAND WHICH IS OWNED BY THE COLORADO STATE BOARD OF AGRICULTURE (THE "BOARD") FOR THE USE AND BENEFIT OF COLORADO STATE UNIVERSITY (THE "UNIVERSITY"), WAS ANNEXED TO THE CITY OF FORT COLLINS PURSUANT TO ORDINANCE NO. 93, 1988, KNOWN AS THE RIGDEN FARM ANNEXATION (THE "ANNEXATION ORDINANCE"). THE ANNEXATION ORDINANCE PROVIDES THAT THE ANNEXATION OF THIS PARCEL SHALL IN NO SENSE BE INTERPRETED AS GRANTING ANY RIGHT TO APPLY THE PROVISIONS OF ANY MUNICIPAL ORDINANCE, AND SPECIFICALLY ANY BUILDING CODE, ZONING CODE OR LICENSING ORDINANCE UPON SAID PROPERTY, SO LONG AS TITLE THEREOF SHALL REMAIN IN THE STATE BOARD OF AGRICULTURE AND THE PROPERTY CONTINUES TO BE USED FOR EDUCATIONAL, RESEARCH, EXTENSION AND RELATED SUPPORT SERVICES. BY SUBMISSION OF THE OVERALL DEVELOPMENT PLAN, THE BOARD AND THE UNIVERSITY INTEND TO ESTABLISH AN OVERALL DEVELOPMENT PLAN FOR THE PURPOSES OF SALE OF THE PROPERTY TO PRIVATE PARTIES FOR DEVELOPMENT. ACCORDINGLY, NEITHER SUBMISSION NOR APPROVAL OF THIS OVERALL DEVELOPMENT PLAN SHALL MODIFY THE TERMS AND CONDITIONS SET FORTH IN THE ANNEXATION ORDINANCE. THE UNIVERSITY AND THE BOARD RESERVE ALL RIGHTS UNDER THE ANNEXATION ORDINANCE, AND SO LONG AS TITLE TO THE PROPERTY IS VESTED IN THE BOARD AND THE PROPERTY CONTINUES TO BE USED FOR EDUCATIONAL, RESEARCH, EXTENSION AND RELATED SUPPORT SERVICES, NO SUCH OVERALL DEVELOPMENT PLAN SHALL BIND THE UNIVERSITY OR THE BOARD. NOTWITHSTANDING, THE FOREGOING, THE OVERALL DEVELOPMENT PLAN AND ANY SUBSEQUENT DEVELOPMENT APPROVALS GRANTED BY THE CITY UNDER THE LAND USE CODE WITH RESPECT TO THE PROPERTY SHALL BIND ALL SUBSEQUENT OWNERS OF THE PROPERTY.

MINOR  
AMENDMENT  
10/28/02



Table with 2 columns: FIELD and VALUE. Fields include DATE (2-1-99), JOB NO. (1841), DRAWING # (V8410DP.DWG), DRAWN (M), CHECKED (BS/JLS), REVISED (3-22-99), and SHEET (2 of 3).

SUBMITTED  
5-6-99

PROJECT NOTES

- 1. THE RIGDEN FARM OVERALL DEVELOPMENT PLAN WILL BE A MIXED USE DEVELOPMENT WITHIN FOUR ZONING DISTRICTS: NEIGHBORHOOD COMMERCIAL (NC), MEDIUM DENSITY MIXED USE RESIDENTIAL (MMN), LOW DENSITY MIXED USE RESIDENTIAL (LMN), AND RIVER CONSERVATION (RC). THE POTENTIAL DEVELOPMENT WILL INCLUDE A SUPERMARKET, COMMERCIAL RETAIL, OFFICES, RESTAURANTS, PHARMACY, CHURCH, ASSISTED CARE LIVING FACILITIES, MULTI-FAMILY RESIDENTIAL DWELLING UNITS, SINGLE FAMILY RESIDENTIAL DWELLING UNITS, PARKS, OPEN SPACE, AND TRAILS. THE LAND USES DEPICTED ON THIS PLAN ARE BASED UPON THE BEST ESTIMATE OF THE RIGDEN FARM DEVELOPMENT AT THIS TIME. AS CHANGES OCCUR IN THE REQUIREMENTS OF RIGDEN FARM, IT MAY BE NECESSARY TO MODIFY THE OVERALL DEVELOPMENT PLAN BASED ON NEW PHASING AND LAND USES.
- 2. COMMON OPEN SPACE AREAS + ARTERIAL STREETS CAPES WILL BE MAINTAINED BY A HOME OWNERS' ASSOCIATION, UNLESS OTHERWISE DEDICATED TO THE CITY OF FORT COLLINS. HOME OWNERS ASSOCIATION RESPONSIBLE FOR SNOW REMOVAL ON THE ARTERIAL SIDEWALKS AND ALL BICYCLE / PEDESTRIAN TRAILS UNLESS DEDICATED TO THE CITY OF FORT COLLINS.
- 3. MASTER UTILITY PLANS ARE TO BE SUBMITTED FOR CITY REVIEW IN CONJUNCTION WITH PHASE I DEVELOPMENT PLANS.
- 4. ALL PUBLIC STREETS WILL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS, UNLESS VARIANCES ARE GRANTED TO ALLOW A REDUCTION IN CITY STANDARDS.
- 5. THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS ODP BY THE CITY DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES, DESIGN OR DENSITIES. RATHER ANY FURTHER LAND USES MUST BE APPROVED ACCORDING TO THE PROCEDURES, PROCESSES, AND CRITERIA OF THE CITY OF FORT COLLINS LAND USE CODE.
- 6. FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY Poudre FIRE AUTHORITY STANDARDS.
- 7. O.D.P. LAND USE AREAS K + L WILL HAVE A MAXIMUM DENSITY OF 232 DWELLING UNITS, AS PER THE FORT COLLINS CITY COUNCIL'S ZONING CONDITION. MINOR TRANSFER BETWEEN THESE AREAS WILL BE ALLOWED TO MEET THE MAXIMUM DWELLING UNITS ALLOWED.
- 8. DENSITY IS BASED ON GROSS ACREAGES.
- 9. ALL BLOCKS IN THE N-C + M-M-N WILL MEET THE CURRENT BLOCK STANDARDS REQUIREMENTS.
- 10. THE FOOTHILLS BASIN CHANNEL WILL HAVE AN AVERAGE 100 FEET WIDE OPEN SPACE BUFFER ALONG EACH SIDE OF THE EXISTING CHANNEL BOUNDARY. THERE WILL BE A MINIMUM 50 FEET OPEN SPACE BUFFER ALONG EACH SIDE OF THE CHANNEL BOUNDARY.
- 11. RESIDENTIAL DEVELOPMENT IN THE L-M-N DISTRICT SHALL HAVE AN OVERALL MINIMUM AVERAGE DENSITY OF FIVE (5) DWELLING UNITS PER NET ACRE OF RESIDENTIAL LAND. LAND USE DENSITY REQUIREMENT 4.4.D.1.a. REFER TO LAND USE BUBBLES ON SHEET 1.
- 12. RESIDENTIAL DEVELOPMENT IN THE M-M-N DISTRICT SHALL HAVE AN OVERALL MINIMUM AVERAGE DENSITY OF TWELVE (12) DWELLING UNITS PER NET ACRE OF RESIDENTIAL LAND. LAND USE DENSITY REQUIREMENT 4.5.D.1. REFER TO THE LAND USE BUBBLES ON SHEET 1.
- 13. ALL NEIGHBORHOOD CENTERS AND PARKS SHALL BE DEVELOPED AND MAINTAINED BY THE DEVELOPER OR THE HOME OWNERS ASSOCIATION.

PLANNING & ZONING APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1999.  
SECRETARY OF THE PLANNING AND ZONING BOARD

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS OVERALL DEVELOPMENT PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN.  
THE COLORADO STATE BOARD OF AGRICULTURE.  
SIGNED BY: CHUCK MABRY, PRESIDENT. DATE: \_\_\_\_\_  
NOTARY PUBLIC  
STATE OF COLORADO, LARIMER COUNTY,  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
DAY \_\_\_\_\_ OF \_\_\_\_\_ 1999.  
BY: \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
SIERRA RESOURCES CORPORATION, A COLORADO LIMITED LIABILITY COMPANY  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
NOTARY PUBLIC  
STATE OF COLORADO, LARIMER COUNTY,  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
DAY \_\_\_\_\_ OF \_\_\_\_\_ 1999.  
BY: \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RIGDEN FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY  
BY: SIERRA RESOURCES CORPORATION, A COLORADO CORPORATION, MANAGER  
SIGNED BY: DAVID J. PIETENPOL, PRESIDENT DATE: \_\_\_\_\_  
NOTARY PUBLIC  
STATE OF COLORADO, LARIMER COUNTY,  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
DAY \_\_\_\_\_ OF \_\_\_\_\_ 1999.  
BY: \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

# Rigden Farm Overall Development Plan

Fort Collins, Colorado

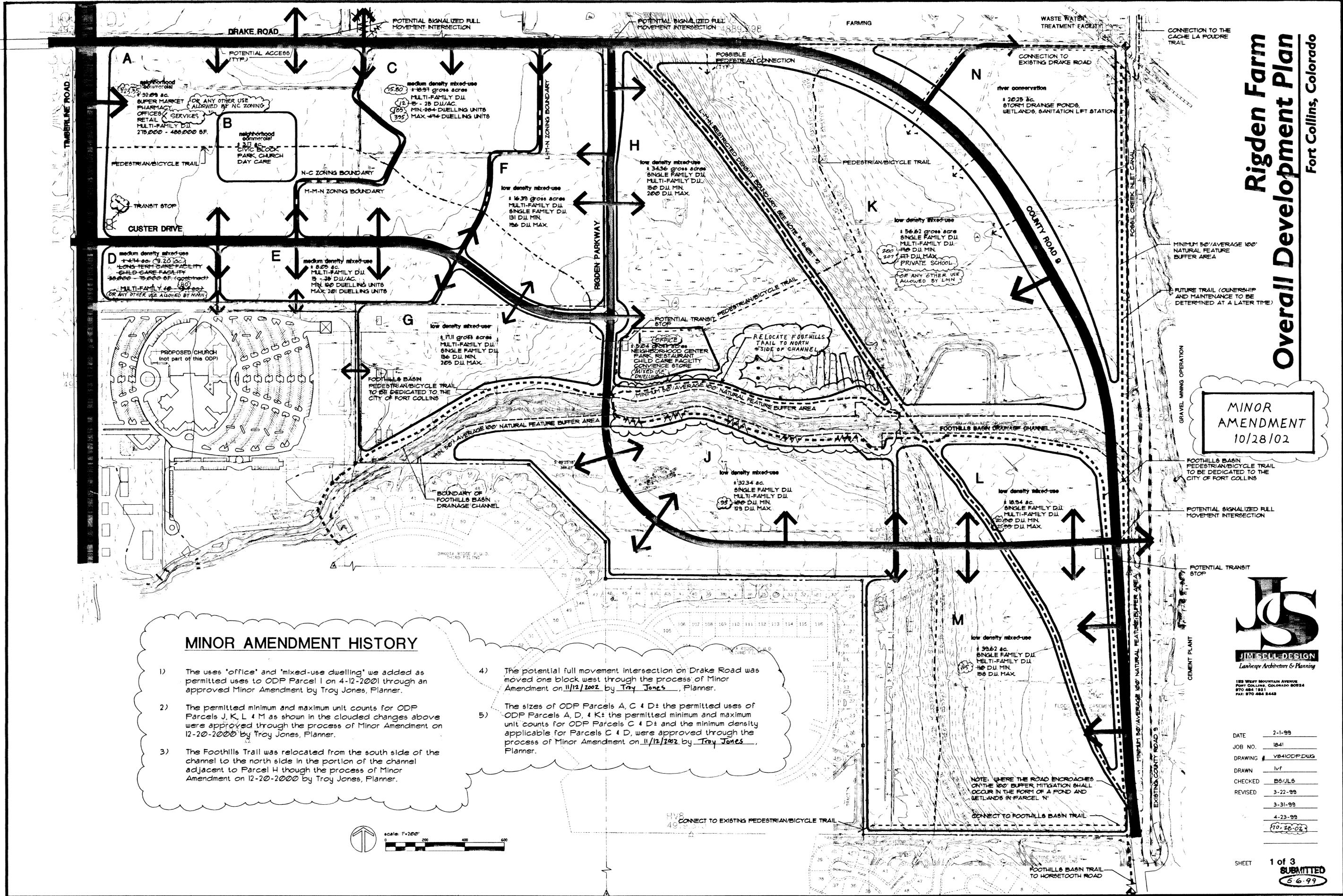
MINOR AMENDMENT  
10/28/02



188 WEST HIGHTWAY AVENUE  
FORT COLLINS, COLORADO 80524  
970.484.1821  
FAX: 970.484.2443

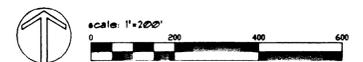
DATE	2-1-99
JOB NO.	1841
DRAWING	V841ODP.DWG
DRAWN	lvf
CHECKED	BS/JLS
REVISED	3-22-99
	3-31-99
	4-23-99
	10-20-02

SHEET 1 of 3  
SUBMITTED  
5.6.99



### MINOR AMENDMENT HISTORY

- 1) The uses 'office' and 'mixed-use dwelling' we added as permitted uses to ODP Parcel I on 4-12-2001 through an approved Minor Amendment by Troy Jones, Planner.
- 2) The permitted minimum and maximum unit counts for ODP Parcels J, K, L & M as shown in the clouded changes above were approved through the process of Minor Amendment on 12-20-2000 by Troy Jones, Planner.
- 3) The Foothills Trail was relocated from the south side of the channel to the north side in the portion of the channel adjacent to Parcel H though the process of Minor Amendment on 12-20-2000 by Troy Jones, Planner.
- 4) The potential full movement intersection on Drake Road was moved one block west through the process of Minor Amendment on 11/12/2002 by Troy Jones, Planner.
- 5) The sizes of ODP Parcels A, C & D; the permitted uses of ODP Parcels A, D, & K; the permitted minimum and maximum unit counts for ODP Parcels C & D; and the minimum density applicable for Parcels C & D, were approved through the process of Minor Amendment on 11/12/2002 by Troy Jones, Planner.



