STAFF REPORT
Hearing Officer

July 10, 2017

PROJECT NAME

Choice Center Third Filing Project Development Plan – PDP 160042

STAFF

Jason Holland, City Planner

PROJECT INFORMATION

PROJECT DESCRIPTION:

This is a Project Development Plan (PDP) for a multi-family development at 1751 South College Avenue. The site is 0.35 acres and was formerly occupied by Discount Tire. The Discount Tire building has been demolished and the site is presently used as surface parking for the State on Campus mixed use residential development adjacent to the west (formerly known as the Summit; approved as Choice Center). The applicant for this PDP, Core Spaces, also owns and manages the State on Campus development.

The project site is located in the General Commercial (C-G) zone district and is within the Transit-Oriented Development (TOD) Overlay zone. Ten multi-family dwellings are proposed in two townhouse-style buildings. All of the units include garage parking spaces that satisfy the required off-street parking requirement. Ten guest spaces are also provided in the existing State on Campus surface parking lot located at the northwest portion of Lot 1 of Choice Center Second Filing. A Minor Amendment has been approved to Lot 1 of Choice Center Second Filing that confirms that the ten spaces shall be available for the use of this PDP. The Minor Amendment also provides an additional shared handicap space for the PDP, located on Lot 2 of Choice Center south of the project. A Modification request is also required with the PDP to reduce the interior drive aisle width between garages from 28 feet to 24 feet. Additionally, one of the proposed units contains 5 bedrooms and an occupancy increase request is provided for this unit.

APPLICANT:

Mark Goehausen
Sr. Development Manager
Core Spaces
1643 N Milwaukee Ave, 5th Floor
Chicago, IL 60647

OWNER: Core Fort Collins LLC
2234 W North Ave.
Chicago, IL 60647

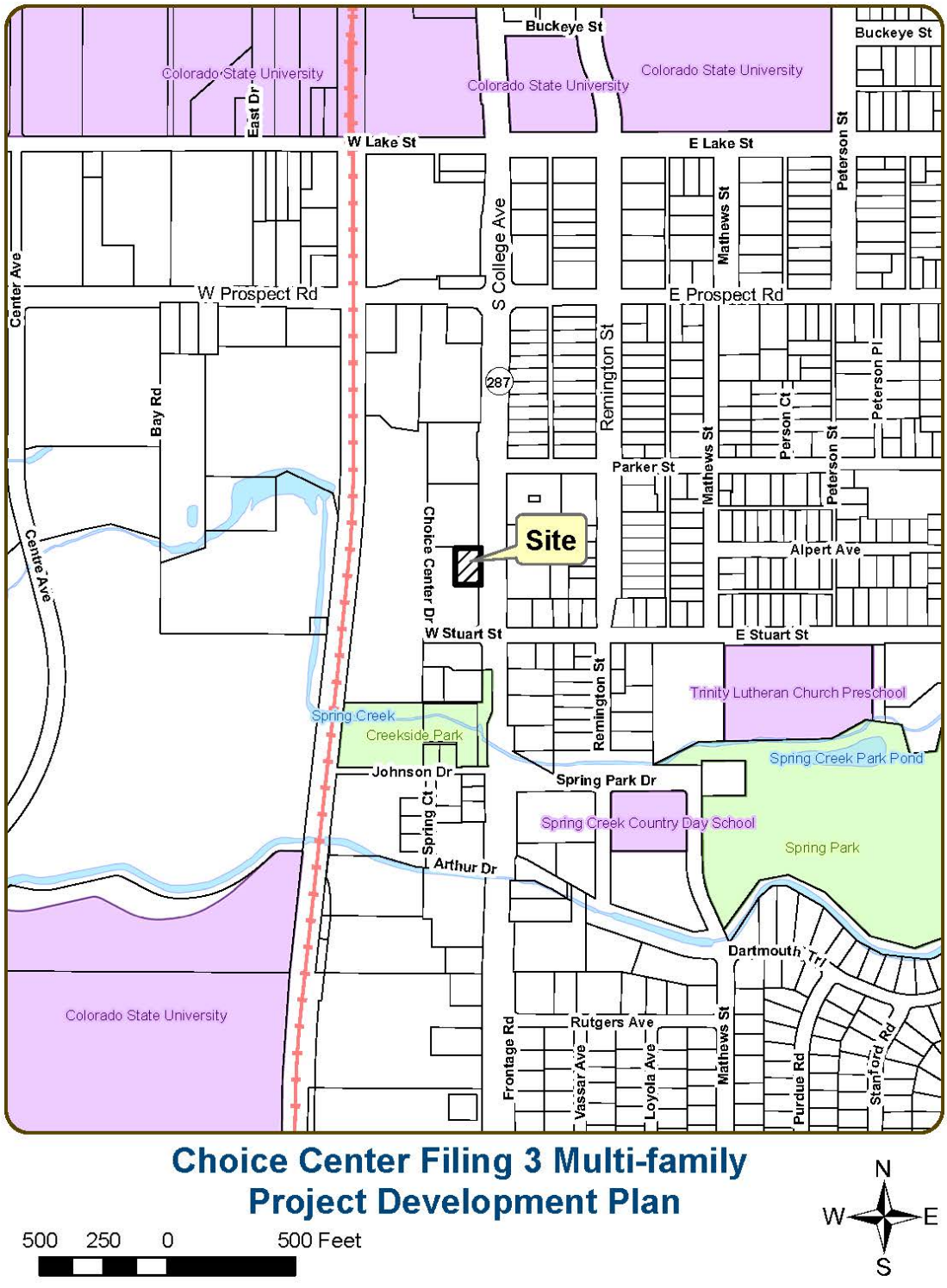
RECOMMENDATION: Approval

EXECUTIVE SUMMARY

The Choice Center Third Filing Project Development Plan (PDP) complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The PDP complies with relevant standards located in Division 4.21, General Commercial (C-G) of Article 4 – Districts.
- The Modification of Standard to Section 3.2.2(L)(1) to reduce the garage drive aisle width meets the applicable requirements of Section 2.8.2(H), and the granting of this Modification would not be detrimental to the public good.
- The PDP complies with relevant standards located in Article 3 – General Development Standards, provided that the Modification of Standard is approved.
- The PDP complies with the criteria in *Section 3.8.16 – Occupancy Limits* to increase the occupancy of the PDP.

VICINITY MAP:



Choice Center Filing 3 Multi-family
Project Development Plan

500 250 0 500 Feet

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COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	General Commercial (C-G)	Choice Center Building 3 – commercial/retail
South	General Commercial (C-G)	Choice Center Building 2 – mixed use building with multi-family residential and commercial/retail (This is a student-oriented housing development formerly known as "The Summit", now called "The State on Campus"
East	General Commercial (C-G)	Commercial uses
West	General Commercial (C-G)	Choice Center Second Filing Building 1; Lot 1 – The State on Campus multi-family residential

Land Use History:

The property was annexed into the City of Fort Collins with the South College Consolidated Annexation in December 1957.

The property is currently addressed as 1751 South College Avenue and had operated as a *retail store with vehicle servicing* owned by Discount Tire. In April of 2013 the roof of the Discount Tire collapsed due to snow, and the building was later demolished. The property was sold to the owners of the Choice Center multi-family student housing development adjacent to the property to the south and west, formerly known as "The Summit", now called "The State on Campus."

2. Compliance with Applicable General Commercial (C-G) District Standards:

The project is in compliance with all applicable General Commercial District standards with the following relevant comments provided. Language in this staff report that is taken directly from the Land Use Code (LUC) is shown in *italics,* with certain relevant elements underlined for emphasis.

A. *Section 4.21(B) – Permitted Uses*

The proposed multi-family residential land use is permitted in the General Commercial District. Multi-family developments with less than 50 units or 75 bedrooms are subject to a Type 1 administrative review and public hearing.

B. Section 4.21(D) Land Use Standards

This section states that *the maximum building height shall be four (4) stories*. The project proposes two story buildings in compliance with this standard.

C. Section 4.21(E)(2) Development Standards –Site Design

This Section states that:

(a) Pedestrian-oriented outdoor spaces shall be placed next to activity areas that generate the users (such as street corners, shops, stores, offices, day care and dwellings). Because liveliness created by the presence of people is the main key to the attractiveness of such spaces, to the maximum extent feasible, the development shall link outdoor spaces to and make them visible from streets and sidewalks. Sculpture, kiosks or shelters are encouraged to be prominently placed in outdoor spaces.

(b) In multiple-building developments, outdoor spaces and landscaped areas shall be integral to an open space system in conjunction with streets and connections, and not merely residual areas left over after buildings and parking lots are sited.

Staff Analysis:

This infill project is integrated with and contributes to existing open space systems and street, sidewalk and trail connections in the vicinity of the project in accordance with this section. This PDP provides pedestrian-oriented outdoor space by way of a new widened 10 foot sidewalk and 7 foot tree lawn along the College Avenue frontage, not just in leftover areas of the site. The new sidewalk links the development to other outdoor spaces nearby (Creekside Park; Spring Creek Trail) and to surrounding activity areas (retail, restaurants and services all along College Avenue, and the CSU Campus). Another pedestrian connection is also maintained to the north of the site, which links the development to the State on Campus amenities. The development also provides attractive dwelling entrances, with brick planters and 10 feet of landscape depth visible from the College Avenue frontage. This configuration satisfies the site design standards of Section 4.21(E)(2) in a manner that is appropriate and proportional to the proposed project.

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

The project remains in compliance with all applicable General Development Standards with the following relevant comments provided:

A. Section – 3.2.1 Landscaping

Street trees are provided at approximately 40-foot intervals along College Avenue and the connecting walkway to the west of Building B in accordance with the standards of this section.

All building frontages, sidewalks and parking areas are adequately landscaped in accordance with the minimum requirements, with deciduous shrubs, evergreen shrubs and perennials provided with appropriate plant spacing. The PDP shows off-site landscaping to the north and west which is required along with the reconfiguration of drive aisles, curb/gutter and walkways in these areas. The developer is required to submit Minor Amendments to these

areas to obtain approval for the reconfiguration of these areas prior to the final approval of this PDP.

B. Section 3.2.2 – Access, Circulation and Parking

Parking quantities for the proposed multi-family use are provided in excess of what is required in the TOD zone. Parking is provided on a per-bedroom basis. Multi-family dwellings and mixed-use dwellings within the Transit-Oriented Development (TOD) Overlay Zone shall provide a minimum number of parking spaces as shown in the following table:

Number of Bedrooms/Dwelling Unit	Number of dwellings proposed	Required TOD Parking Ratio Per Dwelling Unit	Required Parking Spaces Per Dwelling Unit / required per unit totals proposed	Parking Provided per unit
One or less	1	0.75	0.75	1
Two	1	1	1	2
Three	7	1.25	8.75	14
Four and above	1	1.5	1.5	3
Total	**10**		**12**	**18**

Additionally, because all of the parking provided is in enclosed garage spaces and cannot be easily shared between tenants or accessed by guests, the applicant has agreed to provide ten additional guest parking spaces within the State on Campus surface parking lot located at the northwest portion of Lot 1 of the Choice Center Second Filing. A Minor Amendment has been approved to Lot 1 of the Choice Center Second Filing that confirms that the ten spaces shall be available for the use of this PDP.

In accordance with *Section 3.2.2(K)(5) Handicap Parking*, one van-accessible handicap parking space is provided within the garage space of Building A, Unit 104. This Section requires that one handicap parking space be provided for parking lots that contain 1-25 parking spaces. *Parking lots* are defined in Article 5 of the LUC as an *off-street parking area or vehicular use area*. In addition to the handicap space in Unit 104, one shared handicap parking space is provided in the existing adjacent surface parking area of Choice Center Lot 2 to the south of the project, as approved with the Minor Amendment attached with this staff report.

Bicycle parking is provided in accordance with the standards that require one bicycle space per bed. A total of 29 beds are proposed and 30 bicycle spaces are provided. 60% of the spaces are required to be interior spaces and the plans provide alcoves within the garages of each unit with bicycle racks to satisfy this requirement. Sheet 7 of 9 of the PDP plans show a detail of the garage spaces and bike accommodations. 12 additional spaces are located outside on the south side of Building A for guests and occasional use.

In conformance with the *Purpose, General Standard and Development Standards* described in this section, staff finds that the parking and circulation system provided with the project is adequately designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit. A ten foot wide sidewalk is provided along the College frontage and an east/west sidewalk and enhanced crossing is provided to the north of the development

which links the development and College Avenue sidewalk to the State on Campus and other nearby destinations. The drive aisle configuration and site access has been reviewed and accepted by Poudre Fire Authority and the proposed plat provides the necessary emergency access easements.

A Modification request is required with the PDP to reduce the drive aisle width between the proposed buildings from 28 feet to 24 feet. This is discussed later in the staff report.

C. Section 3.2.4 – Site Lighting

A photometric plan is provided with the project that complies with the lighting levels and design standards of this section. Building and drive aisle lighting is provided by down-directional and sharp cut-off fixtures.

D. Section 3.2.5 – Trash and Recycling Enclosures

The project provides a fully screened trash enclosure with walk-in access to recycling and waste containers in accordance with the requirements of this section. The enclosure is finished with brick which provides a high quality appearance consistent with the building design.

E. Section 3.5.1 Building and Project Compatibility; 3.5.2 Residential Building Standards; 3.8.30 Multi-family Dwelling Development Standards; Division 3.10 Development Standards for the TOD Overlay Zone

The PDP proposes building elevations for the two multi-family buildings that meet or exceed the design and articulation requirements of these sections. The building design provides variation in massing, juxtaposed materials and forms, and varied patterns of recesses and projections that provide vertical and horizontal interest, breaking down the overall scale of the buildings.

Unit entrances face streets and walkways, with entrance canopies used to define the individual unit entrances. Unique, varied door designs are incorporated into the unit entrances to provide additional visual interest and building variation. The use of materials and patterns is balanced with an appropriate proportion of brick used on the facades that have prominent public views. Colors and textures used are appealing and help emphasize and articulate overall building forms.

Garage doors include windows to provide more detail. This is intended to help enhance the appearance of the garage areas where portions of the facade may be seen from College Avenue.

In compliance with 3.10.5(C) *TOD Character and Image – Materials and Colors*, brick masonry and cast stone accents provide a high quality appearance around all four sides of the buildings. The north and south elevations provide different material patterns, with additional masonry used with the north elevation which will be visible from South College Avenue. A base course of brick and cast stone is used along the interior facing building facades adjacent to the garage doors, with masonry wrapping the ends of the interior facades to provide a cohesive, four-sided masonry design.

A fiber cement panel system supplements the masonry pattern used on the building facades that are visible from the street, with the cement panels used more extensively on the interior-facing garage facades. An appropriately scaled reveal pattern is incorporated into the cement panels with a ½ inch spacing to provide a noticeable shadow line with the reveals.

In compliance with 3.10.5(E) *TOD Character and Image – Walls Fences and Planters*, brick and cast stone planters are used along the College Avenue frontage to help provide appropriately-scaled detail consistent with the TOD standards that encourage the use of planters that match the building façade.

In compliance with 3.5.2(B) *Residential Building Standards – General Standard*, staff finds that the proposed single-family detached building design continues to meet the standards of this section by providing adequate architectural articulation and variation, with distinctive building entrances that are oriented towards the public streets in accordance with the general standard.

In compliance with 3.5.2(D) *Residential Building Standards – Relationship of Dwellings to Streets and Parking,* all of the dwellings are oriented towards a street or *connecting walkway* in accordance with the standard.

In compliance with *Section 3.5.30(E)(3) – Minimum building setbacks for multi-family dwellings,* the PDP proposes a reduced arterial building setback along South College Avenue from 15 feet to 10 feet. This is permitted provided that one of the five following criteria is met.

Staff recommends the approval of the reduced setback based on the plan's compliance with exception #2 below. The project provides extensive landscaping and tree quantities beyond the minimum requirements, with low brick planter walls and appropriate design details to provide pedestrian interest, comfort and visual continuity in compliance with the standard. Additionally, the reduced setback from 15 to 10 feet is reasonable given the lower, two-story height of the proposed buildings and the wide 10' detached sidewalk provided along the College Avenue frontage, which provides outdoor public space and additional setback depth from the street to the building face. Additionally, the proposed building, with the 10 foot building setback behind a proposed 10' sidewalk, is set back farther than the 4 story State on Campus building directly to the south, in which the building face is located approximately 3.5' behind a 7' sidewalk.

> *Minimum setback from the right-of-way along an arterial street shall be fifteen (15) feet and along a non-arterial street shall be nine (9) feet.*
> *(a) Exceptions to the setback standards are permitted if one (1) of the following is met:*
>
> *1. Each unit side that faces the street has a porch and/or balcony that has a minimum depth of six (6) feet (as measured from the building facade to the far side posts, railings/spindles) and a minimum length of eight (8) feet. If more than one (1) side of a unit faces the street, then only one (1) side is required to comply.*
>
> *2. An outdoor space such as a plaza, courtyard, patio or garden is located between a building and the sidewalk, provided that such space shall have landscaping, low walls, fencing or railings, a tree canopy and/or other similar site improvements along the sidewalk designed for pedestrian interest, comfort and visual continuity.*

3. All ground units that face a street are ADA compliant units that have street-facing porches that are directly and individually accessed from the public sidewalk by a connecting walkway that is at least six (6) feet in width.

4. All ground units that face a street with a transit stop that fronts the building are affordable housing units, each having a street-facing stoop that directly accesses the public sidewalk by a connecting walkway.

5. A project is within an area in the Downtown that is designated in the Downtown Plan as allowing "main street storefront" buildings with zero or minimal setback.

F. Section 3.8.16 – Occupancy Limits; Increasing the Number of Persons Allowed

This requirement is triggered by the 5-bedroom unit proposed.

This section limits the maximum occupancy allowed per dwelling unit in a single-family, two-family or multi-family dwelling to either:

(1) one (1) family as defined in Section 5.1.2 and not more than one (1) additional person; or (2) two (2) adults and their dependents, if any, and not more than one (1) additional person.

The above limitation requires that any units with more than 3 bedrooms address an increase in occupancy based on the following code provision (underlined for emphasis):

Increasing the Occupancy Limit.
With respect to multiple-family dwellings, the decision maker (depending on the type of review, Type 1 or Type 2) may, upon receipt of a written request from the applicant and upon a finding that all applicable criteria of this Code have been satisfied, increase the number of unrelated persons who may reside in individual dwelling units. <u>The decision maker shall not increase said number unless satisfied that the applicant has provided sufficient additional amenities, either public or private, to sustain the activities associated with multi-family residential development, to adequately serve the occupants of the development and to protect the adjacent neighborhood. Such amenities may include, without limitation, passive open space, buffer yards, on-site management, recreational areas, plazas, courtyards, outdoor cafes, limited mixed-use restaurants, parking areas, sidewalks, bikeways, bus shelters, shuttle services or other facilities and services</u>.

The applicant's justification for increasing the occupancy of the residential unit includes the following summary. The applicant has provided a formal request for increased occupancy, with the full narrative and justification attached to this staff report.

<u>On site manager:</u>
The adjacent State on Campus student housing development operated by the Applicant features 24-hour, on-site management services which will extend to the Phase 2 development. This allows residents to have noise, maintenance, or safety concerns addressed at any time of day.

<u>Safe Pedestrian Spaces:</u>
The streetscape along South College Avenue will add to the pedestrian experience by providing street trees, built-up planters, grass parkway, lighted bollards, and convenient bike parking.

Recreation & Contextual Amenities:
Located immediately southeast of Colorado State University's campus, residents can easily access CSU's numerous recreation facilities. The proposed PDP is adjacent to numerous restaurants and retail stores along South College Avenue as well as Spring Park to the south east of the project site.