**PROJECT DATA**

PARCEL SIZE: 36,069 SQUARE FEET 0.828 ACRES  
 EXISTING ZONING: NC, NEIGHBORHOOD COMMERCIAL  
 RESIDENTIAL CONSTRUCTION: NONE  
 PROPOSED LAND USES: MEDICAL OFFICE BUILDING: 5,850 SQUARE FOOT FIRST FLOOR  
 5,850 SQUARE FOOT BASEMENT  
 MAXIMUM BUILDING HEIGHT PERMITTED: 1 STORIES  
 MINIMUM BUILDING HEIGHT PERMITTED: 20'  
 PROPOSED BUILDING HEIGHT: 32'-9"

PARKING: AUTO  
 MEDICAL OFFICE: 4.5/1000 SF = 26  
 TOTAL ALLOWED = 26  
 TOTAL PROVIDED = 24

PARKING: BICYCLE  
 MEDICAL OFFICE: 4 REQUIRED - ONE ENCLOSED  
 PROVIDED: 4 SPACES PROVIDED - ALL ENCLOSED

SITE DATA:

SECTION	AREA (SQ. FT.)	AREA (ACRES)
TOTAL SITE:	36,069	0.828

SECTION	AREA (SQ. FT.)	
MEDICAL OFFICE	5,850	
TOTAL BLDG.(FOOTPRINT):	5,850	(16.2%)

LANDSCAPING:	16,359	(45.4%)
PAVING:	13,860	(38.4%)

- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
- REFER TO THE FINAL CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION REGARDING PROPOSED TOPOGRAPHY, UTILITY AND STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- 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.
- 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.
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN ADJACENT RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNER. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS.
- 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.
- LIGHTING FIXTURE ILLUMINATION LEVELS PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND WITH CITY OF FORT COLLINS LIGHT AND POWER UTILITY REQUIREMENTS. ALL LIGHTING FIXTURES PROVIDED WITH THE PROJECT SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE AND SHALL FEATURE SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION. ALL FIXTURES SHALL BE DOWN DIRECTIONAL.
- SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THESE FINAL PLANS AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
- FIRE HYDRANTS MUST MEET OR EXCEED POUDE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIKE RACKS MUST BE PERMANENTLY ANCHORED.
- ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.

**CARING SMILES DENTAL CLINIC**

2117 CUSTER DRIVE  
 FORT COLLINS, CO 80525

LEGAL DESCRIPTION

LOT 3, RIGDEN FARM - FIFTEENTH FLING

**PROJECT CONSULTANTS**

ARCHITECT:

WG ARCHITECTS  
 P.O. BOX 270788  
 FORT COLLINS, CO 80527  
 TELEPHONE: 970-493-2025  
 FAX: 970-493-2026  
 EMAIL: bobg@wgarchitects.com  
 CONTACT: BOB GUSTAFSON

OWNER:

CS COMMERCIAL, LLC  
 1337 RIVERSIDE AVENUE SUITE 1  
 FORT COLLINS, CO 80524  
 TELEPHONE: 970-221-3700  
 CONTACT: DR. KEN ALLEN

CIVIL ENGINEER:

NORTH STAR DESIGN, INC.  
 700 AUTOMATION DRIVE, UNIT #1  
 WINDSOR, COLORADO 80550  
 TELEPHONE: 970-686-6939  
 FAX: 970-686-1188  
 EMAIL: tricia@northstardesigninc.com  
 CONTACT: TRICIA KROETCH

**SIGNATURE BLOCKS**

OWNER'S CERTIFICATION

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

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
 A.D., 20\_\_\_\_

OWNER: CS COMMERCIAL, LLC

BY: \_\_\_\_\_  
 KENNETH B. ALLEN

(STATE OF COLORADO )  
 (COUNTY OF LARIMER ) S.S.  
 (CITY OF FORT COLLINS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_

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

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO, THIS

\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

LIEN HOLDER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE LAWFUL LIEN HOLDERS OF THE REAL PROPERTY DESCRIBED IN THESE SITE PLANS AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLANS.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

LIEN HOLDERS: PARCEL #87292-82-003

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

HOME STATE BANK

TITLE: LIEN HOLDER PARCEL #87292-82-003

(STATE OF COLORADO )  
 (COUNTY OF LARIMER ) S.S.  
 (CITY OF FORT COLLINS )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_

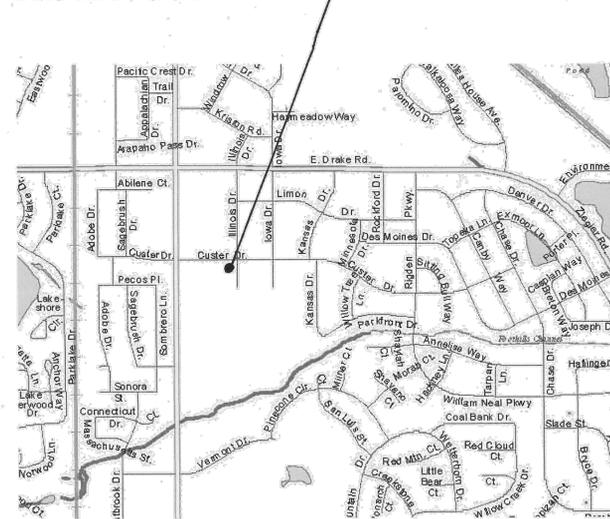
MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

**VICINITY MAP**

**PROJECT LOCATION**



VICINITY MAP  
 SCALE: NTS

**DRAWING INDEX**

ARCHITECTURAL

- 1 of 7 COVER SHEET
- 2 of 7 SITE PLAN
- 3 of 7 LANDSCAPE PLAN
- 4 of 7 SITE PHOTOMETRIC PLAN
- 5 of 7 SITE DETAILS
- 6 of 7 EXTERIOR ELEVATIONS
- 7 of 7 EXTERIOR ELEVATIONS

**CARING SMILES DENTAL CLINIC**

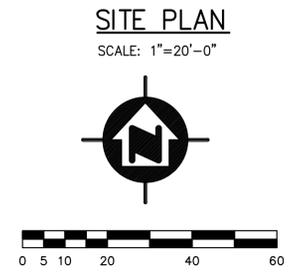
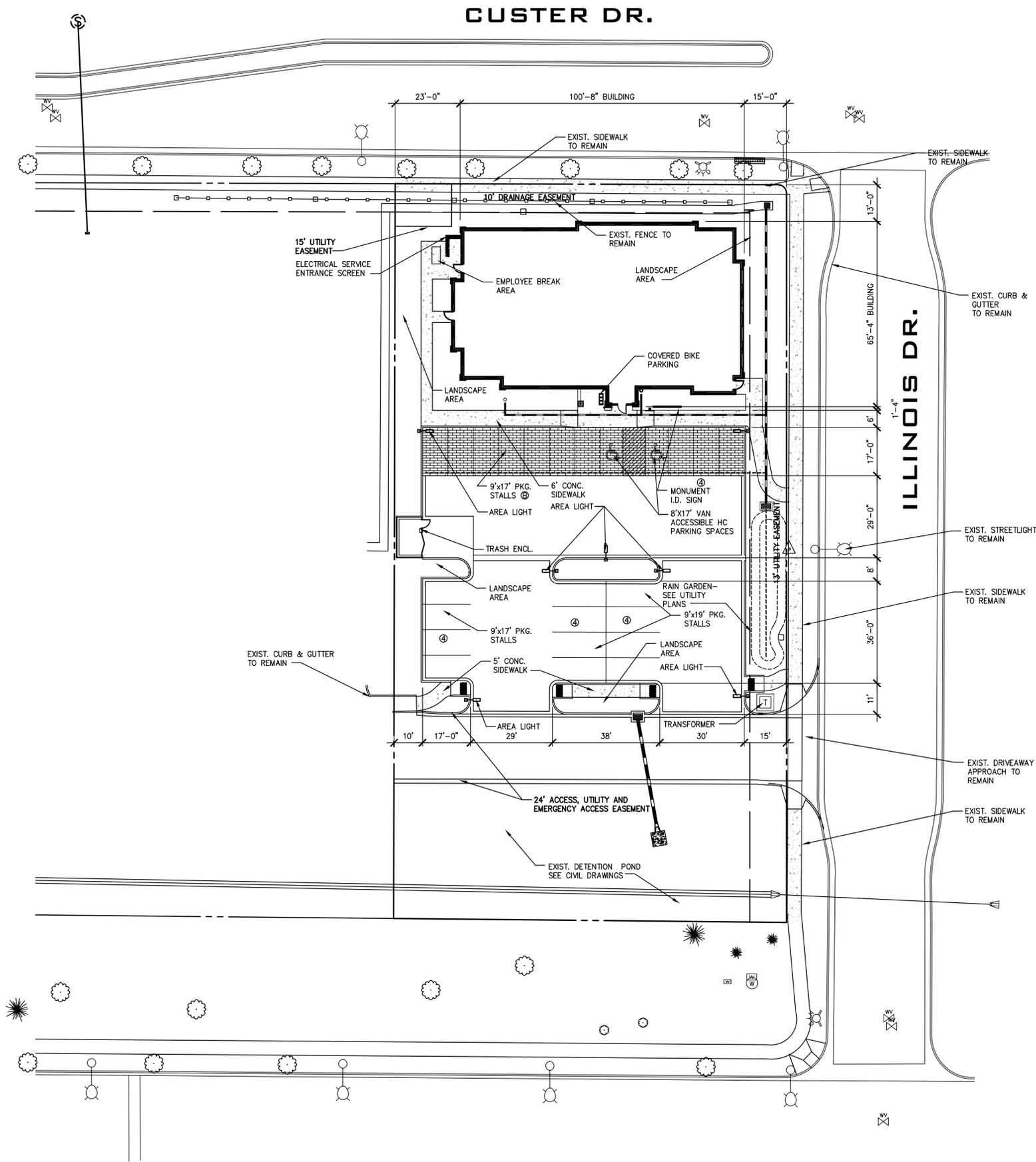
CARING SMILES DENTAL CLINIC  
 2117 CUSTER DRIVE  
 FORT COLLINS, COLORADO 80525

COVER SHEET  
 DRAWN BY: RG  
 CHECKED BY: RG  
 DATE: 02-20-15  
 SCALE: NTS  
 DRAWING NUMBER: 3058-14  
 SHEET NUMBER: 1 OF 7

PREPARED FOR:  
 CS COMMERCIAL, LLC  
 1337 RIVERSIDE UNIT 1  
 FORT COLLINS, COLORADO 80524

PREPARED BY:  
  
 WG ARCHITECTS  
 p.o. box 270788  
 ft. collins, co 80527  
 tele 970-493-2025 fax 970-493-2026

NO	DATE	REVISION	BY



# CARING SMILES DENTAL CLINIC

<b>SITE PLAN</b>	
DRAWN BY: RG	CHECKED BY:
DATE: 02-20-15	SCALE: 1" = 20'-0"
DRAWING NUMBER: 3058-14	SHEET NUMBER: 2 OF 7

CARING SMILES DENTAL CLINIC  
2117 CUSTER DRIVE  
FORT COLLINS, COLORADO 80525

PREPARED FOR:  
CS COMMERCIAL, LLC  
1337 RIVERSIDE UNIT 1  
FORT COLLINS, COLORADO 80524

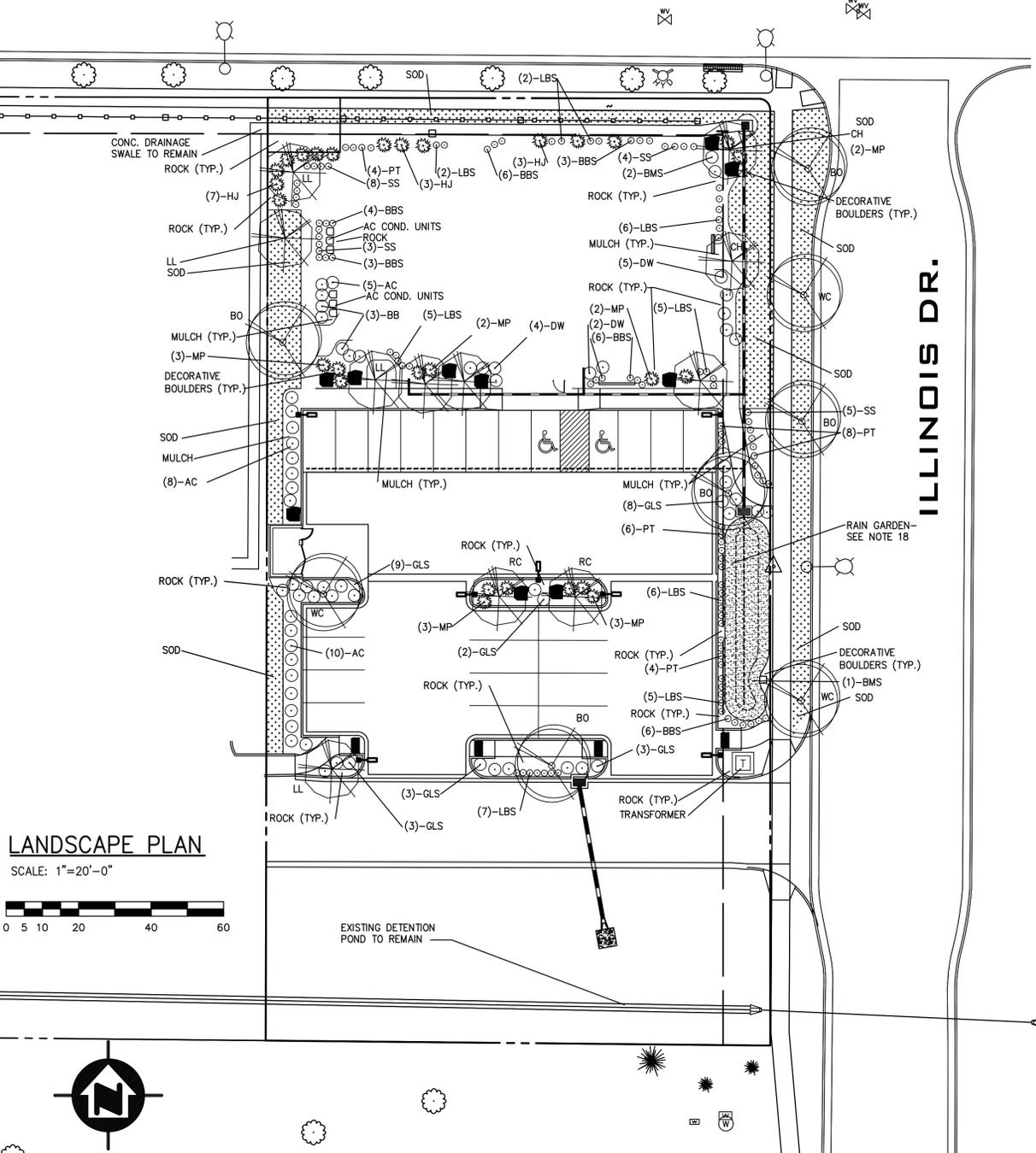
PREPARED BY:

WG ARCHITECTS  
po box 270788  
ft. collins, co 80527  
tele 970-493-2025 fax 970-493-2026

NO	DATE	REVISION	BY

**CUSTER DR.**

**ILLINOIS DR.**



**LANDSCAPE PLAN**

SCALE: 1"=20'-0"

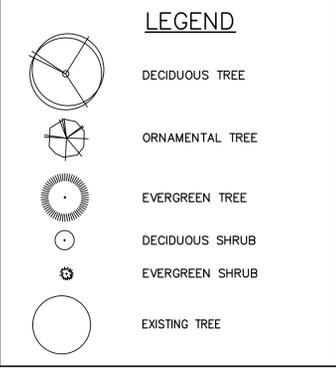


**WATER BUDGET CHART**

HYDROZONE	AREA (S.F.)	WATER NEED (GAL./ S.F.)	ANNUAL WATER USE (GALLONS)
HIGH	0	0	0
MODERATE	3,600	10	36,000
LOW	3,725	3	11,175
VERY LOW	6,695	0	0
<b>TOTAL</b>	<b>14,020</b>	<b>3.4</b>	<b>47,175</b>

**PLANT SCHEDULE**

ABB	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	TYPE
WC	CATALPA SPECIOSA	WESTERN CATALPA	4	CA	B&B
LL	TILIA CORDATA	LITTLE LEAF LINDEN	7	CA	B&B
BO	QUERCUS MACROCARPA	BURR OAK	5	CA	B&B
CH	CRATAEGUS CRUSGALLI	COCKSPUR HAWTHORN	2	1 1/2'	B&B
RC	MALUS 'RADIANT'	RADIANT CRABAPPLE	2	1 1/2'	B&B
HJ	JUNIPERUS CHINENSIS 'HETZI'	HETZI JUNIPER	13	CA	CONT
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18	CA	CONT
MP	PINUS MUGO	MUGO PINE	12	CA	CONT
DW	CORNUS STOLONIFERA	RED TWIG DOGWOOD	11	CA	CONT
BB	EUONYMUS ALATUS	BURNING BUSH	6	CA	CONT
BMS	CARTOPTERIS INCANA	BLUE MIST SPIREA	4	CA	CONT
LBS	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM	38	CA	CONT
BBS	ANDROPOGON GERARDII	BIG BLUE STEM	24	CA	CONT
SS	ARTEMISIA CANA	SILVER SAGE	27	CA	CONT
AC	RIBES ALPINUM	ALPINE CURRANT	10	CA	CONT
PT	ARISTIDA PURPUREA	PURPLE THREEAWN	13	CA	CONT
SOD		TALL FESCUE SOD			SOD
ROCK		WASHED RIVER ROCK			
MULCH		CEDAR POLE PEELINGS			



**Bioretention T-3**

Table B-6. Native Seed Mix for Rain Gardens<sup>1</sup>

Common Name	Scientific Name	Variety	PLS <sup>2</sup> lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Ariba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage <sup>1</sup>	Artemisia frigida			2
Blue aster <sup>1</sup>	Aster laevis			4
Blanket flower <sup>1</sup>	Gaillardia aristata			8
Prairie coneflower <sup>1</sup>	Ratibida columnifera			4
Purple prairieclover <sup>1</sup>	Dalea (Petalostemum) purpurea			4
<b>Sub-Totals:</b>			<b>27.5</b>	<b>22</b>
<b>Total lbs per acre:</b>				<b>28.9</b>

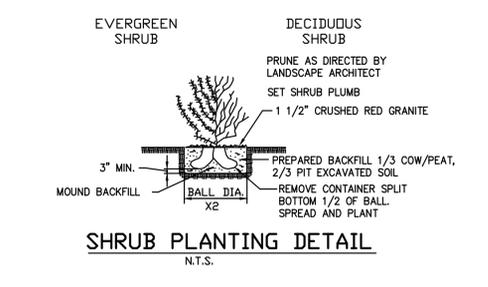
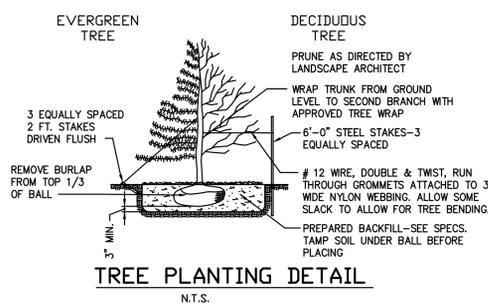
<sup>1</sup> Wildflower seed (optional) for a more diverse and natural look.  
<sup>2</sup> PLS = Pure Live Seed.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 B-13

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 MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

- STREET TREE NOTES:**
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
  - CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
  - STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED AND MAINTAINED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
  - THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
  - SUBJECT TO WRITTEN APPROVAL BY THE CITY -- 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 PLANS MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

- GENERAL LANDSCAPE NOTES:**
- PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
  - IRRIGATION:** ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
  - TOPSOIL:** TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
  - SOIL AMENDMENTS:** THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
  - INSTALLATION AND GUARANTEE:** ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
  - Maintenance:** Trees and vegetation, irrigation systems, fences, walls and other landscape elements WITH THESE FINAL PLANS shall be considered as elements of the project in the same manner as parking, building materials and other site details. The applicant, landowner or successors in interest shall be jointly and severally responsible for the regular maintenance of all landscaping elements in good condition. All landscaping shall be maintained free from disease, pests, weeds and litter, and all landscape structures such as fences and walls shall be repaired and replaced periodically to maintain a structurally sound condition.
  - REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
  - THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
    - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
    - 15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS
    - 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
  - 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).
  - 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.
  - 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.
  - LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS AND TRAFFIC CIRCLES ADJACENT TO RESIDENTIAL LOTS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE RESIDENTIAL LOT, AND THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS.
  - 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.
  - 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 LOCATIONS MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
  - ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
  - IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID REVELLE OR APPROVED EQUAL.
  - EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.
  - RAIN GARDEN TO BE CONSTRUCTED AS PER DETAILS CONTAINED IN GRADING/DRAINAGE PLANS AND DETAILS. NATIVE SEED MIX WITH WILDFLOWER SEED OPTION SHALL BE PLANTED IN SOIL MIXTURE. PERIMETER OF RAIN GARDEN TO BE LINED WITH 3" DEEP, 1 1/2" - 3" WASHED RIVER ROCK OVER WEED BARRIER.



**CARING SMILES DENTAL CLINIC**

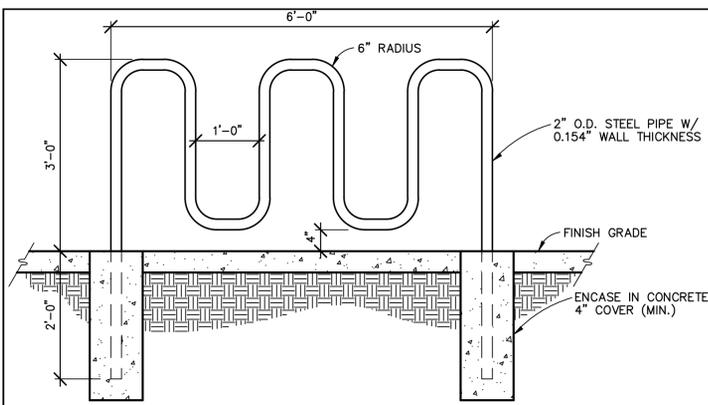
PREPARED BY: **WG ARCHITECTS**  
 po box 270788  
 ft. collins, co 80527  
 tele 970-493-2025 fax 970-493-2026

LANDSCAPE PLAN  
 CHECKED BY: RG  
 SCALE: 1" = 20'-0"  
 SHEET NUMBER: 3 OF 7

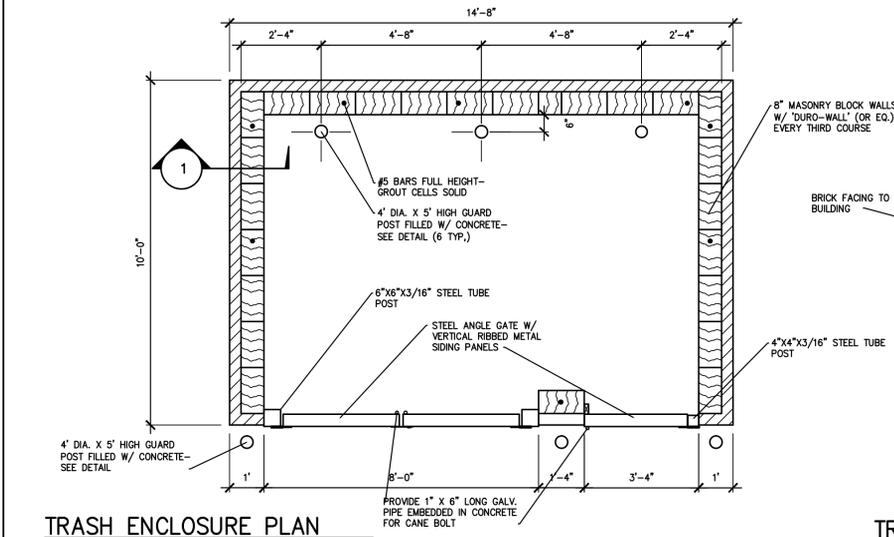
CARING SMILES DENTAL CLINIC  
 2117 CUSTER DRIVE  
 FORT COLLINS, COLORADO 80525

PREPARED FOR:  
**CS COMMERCIAL, LLC**  
 1337 RIVERSIDE UNIT 1  
 FORT COLLINS, COLORADO 80524

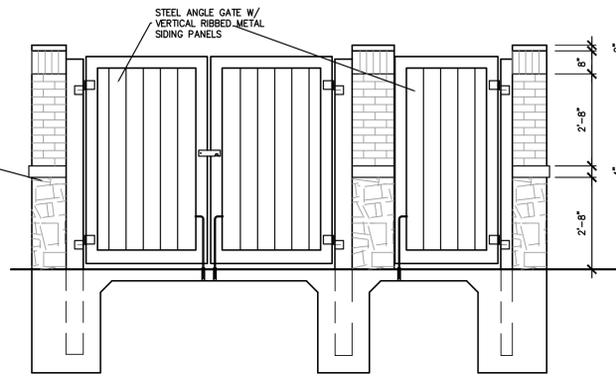




**BIKE RACK DETAIL**  
SCALE: 3/4" = 1'-0"

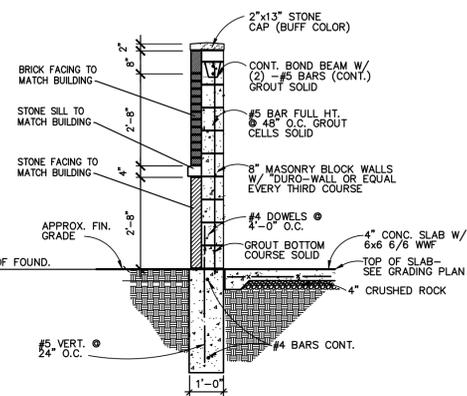


**TRASH ENCLOSURE PLAN**  
N.T.S.



**FRONT ELEVATION**  
N.T.S.

**TRASH ENCLOSURE DETAIL**



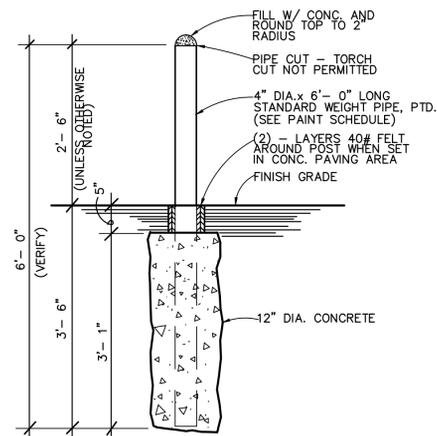
**SECTION**  
SCALE: NTS



**HANDICAP PARKING SIGN**  
SCALE: 3/4" = 1'-0"

**NOTES:**

- SIGN SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT FRONT CENTER OF ACCESS AISLE, NO MORE THAN 5'-0" HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE AND SET A MINIMUM OF 4'-0" ABOVE FINISH GRADE TO THE BOTTOM OF THE SIGN.
- REFER TO SITE PLAN FOR LOCATION.
- COLORS - LEGEND AND BORDER - GREEN  
WHITE SYMBOL ON BLUE BACKGROUND  
BACKGROUND - WHITE
- SUPPLIER:  
PEACHTREE BUSINESS PRODUCTS  
P.O. BOX 13290  
ATLANTA, GA 30324  
PHONE: 1-800-241-4623  
FAX: 1-800-231-7150
- SIGN NOS. SNR78NP5 & SNG68



- NOTE:**
- SEE SITE PLAN FOR LOCATION OF 4" DIA. GUARD POST.
  - FURNISHED & INSTALLED BY GENERAL CONTRACTOR.