Recreational facilities will also be made available to residents of the PDP at the adjacent State on Campus student housing development. These include the use of exterior landscape courtyards, pool, hot tub, fire pit seating areas, climbing boulders, and volleyball courts. Interior study lounges, media lounge, fitness rooms, and game rooms will also be made available to the PDP residents.

Staff Recommendation:

In order to increase the number of unrelated persons who may reside in individual dwelling units, the applicant must provide sufficient additional amenities to sustain the activities associated with the project, adequately serve the occupants, and protect the adjacent neighborhood.

Staff is supportive of the mitigation efforts outlined in the applicant's request. In this case there is only one 5-bedroom unit and the size of the project is relatively small. The standards of this section are addressed through the provision of nearby amenities and management available at the State on Campus development and through the design of the 5-bedroom unit, which provides rooftop amenity space above the 5-bedroom unit in addition to adequate living space and bicycle storage facilities within the unit, as well as the guest parking provided at the State on Campus development as approved with the Minor Amendment attached with this staff report.

4. Modification of Standard Request to LUC Section 3.2.2(L)(1) -- Driveway Width

Land Use Code Standard proposed to be modified:

Driveway widths for all two-way drive aisles are required to be at least 24 feet in width in accordance with *Table A* of this code section, and in cases where garages are located along both sides of a drive aisle, this code section states:

> *When garages are located along a driveway and are opposite other garages or buildings, the driveway width must be increased to 28 feet.*

Request for Modification. The applicant requests a modification to allow the drive aisle between the garages to be reduced from 28 feet to 24 feet.

Land Use Code Modification Criteria:

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

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

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

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

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

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

Applicant's Justification:

The applicant has provided a modification request, attached to this staff report. The Applicant requests that the modification be approved and provides the following justification for Criteria 1, 3 and 4:

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

Applicant's Justification for Criteria 1:
"The Applicant has undertaken a geometric study of typical car turning radiuses to verify that the proposed 24' driveway width provides adequate vehicle maneuvering clearances between the proposed facing garages. These exhibits are attached. The results of this study indicate that a 24'-wide driveway sufficiently allows the 90 degree head-in and back-in movements of a vehicle into each garage as well as the outbound 90 degree back-out and

head out geometries. Therefore, the proposed modification request will serve the residents as well as a driveway of the standard compliant width."

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

Applicant's Justification for Criteria 3:
"As previously mentioned, the proposed site layout maintains a connection between the northern retail parking lot and College Avenue via a shared driveway, though this connection severely limits the other uses on the site. The site of the proposed residential development is 123-feet wide. The parkway buffer, multi-use path, and utility easement along College Avenue are a total width of 27-feet wide while the proposed utility easement and sidewalk at the west edge of the property are 8' wide, thus leaving 88' in the center of the property for (2) residential buildings and drive aisle. By providing a 24' wide driveway, the Applicant can then allocate 32' of site width to each residential building. The Applicant has found that a residential building depth of 32' is the minimum dimension that provides adequate interior living space and enclosed garage space for student housing residences such as this. Therefore, granting the modification request for a 24'-wide drive aisle facilitates the development of an exceptionally constrained building site.

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

Applicant's Justification for Criteria 4:
"The applicant is requesting a 15% reduction from the 28'-wide drive aisle to a proposed width of 24 feet. This 15% reduction is a nominal and inconsequential reduction to the width of the drive surface because it does not require drivers to alter their driving patterns when traveling through the development site nor does it hinder the turning geometries of residents maneuvering into or out of the garages."

"In summary, the Applicant asks that the proposed modification request be granted due to the fact that it is not detrimental to the public good, it provides a driveway that functions equally as well as the standard, it facilitates development on a tightly constrained building site, and it grants a nominal and inconsequential reduction to the drive way width."

"Finally, the proposed site layout, which is possible through utilization of the Modification Request for reduced driveway width, produces a building design that is supported by several City Plan Policies. These policies are: targeted infill and redevelopment within transit served locations (LIV 5.1), reduced visual impact of parking from primary pedestrian streets and public spaces (LIV 30.4), the creation of a more pedestrian-friendly environment through parkway buffers and generous sidewalk widths (LIV 30.4), the creation of parking structures that do not dominate the street frontage (LIV 30.5), reduced land devoted to surface parking lots (LIV 30.6), and transform through infill and Redevelopment (LIV 35.4)."

Staff Findings for the Modification

Staff finds that the request for a Modification of Standard to Section 3.2.2(L)(1) is justified by the applicable standards in 2.8.2(H). This is because:

A. The granting of the Modification would not be detrimental to the public good. While the drive aisle will be narrower and potentially less convenient for some residents, the functional use of the garages spaces remains viable and guest spaces are provided in the State on Campus north parking lot for visitors (located on Lot 1 of Choice Center Second Filing) as well as a shared handicap space on Choice Center Lot 2 located to the south of the project. Additionally the size of the project is relatively small, urban in character and will be marketed to students. The potential impacts to residents of the project do not appear to be significant, as compared to a larger project where a similar garage parking configuration could be more impactful to the viability of the project.

B. Criteria 1 (2.8.2(H)(1): *The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.*

While staff is supportive of this modification, staff finds that the reduced drive aisle width does not satisfy this criterion. The 28 foot standard drive aisle is intended to provide more maneuverability so that there is less margin of error when entering and exiting the garage spaces, allowing the configuration of garages to be safe and convenient. With this purpose in mind, staff's opinion is that 24 feet cannot be found to be equal to or better than 28 feet in terms of convenience.

C. The project design satisfies Criteria 4 (2.8.2(H)(4): *The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Staff finds that the Modification of Standard to allow a drive aisle width is nominal and inconsequential because the drive aisle reduction is limited to 18 garage spaces on a constrained site and the reduced drive aisle allows an overall better plan with a townhome style building configuration that enhances the neighborhood scale and provides an appropriate building transition from the taller buildings in the vicinity. The narrow drive aisle, as evidenced by the turning radius templates provided by the application, will allow ingress/egress, and the potential inconvenience of the narrower drive aisle is nominal. Because of the project's urban infill location, limited scope of the modification, and nominal reduction in the function of the parking area, staff finds that the modification is nominal and inconsequential and that the plan continues to advance the purposes of the Land Use Code as contained in Section 1.2.2 including: targeted infill and redevelopment within transit served locations (LIV 5.1), reduced visual impact of parking from primary pedestrian streets and public spaces (LIV 30.4), the creation of a more pedestrian-friendly environment through parkway buffers and generous sidewalk widths

(LIV 30.4), the creation of parking structures that do not dominate the street frontage (LIV 30.5), reduced land devoted to surface parking lots (LIV 30.6), and transform through infill and Redevelopment (LIV 35.4).

D. The project design satisfies Criteria 4 (2.8.2(H)(3): *By reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant.*

   Staff finds that the depth and size of the site is constrained, and that the relatively small size of the site is suitable for the townhome style buildings proposed. Staff concurs that due to the depth constraints and College Avenue improvements required, including the 10' sidewalk, 7' tree lawn and right-of-way dedication, this condition does represent a hardship not caused by the applicant that would justify the granting of the modification.

5. Neighborhood Meeting

A City neighborhood meeting was not required for this project and a meeting was not held.

6. Findings of Fact/Conclusion

In evaluating the Choice Center Filing 3 Project Development Plan (PDP), staff makes the following findings of fact:

A. The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

B. The PDP complies with relevant standards located in Division 4.21, General Commercial (C-G) of Article 4 – Districts.

C. The Modification of Standard to Section 3.2.2(L)(1) meets the applicable requirements of Section 2.8.2(H) -- Criteria (3) and (4), and the granting of this Modification would not be detrimental to the public good, because the reduced 24' drive aisle will function adequately for the intended purpose and use. As evidenced by the turning radius templates provided by the application, the reduced drive aisle will allow ingress/egress, and the potential inconvenience of the narrower drive aisle is nominal and inconsequential in accordance with Criterion 4. Additionally, the depth and size of the site is constrained and that due to the depth constraints and College Avenue improvements required, including the 10' sidewalk, 7' tree lawn and right-of-way dedication, these conditions represent a hardship not caused by the developer that would justify the granting of the modification in accordance with Criterion 3.

D. The PDP complies with the relevant standards located in Article 3 – General Development Standards, provided that the Modification of Standard to Section 3.2.2(L)(1) is approved.

E. The request for Increased Occupancy meets all applicable Land Use Code criteria; the request for Increased Occupancy meets the requirements of Section 3.8.16 and the applicant has provided sufficient additional amenities to sustain the activities associated with multi-family residential development, including the following amenities on Lot 1 of Choice Center Second Filing and Lot 2 of Choice Center -- on-site manager services, ten guest parking spaces in the north parking lot of Choice Center Second Filing Lot 1, one additional shared handicap parking space on Lot 2 of Choice Center, exterior landscape courtyards, pool, hot tub, fire pit seating areas, climbing boulders, volleyball courts, interior study lounges, media lounge, fitness rooms, and game rooms -- will also be made available to the Choice Center Third Filing PDP residents to adequately serve the occupants of the development and to protect the adjacent neighborhoods.

RECOMMENDATION:

Approval of Choice Center Third Filing Project Development Plan – PDP160042 including the Modification of Standard to Section 3.2.2(L)(1) to reduce the garage drive aisle from 28 feet to 24 feet and request for Increase in Occupancy

ATTACHMENTS

1. Applicant's Narrative and Planning Objectives
2. Applicant's Modification of Standard Request
3. Applicant's Increase of Occupancy Request
4. PDP plan set:
    a. Site Plan
    b. Landscape Plan
    c. Building Elevations
    d. Lighting Plan
    e. Unit Details
5. Plat
6. Utility Plans
7. Traffic Memorandum (updated for the continued hearing)
8. Choice Center Minor Amendment Parking Plan
9. Original approved Choice Center site plan set
10. Letter of Intent from adjacent property owner (Choice Center Lot 3)
11. Letter from resident

ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN
Chicago, Washington DC

December 7, 2016

College Avenue Townhouses
1751 S. College Avenue

Project Description (1.d.v)

The Applicant, Core Spaces, is a full-service real estate development and management company who builds industry-leading assets on prime urban sites across the country. Core Spaces is proposing a townhouse development on South College Ave on an infill site presently covered by surface parking. The site is located in the General Commercial (CG) zone district, is within the Transit-Oriented Development (TOD) zone, and is contained within the Upper District of the Midtown in Motion plan for South College Ave.

The 15,447 sf (+/-) [0.35 acres] parcel is currently undeveloped and is partially surfaced with asphalt, concrete paving and gravel. The parking lot contains twenty-six (26) surface parking spaces that serve the State on Campus (formerly the Summit on College) residential development to the south and west. To the north of the site is a shopping center surface parking lot. Directly to the south is a service driveway for a garbage dumpster serving Building 2 of the State on Campus development.

The proposed infill development places ten (10) town houses on this parcel, which will be expanded to 17,332 sf (+/-) [0.40 acres]. Two blocks of five (5) townhouses are separated by an internal drive, which connects to the retail parking to the north and to South College Ave. to the south. Each townhouse is two stories tall with a rooftop terrace and contains an enclosed garage. There are nine (9) three-bedroom townhouse units with a two-car garage and one (1) two-bedroom townhouse with a one-car garage for a total of (29) dwelling units. The project is 30 ft. tall to the top of roof access hut and 27 ft. to the top of the building parapet.

The development is designed to provide student-oriented housing and site improvements in relation to the following components within Ft. Collins:

- Several blocks south of the Colorado State University campus
- Near the Spring Creek and Prospect Stations of Mason Corridor Transitway;
- Adjacent to the existing State on Campus residential development;
- Adjacent to existing commercial developments along South College Ave.

The project has been designed to tackle the small size and access constraints of this infill lot while improving the Stuart Ave. to Prospect Rd. section of South College Ave. The townhome building acts to bridge the streetwall between Building 2 of the State on Campus development and the shopping center to the north. The paved multi-use path and the parkway buffer will link and improve pedestrian movement along the west side of South College Ave. The utility easement will be landscaped to further improve the pedestrian experience along the roadway.

The buildings are sited parallel to South College Avenue (north to south) and are separated by an internal drive. This drive provides access to the private garages on each townhouse ground floor and provides connection to the retail parking to the north of the development.

Paved walkways are located on the north, west and south of the townhome buildings provide linkage to South College Ave. as well as to Choice Center Drive. Individual units are accessed from the east (from South College Ave.) and from the west (from a concrete walkway). The garage doors at each unit face the internal drive.

The building facades have been designed to express a contemporary statement merging architectural composition with attractive materials. The primary facades – facing east and west – combine dynamic planar zones of modular brick, cast stone trim pieces, prefinished fiber-cement panels with architectural composite wood siding accents at the unit entry bays. Each unit entry is further called out by a painted steel canopy. The north, south and internal drive façades feature the same material palette, but in a simplified expression. The project utilizes thermally-broken, insulated glazed windows for the residential units and panelized overhead garage doors. The roofline is activated by glass and prefinished metal-frame guardrails at the private rooftop terraces.

ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN
Chicago, Washington DC

February 7, 2017

Choice Center Filing 3
Modification Request

3.2.2 Access, Circulation and Parking
(L) Parking Stall Dimensions
(1) – Standard Spaces – Table A – Driveway Width
Parking spaces for standard vehicles shall conform with the standard car dimensions shown on Table A.

Reason for the Request

The Applicant, CORE Spaces, is proposing a vertical multi-family development on South College Ave. The site is located in the General Commercial (CG) zone district, and within the Transit-Oriented Development (TOD) zone along South College Ave., just south of Prospect Road.

The proposed infill development includes ten (10) apartment units within two buildings at the east and west portions of the property. The residential buildings contain a total of (18) garage parking spaces for an average ratio of 1.8 spaces per apartment. Each of the parking spaces will be provided in individual attached garages at the ground floor of each apartment unit. Garages will be accessed from a single drive aisle located between the two apartment buildings.

The Fort Collins Land-Use Code typically requires a drive aisle of 24' for 90-degree standard parking spaces, but makes special note that "when garages are located along a driveway and are opposite other garages or buildings, the driveway width must be increased to 28 feet."

The proposed development site directly abuts the retail parking lot to the adjacent north property, and traffic from this northern parking lot currently connects to South College Avenue via a driveway on the proposed development site. If the entry and exit to College Avenue is moved to the south east corner of the development site, the proposed building layout can be arranged to maintain the connection of the northern retail parking lot to College Avenue via a shared driveway with the residential units. However, this maintained traffic connection, in combination with the relatively narrow width of the site, severely limits the potential for marketable development on the proposed site. By reducing the width of the shared driveway, the Applicant believes that a successful residential development is feasible. The Applicant is therefore proposing to reduce the driveway to the standard width of 24'.

Justifications

The Land Use Code states that the decision-maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public

good; and the decision-maker must also find that the Modification meets one of the following four criteria described in the LUC.

Granting this modification reduces the driveway between the apartment buildings from 28-feet wide to 24-feet wide. Vehicles passing through the driveway from either College Avenue or to the adjacent retail complex are given a 12-foot drive aisle in either direction. This is as wide, or wider than, many typical drive lanes on major roadways (11 feet). The applicant has also undergone study to prove that the provided driveway width is sufficient for residents to enter and exit the garages (see attached). For these reasons, the modification is not detrimental to drivers utilizing the driveway to access or pass through the development site. Furthermore, the proposed development will also benefit the economic viability of the proposed neighborhood by providing student rental apartments in the immediate vicinity to multiple retail and dining establishments. This project utilizes the constrained property efficiently, and is contextually compatible with existing and proposed buildings heights in the area. Therefore, we believe granting the Modification would not be detrimental to the public good.

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

The Applicant has undertaken a geometric study of typical car turning radiuses to verify that the proposed 24' driveway width provides adequate vehicle maneuvering clearances between the proposed facing garages. These exhibits are attached. The results of this study indicate that a 24'-wide driveway sufficiently allows the 90 degree head-in and back-in movements of a vehicle into each garage as well as the outbound 90 degree back-out and head out geometries. Therefore, the proposed modification request will serve the residents as well as a driveway of the standard compliant width.

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

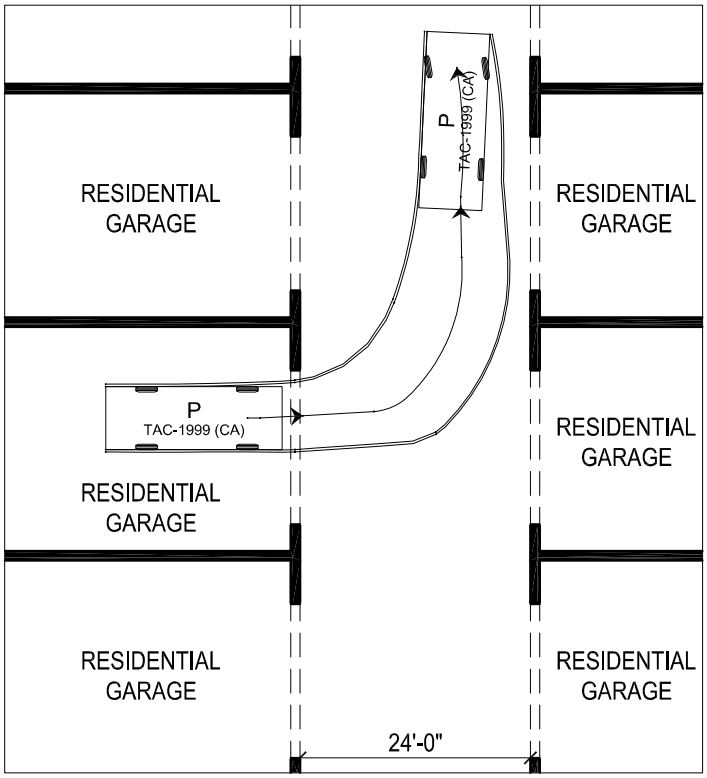
As previously mentioned, the proposed site layout maintains a connection between the northern retail parking lot and College Avenue via a shared driveway, though this connection severely limits the other uses on the site. The site of the proposed residential development is 123-feet wide. The parkway buffer, multi-use path, and utility easement along College Avenue are a total width of 27-feet wide while the proposed utility easement and sidewalk at the west edge of the property are 8' wide, thus leaving 88' in the center of the property for (2) residential buildings and drive aisle. By providing a 24' wide driveway, the Applicant can then allocate 32' of site width to each residential building. The Applicant has found that a residential building depth of 32' is the minimum dimension that provides adequate interior living space and enclosed garage space for student housing residences such as this. Therefore, granting the modification request for a 24'-wide drive aisle facilitates the development of an exceptionally constrained building site.

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

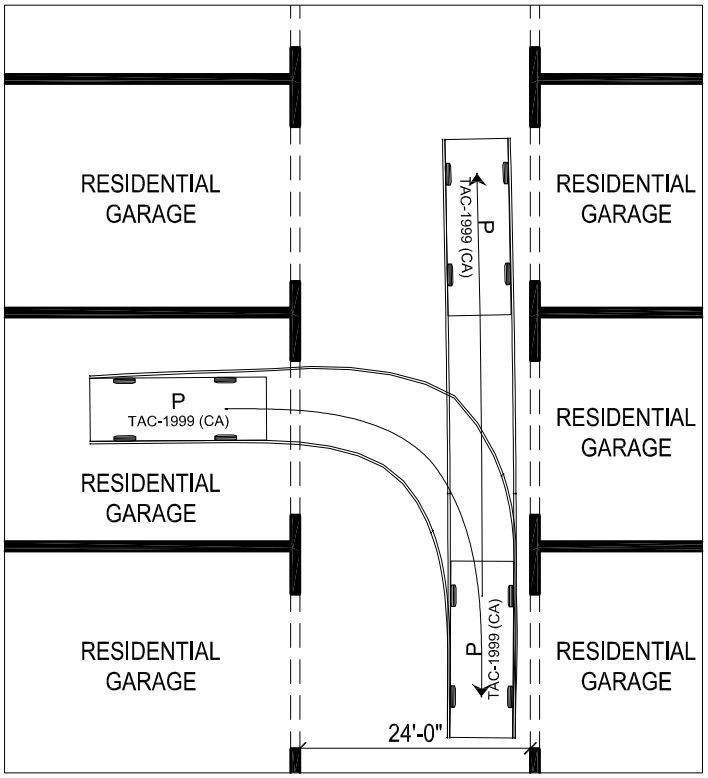
The applicant is requesting a 15% reduction from the 28'-wide drive aisle to a proposed width of 24 feet. This 15% reduction is a nominal and inconsequential reduction to the width of the drive surface because it does not require drivers to alter their driving patterns when traveling through the development site nor does it hinder the turning geometries of residents maneuvering into or out of the garages.

In summary, the Applicant asks that the proposed modification request be granted due to the fact that it is not detrimental to the public good, it provides a driveway that functions equally as well as the standard, it facilitates development on a tightly constrained building site, and it grants a nominal and inconsequential reduction to the drive way width.

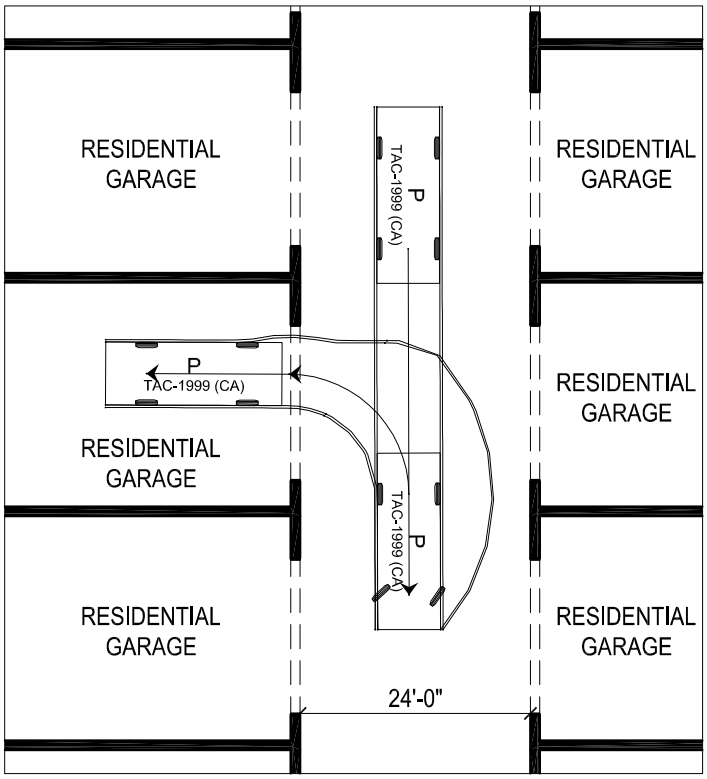
Finally, the proposed site layout, which is possible through utilization of the Modification Request for reduced driveway width, produces a building design that is supported by several City Plan Policies. These policies are: targeted infill and redevelopment within transit served locations (***LIV 5.1***), reduced visual impact of parking from primary pedestrian streets and public spaces (***LIV 30.4***), the creation of a more pedestrian-friendly environment through parkway buffers and generous sidewalk widths (***LIV 30.4***), the creation of parking structures that do not dominate the street frontage (***LIV 30.5***), reduced land devoted to surface parking lots (***LIV 30.6***), and transform through infill and Redevelopment (***LIV 35.4***).



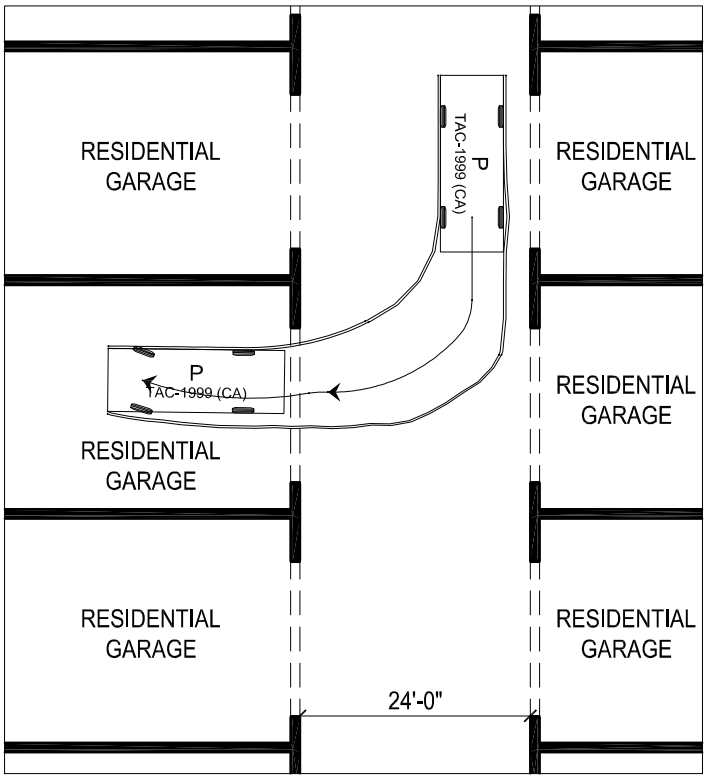
4 OUT-BOUND: HEAD-OUT EXITING
SCALE: 1:20



2 OUT-BOUND: BACK-OUT EXITING
SCALE: 1:20



3 IN-BOUND: BACK-IN PARKING
SCALE: 1:20



1 IN-BOUND: HEAD-IN PARKING
SCALE: 1:20

CHOICE CENTER FILING 3

VEHICLE TURNING GEOMETRY STUDY - 24' DRIVEWAY

Ft. Collins, Colorado

02.07.2017

Core Spaces - Developer | **Antunovich Associates** - Architects & Planners

ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN
Chicago, Washington DC

February 8, 2017

Choice Center Filing 3
Request for Increased Occupancy Limit

Core Spaces is proposing a new residential development on South College Ave on an infill site presently covered by surface parking. The 15,447 sf (+/-) [0.35 acres] parcel is currently undeveloped and is partially surfaced with asphalt, concrete paving and gravel. The proposed infill development places ten (10) apartment units on this parcel, which will be expanded to 17,332 sf (+/-) [0.40 acres]. Two blocks of five (5) residences are separated by an internal drive, which connects to the retail parking to the north and to South College Ave. to the south. Each building is two stories tall with rooftop terraces and contains an enclosed garage. The State on Campus - Phase 2 development is located directly adjacent to the State on Campus student housing facilities which are also owned and operated by the Applicant. State on Campus features many amenities (exterior landscaped courtyards, fitness facilities, study rooms, covered parking structure, etc.) which will all be made available to residents of State on Campus – Phase 2.

In the City of Fort Collins, the maximum occupancy allowed per multi-family dwelling unit is three unrelated persons, unless the decision maker increases the number of individuals allowed to reside together. In order to provide 5-bedroom units intended to be occupied by five (5) unrelated persons, the City's Land Use Code requires the Applicant to provide a written request as follows:

3.8.16 Occupancy Limits; Increasing the Number of Persons Allowed

(E) ***Increasing the Occupancy Limit****.*

(2) With respect to multiple-family dwellings, the decision maker (depending on the type of review, Type 1 or Type 2) may, upon receipt of a written request from the applicant and upon a finding that all applicable criteria of this Code have been satisfied, increase the number of unrelated persons who may reside in individual dwelling units. The decision maker shall not increase said number unless satisfied that the applicant has provided sufficient additional amenities, either public or private, to sustain the activities associated with multi-family residential development, to adequately serve the occupants of the development and to protect the adjacent neighborhood. Such amenities may include, without limitation, passive open space, buffer yards, on-site management, recreational areas, plazas, courtyards, outdoor cafes, limited mixed-use restaurants, parking areas, sidewalks, bikeways, bus shelters, shuttle services or other facilities and services.

Justification

From its prior experience building student housing communities across the county, the Applicant has found that 5-bedroom units are a popular lifestyle alternative for many students. It allows the students residing in these units to share an apartment in a well-managed environment. It is more secure than most single-family home rentals and, because higher occupancy units typically rent for less per bedroom, they offer a more affordable alternative to students on a budget.

In order to increase the number of unrelated persons who may reside in individual dwelling units, the Applicant must provide sufficient additional amenities to sustain the activities associated with the project, adequately serve the occupants, and protect the adjacent neighborhood.

Justification for increasing the occupancy of certain residential units includes the following:

Open Space and Amenities:

Security
- Replacing existing surface parking lots with new residential developments creates more pedestrian activity along the College Avenue and removes dark, inactive 'dead zones' that reduce the perceived safety of an area. New, vibrant residences attracts new residents and creates more 'eyes on the street' that strengthens the surrounding community.
- The adjacent State on Campus student housing development operated by the Applicant features 24-hour, on-site management services which will extend to the Phase 2 development. This allows residents to have noise, maintenance, or safety concerns addressed at any time of day.

Safe Pedestrian Spaces
- The streetscape along South College Avenue will add to the pedestrian experience by providing street trees, built-up planters, grass parkway, lighted bollards, and convenient bike parking.

Recreation & Contextual Amenities
- Located immediately south east of Colorado State University's campus, residents can easily access CSU's numerous recreation facilities. The phase 2 development is adjacent to numerous restaurants and retail stores along South College Avenue as well as Spring Park to the south east of the project site.
- Recreational facilities will also be made available to residents at the adjacent State on Campus student housing development. These include the use of exterior landscape courtyards, pool, hot tub, fire pit seating areas, climbing boulders, and volleyball courts. Interior study lounges, media lounge, fitness rooms, and game rooms will also be made available to Phase 2 residents.

Transportation
- The project is located within the Transit-Oriented Development (TOD) Overlay Zone and walking distance from the MAX Rapid Transit's Prospect Station. Parking for each residence is located within internal enclosed garages. Bicycle parking is also located within each residence as well as an exterior bike rack within the project boundary.

Services
- The proposed site is adequately served with standard public infrastructure including water, wastewater, police and fire facilities. The existing street network has adequate capacity to absorb the additional traffic within the level of service standards.

Architectural Design

- High occupancy residences have positive effects related to architectural design and sustainability. Five bedroom dwelling units are more efficient in the utilization of space, allowing more flexibility for residents.

Sustainability

- Locating higher-density housing for students where they can access the campus, shopping and recreational opportunities without using an automobile is a key component of being an environmentally responsible community. The proposed development will house 29 students in a location where having a vehicle is not necessary to have access to necessary amenities. This is highly desirable from an environmental perspective and makes attending college more affordable to students on a budget. Units with increased occupancy are an essential component of the proposed development that allows higher density to work in this location. Higher density housing protects the adjacent neighborhood by providing appropriate housing for students in one location, discouraging them from living in single family neighborhoods.
- Units with increased occupancy are also more efficient in terms of material usage and are also more energy efficient. Data obtained from Conservice, a nationwide utility billing service that analyzes information from many properties and thousands of units, indicates that electricity usage in an average of 21.25% more efficient when comparing a 5-bedroom unit to two 2-bedroom units. In other words, the same five people use less electricity when housed in a 4-bedroom unit vs. being split up into two 2-bedroom units. Likewise, natural gas is estimated to be 55.12% more efficient. Additionally, less construction materials translates into less environmental impact from a construction standpoint.

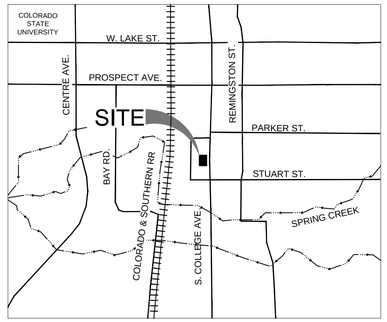
In summary, the Applicant requests the Hearing Officer to approve occupancy by five (5) unrelated individuals within the State on Campus – Phase 2 apartment units. We believe the 5-bedroom units will serve the students by providing an attractive, secure and affordable lifestyle alternative with sufficient amenities to sustain the activities of the student population without impacting adjacent neighbors. Adequate parking for both cars and bicycles is conveniently provided within each residence and a wide variety of shopping, dining, recreation and entertainment opportunities are located within walking distance to satisfy the student living and recreational needs.

CHOICE CENTER THIRD FILING

BEING A REPLAT OF LOT 2, CHOICE CENTER SUBDIVISION AND A PORTION OF LOT 3, FOX SHOPPING CENTER SUBDIVISION
LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF FORT COLLINS AND COUNTY OF LARIMER, STATE OF COLORADO.

811 Know what's **below.** **Call** before you dig.

JUNE 2017



N VICINITY MAP
1" = 1000'

ORIGINAL FIELD SURVEY:

RICHARD B. GABRIEL
POWER SURVEYING COMPANY, INC.
150 W. 84TH AVE.
THORNTON, CO. 80260
DATE: 11/11/2016
REVISED: 11/15/2016
REVISED: 12/14/2016
REVISED: 01/30/2017
REVISED: 02/07/2017
REVISED: 03/06/2017

SUBSURFACE EXPLORATION BY:

DAVID RICHER
EARTH ENGINEERING CONSULTANTS, LLC
4396 GREENFIELD DRIVE
WINDSOR, CO 80550

DISCLAIMER STATEMENT:

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

CERTIFICATION STATEMENT:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE CITY OF FORT COLLINS AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS.

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TELECOMMUNICATIONS
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CITY OF FORT COLLINS
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WASTEWATER
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CITY OF FORT COLLINS
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STORMWATER
WES LAMARQUE
CITY OF FORT COLLINS
TEL: (970) 416-2418

SHEET INDEX

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8 OF 9 ELECTRICAL SITE PLAN
9 OF 9 ELECTRICAL ONE LINE
A1 EASTERN ARCHITECTURAL ELEVATIONS
A2 WESTERN ARCHITECTURAL ELEVATIONS

OWNER'S CERTIFICATION OF APPROVAL

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE DAY OF _____, 20_____.

_____

NOTARIAL CERTIFICATE

STATE OF COLORADO

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (PRINTED NAME)

THIS ____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

(SEAL)

PLANNING APPROVAL

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY OF _____ A.D., 20____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
3	PDP COMMENTS	06/09/17	LEN

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1900 S. MAIN STREET, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: JPM | DRAWN BY: JPM | CHECKED BY: LEN

CORE

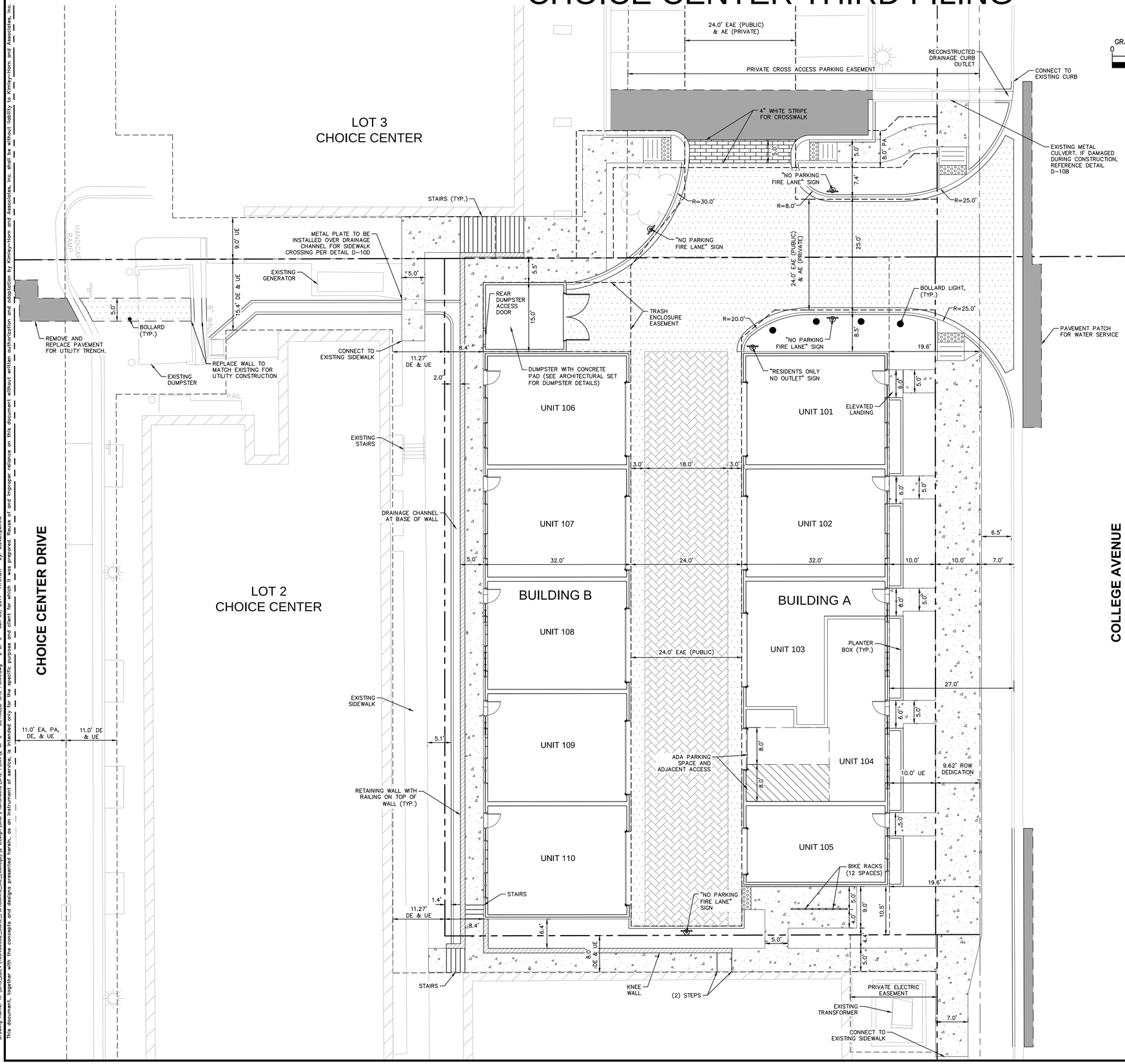
COVER SHEET

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
1 OF 9

Drawing name: K:\CHS_DEV\168450002_CORE_FortCollins_CO_(College)\2 Design\CAD\PlanSheets\SITE PLAN\1 OF 9 - COVER SHEET.dwg COVER SHEET Jun 09, 2017 11:51am by steven.petina
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CHOICE CENTER THIRD FILING



SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
8. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
9. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTIONS OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
10. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY MANAGER. THE PROPERTY MANAGER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
11. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
12. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
13. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
14. LIMITS OF STREET CUTS ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.