**4" DIA. GUARD POST**  
SCALE: 3/4" = 1'-0"

**CARING SMILES DENTAL PDP/FCP**

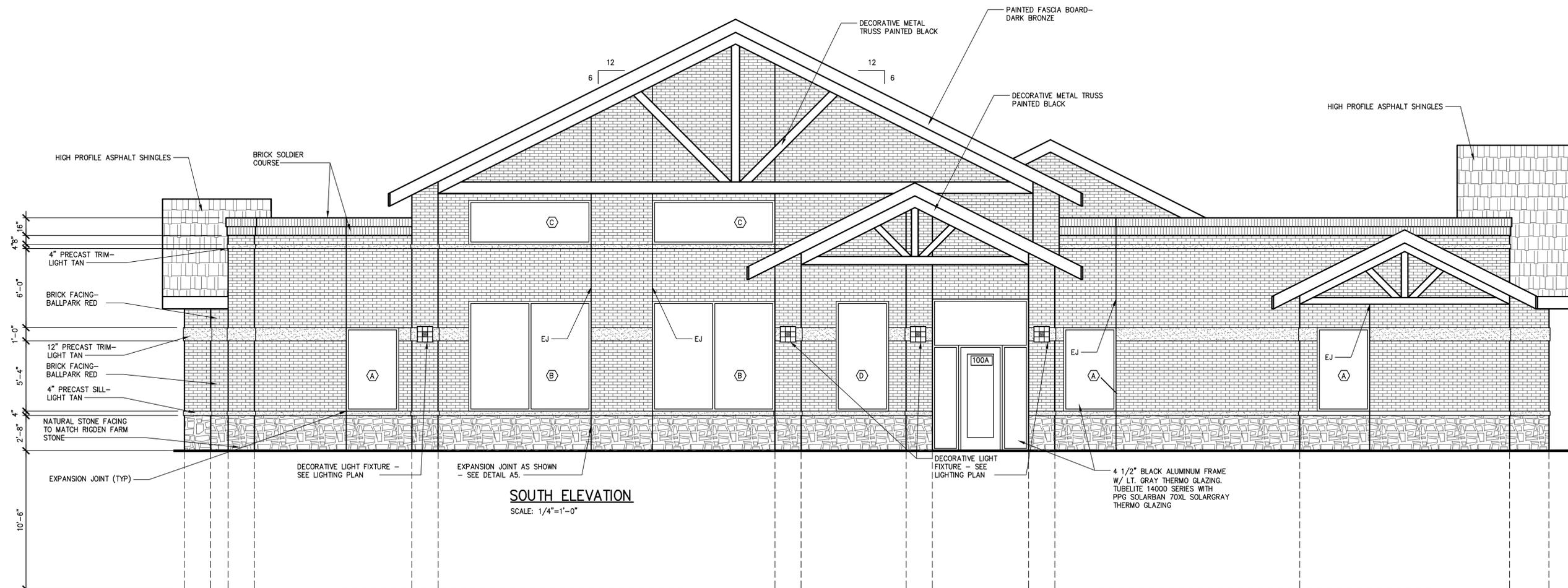
NO	DATE	REVISION	BY
1			

PREPARED BY:  
  
 po box 270788  
 ft. collins, co 80527  
 tele 970-493-2025 fax 970-493-2026

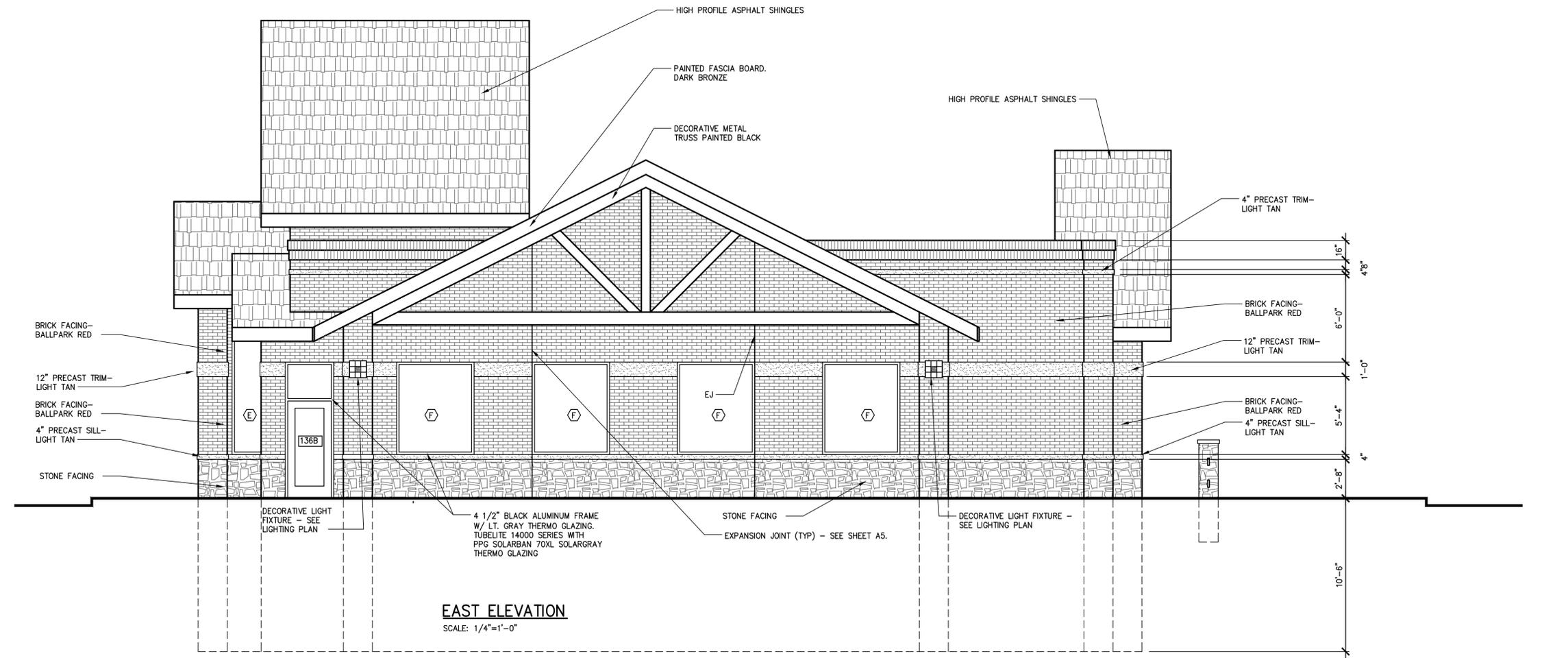
CARING SMILES DENTAL CLINIC  
 2117 CUSTER DRIVE  
 FORT COLLINS, COLORADO 80525

PREPARED FOR:  
 CS COMMERCIAL, LLC  
 1337 RIVERSIDE UNIT 1  
 FORT COLLINS, COLORADO 80524

SITE DETAILS	
DRAWN BY: RG	CHECKED BY:
DATE: 02-20-15	SCALE: AS NOTED
DRAWING NUMBER: 2971-06	SHEET NUMBER: 5 of 7



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**EAST ELEVATION**  
SCALE: 1/4"=1'-0"

**CARING SMILES DENTAL CLINIC**

<b>CARING SMILES</b>	CHECKED BY: RG
<b>EXTERIOR ELEVATIONS</b>	SCALE: AS NOTED
DRAWN BY: RG	SHEET NUMBER: <b>6 of 7</b>
DATE: 12-10-14	DRAWING NUMBER: <b>3058-14</b>

**CARING SMILES DENTAL CLINIC**  
2117 CUSTER DRIVE  
FORT COLLINS, COLORADO 80525

PREPARED FOR:  
**CS COMMERCIAL, LLC**  
1337 RIVERSIDE UNIT 1  
FORT COLLINS, COLORADO 80524

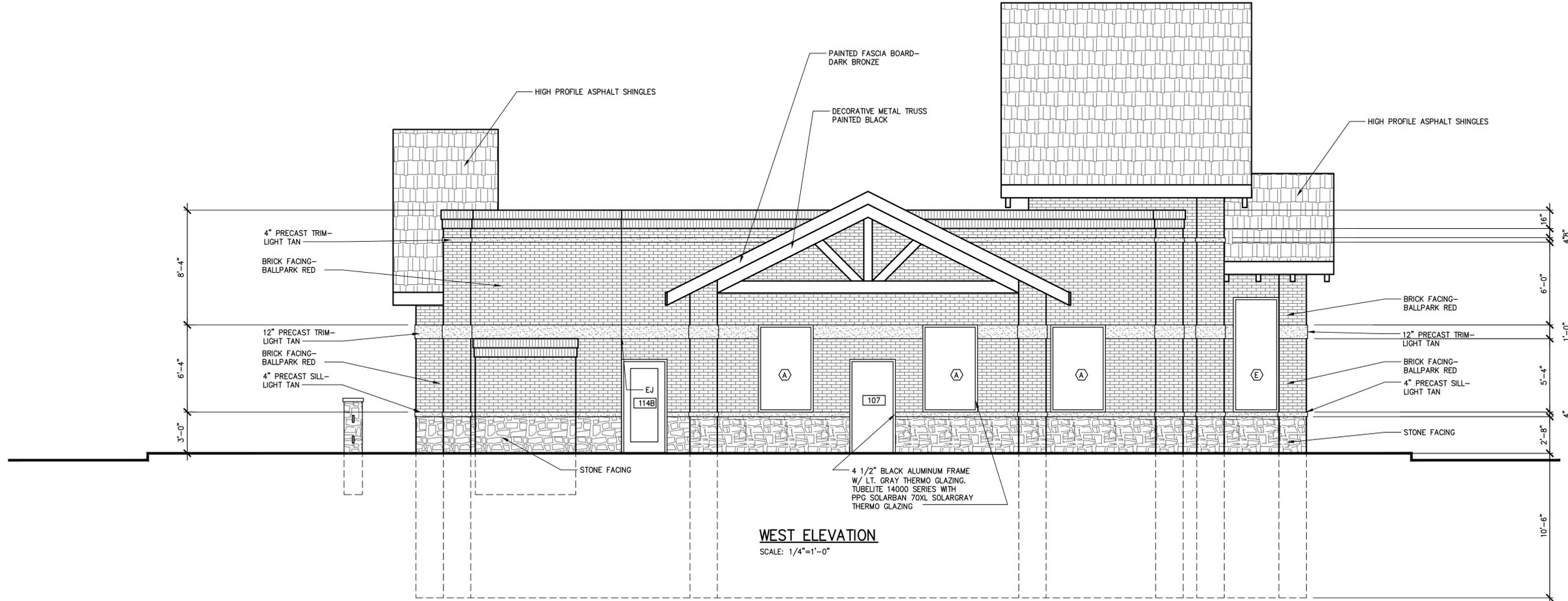
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PREPARED BY:

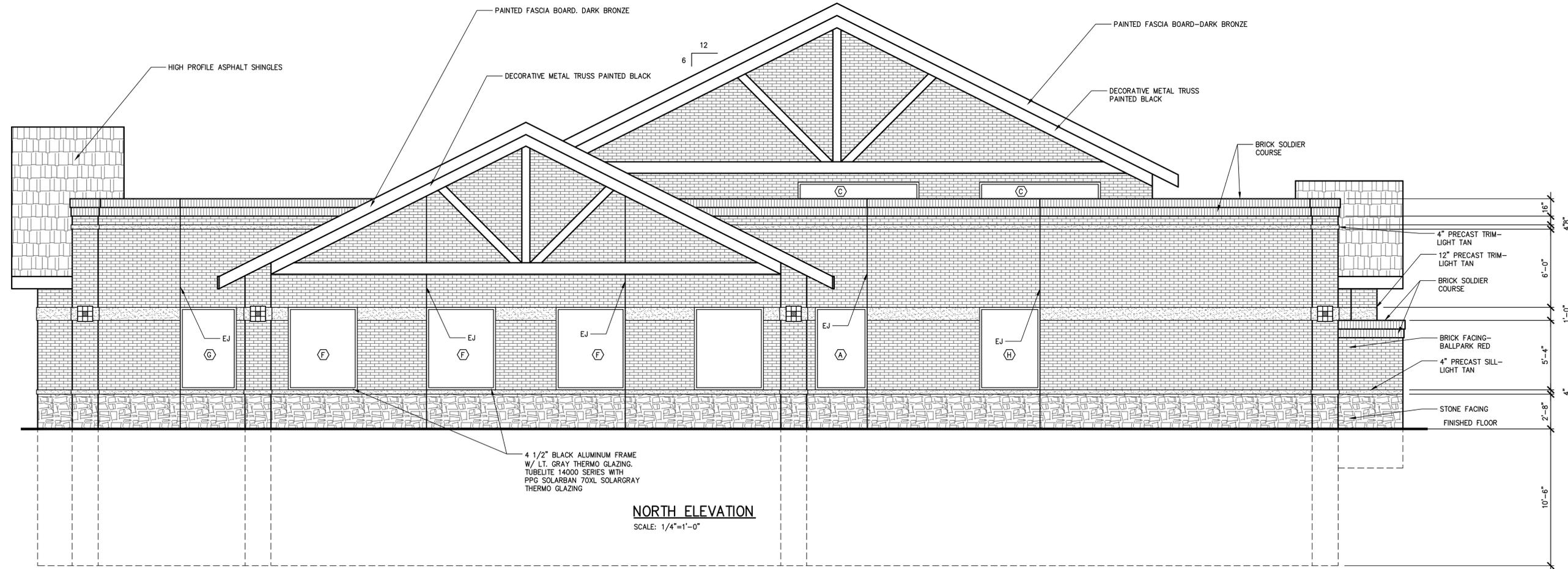


po box 270788  
ft. collins, co 80527  
tele 970-493-2025 fax 970-493-2026

NO	DATE	REVISION	BY



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

**CARING SMILES DENTAL CLINIC**

<b>CARING SMILES EXTERIOR ELEVATIONS</b>		DRAWN BY: RG	CHECKED BY: RG
DATE: 06-25-15	SCALE: AS NOTED	PREPARED FOR: <b>CS COMMERCIAL, LLC</b> 1337 RIVERSIDE UNIT 1 FORT COLLINS, COLORADO 80524	
DRAWING NUMBER: <b>3058-14</b>	SHEET NUMBER: <b>7 of 7</b>	CARING SMILES DENTAL CLINIC 2117 CUSTER DRIVE FORT COLLINS, COLORADO 80525	
PREPARED BY:  <b>WG ARCHITECTS</b> po box 270788 ft. collins, co 80527 tele 970-493-2025 fax 970-493-2026		NO	REVISION
		DATE	BY

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# UTILITY PLANS FOR CARING SMILES DENTAL CLINIC LOT 3, RIGDEN FARM-FIFTEENTH FILING

SITUATED IN THE NORTHWEST ONE-QUARTER SECTION 29, TOWNSHIP 7  
NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN. CITY OF FORT  
COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

AUGUST 24, 2015

THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF DOES HEREBY AFFIRM RESPONSIBILITY TO THE COUNTY, AS A BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE COUNTY 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.

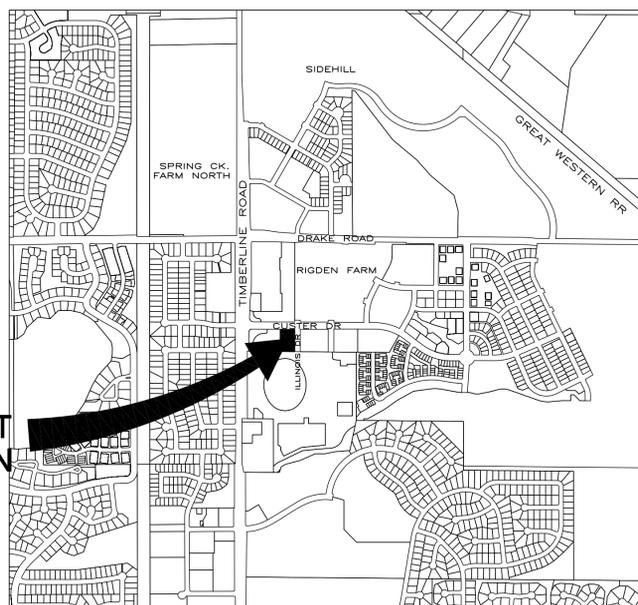
PATRICIA KROETCH P.E.  
NORTH STAR DESIGN, INC.

**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.

PROJECT  
LOCATION



VICINITY MAP  
SCALE: 1" = 1,000'

**SHEET NO.**

- 1
- 2
- 3
- 4
- 5
- 6-9

**INDEX OF SHEETS**

- COVER SHEET
- GENERAL NOTES
- UTILITY PLAN
- GRADING PLAN
- DRAINAGE & EROSION CONTROL PLAN
- DETAILS



ENGINEER:



700 Automation Drive, Unit I  
Windsor, Colorado 80550  
Phone: 970-686-6939  
Fax: 970-686-1188

ARCHITECT:

WG Architects  
Bob Gustafson  
FORT COLLINS, CO 80525  
PH: (970) 493-2025

DEVELOPER

Doberstein Lemburg Commercial  
1401 Riverside Avenue  
FORT COLLINS, CO 80524  
PH: (970) 221-1926

OWNER:

CS COMMERCIAL LLC  
1337 Riverside Avenue, Unit I  
FORT COLLINS, CO 80524  
PH: (970) 221-3700

CARING SMILES  
PROJECT NO. 347-05  
SHEET 1 OF 9  
DATE: 8/24/15

BENCHMARK:  
VERTICAL DATUM:  
PROJECT DATUM: NGVD29 UNADJUSTED (OLD CITY OF FORT COLLINS DATUM)

BENCHMARK #1 CITY OF FORT COLLINS 17-92 300 FEET SOUTH OF THE SOUTHWEST CORNER OF EAST DRAKE ROAD AND TIMBERLINE ROAD IN THE TOP OF IRRIGATION STRUCTURE.  
ELEVATION = 4935.51

BENCHMARK #2 CITY OF FORT COLLINS VERTICAL CONTROL NUMBER: 43-01, DESCRIPTION: EAST SIDE OF TIMBERLINE ROAD AT THE SOUTH ENTRANCE TO C.S.U. RIGDEN FARM, ON THE NORTH END OF A HEAD WALL TO A STORM DITCH  
ELEV. = 4933.84

NOTE: IF NAVD 88 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NAVD88 = NGVD29 UNADJUSTED + 3.19



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:		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 STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SANITARY SEWER AND WATERLINE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS OF 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 LOCAL ENTITY ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY 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 LOCAL ENTITY, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE LOCAL ENTITY 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 LOCAL ENTITY, 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 THE LOCAL ENTITY STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF APPROVAL OF THE PLANS BY THE LOCAL ENTITY 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 LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.
10. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, 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 WITH ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTICES 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 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 LOCAL ENTITY 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 LOCAL ENTITY, 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 LOCAL ENTITY 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 LOCAL ENTITY FAILURE TO PROPERLY MAINTAIN ITS WATER, WASTEWATER, AND/OR STORM DRAINAGE FACILITIES IN THE DEVELOPMENT.
19. ALL RECOMMENDATIONS OF THE The Drainage Letter Update for Lot 3, Rigidan Farm 15th Filing dated August 26, 2015 by North Star Design, Inc. SHALL BE FOLLOWED AND IMPLEMENTED.
20. TEMPORARY EROSION CONTROL DURING CONSTRUCTION SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE DEVELOPER, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
21. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED WITHIN 24 HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.
22. NO WORK MAY COMMENCE WITH 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 LOCAL ENTITY ENGINEERING INSPECTOR AND THE LOCAL ENTITY EROSION CONTROL INSPECTOR AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS IF THE LOCAL ENTITY ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE ENGINEER'S ABSENCE. HOWEVER, THE LOCAL ENTITY 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 LOCAL ENTITY'S 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 LOCAL ENTITY 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 LOCAL ENTITY INSPECTOR. THE ENGINEER OR SURVEYOR MUST CERTIFY IN A LETTER TO THE LOCAL ENTITY THAT THESE ELEVATIONS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. ANY DEVIATIONS SHALL BE NOTED IN THE LETTER AND THEN RESOLVED WITH THE LOCAL ENTITY 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 PROTECTION. REFER TO OSHA 1926 SUBPART CC FOR THE EXCAVATING AND TRENCHING.
31. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY PROVIDER, COUNTY OR STATE, 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 LOCAL ENTITY 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 LOCAL ENTITY ENGINEER, AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE LOCAL ENTITY.
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 LOCAL ENTITY 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 LOCAL ENTITY'S INSPECTOR AT ALL TIMES. UPON COMPLETION OF THE WORK, THE CONTRACTOR(S) SHALL SUBMIT RECORD DRAWINGS TO THE LOCAL ENTITY ENGINEER.

40. BENCHMARK:
VERTICAL DATUM:
PROJECT DATUM: NAVD83 UNADJUSTED (OLD CITY OF FORT COLLINS DATUM)

BENCHMARK #10 CITY OF FORT COLLINS 17-92 300 FEET SOUTH OF THE SOUTHWEST CORNER OF EAST DRAKE ROAD AND TIMBERLINE ROAD IN THE TOP OF IRRIGATION STRUCTURE.
ELEVATION = 4935.51

BENCHMARK #2 CITY OF FORT COLLINS VERTICAL CONTROL NUMBER: 43-01, DESCRIPTION: EAST SIDE OF TIMBERLINE ROAD AT THE SOUTH ENTRANCE TO C.S.U. RIGDEN FARM, ON THE NORTH END OF A HEAD WALL TO A STORM DITCH
ELEV. = 4933.84

NOTE: IF NAVD 88 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NAVD88 = NAVD29 UNADJUSTED + 3.19

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 RESTORED 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 LOCAL ENTITY CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ENTITY 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 LOCAL ENTITY ENGINEER AND/OR THE LOCAL ENTITY 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 RAMP AS TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.

46. AFTER ACCEPTANCE BY THE LOCAL ENTITY, 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 LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES.

48. APPROVED VARIANCES ARE LISTED AS FOLLOWS: NONE.

STORM DRAINAGE NOTES

1. THE LOCAL ENTITY 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 The Drainage Letter Update for Lot 3, Rigidan Farm 15th Filing dated August 26, 2015 by North Star Design, Inc. SHALL BE FOLLOWED AND IMPLEMENTED.

3. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY LOCAL ENTITY, 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.

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THIS SHEET, 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 THERMOPLASTIC

3. ALL SIGNAGE SHALL BE PER LOCAL ENTITY 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 LOCAL ENTITY TRAFFIC ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.

7. PRE-FORMED THERMOPLASTIC 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 LOCAL ENTITY TRAFFIC ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.

GRADING AND EROSION CONTROL NOTES

1. ALL GRADING AND EROSION CONTROL MEASURES ARE SUBJECT TO GENERAL NOTES ON THIS SHEET PLANS AS WELL AS THE GRADING AND EROSION CONTROL NOTES LISTED HERE. TAKEN IN SITU LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

2. ALL GRADING AND EROSION CONTROL MEASURES ARE SUBJECT TO GENERAL NOTES ON THIS SHEET PLANS AS WELL AS THE GRADING AND EROSION CONTROL NOTES LISTED HERE. TAKEN IN SITU LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
2.14. SIGNAGE AND STRIPING SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO ANY OTHER EARTH-DISTURBING ACTIVITY. ALL OTHER STRUCTURAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS THE FACILITIES AROUND WHICH THEY ARE BASED, BECOME OPERATIONAL.
2.15. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR ALL SIGN POSTS. SLEEVES SHALL BE IMMEDIATELY REPAIRED BY THE DEVELOPER.
2.16. SIGNAGE AND STRIPING SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO ANY OTHER EARTH-DISTURBING ACTIVITY. ALL OTHER STRUCTURAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS THE FACILITIES AROUND WHICH THEY ARE BASED, BECOME OPERATIONAL.

3. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THESE PLANS.

4. TOP SOIL SHALL BE REMOVED AND STOCK PILED PRIOR TO OVERLOT GRADING OPERATIONS.

5. A WATER TRUCK SHALL BE KEPT ON-SITE AT ALL TIMES DURING EARTHWORK ACTIVITIES FOR DUST ABATEMENT.

6. 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 LOCAL ENTITY ENGINEER.

9. SILT AND SEDIMENT, WITHIN RIGHT-OF-WAY, SHALL BE REMOVED AFTER EACH SUBSTANTIAL RAINFALL.

10. NEGATIVE IMPACTS TO DOWNSTREAM AREAS CAUSED BY OVERLOT GRADING ARE TO BE MONITORED AND CORRECTED BY THE DEVELOPER. ANY OFF-SITE CLEAN-UP, DIRECTED BY THE LOCAL ENTITY'S INSPECTOR, (INCLUDING STREET CLEANING), SHALL BE COMPLETED WITHIN 24-HOURS OF WRITTEN INSTRUCTION, OR RISK CONSTRUCTION STOPPAGE.

11. TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL SUCH TIME AS ALL TRIBUTARY-DISTURBED AREAS ARE SUFFICIENTLY STABILIZED IN THE OPINION OF THE LOCAL ENTITY ENGINEER, TO MINIMIZE EROSION POTENTIAL.

12. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE AND OTHER PUBLIC FACILITIES.

13. ALL AREAS DISTURBED BY THIS PROJECT, WHICH ARE NOT SCHEDULED FOR IMPROVEMENT OR DISTURBANCE WITHIN 90 DAYS, AND ARE NOT OTHERWISE STABILIZED BY HARD SURFACE OR LANDSCAPING, SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THESE SPECIFICATIONS WITHIN 10 WORKING DAYS OF RIGHT-OF-WAY GRADING COMPLETION.

A. ALL AREAS FOR SEEDING SHALL BE TILLED TO BREAK UP ROOTING RESTRICTIVE LAYERS, HAVE A MINIMUM OF 4 INCHES OF TOPSOIL REAPPLIED, AND THEN BE HARROWED, AND ROLLED OR PACKED, TO PREPARE THE REQUIRED FIRM SEED BED.

B. THE SEED BED SHALL BE WELL-SOFTENED AND FIRM, BUT FRIABLE ENOUGH SO THAT SEED CAN BE PLACED AT THE SEEDING DEPTHS SPECIFIED. THE SEED BED SHALL BE REASONABLY FREE OF WEEDS.

C. ALL SEEDING AREAS SHALL BE FERTILIZED, UNLESS FIELD EVIDENCE OR LABORATORY SOIL ANALYSIS INDICATES SUFFICIENT AMOUNTS OF NITROGEN (N) AND 40 POUNDS AVAILABLE PHOSPHATE (P205) PER ACRE. TIME OF APPLICATION WILL BE AS APPLICABLE TO THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.

D. SEED SHALL BE PLANTED WITH A DRILL ON ALL SLOPES OF 3:1 OR FLATTER. THE DRILL MUST HAVE THE CAPABILITY OF HANDLING THE KIND AND RATE OF SEED BEING PLANTED. SEED MAY BE BROADCAST BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED-OPERATIONS. BROADCAST RATES OF SEED ON 4:1 OR LESSER SLOPES WILL BE DOUBLE THE DRILLED RATES. FOR SLOPES GREATER THAN 4:1, BROADCAST RATES WILL BE FOUR TIMES THE DRILLED RATES.

E. SEED PLANTED WITH A DRILL SHALL BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SURFACE SOIL, TO A MAXIMUM DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHODS.

F. HYDRO-MULCHING SHALL BE ALLOWED. MULCH SHALL CONSIST OF EITHER CEREAL GRAIN STRAW OR GRASS HAY, AT LEAST 50% BY WEIGHT, BEING 10 INCHES OR LONGER. APPLICATION RATE TO BE 2000 LBS/ACRE TO ACHIEVE A STUBBLED SURFACE. ANCHORING WITH A MULCH CRUMPER IS ACCEPTABLE, OR WITH THE USE OF A DISC PLOW, SET VERTICAL TO THE GROUND WITH SUFFICIENT WEIGHT TO ACHIEVE A CRIMPING DEPTH OF AT LEAST 4 INCHES INTO THE SOIL. ALL MULCHED AREAS SHALL BE TACKIFIED AFTER CRIMPING. THE TACKIFIER SOLUTION SHALL BE IN ACCORDANCE WITH NOTE J BELOW.

G. ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED, AND TACKIFIED WITHIN 24 HOURS AFTER SEEDING; OTHERWISE, AREAS SHALL BE RESEDED, AT THE DEVELOPER'S EXPENSE, PRIOR TO THE MULCHING, CRIMPING, AND TACKIFYING.

H. ALL SLOPES STEEPER THAN 4:1 SHALL BE TACKIFIED (SEE NOTE J BELOW) AFTER THE COMPLETION OF SEEDING AND FERTILIZING. SOILS SHALL THEN BE COVERED WITH A SOIL RETENTION BLANKET. THE SOIL RETENTION BLANKET SHALL BE A MACHINE-PRODUCED MAT CONSISTING OF 70% AGRICULTURAL STRAW (0.35 LB/SY) AND 30% COCONUT FIBER (0.15LB/SY). THE BLANKET SHALL BE OF CONSISTENT THICKNESS, WITH THE STRAW EVENLY DISTRIBUTED OVER THE ENTIRE AREA OF THE MAT. THE BLANKET SHALL BE COVERED ON THE TOP SIDE WITH POLYPROPYLENE NETTING HAVING AN APPROXIMATE 5/8" X 5/8" MESH (1.65 - 3.00 LB/KGSF) AND ON THE BOTTOM WITH POLYPROPYLENE NETTING WITH AN APPROXIMATE 3" X 3" TO 2" X 2" MESH (1.00 - 1.65 LB/KSF). THE BLANKET SHALL BE SEWN TOGETHER WITH COTTON, BIODEGRADABLE OR PHOTO-DEGRADABLE THREAD. ALL NETTING SHALL BE PHOTO-DEGRADABLE. A SAMPLE OF THE BLANKET SHALL BE SUBMITTED AT LEAST TWO WEEKS IN ADVANCE OF ITS USE FOR APPROVAL BY THE LOCAL ENTITY ENGINEER. THE LOCAL ENTITY ENGINEER MAY REQUIRE BLANKETS FOR UNSTABLE SOILS WITH SLOPES UNDER 4:1 IF DEEMED NECESSARY.

I. SOIL RETENTION BLANKET SHALL BE PLACED SMOOTHLY, BUT LOOSELY, ON THE SOIL SURFACE, WITHOUT STRETCHING. THE UPSLOPE END SHALL BE BURIED IN A TRENCH 6 INCHES WIDE BY 6 INCHES DEEP BEYOND THE CREST OF THE SLOPE, TO AVOID UNDERCUTTING. THERE SHALL BE A 6-INCH OVERLAP WHEREVER ONE ROLL OF BLANKET ENDS AND ANOTHER BEGINS, WITH THE UPSLOPE BLANKET PLACED ON TOP OF THE DOWNSLOPE BLANKET. THERE SHALL BE A 4-INCH OVERLAP WHEREVER 2 WIDTHS OF BLANKET ARE APPLIED SIDE BY SIDE. INSERT STAPLES IN A PATTERN ACCORDING TO THE MANUFACTURER'S RECOMMENDATION, AT APPROXIMATELY 2 STAPLES PER SQUARE YARD. "T" SHAPED PINS SHALL NOT BE USED.

J. TACKIFIER, WHETHER PLACED ON SOIL OR MULCH, SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SECTION 213.02. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

K. ALL SEEDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE LOCAL ENTITY ENGINEER PRIOR TO IMPLEMENTATION. DIRECTOR FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED. ADDITIONAL MAINTENANCE, AS REQUIRED BY THE STORM WATER UTILITY, IS ALSO REQUIRED.

STREET IMPROVEMENTS NOTES

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THIS SHEET 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 LOCAL ENTITY 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.

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 LOCAL ENTITY ENGINEER.

5. 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 OF THE STANDARDS. 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 LOCAL ENTITY 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 LOCAL ENTITY 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 QW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 16,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAN 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 LOCAL ENTITY ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-HOLDING SURFACE. THE LOCAL ENTITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PERFORMED IN THE PRESENCE OF AN INSPECTOR.

10. ALL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT FOR THIS SITE, SHALL BE FOLLOWED AND IMPLEMENTED.

11. REFER TO THE FLOODPLAIN NOTES SECTION ON THIS NOTE SHEET FOR THE FLOODPLAIN REQUIREMENTS ASSOCIATED WITH STREET AND SITE WORK CONDUCTED IN THE FLOODPLAIN AND FLOODWAY. CONTACT FLOODPLAIN ADMINISTRATOR AT (970) 221-6700 PRIOR TO ANY WORK IN THE FLOODPLAIN.

FLOODPLAIN NOTES

1. PORTIONS OF THIS PROJECT ARE LOCATED IN A CITY REGULATORY 100-YEAR FLOODPLAIN AND FLOODWAY FOR THE OLD TOWN BASIN AND MUST COMPLY WITH CHAPTER 10 OF CITY CODE.

2. ALL WORK PROPOSED WITHIN THE CITY REGULATORY FLOODPLAIN AND FLOODWAY MUST BE PRECEDED BY AN APPROVED FLOODPLAIN USE PERMIT.

3. NO-RISE CERTIFICATION IS REQUIRED FOR ALL SITE WORK WITHIN THE FLOODWAY. RE-CERTIFICATION OF NO-RISE IS REQUIRED FOR AS-BUILT CONDITIONS.

STANDARD EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

SEPTEMBER, 2003

(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 MONITORING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE SITE 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 RIPPIING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPs ARE INSTALLED. NO SOILS 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.

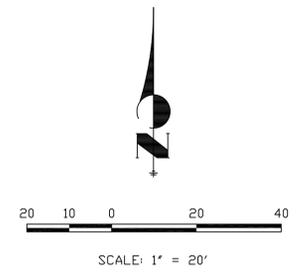
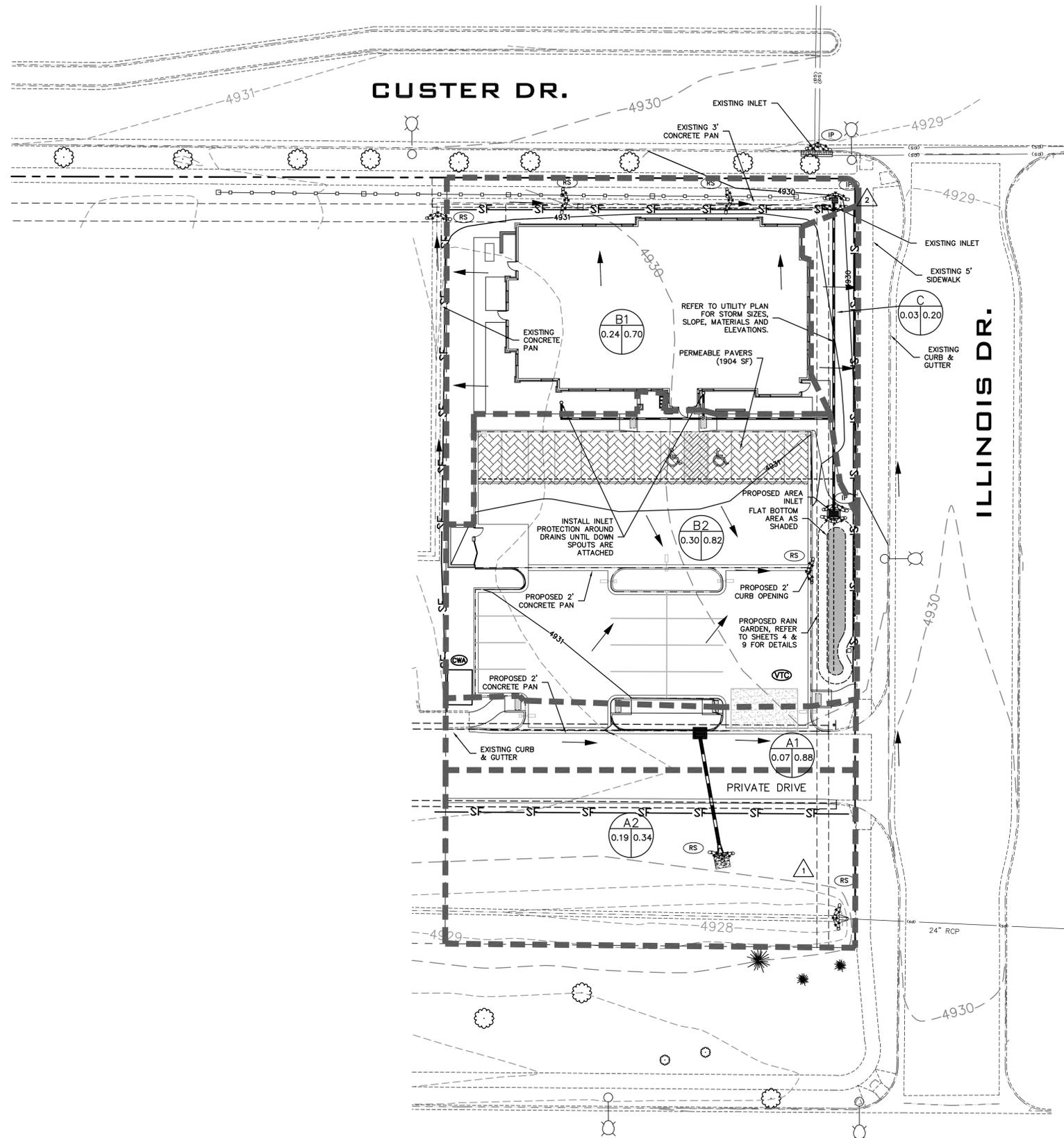
(11) NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.