LEGEND

	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STAMPED CONCRETE (NAVAJO RED)
	PERVIOUS PAVERS SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	NEW EDGE OF PAVEMENT LINE
EAE	EMERGENCY ACCESS EASEMENT
AE	ACCESS EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PA	PUBLIC ACCESS EASEMENT
SE	SIDEWALK EASEMENT
	"NO PARKING FIRE LANE" SIGN PER CITY OF FORT COLLINS DRAWING 1418

811 Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
3	PDP COMMENTS	06/09/17	LEN

SCALE: AS NOTED
DESIGNED BY: JPM
DRAWN BY: JPM
CHECKED BY: LEN

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CORE

DETAILED SITE PLAN

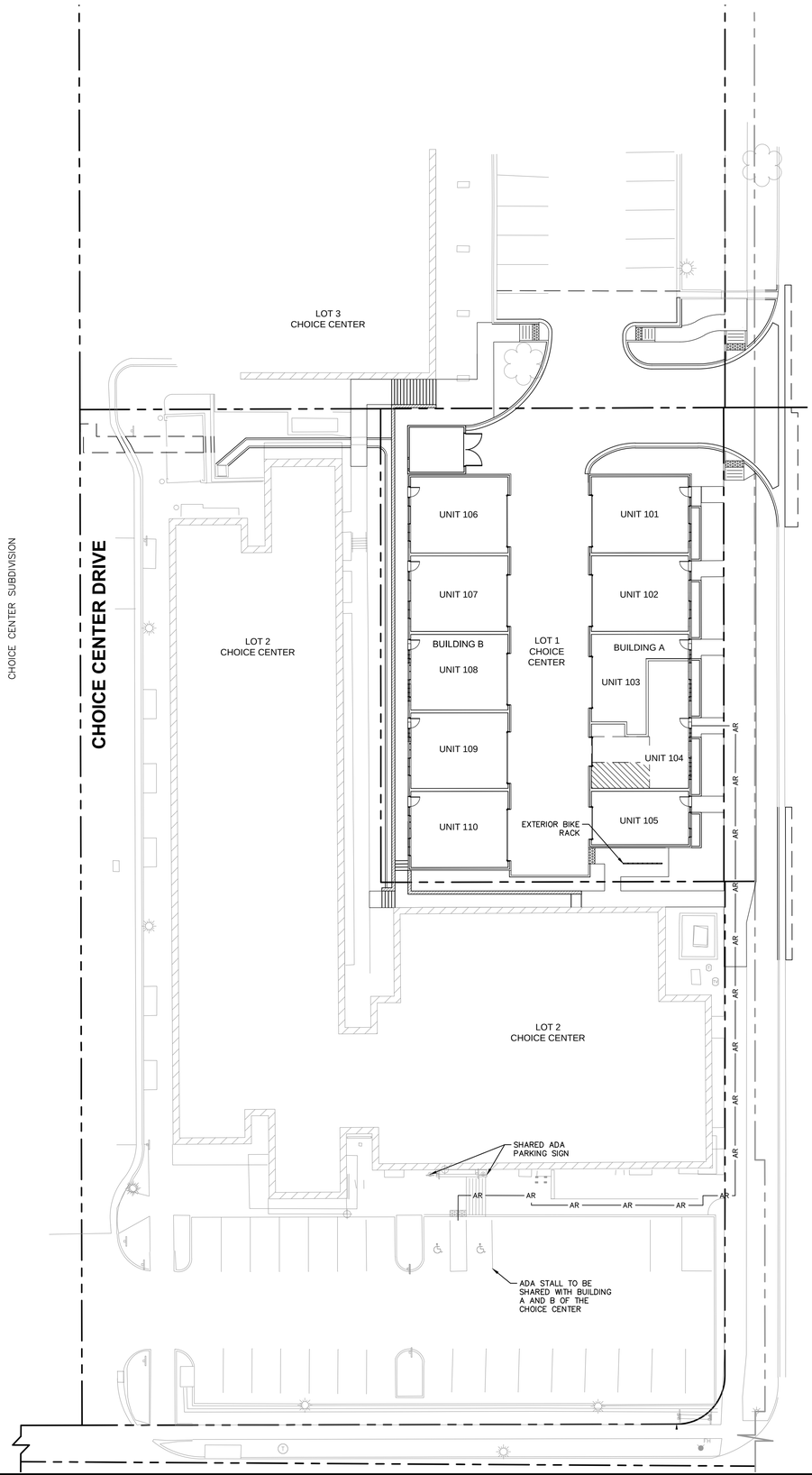
CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
2 OF 9

Drawing name: K:\DNS_LDEV\168450002_CORE_FortCollins_CO_(college)\2 Design\CAD\PlanSheets\SITE PLAN\2 OF 9 - DETAILED SITE PLAN.dwg 2 OF 9 Jun 09, 2017 11:51am by: stevenpetine
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CHOICE CENTER THIRD FILING

10 GUEST PARKING SPACES TO BE PROVIDED WITHIN THE CHOICE CENTER PARKING GARAGE FOR THE MULTI FAMILY DEVELOPMENT ON LOT 1 OF CHOICE CENTER.



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
1" = 20'

811 Know what's **below.** **Call** before you dig.

SITE DATA TABLE

ZONING INFORMATION		
	ZONING	GCD – GENERAL COMMERCIAL DISTRICT TOD – TRANSIT ORIENTED DEVELOPMENT OVERLAY ZONE
	EXISTING LOT SIZE	0.35 AC (15,447 SF)
	PROPOSED LOT SIZE	0.36 AC (15,625 SF)
	ROW DEDICATION	1,413 SF (0.03 AC)
BUILDING INFORMATION		
	BUILDING TYPE	MULTI-FAMILY RESIDENTIAL
	TOTAL UNITS/BEDROOMS	1 UNIT / 5 BEDROOM 7 UNITS / 3 BEDROOM 1 UNIT / 2 BEDROOM 1 UNIT / 1 BEDROOM
	BUILDING HEIGHT	30 FT
	RESIDENTIAL DENSITY	24.7 DU/ACRE
	GROSS FLOOR AREA	15,292 SF
	GARAGE FLOOR AREA	4,170 SF
	NET FLOOR AREA	11,122 SF
	FLOOR AREA RATIO	0.7118
LOT COVERAGE		
	BUILDING	48.9% (7,646 SF)
	DRIVEWAY/PARKING	39.5% (6,164 SF)
	OPEN SPACE/LANDSCAPE	11.6% (1,815 SF)
	ACTIVE RECREATIONAL USE	0.0% (0 SF)
PARKING INFORMATION		
	PARKING REQUIRED (TOD)	0.75/1 BEDROOM UNIT * 1 UNIT = 0.75 SPACES 1.00/2 BEDROOM UNIT * 1 UNIT = 1 SPACE 1.25/3 BEDROOM UNIT * 7 UNITS = 8.75 SPACES 1.5/5 BEDROOM UNIT * 1 UNIT = 1.5 SPACES
	TOTAL REQUIRED (TOD)	12 SPACES
	PARKING PROVIDED	18 SPACES (GARAGE UNITS)
	GUEST PARKING PROVIDED	10 SPACES (PARKING GARAGE)
	ADA SPACES REQUIRED	1 ADA GARAGE SPACE; 1 ADA GUEST SPACE
	ADA SPACES PROVIDED	1 GARAGE SPACE (UNIT 104); 1 GUEST SPACE (CHOICE CENTER PARKING SHARED SPACE)
	BICYCLE SPACES REQUIRED	1/BED * 29 BED = 29 SPACES (60%/40% INTERIOR/EXTERIOR = 17/12)
	BICYCLE SPACES PROVIDED	18 SPACES INTERIOR/12 SPACES EXTERIOR TOTAL BICYCLE PARKING = 30 SPACES

LEGEND

- STANDARD PITCH CONCRETE CURB AND GUTTER
- PROPERTY LINE
- NEW EDGE OF PAVEMENT LINE
- AR — ACCESSIBLE ROUTE
- PARKING SIGN
- ACCESSIBLE RAMP
- TRUNCATED DOME TRACK PAD

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
3	PDP COMMENTS	06/09/17	LEN

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CORE

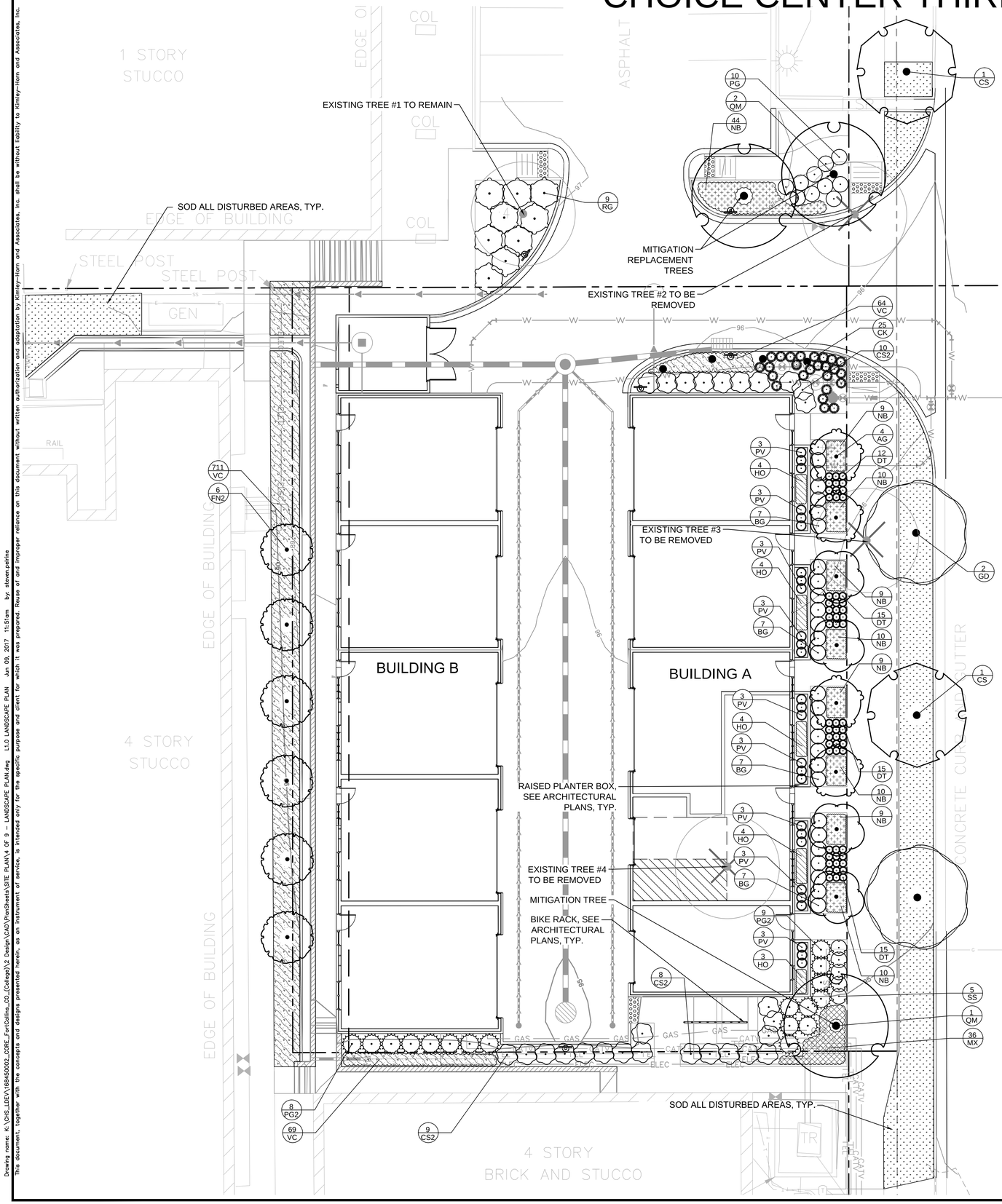
OVERALL SITE PLAN

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
3 OF 9

Drawing name: K:\DHS_LDEV\168450002_CORE_FortCollins_03_(College)\2 Design\CAD\PlanSheets\SITE PLAN\3 OF 9 - OVERALL SITE PLAN.dwg 3 OF 9 Jun 09, 2017 11:51am by: steven.petine
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CHOICE CENTER THIRD FILING



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DIVERSITY %
	CS	2	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL MIN		9.5%
	FN2	6	FORESTIERA NEOMEXICANA	NEW MEXICAN PRIVET	10 GAL		6`-8`HT	28%
	GD	2	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2" CAL MIN		9.5%
	QM	3	QUERCUS MACROCARPA	BURR OAK	B & B	3" CAL MIN		14%

EXISTING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	EX	4	- -	EXISTING DECIDUOUS TREE	-		

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	AG	4	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	`AUTUMN BRILLIANCE` SERVICEBERRY	B & B	2" CAL MIN		19.5%
	PY	4	PYRUS CALLERYANA `CAPITAL`	CAPITAL CALLERY PEAR	B & B	2" CAL MIN		19.5%

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	BG	28	BUXUS X `GREEN VELVET`	BOXWOOD	5 GAL	SEE PLAN	
	CS2	27	CORNUS STOLONIFERA `RED OSIER`	DOGWOOD	5 GAL		
	PG	10	POTENTILLA FRUTICOSA `GOLD STAR`	GOLD STAR POTENTILLA	3 GAL	SEE PLAN	
	PG2	17	PICEA PUNGENS `GLAUCA GLOBOSA`	COLORADO SPRUCE	1 GAL	SEE PLAN	
	RG	9	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	1 GAL	SEE PLAN	
	SS	5	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	5 GAL	SEE PLAN	

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	CK	25	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL	SEE PLAN	
	DT	57	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL		
	PV	27	PANICUM VIRGATUM	SWITCH GRASS	1 GAL	SEE PLAN	

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING
		1,330 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	
	HO	19	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	24" o.c.
	MX	36	PERENNIAL MIX	60% ALLIUM, 40% LESSER CALAMINT	18" o.c.
	NB	118	NEPETA RACEMOSA `BLUE WONDER`	BLUE WONDER CATMINT	18" o.c.
	VC	927	VINCA MINOR	COMMON PERIWINKLE	12" o.c.

NOTE:

1. ALL PLANTS SPECIFIED FALL IN ACCORDANCE WITH THE FORT COLLINS APPROVED PLANT LIST
2. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
3. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
4. ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
5. NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

OVERALL SITE NORTH AND SOUTH			
HYDROZONE	AREA (SF)	WATER NEED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	59	18	1,062
MODERATE	1,350	10	13,500
LOW	1,502	3	4,506
VERY LOW	0	0	0
TOTAL	2,911	Avg: 6.55	19,068

Tree Mitigation				
TREE NUMBER	CALIPER	TYPE	CONDITION	MITIGATION REQUIREMENTS
1	4"	HONEY LOCUST	GOOD	0
2	17.5"	HONEY LOCUST	FAIR	2
3	13"	HONEY LOCUST	POOR	1
4	MULTI- 3"-4" STEMS, 5 TOTAL	SIBERIAN ELM	FAIR	0

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

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

SCALE 1"=10'

811 Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
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CORE

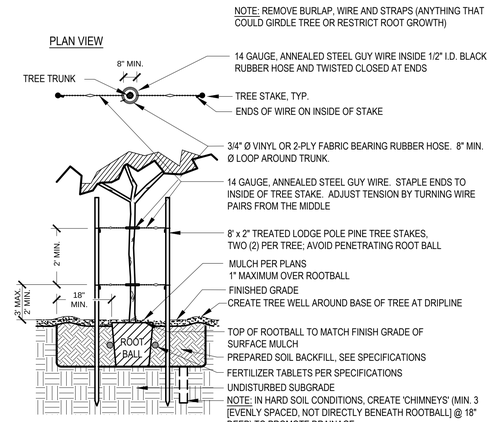
LANDSCAPE PLAN

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
4 OF 9

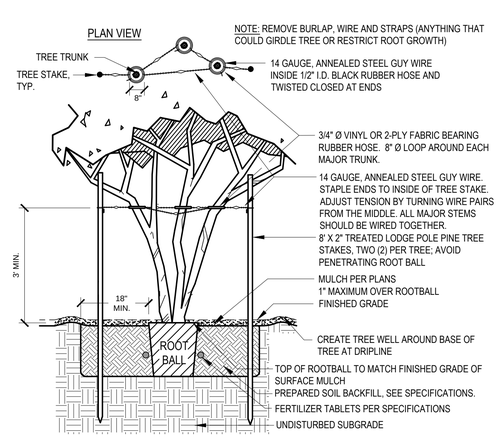
Drawing name: K:\CHS_LDEV\168420002_CORE_FortCollins_CO_(college)\2 Design\CAD\PlanSheets\SITE PLAN\4 OF 9 – LANDSCAPE PLAN.dwg L1.0 LANDSCAPE PLAN Jun 09, 2017 11:51am by steven.perine
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Drawing name: K:\CHS_DEV\168450002_CORE_FortCollins_CO_(College)\2 Design\CAD\PlanSheets\SITE PLAN\5 OF 9 - LANDSCAPE NOTES AND DETAILS.dwg LANDSCAPE NOTES AND DETAILS Jun 09, 2017 11:51am by steven.peline
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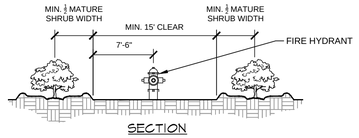
1 TREE PLANTING AND STAKING

SCALE: N.T.S.

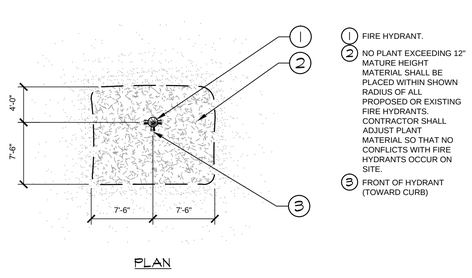


2 TREE STAKING - MULTI-TRUNK

SCALE: N.T.S.



SECTION

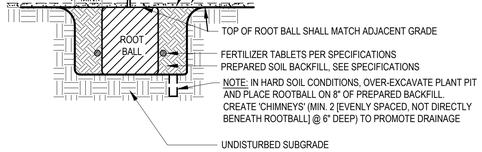


1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

PLAN

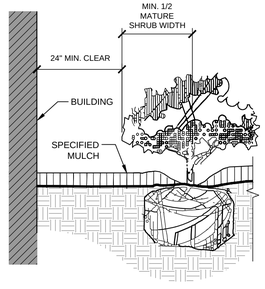
4 SHRUB PLANTING AT FIRE HYDRANT

SCALE: N.T.S.



3 SHRUB / GROUND COVER PLANTING

SCALE: N.T.S.



NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

5 PLANTING ADJACENT TO BUILDINGS

SCALE: N.T.S.

CITY OF FORT COLLINS GENERAL LANDSCAPE NOTES:

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DICING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. 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.
6. 6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. 7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. 8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY, OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES WITH SHREDDED HARDWOOD MULCH. ALL BEDLINES ADJACENT TO TURF GRASS AREAS TO RECEIVE A SPADED EDGE.

CITY OF FORT COLLINS STREET TREE NOTES:

1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON 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.
2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL TREES NEED TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
3. STREET TREE SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
4. THE DEVELOPER SHALL REPLACE ALL DEAD AND 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 OF AN APPROVED SPECIES AND OF ACCEPTABLE LE CONDITION PRIOR TO ACCEPTANCE.
5. STREET TREE LOCATIONS AND NUMBERS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY
6. LOCATIONS, UTILITY STANDARDS, SEPARATION BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES SHALL BE CENTERED IN THE MIDDLE OF THE PARKWAY. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION OCCURS TO MEET SEPARATION STANDARDS.

TREE PROTECTION NOTES

1. THE FOLLOWING TREE PROTECTION SPECIFICATIONS SHOULD BE FOLLOWED TO THE MAXIMUM EXTENT FEASIBLE FOR ALL PROJECTS WITH PROTECTED EXISTING TREES.
2. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
3. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE STANDARDS PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
4. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
5. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANYPROTECTED TREE.
   (B) ORNAMENTAL TREES 2.5" CALIPER BALLED AND BURLAP OR EQUIVALENT
   (C) EVERGREEN TREES 8' HEIGHT BALLED AND BURLAP OR EQUIVALENT COLORADO CODE PUBLISHING COMPANY - FORT COLLINS LAND USE CODE - ARTICLE 3 GENERAL ... PAGE 15 OF 174; HTTP://WWW.COLOCODE.COM/FTCOLLINS/LANDUSE/ARTICLE3.HTM 12/5/2010
6. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
7. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.
8. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.

Tree Diameter at Breast Height (inches)	*Auger Distance From Face of Tree (feet)*
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
3	PDP COMMENTS	06/09/17	LEN

Kimley»Horn
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500 WEST ELLSWORTH ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JPM
DRAWN BY: JPM
CHECKED BY: LEN

CORE

LANDSCAPE NOTES AND DETAILS

CHOICE CENTER
THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
5 OF 9

LABEL: BL-01



KBD8 LED
LED Specification Bollard

Catalog Number
Notes
Type

Specifications

Diameter: 8" Round (203 mm)
Height: 42" (106.7 mm)
Weight (max): 57lbs (25.85 kg)



Introduction

The KBD8 Bollard is stylish, fully integrated LED solution for walkways. It features a sleek, modern design arc is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 90W metal halide luminaires, the KBD8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information — **EXAMPLE:** KBD8 LED 16C 700 40K SYM MVOLT DDBXD

KBD8 LED								
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBD8 LED	Asymmetric: 12C (12 LEDs)* / Symmetric: 16C (16 LEDs)*	350 350mA; 450 450mA; 530 530mA; 700 700mA	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted; AMBLW Amber limited wavelength**	4TR Asymmetric*; SYM Symmetric	MVOLT 120-277V; 240 240V; 277 277V; 347 347V	Shipped installed: PE Photocontrol, cold, button type; DMG 0-10V dimming driver (ordered separately); DCCW Bottom channel wattage reduction	Shipped installed: SF Single fuse (120, 277, 347V)*; DF Double fuse (208, 240V)*; FG 24" tinted UV lens; HS 30" tinted UV lens; SC Sunset dusk to dawn; DS Dual switched; DWHGXD Without anchor bolts (Shield bolt); DWHBXD 4 bolt J-hook bolt (Shield bolt); DWHGBXD 4 bolt J-hook bolt without anchor bolts*	DWHXD White; DNAXD Natural aluminum; DBXD Black; DBLXD Black textured; DDBXD Dark bronze; DBLBXD Bronze textured; DNATXD Natural aluminum textured; DWHGXD Textured white

Accessories
Ordered and shipped as separate catalog numbers.
KBD8 E Anchor bolts for KBD8 (BST)

NOTES
1. Only available in the 12C, 4TR version.
2. Only available in the 16C, SYM version.
3. Not available with PE, DCCW, or AMBLW option.
4. Not available with BCTR.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 240, 277, 347 or 480V for specific voltage (347V and 480V only for 16C configurations). Specify 208 or 240V for 208V or 240V step-down transformer (347V and 480V only for 16C configurations). Specify 120V, 277V or 347V for 120V, 277V or 347V step-down transformer (347V and 480V only for 16C configurations). Specify 208 or 240V for 208V or 240V step-down transformer (347V and 480V only for 16C configurations).
6. Not available with 347V. Not available with fusing. Not available with multi-level sensor.
7. Double fuse (DF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. NRAS 6 is available with LLMA option.

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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance will vary as a result of end-user environment and application. Actual wattage may differ by +/- 5% when operating between 120-480V (+/- 10%).

Light Engine	Drive Current (mA)	System Watts	KBD8 3000K						KBD8 4000K						KBD8 5000K					
			Lumens	TVM	B	U	G	CRI	Lumens	TVM	B	U	G	CRI	Lumens	TVM	B	U	G	CRI
Asymmetric Filaglass (12C)@4tr	350	16	641	40	1	1	1	83%	701	55	1	1	1	83%	670	54	1	1	1	83%
	530	23	947	45	1	1	1		1,181	68	1	1	1		1,162	58	1	1	1	
	700	30	1,218	46	1	1	1		1,527	70	1	1	1		1,496	55	1	1	1	
	Amber 610	16															324	20	0	1
Symmetric Filaglass (16C)@4tr	350	20	888	44	1	2	0	83%	1,116	56	1	2	0	83%	1,092	55	1	2	0	83%
	530	29	1,318	45	1	2	0		1,656	57	1	2	0		1,619	56	1	2	0	
	700	39	1,688	45	1	2	1		2,062	53	1	2	1		2,080	56	2	2	0	
	Amber 610	20															374	30	0	2

Note: Available with phosphor-converted amber LEDs (nomenclature: AMBPC). These LEDs produce light with 97.9% +/-100 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid for the operating conditions specified in a 25°C ambient. Data references the extrapolation of LM-80-08 data and is calculated at 700mA operating current per ANSI/IESNA RP-16-10. Actual performance may differ by +/- 10% between 120-480V and 50/60 Hz. Data is considered representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.85

Electrical Load

Current (A)						
System Watts	Drive Current (mA)	Voltage	120	208	240	277	347	480
12C	350	16W	0.135	0.078	0.069	0.059	0.048	0.035
	530	23W	0.197	0.114	0.096	0.084	0.068	0.049
	700	30W	0.256	0.148	0.128	0.110	0.089	0.064
	Amber 610	20W	0.169	0.097	0.085	0.073	0.059	0.043
16C	350	20W	0.167	0.097	0.087	0.073	0.059	0.044
	530	29W	0.250	0.146	0.126	0.108	0.087	0.064
	700	39W	0.336	0.201	0.169	0.145	0.116	0.085
	Amber 610	20W	0.170	0.100	0.087	0.073	0.060	0.044

Photometric Diagrams To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KBD8 Bollard homepage.

Isofootcandle plots for the KBD8 LED Bollards. Distances are in units of mounting height (E).



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low-mounting-height light source with fully cutoff illumination.

CONSTRUCTION
One-piece 3 inch round extruded aluminum shaft with thick side walls for maximum strength and durability. Internal wiring is completely concealed. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three ¾" x 11" anchor bolts with double nuts and washers and 3 ¼" bolt circle template ensure stability. Overall height is 42" standard.

FINISH
External parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A rigorous seven-stage pretreatment process ensures a minimum 3 mil thickness for a finish that can withstand extreme climate conditions and perform warranty after warranty. Available in standard and non-standard finishes, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any dark spots. Available in 3000 K (70 CRI) and 4000 K (70 CRI) standard. Limited-wavelength (<610nm) amber LEDs (<80 CRI) or 5000 K (67 CRI) are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L70/100,000 hours at 25°C). The 12C and 16C 700mA (1.2 electronic drivers are designed for an expected life of 100,000 hours with <1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY
Five year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx.

Note: Specifications subject to change without notice.

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LABEL: SC-01 & SC-02



WST LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Specifications

Luminaire
Height: 8.172" (21.36 cm)
Width: 17" (43.18 cm)
Depth: 10.5/16" (25.5 cm)
Weight: 20 lbs (9.1 kg)

Optional Back Box (BBW)
Height: 4" (10.2 cm)
Width: 5.1/2" (13.65 cm)
Depth: 1.1/2" (3.8 cm)
Weight: 1 lbs (.45 kg)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information — **EXAMPLE:** WST LED P1 40K VF MVOLT DDBTXD

WST LED					
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,600 Lumen package; P2 3,000 Lumen package; P3 4,000 Lumen package	27K 2700 K; 30K 3000 K; 40K 4000 K; 50K 5000 K	VF Visual comfort forward throw; VW Visual comfort wide	MVOLT 277 120-277V; 347 347V; 480 480V	Shipped included: BCO Surface mounting bracket; Shipped separately: BSW Surface-mounted back box*; PBBW Premium surface-mounted back box*

Options			Finish (required)
PE Photocontrol, with, button type	ETWC Emergency battery backup (cold, 7W)*	DDBXD Dark bronze	
PER NEMA twist-lock receptacle only	ETWHR Remote emergency battery backup (premium 7W)*	DBLXD Black	
PERS Pure-wire receptacle only	ED20WC Emergency battery backup (20W)*	DNAXD Natural aluminum	
PIRET Three-wire receptacle only	ED20WCEL Emergency battery backup (cold, 20W)***	DWHXD White	
PIR Motion/Ambient Light Sensor, 8–15' mounting height*	ED20WHR Remote emergency battery backup (premium 20W)***	DSSXD Sandstone	
PIRHFC3V Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 3fc*	LCE Left-side cutout entry**	DDBTXD Textured dark bronze	
PIRH 180° motion/ambient light sensor, 15–30' mounting height*	RCE Right-side cutout entry**	DBLXD Textured black	
PIRHFC3V Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 3fc*		DNATXD Textured natural aluminum	
SF Single fuse (120, 277, 347V)*	Shipped separately:	DWHGXD Textured white	
DF Double fuse (208, 240, 480V)*	BSPW Wall/back plate*	DSSTXD Textured sandstone	
DS Dual switched*	PC Twist-lock guard*		
ETWH Emergency battery backup (7W)*	WG Wire guard*		

Accessories
Ordered and shipped as separate catalog numbers.
WSTXDWBW DDBXD Bronze Surface - mounted back box
WSWHXDWBW White Surface - mounted back box
BSPW DNABXD Backplate

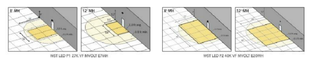
NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 240, 277, 347 or 480V for specific voltage (347V and 480V only for 16C configurations). Specify 208 or 240V for 208V or 240V step-down transformer (347V and 480V only for 16C configurations).
2. Not available with ETWC, ETWHR, ED20WC, ED20WHR, ED20WCEL, or PIRHFC3V. Sound within interior system. Not available with 347/480V.
3. Not available with PIR, PIRH, PIRHFC3V, or PIRET.
4. Not available with ETWC, ETWHR, ED20WC, ED20WHR, ED20WCEL, BSPW, or PC.
5. Not available with SF, DF, PIR, PIRH, PIRHFC3V, or PIRET.
6. Battery pack rated for -20° to 40°C.
7. Comes with PBBW.
8. Not available with PE, PIR, PIRH, PIRET, WG or WG.
9. Not available with PIR, PIRH, PIRHFC3V, or PIRET. LPS can be ordered with a dedicated option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
10. Warranty painted is 3 years.
11. Not available with PIRHFC3V.
12. Must order with fixture, not an accessory.

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Emergency Battery Operation

The emergency battery backup is integral to the luminaire — no external housing required. This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency backup configurations include an independent secondary driver with integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 – 700.16. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9. provided luminaires are mounted at an appropriate height and luminaires are open space with no major obstructions.

The examples below show illuminance at 1' fc average and 0.1 fc minimum of the FP1 premier package and VF distribution product in emergency mode.



Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT)	Drive Current (mA)	CCT	CRI	VF (120V, 277V)						VW (120V, 277V)					
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens
P1	12W	90	27K	80	1,484	0	0	0	125	1,549	0	0	0	127	1,478	0	0	0	121	1,478
		120	30K		1,513	0	0	0	126	1,580	0	0	0	129	1,508	0	0	0	123	1,508
		170	40K		1,542	0	0	0	128	1,609	0	0	0	131	1,536	0	0	0	126	1,536
		180	50K		1,542	0	0	0	128	1,609	0	0	0	131	1,536	0	0	0	126	1,536
P2	22W	90	27K	80	2,992	1	0	0	136	3,123	1	0	0	142	2,980	1	0	0	135	2,980
		120	30K		3,050	1	0	0	139	3,183	1	0	0	145	3,039	1	0	0	138	3,039
		170	40K		3,109	1	0	0	141	3,244	1	0	0	147	3,097	1	0	0	141	3,097
		180	50K		3,109	1	0	0	141	3,244	1	0	0	147	3,097	1	0	0	141	3,097
P3	30W	90	27K	80	4,005	1	0	0	133	4,180	1	0	0	139	3,989	1	0	0	133	3,989
		120	30K		4,084	1	0	0	136	4,262	1	0	0	142	4,067	1	0	0	136	4,067
		170	40K		4,163	1	0	0	139	4,344	1	0	0	145	4,145	1	0	0	138	4,145
		180	50K		4,163	1	0	0	139	4,344	1	0	0	145	4,145	1	0	0	138	4,145

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.08
10°C	1.04
20°C	1.02
25°C	1.00
30°C	0.98
40°C	0.96

Projected LED Lumen Maintenance
Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

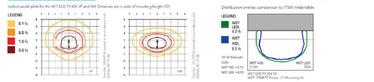
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance Package	System Watts (MVOLT)	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	—	—
	14	—	—	—	—	0.04	0.03
P1(BL)	14	0.12	0.07	0.06	0.06	—	—
P2	25	0.21	0.13	0.11	0.1	—	—
	28	—	—	—	—	0.08	0.06
P2(BL)	25	0.21	0.13	0.11	0.1	—	—
P3	28	0.23	0.14	0.12	0.11	—	—
	36	—	—	—	—	0.10	0.10
P3(BL)	32	0.27	0.16	0.13	0.12	—	—

Photometric Diagrams To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED P1 40K VF and VW. Distances are in units of mounting height (H).



FEATURES & SPECIFICATIONS

INTENDED USE
The clean, architectural shape of the WST LED was designed for applications such as hospitals, schools, retail, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece, die-cast aluminum housing integrates secondary heat sinks to optimize thermal performance and promote long life of the electronic components. The LEDs are mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
External parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A rigorously controlled 7-stage pretreatment process ensures a minimum 3 mil thickness for a finish that can withstand extreme climate conditions and perform warranty after warranty. Available in standard and non-standard finishes, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
The refined reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nightshield Friendly™ product, meaning it is consistent with the IESNA and Dark Sky Association criteria for preventing wasteful uplight.

ELECTRICAL
Light engines consist of 98 high-efficacy LEDs mounted to a metal-core circuit board and integral aluminum heat sinks to maximize heat dissipation and ensure long life (50,000 hrs at 40°C, L83). Class 2 electronic driver has a power factor >90%, THD <20%. Easily serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65-rated. IP66 options are rated for wet location. Rated for -30°C to 40°C ambient.

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

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

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

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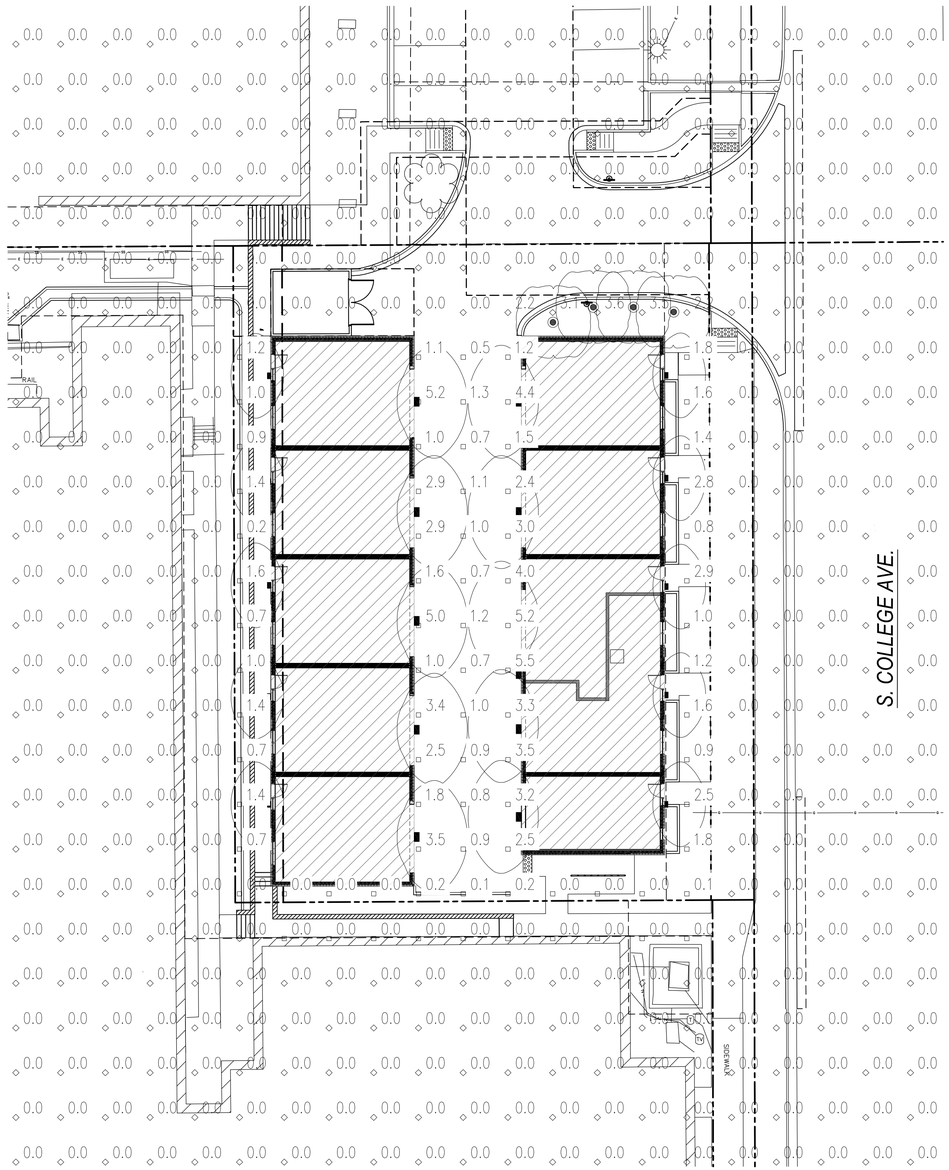
LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	CATALOG NUMBER	LAMP	LUMENS	WATTS	MOUNTING HEIGHT
▮	SC-01	10	WST-LED-P1-30K-Y2-MVOLT-DBLBXD	LED	1548	12	~6'-0"
▮	SC-02	10	WST-LED-P2-30K-Y2-MVOLT-DBLBXD	LED	3277	25	~8'-0"
◉	BL-01	4	KBD8-LED-16C-350-30K-SYM-MVOLT-DBLBXD	LED	3277	25	~8'-0"

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN
BLDG. SURROUNDS	□	.5 FC	5.2 FC	0.0 FC
BOUNDARY SPILL	◇	.0 FC	0.2 FC	0.0 FC

NOTE: ALL LUMINAIRES TO BE 3000K COLOR TEMPERATURE (OR AS CLOSE TO 3000K BASED ON AVAILABILITY)



1 SITE LIGHTING PLAN
SCALE: 1/16"=1'-0"

General Notes:

PDP SUBMITTAL

No.	Date	Description
03	05/03/17	PDP SUBMITTAL #3
02	02/08/17	PDP SUBMITTAL #2
01	12/07/16	PDP SUBMITTAL

Submissions & Revisions

Owner
CORE SPACES
1643 N. MILWAUKEE AVE, 5TH FLR.
CHICAGO, IL 60647
P. 512-584-8601

General Contractor

Architect
ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN
224 W Huron Street Main: 312.266.1126
Chicago, Illinois 60654 Fax: 312.266.7123

Landscape Architect
KIMLEY-HORN
1001 WARRENVILLE ROAD,
SUITE 350
LISLE, IL 60523
P. 630-487-5555

Structural Engineer

M.E.P. & F.P. Engineers
AE DESIGN
1900 WAZEE STREET #350
DENVER, CO 80202
P. 720-862-3697

Civil Engineer
KIMLEY-HORN
1001 WARRENVILLE ROAD,
SUITE 350
LISLE, IL 60523
P. 630-487-5555

Project Location
CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

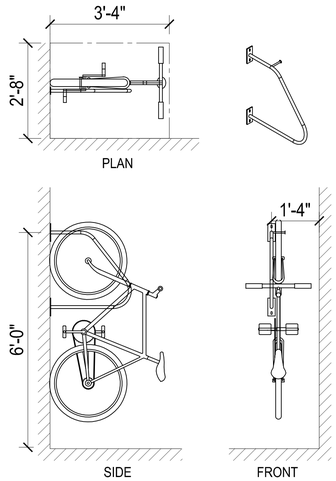
Drawing Title
LIGHTING PLAN

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Date:
Drawn By:
Checked By:
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Drawing No.
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TYPICAL SPACING DIMENSIONS