(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. POLL







**LEGEND**

---	EXISTING PIPES
- - - - -	EXISTING 5' CONTOUR
- - - - -	EXISTING 1' CONTOUR
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
→	FLOW DIRECTION
(SF) — SF — SF	SILT FENCE
(VTC)	VEHICLE TRACKING PAD
(CWA)	CONCRETE WASHOUT AREA
(RS)	ROCK SOCK
(IP)	INLET PROTECTION
(RB)	ROCK BERM
[Hatched Box]	INTERLOCKING PERMEABLE PAVERS
△	DESIGN POINT
○	BASIN CRITERIA
○	MINOR RUNOFF COEFFICIENT
○	AREA IN ACRES
---	BASIN BOUNDARY

**CONSTRUCTION SEQUENCE**

PROJECT: CARING SMILES      DATE: 8/25/15

CONSTRUCTION PHASE (MONTH)	1	2	3	4	5	6	7	8	9	10	11	12
GRADING (INCLUDES OVERLOT)												
OVERLOT												
DETENTION / WQ PONDS												
SWALES, DRAINAGEWAYS, STREAMS												
PIPELINE INSTALLATION (INCLUDES OFFSITE)												
WATER												
SAINTINARY SEWER												
STORM SEWER												
CONCRETE INSTALLATION (INCLUDES OFFSITE)												
SIDEWALK CULVERTS & CHASES												
INLETS												
POND OUTLET STRUCTURES												
CURB AND GUTTER												
PAVEMENT INSTALLATION												
FINE GRADING / BASE COURSE INSTALL												
PAVEMENT												
<b>BEST MANAGEMENT PRACTICES</b>												
<b>STRUCTURAL</b>												
SILT FENCE BARRIERS												
CONTOUR FURROWS (RIPPING/DISKING)												
SEDIMENT TRAP / FILTER												
VEHICLE TRACKING PADS												
FLOW BARRIERS (WATTLES, ETC)												
CONCRETE WASHOUT												
ROCK SOCKS												
BARE SOIL PREPARATION												
TERRACING												
RIPRAP												
<b>VEGETATIVE</b>												
TEMPORARY SEED PLANTING												
MULCHING / SEALANT												
PERMANENT SEED PLANTING												
SOD INSTALLATION												
NETTING/BLANKETS/MATS												

**North Star**  
design, inc.  
700 Automation Drive, Unit 1  
Windsor, Colorado 80550  
Phone: 970-686-6939  
Fax: 970-686-1188

DATE	BY	REVISION
8/25/15		
1" = 20'		
Designed by: PPK		
Drawn by: BK		



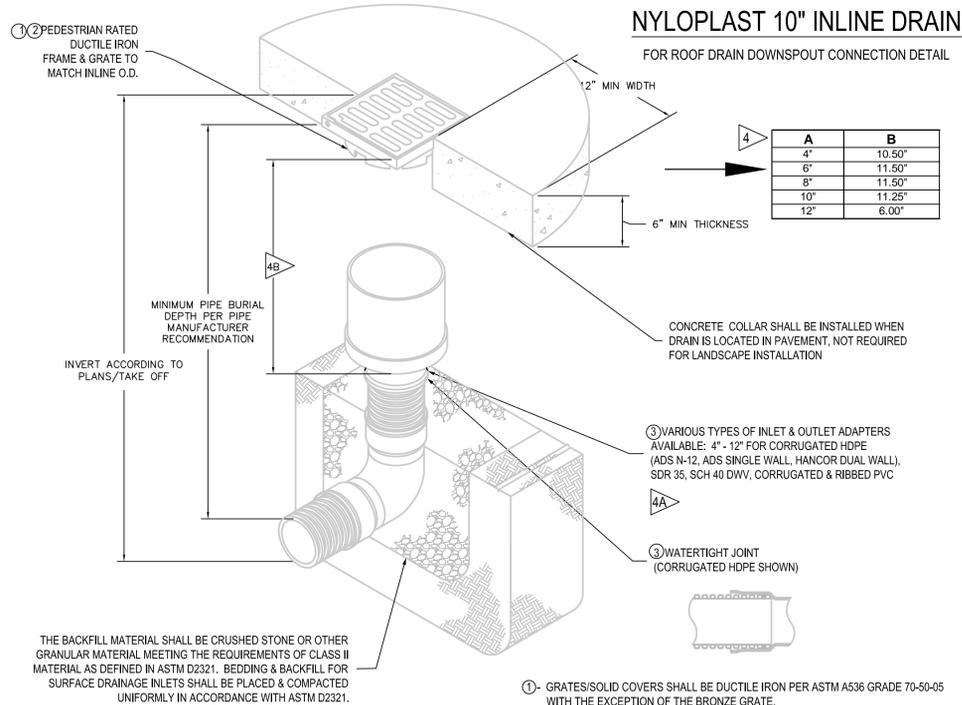
**LOT 3, RIGIDON FARM  
FIFTEENTH FILING  
(CARING SMILES DENTAL)  
DRAINAGE & EROSION CONTROL PLAN**

City of Fort Collins, Colorado  
UTILITY PLAN APPROVAL

APPROVED: _____	Date _____
CHECKED BY: _____	Date _____
CHECKED BY: _____	Date _____
CHECKED BY: _____	Date _____
CHECKED BY: _____	Date _____
CHECKED BY: _____	Date _____

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987 (811)**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.





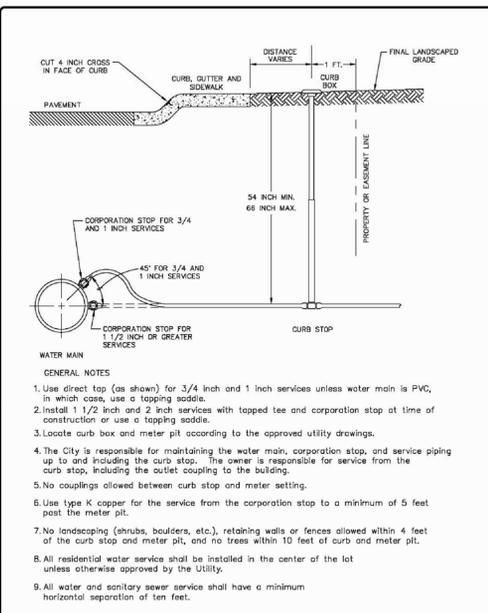
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	LIGHT DUTY	1299CGPB	7001-110-205
DOMED	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

- ① GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
- ② FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- ③ DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC

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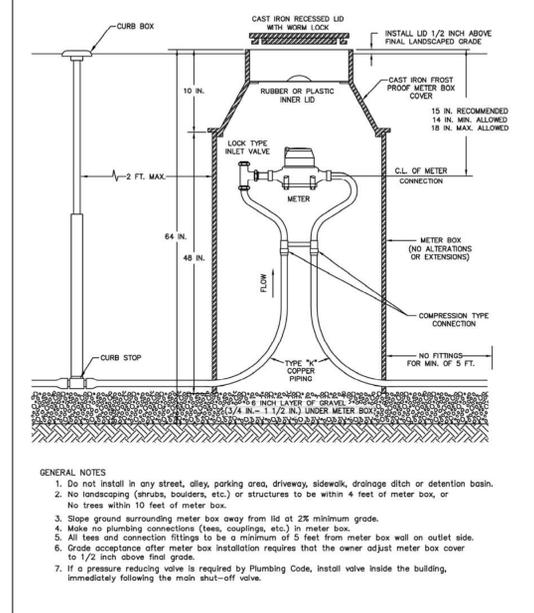
**Nyloplast**  
 3130 VERONA AVE  
 BUFORD, GA 30518  
 PHN (770) 932-2443  
 FAX (770) 932-2490  
 www.nyloplast-us.com

TITLE  
 10 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL



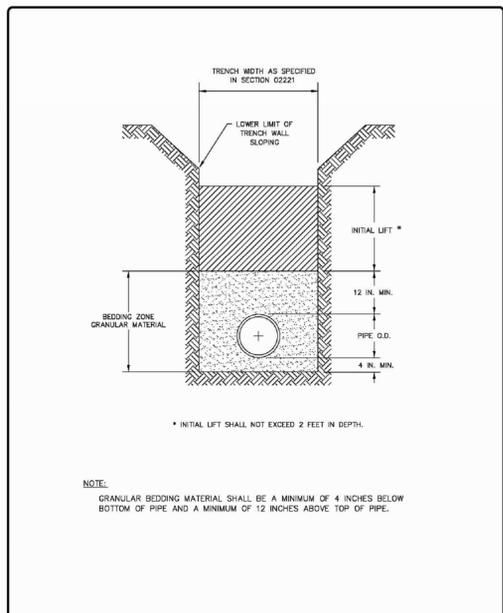
City of Fort Collins  
 CITY OF FORT COLLINS UTILITIES - WATER FIELD OPERATIONS  
 500 5th St., Fort Collins, CO 80502 (970) 221-2700

TITLE  
 TYPICAL WATER SERVICE  
 REVISION DATE: 4/15/11  
 DETAIL 11



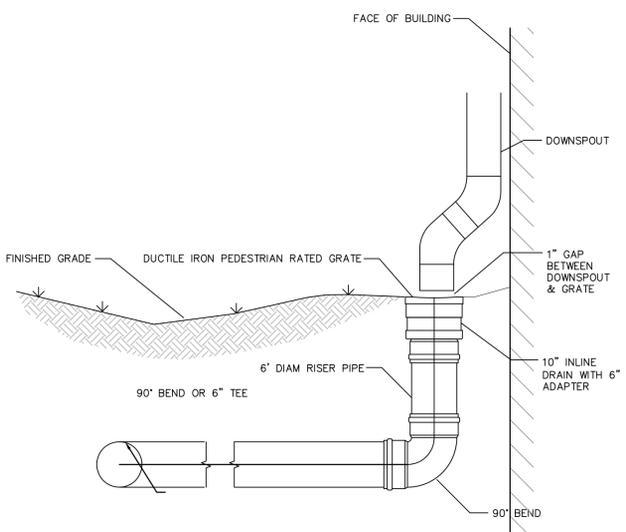
City of Fort Collins  
 CITY OF FORT COLLINS UTILITIES - WATER FIELD OPERATIONS  
 500 5th St., Fort Collins, CO 80502 (970) 221-2700

TITLE  
 STANDARD EXTERIOR SETTING FOR 3/4 IN. AND 1 IN. WATER METERS  
 REVISION DATE: 4/15/11  
 DETAIL 15

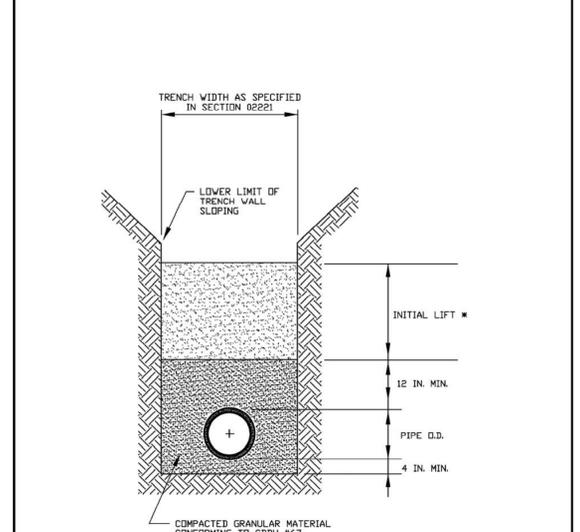


City of Fort Collins  
 CITY OF FORT COLLINS UTILITIES - WATER FIELD OPERATIONS  
 500 5th St., Fort Collins, CO 80502 (970) 221-2700

TITLE  
 WATER MAIN BEDDING REQUIREMENTS (DIP & PVC)  
 REVISION DATE: 4/15/11  
 DETAIL 1



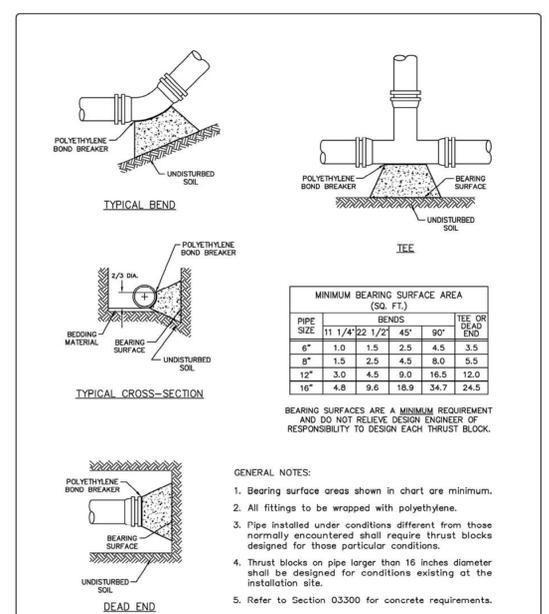
ROOF DRAIN DOWNSPOUT DETAIL



City of Fort Collins  
 CITY OF FORT COLLINS UTILITIES - WATER FIELD OPERATIONS  
 500 5th St., Fort Collins, CO 80502 (970) 221-2700