6 ENCLOSED BIKE PARKING EQUIPMENT

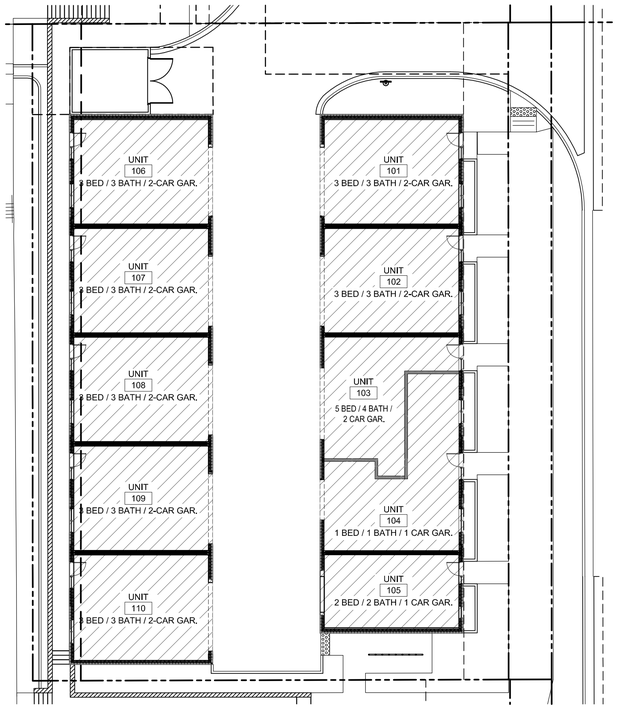
SCALE: 1/2"=1'-0"

UNIT TYPE	UNIT COUNT	UNIT MIX %	# BED- ROOMS PER UNIT	TOTAL BEDROOMS	# PARKING SPACES REQUIRED PER UNIT	TOTAL PARKING SPACES REQUIRED	# LONG-TERM GARAGE PARKING SPACES PROVIDED PER UNIT	TOTAL LONG-TERM GARAGE SPACES PROVIDED	ENCLOSED BIKE PARKING PROVIDED PER UNIT	TOTAL BIKE PARKING *
Type-A' 1-Bedroom **	1	10%	1	1	0.75	0.75	1 (van access)	1	1	1
2-Bedroom	1	10%	2	2	1	1	1 (compact)	1	1	1
3-Bedroom	7	70%	3	21	1.25	8.75	2	14	2	14
5-Bedroom	1	10%	5	5	1.5	1.5	2	2	2	2
TOTAL	10	100%	-	29	-	12	-	18	-	18

*NOTE: 12-Bike Exterior bike rack located at northeast corner of property (see site plan)
- Total Bike Parking (Interior + Exterior): 30
**NOTE: Per "Colorado Revised Statues 2013 - Title 9" - A development of 10 units requires 6 'accessibility points'.
- Town home development will achieve required 6 accessibility points by providing (1) Type-A dwelling unit.

3 APARTMENT MATRIX SUMMARY

SCALE: NTS



5 TOWNHOUSE SITE PLAN

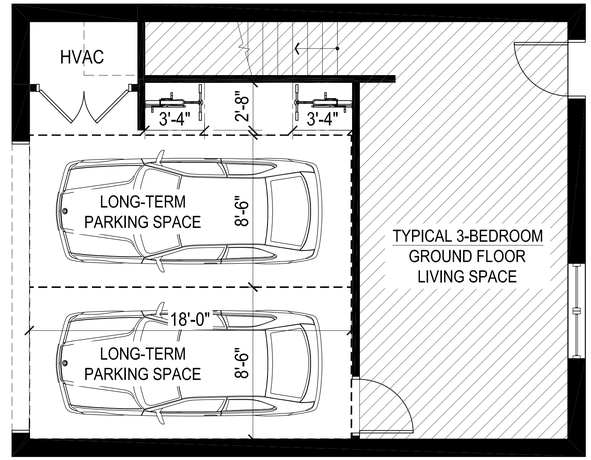
SCALE: 1/16"=1'-0"

SCALE: 0 8'-0" 16'-0" 32'-0" N



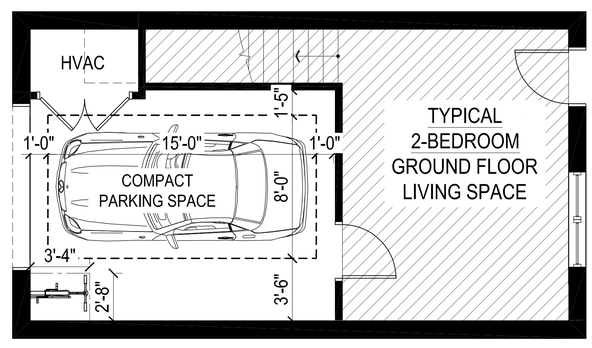
4 UPPER 5-BED APARTMENT & GROUND FLOOR TYPE-A 1-BED APARTMENT - GARAGE LAYOUT

SCALE: 1/4"=1'-0"



2 TYPICAL 3-BED UNIT - GARAGE LAYOUT

SCALE: 1/4"=1'-0"



1 2-BED UNIT - GARAGE LAYOUT

SCALE: 1/4"=1'-0"

SCALE: 0 2'-0" 4'-0" 8'-0"

General Notes:

PDP SUBMITTAL

No.	Date	Description
04	06/02/17	PDP SUBMITTAL FINAL UPDATE
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Project Location
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FORT COLLINS, CO 80525

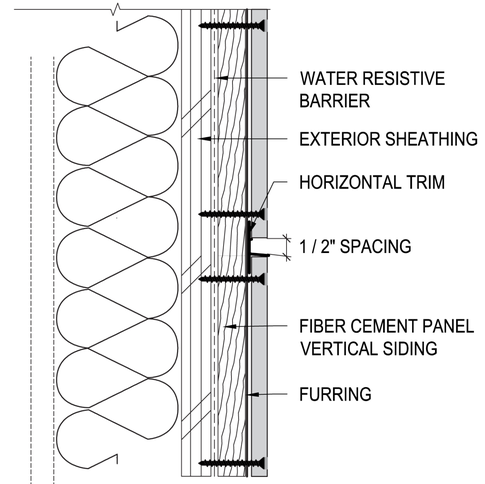
Drawing Title
UNIT SUMMARY & ENLARGED PARKING PLANS

Seal: ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

Date:
Drawn By:
Checked By:
Project No:

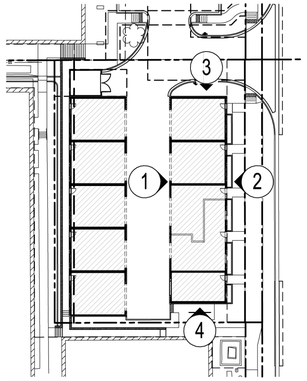
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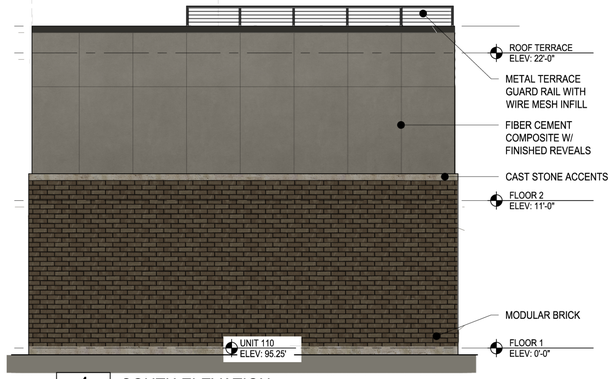
TYPICAL FIBER CEMENT 1/2" SHADOW LINE REVEAL

SCALE: NTS



ELEVATION KEY

SCALE: NTS



4 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



3 NORTH ELEVATION

SCALE: 1/4"=1'-0"



2 EAST ELEVATION - FACING S. COLLEGE AVENUE

SCALE: 1/4"=1'-0"



SCALE: 0 2'-0" 4'-0" 8'-0"

1 WEST ELEVATION - FACING INNER DRIVEWAY

SCALE: 1/4"=1'-0"

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Project Location

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

Drawing Title

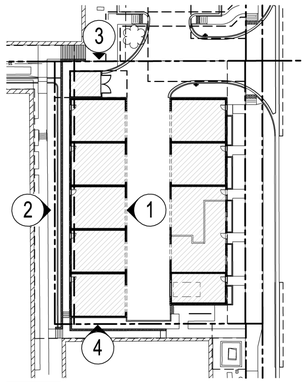
EASTERN ELEVATIONS

Seal: ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

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Drawn By:
Checked By:
Project No:

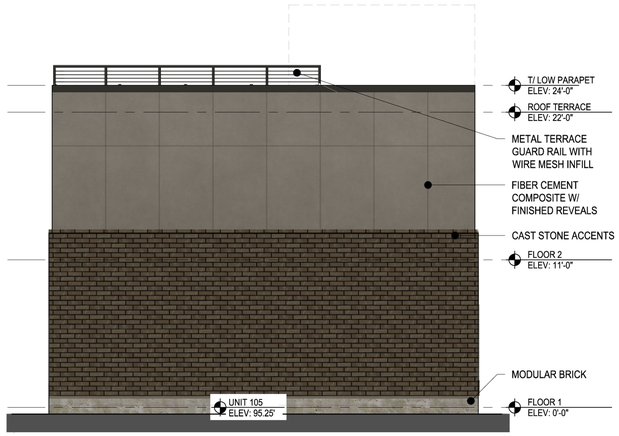
Drawing No. **A1**

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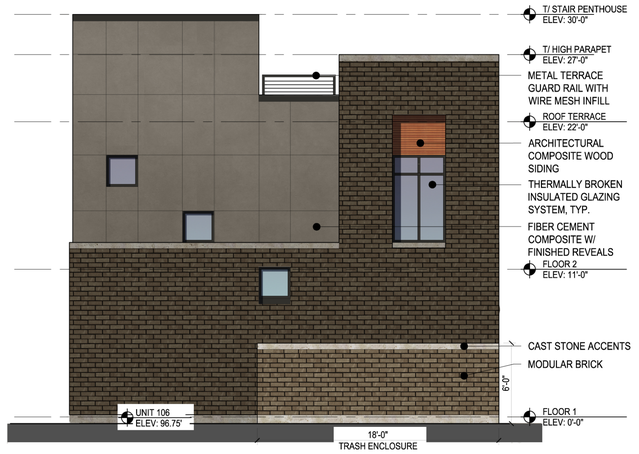
ELEVATION KEY

SCALE: NTS



4 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



3 NORTH ELEVATION

SCALE: 1/4"=1'-0"



2 WEST ELEVATION - FACING ADJACENT APT. BLDG.

SCALE: 1/4"=1'-0"



SCALE: 0 2'-0" 4'-0" 8'-0"

1 EAST ELEVATION - FACING INNER DRIVEWAY

SCALE: 1/4"=1'-0"

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P. 630-487-5555

Project Location

CHOICE CENTER THIRD FILING

FORT COLLINS, CO 80525

Drawing Title

WESTERN ELEVATIONS

Seal

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

Date:
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Checked By:
Project No:

Drawing No.

A2

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CHOICE CENTER THIRD FILING

BEING A REPLAT OF LOT 2, CHOICE CENTER SUBDIVISION AND A PORTION OF LOT 3, FOX SHOPPING CENTER SUBDIVISION LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS AND COUNTY OF LARIMER, STATE OF COLORADO

APPLICANT AND OWNER:

CORE FORT COLLINS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
1634 N MILWAUKEE AVENUE 5TH FLOOR
CHICAGO, IL 60647

ENGINEER

KIMLEY–HORN
1001 WARRENVILLE ROAD, SUITE 350
LILSE, IL 60532

SURVEYOR

POWER SURVEYING COMPANY INC.
150 W. 84TH AVENUE
THORNTON, CO 80260

STATEMENT OF OWNERSHIP AND SUBDIVISION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNER(S) OF THE FOLLOWING DESCRIBED LAND:
A TRACT OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M. , CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 2, CHOICE CENTER SUBDIVISION RECORDED AT RECEPTION NUMBER 20110065030, DATED OCTOBER 25, 2011, AND A PORTION OF LOT 3, FOX SHOPPING CENTER SUBDIVISION RECORDED AT REC. NO. 967405 DATED JULY 22, 1969 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 20150034440;

ALSO DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, RANGE 7 NORTH, TOWNSHIP 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23 TO BEAR SOUTH 00°02'16" EAST;
THENCE, SOUTH 00°02'16" EAST, ALONG SAID EAST LINE, A DISTANCE OF 975.14 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 89°49'03" WEST A DISTANCE OF 70.00 TO THE WEST RIGHT OF WAY LINE OF SOUTH COLLEGE AVENUE (STATE HIGHWAY 287) AND A POINT ON THE EAST LINE OF SAID LOT 3, FOX SHOPPING CENTER SUBDIVISION AND THE POINT OF BEGINNING:
THENCE SOUTH 00°02'16" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 146.91 FEET;
THENCE DEPARTING SAID EAST LINE AND ALONG SAID WEST RIGHT OF WAY LINE SOUTH 89°50'51" WEST A DISTANCE OF 9.30 FEET TO THE MOST EASTERLY, NORTHEAST CORNER OF SAID LOT 2, CHOICE CENTER SUBDIVISION;;
THENCE ALONG THE BOUNDARY LINE OF SAID LOT 2, CHOICE CENTER SUBDIVISION THE FOLLOWING 5 COURSES:

1) CONTINUING ALONG THE SAID WEST RIGHT OF WAY LINE, SOUTH 00°00'10" WEST A DISTANCE OF 153.31 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89° 52' 29", AN ARC LENGTH OF 23.53 FEET WITH A CHORD THAT BEARS SOUTH 44° 57' 04" WEST, A DISTANCE OF 21.19 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STUART STREET AS SHOWN ON SAID CHOICE CENTER SUBDIVISION;
3) ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89°53'58" W A DISTANCE OF 184.41 FEET TO THE SOUTHWEST CORNER SAID LOT 2, CHOICE CENTER SUBDIVISION;
4) ALONG WEST LINE SAID LOT 2, CHOICE CENTER SUBDIVISION, NORTH 00°07'07" WEST A DISTANCE OF 314.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, CHOICE CENTER SUBDIVISION;
5) NORTH 89°49'03" EAST ALONG THE NORTH LINE OF SAID LOT 2, CHOICE CENTER, AND ALONG THE NORTH LINE OF SAID RECEPTION NUMBER 20150034440, A DISTANCE OF 209.25 FEET TO THE POINT OF BEGINNING;

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

THE ABOVE DESCRIBED TRACT CONTAINS ± 64,223 S.F. OR ± 1.474 ACRES, MORE OR LESS

CERTIFICATE OF DEDICATION:

THE OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO, FOR PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT; PROVIDED, HOWEVER, THAT (1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED, AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN STREETS SO DEDICATED UNTIL SUCH TIME AS THE PROVISIONS OF THE MAINTENANCE GUARANTEE HAVE BEEN FULLY SATISFIED.

MAINTENANCE GUARANTEE:

THE OWNER HEREBY WARRANTS AND GUARANTEES TO THE CITY OF FORT COLLINS FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT.

THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY OF FORT COLLINS LAND USE CODE AND/OR THE TRANSITIONAL LAND USE REGULATIONS, AS APPLICABLE. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS–OF–WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

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

REPAIR GUARANTEE:

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

FURTHER, THE UNDERSIGNED OWNERS WARRANT THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FORT COLLINS SHALL NOT BE LIABLE TO THE UNDERSIGNED OR HIS/HER SUCCESSORS IN INTEREST DURING THE WARRANTY PERIOD, FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT.

NOTICE OF OTHER DOCUMENTS:

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

NOTICE OF OTHER DOCUMENTS:

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

WITNESS OUT HANDS AND SEALS THIS _____ DAY OF _____, 2017.

OWNER

CORE FORT COLLINS LLC, A DELAWARE LIMITED LIABILITY COMPANY

_____
(TITLE)_____

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME AT THIS DAY OF , 2017,

BY _____AS _____ OF CORE FORT COLLINS, LLC. A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY NOTARY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

LIENHOLDER

RAIT PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: RAIT GENERAL , INC., ITS GENERAL PARNER
BY: _____
(TITLE)_____

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME AT THIS _____ DAY OF _____, 2017,

BY _____ AS _____ OF RAIT PARTNERSHIP, L.P. A DELAWARE LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY NOTARY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

ATTORNEYS CERTIFICAITON:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(A) THROUGH (E) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES UNDER THE LAWS OF THE STATE OF COLORADO. THIS CERTIFICATION IS BASED UPON THE EXAMINATION OF THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE PLAT AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2(C)(3)(F) OF THE LAND USE CODE.

_____ _____
ATTORNEY DATE
ADDRESS: _____

_____

REGISTRATION NO._____

LAND USE BREAKDOWN:

THERE ARE TWO (2) LOTS PROPOSED, BEING APPROXIMATELY 0.4 TO 1.1 ACRES. THE PROPOSED LAND USE IS FOR A MIX OF RETAIL AND RESIDENTIAL WITH LOT 1 BEING RESIDENTIAL AND LOT 2 ALREADY CONSISTING OF RESIDENTIAL AND RETAIL. LOT 2 IS PART OF THIS PLAT DUE TO A LOT LINE CHANGE ONLY.

NOTES:

1. FOR ALLOWABLE USES WITHIN A BUFFER ZONE, REFER TO SECTION 3.4.1 OF THE LAND USE CODE.

2. THE APPROVAL OF THIS PLAT VACATES ALL EASEMENTS AS SHOWN ON THAT PORTION OF LOT 3 OF FOX SHOPPING CENTER SUBDIVISION RECORDED AT RECEPTION NUMBER 967405 AND LOT 2 OF THE CHOICE CENTER PLAT AS RECORDED AT RECEPTION NUMBER 20110065030, OFFICIAL RECORDS OF THE LARIMER COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, EXCEPT THE FOLLOWING EASEMENTS: 30' EMERGENCY ACCESS, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT AT RECEPTION NUMBERS 20110065030 AND 20120013063; 11' PRIVATE ACCESS, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT AT RECEPTION NUMBERS 20120013063 AND 2011065030.

ALL EASEMENTS DEDICATED TO THE CITY BY CHOICE CENTER SUBDIVISION OR FOX SHOPPING CENTER SUBDIVISION WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE VACATED AND REDEDICATED AS SHOWN ON THIS PLAT.

3. OFF–SITE EASEMENTS SHOWN AS "TO BE DEDICATED BY SEPARATE PROCESS" OR "DEDICATED BY SEPARATE DOCUMENT" WILL BE DEDICATED PRIOR TO FINAL PLAT BEING RECORDED. PUBLIC EASEMENTS WILL BE DEDICATED VIA A PUBLIC PROCESS. PRIVATE EASEMENTS WILL BE DEDICATED BY SEPARATE DOCUMENT.

4. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T7N, R69W, 6TH P.M. BEARS SOUTH 00° 02' 16" EAST BETWEEN A FOUND 3" ALUMINUM CAP (LS 17497, 1991) LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 23 AND A FOUND 2.5" ALUMINUM CAP (LS 17497, 1991) LOCATED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23 PER THE RECORDED PLAT OF CHOICE CENTER RECORDED AT REC. NO. 20110065030, COUNTY OF LARIMER, STATE OF COLORADO.