TITLE  
 BEDDING REQUIREMENTS  
 APPROVED: [Signature]  
 DATE: 08/16/02  
 DRAWN BY: NBJ

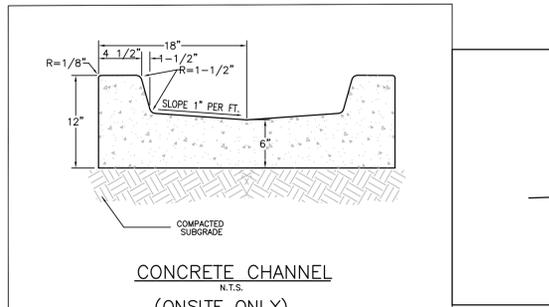
SEWER CONSTRUCTION DETAILS  
 DETAIL VVV-1



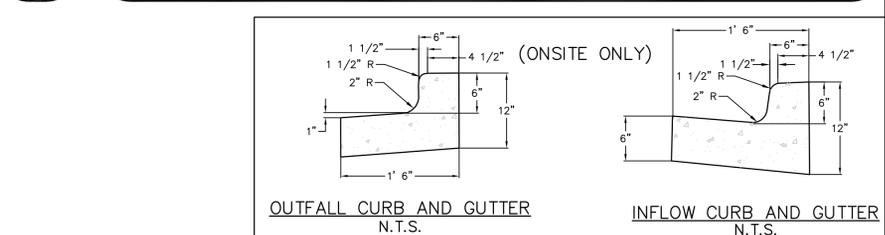
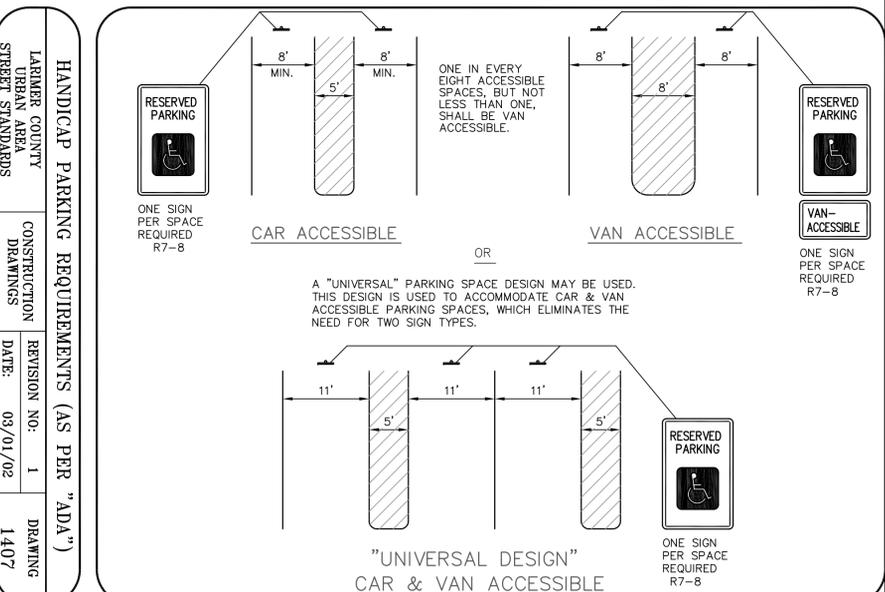
City of Fort Collins  
 CITY OF FORT COLLINS UTILITIES - WATER FIELD OPERATIONS  
 500 5th St., Fort Collins, CO 80502 (970) 221-2700

TITLE  
 STANDARD CONCRETE THRUST BLOCKS  
 REVISION DATE: 09/01/02  
 DRAWING 1407

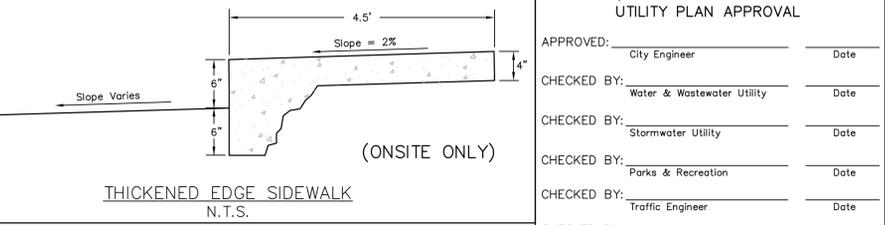
DETAIL 2



CONCRETE CHANNEL (ONSITE ONLY)



OUTFALL CURB AND GUTTER (ONSITE ONLY)



THICKENED EDGE SIDEWALK (ONSITE ONLY)

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:		Date

**North Star design, inc.**  
 700 Automation Drive, Unit 1  
 Windsor, Colorado 80550  
 Phone: 970-686-6939  
 Fax: 970-686-1188

No.	REVISION	BY	DATE

Date: 8/25/15  
 Scale: NONE  
 Designed by: PPK  
 Drawn by: BK

LOT 3, RIGDEN FARM FIFTEENTH FILING (CARING SMILES DENTAL) DETAILS

SHEET 7 OF 9  
 Job No. 347-05



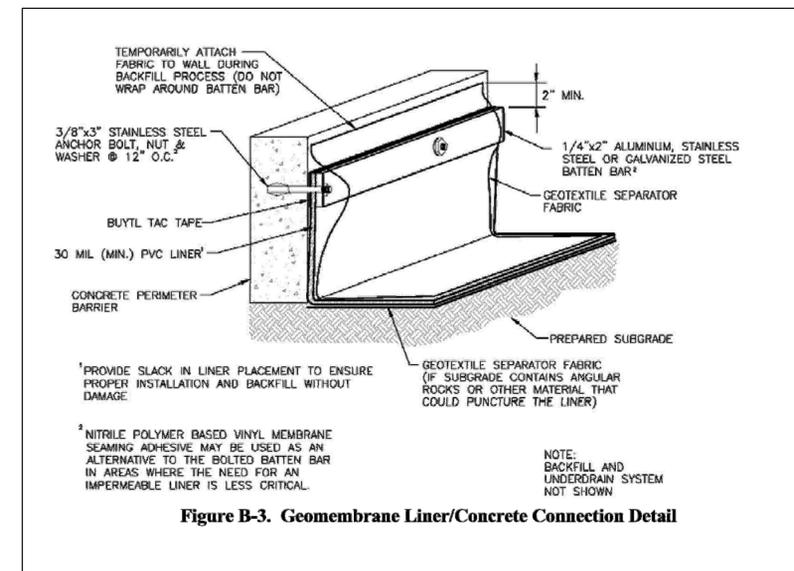
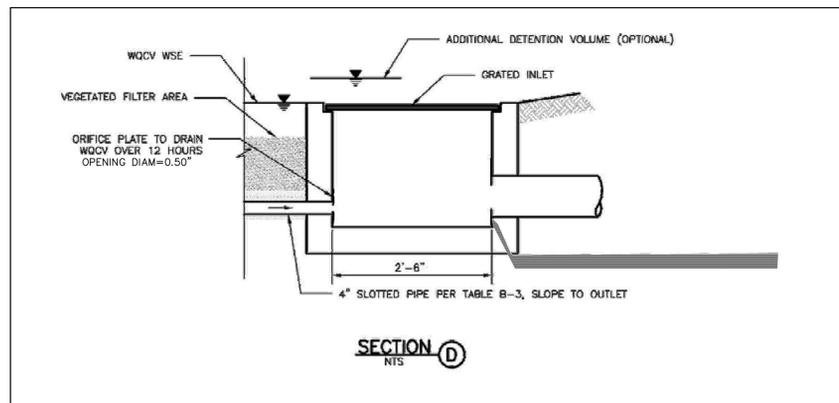
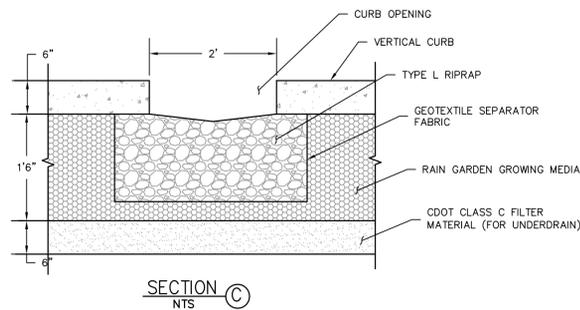
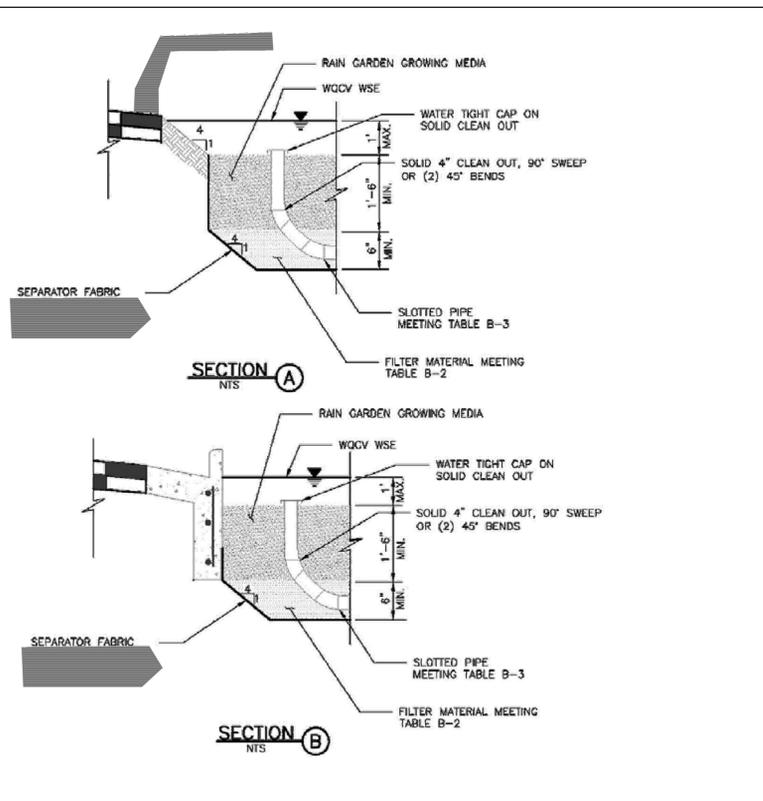


Figure B-3. Geomembrane Liner/Concrete Connection Detail

Table B-4. Physical Requirements for Separator Fabric<sup>1</sup>

Property	Class B		Test Method
	Elongation < 50% <sup>2</sup>	Elongation > 50% <sup>2</sup>	
Grab Strength, N (lbs)	800 (180)	510 (115)	ASTM D 4632
Puncture Resistance, N (lbs)	310 (70)	180 (40)	ASTM D 4833
Trapezoidal Tear Strength, N (lbs)	310 (70)	180 (40)	ASTM D 4533
Apparent Opening Size, mm (US Sieve Size)	AOS < 0.3mm (US Sieve Size No. 50)		ASTM D 4751
Permittivity, sec <sup>-1</sup>	0.02 default value, must also be greater than that of soil		ASTM D 4491
Permeability, cm/sec	k fabric > k soil for all classes		ASTM D 4491
Ultraviolet Degradation at 500 hours	50% strength retained for all classes		ASTM D 4355

<sup>1</sup> Strength values are in the weaker principle direction  
<sup>2</sup> As measured in accordance with ASTM D 4632

Table B-5. Physical Requirements for Geomembrane

Property	Thickness 0.76 mm (30 mil)	Test Method
Thickness, % Tolerance	±5	ASTM D 1593
Tensile Strength, kN/m (lbs/in) width	12.25 (70)	ASTM D 882, Method B
Modulus at 100% Elongation, kN/m (lbs/in)	5.25 (30)	ASTM D 882, Method B
Ultimate Elongation, %	350	ASTM D 882, Method A
Tear Resistance, N (lbs)	38 (8.5)	ASTM D 1004
Low Temperature Impact, °C (°F)	-29 (-20)	ASTM D 1790
Volatile loss, % max.	0.7	ASTM D 1203, Method A
Pinholes, No. Per 8 m <sup>2</sup> (No. per 10 sq. yds.) max.	1	N/A
Bonded Seam Strength, % of tensile strength	80	N/A

Table B-1. Class 1 Compost

Characteristic	Criteria
Minimum Stability Indicator (Respirometry)	Stable to Very Stable
Maturity Indicator Expressed as Ammonia N / Nitrate N Ratio	< 4
Maturity Indicator Expressed as Carbon to Nitrogen Ratio	< 12
Maturity Indicator Expressed as Percentage of Germination/Vigor	80+ / 80+
pH – Acceptable Range	6.0 – 8.4
Soluble Salts – Acceptable Range (1:5 by weight)	0 – 5 mmhos/cm
Testing and Test Report Submittal Requirement	Seal of Testing Assurance (STA)/Test Methods for the Examination of Composting and Compost (TMECC)
Chemical Contaminants	Equal or better than US EPA Class A Standard, 40 CFR 503.13, Tables 1 & 3 levels
Pathogens	Meet or exceed US EPA Class A standard, 40 CFR 503.32(a) levels

Table B-2. Gradation Specifications for CDOT Class C Filter Material (Source: CDOT Table 703-7)

Sieve Size	Mass Percent Passing Square Mesh Sieves
19.0 mm (3/4")	100
4.75 mm (No. 4)	60 – 100
300 µm (No. 50)	10 – 30
150 µm (No. 100)	0 – 10
75 µm (No. 200)	0 – 3

Table B-3. Dimensions for Slotted Pipe

Pipe Diameter	Slot Length <sup>1</sup>	Maximum Slot Width	Slot Centers <sup>1</sup>	Open Area <sup>1</sup> (per foot)
4"	1-1/16"	0.032"	0.413"	1.90 in <sup>2</sup>

**Rain Garden Compost Mixture (by volume)**

- 50% Class 1 STA registered compost (approximate bulk density 1000 lbs/CY)
- 50% loosely packed shredded paper (approximate bulk density 50 to 100 lbs/CY)

When using diamond cut shredded paper or tightly packed paper, use the bulk densities provided to mix by weight.

**Rain Garden Growing Medium**

The supplier should premix the rain garden compost mixture (above) with coarse sand, in the following proportions, prior to delivery to the site:

- 15% rain garden compost mixture described above (by volume)
- 85% coarse sand (either Class C Filter Material per Table B-2 or sand meeting ASTM C-33) (by volume)

RAIN GARDEN DETAILS

REVISION	BY	DATE
No.		
Date:	8/25/15	
Scale:	NONE	
Designed by:	PPK	
Drawn by:	BK	



LOT 3, RIGDEN FARM  
 FIFTEENTH FILING  
 (CARING SMILES DENTAL)  
 DETAILS

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:	_____ Date _____

# Caring Smiles Dental Clinic



Western view along Custer Dr frontage



Southwest view



Western view



Southern portion of site: existing drainage channel