5. STUART TITLE GUARANTY COMPANY COMMITMENT NO. 15000035138–AMENDMENT NO. C6 BEARING AN EFFECTIVE DATE OF MARCH 25, 2016 AND COMMITMENT NO. 15000035138–AMENDMENT NO. C4 BEARING AN EFFECTIVE DATE OF FEBRUARY 09, 2016 WERE RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT.

6. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE AE AND AE–FLOODWAY, IN THE 100–YEAR FEMA REGULATORY FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED; IN ZONE AO, IN THE 100–YEAR FLOOD ZONE WITH FLOODING DEPTH OF 2.0 FEET; AND IN ZONE X, THE AREA OF MINIMAL FLOODING, ALL ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 08069C0979G, EFFECTIVE DATA JUNE 17, 2008 AND COMMUNITY PANEL NUMBER 08069C0987F, EFFECTIVE DATE DECEMBER 19, 2016.

7. BENCHMARK 1:

BENCHMARK DESIGNATION: S 402

LOCATION: AT THE JUNCTION OF WEST PROSPECT STREET AND THE COLORADO AND SOUTHERN RAILROAD, 279.9 FT NORTH OF THE CENTERLINE OF THE WEST BOUND LANES OF THE STREET, 107.0 FT NORTH OF THE CENTER OF A PRIVATE DRIVE, 32.5 FT WEST OF THE NEAR RAIL, AND 2.3 FT SOUTH OF A UTILITY POLE.
NAVD 88 ELEVATION = 4997.54

BENCHMARK 2:

BENCHMARK DESIGNATION: A 105

LOCATION: AT COLORADO A. AND M. COLLEGE, 43 FEET NORTH OF THE SOUTHEAST CORNER OF THE FIELD HOUSE, 19 FEET SOUTH OF THE CENTER OF THE EAST ENTRANCE, 3 FEET ABOVE THE SIDEWALK, SET VERTICALLY IN THE EAST WALL OF THE FIELD HOUSE.
NAVD 88 ELEVATION = 4989.42

8. ALL ACTIVITIES IN THE CURRENT EFFECTIVE FLOODPLAIN AND FLOODWAY ARE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10 OF THE CITY MUNICIPAL CODE.

9. NO STORAGE OF MATERIALS OR EQUIPMENT IN THE FLOODWAY BEFORE, DURING AND AFTER CONSTRUCTION.

10. ALL ACTIVITIES IN THE FLOODPLAIN AND FLOODWAY MUST BE PRE–APPROVED THROUGH FLOODPLAIN USE PERMITS AND NO–RISE CERTIFICATIONS. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED WITHOUT NO–RISE RE–CERTIFICATIONS AND FEMA ELEVATION CERTIFICATES.

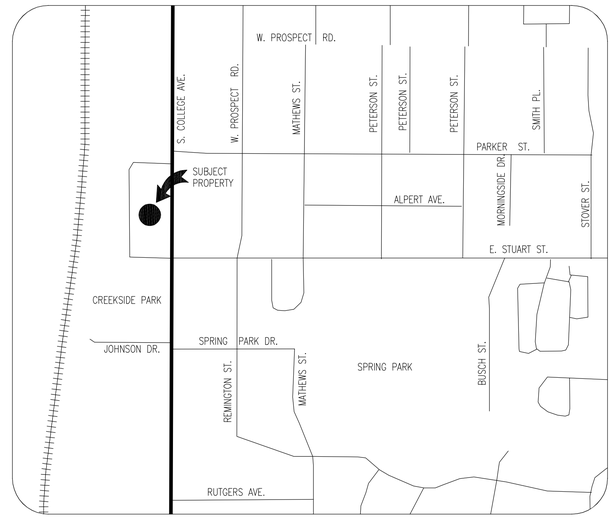
11. LANDSCAPE CHANGES IN THE FLOODPLAIN AND FLOODWAY MUST BE PRE–APPROVED THOUGH FLOODPLAIN USE PERMITS AND NO–RISE CERTIFICATIONS.

12. LINEAR UNITS ARE IN U.S. SURVEY FEET.

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

14. ALL EASEMENTS ON THIS PLAT ARE PUBLIC, UNLESS OTHERWISE NOTED.

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



VICINITY MAP
Not to scale

NOTICE:

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

SURVEYORS STATEMENT:

I, RICHARD B. GABRIEL, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FORGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RICHARD B. GABRIEL DATE
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 37929
FOR AND BEHALF OF POWER SURVEYING CO., INC.

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

APPROVED AS TO FORM, CITY ENGINEER:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY OF _____, A.D. 2017.

_____
FOR CITY ENGINEER

PLANNING APPROVAL:

BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY OF _____, A.D. 2017.

_____
DIRECTOR OF PLANNING

POWER™ Surveying Company, Inc.
Established 1948
150 W. 84TH AVENUE
THORNTON, COLORADO 80260
PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

TYPE OF SUBMITTAL:	ALTA/NSPS SURVEY
PREPARATION DATE:	DECEMBER 06, 2016
REVISION DATE:	FEBRUARY 07, 2017
REVISION DATE:	MARCH 6, 2017
REVISION DATE:	MAY 1, 2017
JOB NO. 501–16–326	501–16–326PLAT.DWG

CHOICE CENTER THIRD FILING

BEING A REPLAT OF LOT 2, CHOICE CENTER SUBDIVISION AND A PORTION OF LOT 3, FOX SHOPPING CENTER SUBDIVISION LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS AND COUNTY OF LARIMER, STATE OF COLORADO

LOT 2 MAYNARD SUBDIVISION | LOT 1 REPLAT OF MAYNARD SUBDIVISION | LOT 2 REPLAT OF MAYNARD SUBDIVISION | LOT 5 MAYNARD SUBDIVISION

E 1/4 SEC. 23, T7N, R69, 6TH P.M.FOUND 2.5" ALUMINUM CAP (PLS 17497) IN RANGE BOX

30' R.O.W.

975.14 — S 00°02'16" E (BASIS OF BEARINGS) — 2647.01'

P.O.C. NE COR. SEC. 23, T7N, R69W, 6TH P.M. FOUND 3" ALUMINUM CAP (PLS 17497) IN RANGE BOX

SOUTH COLLEGE AVENUE (HWY 287) (100' ROW/PUBLIC) (REC. NO. 967405 7/22/1969) (REC. NO. 255666 6/25/1923)

70' R.O.W.

S 89°49'03" W 70.00' (M)

FOUND 1" BRASS TAG (PLS 35583)

P.O.B. FOUND #4 REBAR 0.38' EAST OF CORNER (NOT ACCEPTED)

FOUND 1 BRASS TAG (PLS 31161) 0.33' EAST OF CORNER

S 89°50'51" W 9.30'

S 00°02'16" E 146.91'

9.62'

R.O.W. DEDICATION ±1,413 SQ. FT.

S 00°02'16" E 146.91'

L3

10' UTILITY EASEMENT

L4

FOUND 1 BRASS TAG (PLS 35583)

PRIVATE ELECTRIC EASEMENT

ROW DEDICATED (CHOICE CENTER FINAL PLAT) (WIDTH VARIES)

S 00°00'10" W 153.31'

97.32'

20.00'

10.53'

32.30'

LENGTH = 23.53'
RADIUS = 15.00'
DELTA = 89°52'29"
CHORD BEARING = S 44°57'04" W
CHORD LENGTH = 21.19'

PRIVATE CROSS ACCESS PARKING EASEMENT REC. NO. 90005701 (FOR TIRE STORE)

PUBLIC 24' AE & EA (TO BE DEDICATED BY SEPARATE DOCUMENT) REC. NO._____

LOT 1
15,625 S.F.
0.359 ACRES

LOT 2
46,931 S.F.
1.077 ACRES

8' PEDESTRIAN EASEMENT (TO BE DEDICATED BY SEPARATE DOCUMENT) REC. NO._____

L18 L19 TRASH ENCLOSURE EASEMENT L17

ZONE X / ZONE AE

LOT LINE TO BE VACATED

ZONE X / ZONE AO

L20 L16 L15

N 00°02'12" W 146.85'

DE & UE

209.25' 106.37'

S 89°50'51" W 106.38'

DE & UE

20' EA & UE

S 89°53'58" W 184.41'

STUART STREET (30' ROW/PUBLIC)(REC. NO. 20110065030)

LOT 1-A, REPLAT OF A PART LOT 1 OF THE SPRING COURT SUBDIVISION

LOT 3 CHOICE CENTER

9' UE (REC. NO. 20110065030)

15.4' DE & UE

L7

11.27' PRIVATE DRAINAGE & UTILITY EASEMENT

ZONE AO / ZONE AE

ZONE X / ZONE AO

L8 L9 L10

DE & UE

STUART STREET ROW DEDICATED CHOICE CENTER FINAL PLAT (WIDTH VARIES) (REC. NO. 20110065030)

L12 L11 L13

DE & UE

30'

N 89°49'03" E 93.25'

DE & UE REC. NO. 20110065030

11' PRIVATE EA, PA, DE & EU REC. NO. 20120013063 & REC. NO. 20110065030

L14

N 00°07'07" W 314.90'

30' EA, PA, DE & UE REC. NO. 20110065030 & REC. NO. 20120013063 CHOICE CENTER DRIVE (PRIVATE DRIVE)

SEGMENT 14 REC. NO. 20120013063

SEGMENT 14 REC. NO. 20120013063

FOUND YELLOW PLASTIC CAP (PLS 14852)

LOT 1 CHOICE CENTER SUBDIVISION

FOUND 1 BRASS TAG (PLS 38038) 0.36' WEST OF CORNER

FOUND 0.5" BRASS TAG (ILLEGIBLE) 0.21' WEST OF CORNER

30.72'

L23 L24 L25

C1 C2 C3

N

0 20 40 60

SCALE: 1" = 20'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.45'	25.00'	35°25'12"	S 17°49'59" E	15.21'
C2	15.27'	10.00'	87°30'09"	N 46°07'50" E	13.83'
C3	15.70'	10.00'	89°58'58"	S 45°06'34" E	14.14'

LINE	BEARING	DISTANCE
L1	N 89°50'51" E	0.32'
L2	S 00°00'10" W	8.00'
L3	S 00°02'09" E	146.901'
L4	S 00°02'09" E	146.901'
L5	N 89°50'51" E	117.97'
L6	N 00°02'12" W	139.45'
L7	S 89°49'03" W	36.13'
L8	N 00°07'07" W	13.83'
L9	N 89°52'53" E	23.80'
L10	N 00°06'04" W	269.23'
L11	N 89°53'58" E	29.59'
L12	S 00°06'02" E	16.50'
L13	S 89°53'58" W	35.90'
L14	N 00°07'07" W	300.42'
L15	S 00°02'12" E	20.23'
L16	N 89°57'57" E	8.83'
L17	N 89°57'57" E	32.00'
L18	N 00°02'09" W	15.00'
L19	S 89°57'57" W	32.00'
L20	S 00°02'09" E	15.00'
L21	S 89°57'49" E	18.82'
L22	N 00°01'10" E	25.40'
L23	N 00°07'07" W	39.56'
L24	S 89°53'58" W	178.43'
L25	S 89°53'58" W	178.47'

LEGEND

SYMBOLS AND ABBREVIATIONS

Symbol	Description
	BOUNDARY
	EASEMENT
	SECTION LINE
◎	FOUND MONUMENT (AS DESCRIBED)
◉	SET NAIL & BRASS WASHER PLS 37929 OR NO. 5 REBAR AND PLASTIC CAP PLS 37929
(M)	MEASURED
(R)	RECORD
DE	DRAINAGE EASEMENT
AE	ACCESS EASEMENT
CAE	CROSS ACCESS EASEMENT
UE	UTILITY EASEMENT
EA	EMERGENCY ACCESS EASEMENT
PA	PUBLIC ACCESS EASEMENT
	EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT

DETAIL: 1" = 50'

NOTE: ALL EASEMENTS IN THIS DETAIL ARE TO BE VACATED BY A SEPARATE DOCUMENT.

LOT 3 CHOICE CENTER (NOT A PART)

AE & EA EASEMENT PER THIS PLAT REC. NO. 20110065030 PRIVATE CROSS ACCESS EASEMENT REC. NO. 20120013063

N 89°49'03" E 209.25'

93.25' DE & UE REC. NO. 20110065030

105.99'

0.04'

LOT LINE TO BE VACATED

LOT 1 CHOICE CENTER THIRD FILING

TRASH ENCLOSURE EASEMENT REC. NO. 20110062769

CROSS ACCESS EASEMENT REC. NO. 20110062769

N 00°02'12" W 146.85'

S 89°50'51" W 106.70'

3' CROSS ACCESS EASEMENT REC. NO. 20120013066

8' UE REC. NO. 20110065030

LOT 2 CHOICE CENTER THIRD FILING

SOUTH COLLEGE AVE

S 89°50'51" W 9.30'

S 00°02'16" E 146.91'

S 00°00'10" W 153.31'

N 00°07'07" W 314.90'

N

0 50 100 150

SCALE: 1" = 50'

20' EA & UE REC. NO. 20110065030

20'

LENGTH = 23.53'
RADIUS = 15.00'
DELTA = 89°52'29"
CHORD BEARING = S 44°57'04" W
CHORD LENGTH = 21.19'

DE & UE

STUART STREET S 89°53'58" W 184.41'

POWER™ Surveying Company, Inc.
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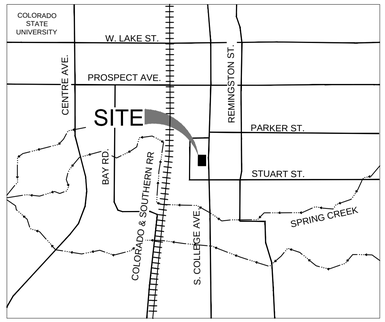
TYPE OF SUBMITTAL:	ALTA/NSPS SURVEY
PREPARATION DATE:	DECEMBER 14, 2016
REVISION DATE:	FEBRUARY 07, 2017
REVISION DATE:	MARCH 06, 2017
REVISION DATE:	MAY 1, 2017
JOB NO. 501-16-326	501-16-326.dwg

UTILITY PLANS FOR
CHOICE CENTER THIRD FILING

BEING A REPLAT OF LOT 2, CHOICE CENTER SUBDIVISION AND A PORTION OF LOT 3, FOX SHOPPING CENTER SUBDIVISION
LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF FORT COLLINS AND COUNTY OF LARIMER, STATE OF COLORADO.

JUNE 2017

Know what's **below.**
Call before you dig.



N VICINITY MAP
1" = 1000'

PROJECT BENCHMARKS:

PROJECT DATUM: NAVD88

BENCHMARK #S402 AT THE JUNCTION OF WEST PROSPECT STREET AND THE COLORADO AND SOUTHERN RAILROAD, 279.9 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LANES OF THE STREET, 107.0 FEET NORTH OF THE CENTER OF A PRIVATE DRIVE, 32.5 FEET WEST OF THE NEAR RAIL, AND 2.3 FEET SOUTH OF A UTILITY POLE.
ELEVATION: 4,997.54

BENCHMARK #A105 AT COLORADO A. AND M. COLLEGE, 43 FEET NORTH OF THE SOUTHEAST CORNER OF THE FIELD HOUSE, 19 FEET SOUTH OF THE CENTER OF THE EAST ENTRANCE, 3 FEET ABOVE THE SIDEWALK, SET VERTICALLY IN THE EAST WALL OF THE FIELD HOUSE.
ELEVATION = 4989.42

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

IF NGVD29 UNADJUSTED DATUM IS REQUIRED FOR ANY PURPOSE THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 UNADJUSTED = NAVD88 - 3.17'.

ORIGINAL FIELD SURVEY:

RICHARD B. GABRIEL
POWER SURVEYING COMPANY, INC.
150 W. 84TH AVE.
THORNTON, CO. 80260
DATE: 11/11/2016
REVISED: 11/15/2016
REVISED: 12/14/2016
REVISED: 01/30/2017
REVISED: 02/07/2017
REVISED: 03/06/2017

SUBSURFACE EXPLORATION BY:

DAVID RICHER
EARTH ENGINEERING CONSULTANTS, LLC
4396 GREENFIELD DRIVE
WINDSOR, CO 80550

DISCLAIMER STATEMENT:

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

CERTIFICATION STATEMENT:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE CITY OF FORT COLLINS AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS.

CONTACT INFORMATION

PROJECT TEAM:

OWNER
MARK GOEHAUSEN
CORE FORT COLLINS LLC
2234 W. NORTH AVENUE
CHICAGO, IL 60647
TEL: (773) 969-5748

APPLICANT
MARK GOEHAUSEN
CORE FORT COLLINS LLC
2234 W. NORTH AVENUE
CHICAGO, IL 60647
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ARCHITECT
JOE ANTUNOVICH
ANTUNOVICH ASSOCIATES
224 W. HURON STREET
CHICAGO, IL 60654
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LANDSCAPE ARCHITECT
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SURVEYOR
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UTILITY CONTACTS:

GAS
TERRY STENCEL
XCEL ENERGY
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ELECTRIC
TODD VEDDER
CITY OF FORT COLLINS LIGHT & POWER
TEL: (970) 224-6152

CABLE
DON KAPPERMAN
COMCAST
TEL: (970) 567-0425

TELECOMMUNICATIONS
WILLIAM JOHNSON
CENTURYLINK
TEL: (970) 377-6401

WATER
WES LAMARQUE
CITY OF FORT COLLINS
TEL: (970) 416-2418

WASTEWATER
WES LAMARQUE
CITY OF FORT COLLINS
TEL: (970) 416-2418

STORMWATER
WES LAMARQUE
CITY OF FORT COLLINS
TEL: (970) 416-2418

SHEET INDEX

1 OF 12 COVER SHEET
2 OF 12 GENERAL NOTES
3 OF 12 DEMOLITION PLAN
4 OF 12 EROSION CONTROL PLAN
5 OF 12 EROSION CONTROL NOTES & DETAILS
6 OF 12 EXISTING DRAINAGE PLAN
7 OF 12 PROPOSED DRAINAGE PLAN
8 OF 12 GRADING PLAN
9 OF 12 UTILITY PLAN
10 OF 12 CONSTRUCTION DETAILS
11 OF 12 CONSTRUCTION DETAILS
12 OF 12 CONSTRUCTION DETAILS

CITY OF FORT COLLINS
UTILITY PLAN APPROVAL

APPROVED: _____ _____
CITY ENGINEER — DATE

CHECKED BY: _____ _____
WATER AND WASTEWATER UTILITY — DATE

CHECKED BY: _____ _____
STORMWATER UTILITY — DATE

CHECKED BY: _____ _____
PARKS AND RECREATION — DATE

CHECKED BY: _____ _____
TRAFFIC ENGINEER — DATE

CHECKED BY: _____ _____
DATE

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
3	PDP COMMENTS	06/09/17	LEN

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1000 N. ADDISON AVENUE, SUITE 300,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JPM
DRAWN BY: JPM
CHECKED BY: LEN

CORE

COVER SHEET

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
1 OF 12

Drawing name: K:\CHS_DEV\168450002_CORE_FortCollins_CO_(College)\2 Design\CAD\PlanSheets\UTILITY PLAN\1 OF 12 – COVER SHEET.dwg 1 OF 12 COVER SHEET Jun 09, 2017 11:32am by stevenpelina
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH INTHE LARIMER COUNTY URBAN AREA STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AN APPROVED BY THE LOCAL ENTITY.

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 WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.

12. THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.

13. THE MINIMUM COVER OVER WATER LINES IS 4.5 FEET AND THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE WATER UTILITY.

14. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR 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 "DRAINAGE REPORT: CHOICE CENTER THIRD FILING" AND "EROSION CONTROL REPORT: CHOICE CENTER THIRD FILING" PREPARED BY KIMLEY-HORN AND ASSOCIATES 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 WITHIN ANY IMPROVED OR UNIMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE.

23. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DEVELOPER SHALL NOTIFY THE LOCAL ENTITY ENGINEERING INSPECTOR (FORT COLLINS - 221-6605) AND THE LOCAL ENTITY EROSION CONTROL INSPECTOR (FORT COLLINS - 221-6700) AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE LOCAL ENTITY ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE ENGINEER 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 FLOODPLAIN RESOLUTION SHOULD BE REFERRED TO FOR ADDITIONAL CRITERIA FOR ROADS WITHIN THESE DISTRICTS.

28. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.

29. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE LOCAL ENTITY FORESTER TO SCHEDULE A SITE INSPECTION FOR ANY TREE REMOVAL REQUIRING A PERMIT.

30. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.

31. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (LOCAL ENTITY, 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. THE DESIGNER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARKS (2) FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS. THE INFORMATION SHALL BE AS FOLLOWS:

PROJECT DATUM: NAVD88

BENCHMARK #S402 AT THE JUNCTION OF WEST PROSPECT STREET AND THE COLORADO AND SOUTHERN RAILROAD, 279.9 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LANES OF THE STREET, 107.0 FEET NORTH OF THE CENTER OF A PRIVATE DRIVE, 32.5 FEET WEST OF THE NEAR RAIL, AND 2.3 FEET SOUTH OF A UTILITY POLE
ELEVATION: 4,997.54

BENCHMARK #A105 AT COLORADO A. AND M. COLLEGE, 43 FEET NORTH OF THE SOUTHEAST CORNER OF THE FIELD HOUSE, 19 FEET SOUTH OF THE CENTER OF THE EAST ENTRANCE, 3 FEET ABOVE THE SIDEWALK, SET VERTICALLY IN THE EAST WALL OF THE FIELD HOUSE.
ELEVATION = 4989.42

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

IF NGVD29 UNADJUSTED DATUM IS REQUIRED FOR ANY PURPOSE THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 UNADJUSTED = NAVD88 - 3.17'.

41. ALL STATIONING IS BASED ON FLOWLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

42. DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

43. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE 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 RAMPS ARE 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 ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS: N/A

48. APPROVED VARIANCES ARE LISTED AS FOLLOWS:
- VARIANCE FROM 28 FT DRIVE WIDTH TO 24 FT
- VARIANCE FROM 10 FT UTILITY SEPARATION ON WATER AND SANITARY LINES
- VARIANCE FOR 10' WIDE UTILITY EASEMENT ALONG S. COLLEGE AVE. RIGHT OF WAY
- MODIFICATION REQUEST FOR INCREASED OCCUPANCY FOR A 5-BEDROOM UNIT

A. STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

1. THE EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.

2. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.

3. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.

4. AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.

5. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

6. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPS ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE LOCAL ENTITY.

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 CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY 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 LOCAL ENTITY OR HOMEOWNERS ASSOCIATION (HOA).

13. CITY ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

14. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.

15. TO ENSURE THAT SEDIMENT DOES NOT MOVE OFF OF INDIVIDUAL LOTS ONE OR MORE OF THE FOLLOWING SEDIMENT/EROSION CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED UNTIL THE LOTS ARE SUFFICIENTLY STABILIZED, AS DETERMINED BY THE EROSION CONTROL INSPECTOR, (WITHIN LOVELAND GMA AND CITY LIMITS ONLY).
A. BELOW ALL GUTTER DOWNSPOUTS.
B. OUT TO DRAINAGE SWALES.
C. ALONG LOT PERIMETER.
D. OTHER LOCATIONS, IF NEEDED.

16. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE CITY/COUNTY.

17. A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.

18. STORMWATER RUNOFF TO BE TREATED PRIMARILY VIA SILT FENCE AND INLET CONTROL DEVICES.

B. STREET IMPROVEMENTS NOTES

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE.

2. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE 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.

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. FT. COLLINS ONLY. VALVE BOXES AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

6. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH CHAPTER 25, RECONSTRUCTION AND REPAIR. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE 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 A

CHOICE CENTER THIRD FILING

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20
1" = 10'

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING CDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
3. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
4. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
5. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "COLORADO 811" (1-800-922-1987) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
6. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR.
7. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X-X-X-X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) GRAVEL REMOVAL
- (H) SAWCUT LINE
- (I) FENCE/WALL REMOVAL
- (J) UTILITY ABANDONED IN PLACE

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COLLEGE AVENUE

CITY OF FORT COLLINS
UTILITY PLAN APPROVAL

APPROVED: _____ CITY ENGINEER _____ DATE

CHECKED BY: _____ WATER AND WASTEWATER UTILITY _____ DATE

CHECKED BY: _____ STORMWATER UTILITY _____ DATE

CHECKED BY: _____ PARKS AND RECREATION _____ DATE

CHECKED BY: _____ TRAFFIC ENGINEER _____ DATE

CHECKED BY: _____ _____ DATE

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
3	PDP COMMENTS	06/09/17	LEN

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DEMOLITION PLAN

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
3 OF 12

Drawing name: K:\DNS_LDEV\168450002_CORE_FortCollins_CO_(College)\2 Design\CAD\PlanSheets\UTILITY PLAN\3 OF 12 - DEMOLITION PLAN.dwg 3 OF 12 DEMOLITION PLAN Jun 09, 2017 11:33am by steven.petrie
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0 5 10 20
1" = 10'

NORTH

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COLLEGE AVENUE

NO STORM SEWER/INLETS LOCATED WITHIN THIS PORTION OF COLLEGE AVE. CONTRACTOR TO PROVIDE CURB ROCK SOCKS TO PREVENT SEDIMENT FROM ENTERING INTO COLLEGE AVE CURB & GUTTER.

BUILDING A
UNIT 101
UNIT 102
UNIT 103
UNIT 104
UNIT 105

BUILDING B
UNIT 106
UNIT 107
UNIT 108
UNIT 109
UNIT 110

NO STORM SEWER/INLETS LOCATED WITHIN THIS PORTION OF COLLEGE AVE. CONTRACTOR TO PROVIDE CURB ROCK SOCKS TO PREVENT SEDIMENT FROM ENTERING INTO COLLEGE AVE CURB & GUTTER.

EROSION CONTROL LEGEND

- EB — EROSION CONTROL BLANKET (SEE EROSION CONTROL DETAILS)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CS — CURB ROCK SOCKS (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- LD — LIMITS OF DISTURBANCE
- 95 — EXISTING CONTOURS
- 95 — PROPOSED CONTOURS

EROSION CONTROL SCHEDULE AND SEQUENCING:

I. *ROUGH GRADING* — *CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.*

II. *UTILITY INSTALLATION* — *ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.*

III. *PAVING* — *ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.*

IV. *FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING* — *ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.*

CITY OF FORT COLLINS
UTILITY PLAN APPROVAL

APPROVED: _____ CITY ENGINEER _____ DATE

CHECKED BY: _____ WATER AND WASTEWATER UTILITY _____ DATE

CHECKED BY: _____ STORMWATER UTILITY _____ DATE

CHECKED BY: _____ PARKS AND RECREATION _____ DATE

CHECKED BY: _____ TRAFFIC ENGINEER _____ DATE

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CORE

EROSION CONTROL PLAN

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016

KHA PROJECT NO. 168524002

SHEET NUMBER

4 OF 12

Drawing name: K:\DNS_LDEV\168450002_CORE_FortCollins_CO_(college)\2 Design\CAD\PlanSheets\UTILITY PLAN\4 OF 12 - EROSION CONTROL PLAN.dwg 4 OF 12 EROSION CONTROL PLAN Jun 09, 2017 11:33am by steven.petrie
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EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.

2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.

3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.

4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.

5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.

6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.

7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.

8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.

10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.

12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE, OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.

13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.

14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD) MANUAL AND THE AMENDMENTS BY THE CITY OF FORT COLLINS.

15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.

16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.

17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.

18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WTHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:

20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

CITY OF FORT COLLINS EROSION CONTROL NOTES

1. THE CITY STORMWATER DEPARTMENT EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.

2. ALL REQUIRED BMPS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OF THEIR 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.

3. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

4. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL IS INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS OF WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE STORMWATER DEPARTMENT.

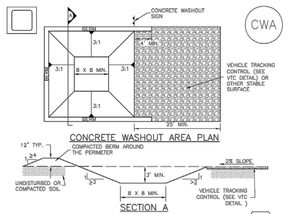
5. THE PROPERTY MUST BE WATERED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION ACTIVITIES SO AS TO PREVENT WIND-CAUSED EROSION. ALL LAND DISTURBING ACTIVITIES SHALL BE IMMEDIATELY DISCONTINUED WHEN FUGITIVE DUST IMPACTS ADJACENT PROPERTIES, AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.

6. ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES MUST BE INSPECTED AND REPAIRED OR RECONSTRUCTED AS NECESSARY AFTER EACH RUNOFF EVENT AND EVERY 14 DAYS IN ORDER TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. 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 DRAINAGEWAY.

7. 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 30 DAYS SHALL BE SEEDED AND MULCHED.

8. CITY ORDINANCE PROHIBITS THE TRACKING, DROPPING, OR DEPOSITING OF SOILS OR ANY OTHER MATERIAL ONTO CITY STREETS BY OR FROM ANY VEHICLE. ANY INADVERTENT DEPOSITED MATERIAL SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR.

Concrete Washout Area (CWA) MM-1



CONCRETE WASHOUT AREA PLAN

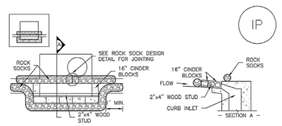
SECTION A

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

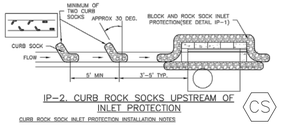
SC-6 Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "DONDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

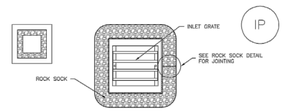


IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

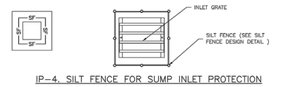
Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW MATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

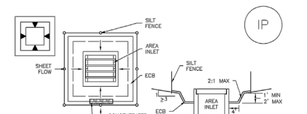


IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW MATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

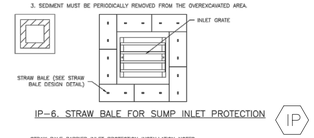
SC-6 Inlet Protection (IP)



IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.

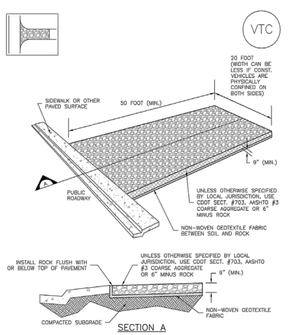


IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

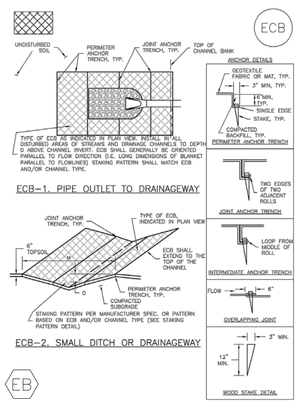
Vehicle Tracking Control (VTC) SM-4



SECTION A

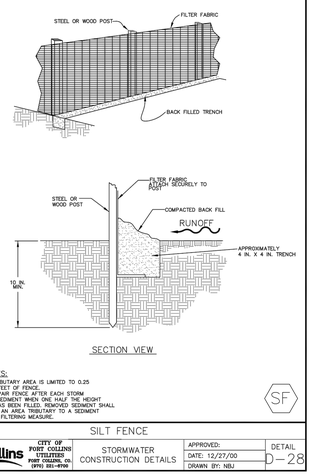
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

EC-6 Rolled Erosion Control Products (RECP)



ECB-1. PIPE OUTLET TO DRAINAGEWAY

ECB-2. SMALL DITCH OR DRAINAGEWAY



SECTION VIEW

GENERAL NOTES:
1. THE MAXIMUM TRIBUTARY AREA IS LIMITED TO 0.25 ACRES PER 100 FEET OF FENCE.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE HALF THE HEIGHT OF THE FENCE HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.

SILT FENCE

City of Fort Collins	CITY OF FORT COLLINS UTILITIES FORT COLLINS, CO (970) 221-6700	STORMWATER CONSTRUCTION DETAILS	APPROVED:	DETAIL D-28
			DATE: 12/27/00	
			DRAWN BY: NBJ	

	Mobilization	Demolition	Grading	Utilities Installation	Flat work Installation	Vertical Installation	Landscape	Demobilization	(Construction Phases)
Best Management Practices (BMPs)									
Structural "Installation"									
Silt Fence Barriers*									
Contour Furrows (Ripping / Disking)									
Sediment Trap / Filter									
Vehicle Tracking Pad*									
Flow Barriers (Wattles)*									
Inlet Filter Bags*	Any prior inlets that could use protecting								
Rock Bags*	Any prior inlets that could use protecting								
Terracing									
Stream Flow Diversion									
Rip Rap									
Collecting Asphalt / Concrete Saw Cutting Waste									
*All BMPs to be Removed once Construction is Complete.									
Vegetative									
Temporary Seeding Planting		Any time the site will sit dorment longer than 30 Days.							
Mulching/Sealant		Any time the site will sit dorment longer than 30 Days.							
Permanent Seeding Planting									
Sod Installation									
Rolled Products : Netting/Blankets/Mats		Any time the site will sit dorment longer than 30 Days.							
Other:									

CITY OF FORT COLLINS
UTILITY PLAN APPROVAL

APPROVED: _____ CITY ENGINEER _____ DATE

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CHECKED BY: _____ TRAFFIC ENGINEER _____ DATE

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No.	REVISIONS	DATE	BY
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2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
3	PDP COMMENTS	06/09/17	LEN

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FORT COLLINS, CO 80525

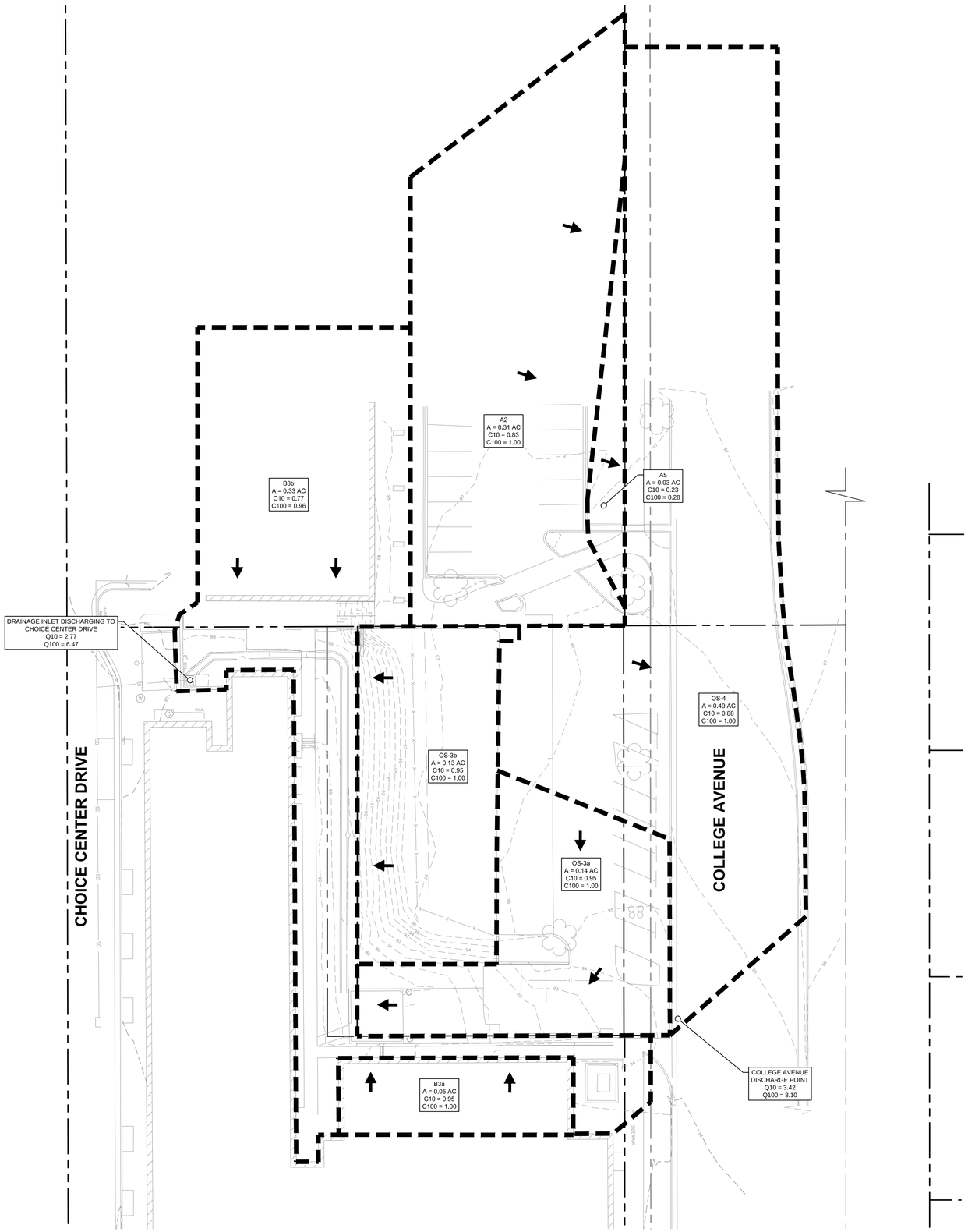
EROSION CONTROL NOTES & DETAILS

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002

SHEET NUMBER
5 OF 12

Drawing name: K:\CHS_DEV\168450002_CORE_FortCollins_CO_(College)\2 Design\CAD\PlanSheets\UTILITY PLAN\5 OF 12 - EROSION CONTROL NOTES & DETAILS.dwg 5 OF 12 EROSION CONTROL NOTES & DETAILS Jun 09, 2017 11:34am by: steven.perine
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
1" = 20'

DRAINAGE LEGEND

- EX. STORM DRAIN LINE
- EX. STORM STRUCTURE/INLET
- OVERLAND FLOW ROUTE
- EXISTING CONTOUR
- DRAINAGE AREA

EXISTING DRAINAGE SUMMARY (FROM CHOICE CENTER PLANS DATED 10/4/2011)

DRAINAGE BASIN	AREA (AC)	IMPERVIOUS (AC)	C2	C10	C100	TC (MIN)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)
WEST DRAINAGE - TRIBUTARY TO DRAINAGE INLET NEAR CHOICE CENTER DRIVE									
B3a	0.05	0.05	-	0.95	1.00	-	-	0.24	0.52
B3b	0.33	0.25	-	0.77	0.96	-	-	1.24	3.17
OS-3a	0.14	0.14	-	0.95	1.00	-	-	0.67	1.44
OS-3b	0.13	0.13	-	0.95	1.00	-	-	0.62	1.34
						TOTAL FLOW	-	2.77	6.47
EAST DRAINAGE - TRIBUTARY TO COLLEGE AVENUE									
A2	0.31	0.26	-	0.83	1.00	-	-	1.27	3.12
A5	0.03	0.002	-	0.23	0.28	-	-	0.03	0.07
0S-4	0.49	0.45	-	0.88	1.00	-	-	2.12	4.91
						TOTAL FLOW	-	3.42	8.10

- EXISTING DRAINAGE AREAS, RUNOFF COEFFICIENTS, AND FLOWS FROM CHOICE CENTER DRAINAGE AND EROSION CONTROL PLAN DATED 10/4/2011.
- RUNOFF COEFFICIENTS AND FLOW RATES FOR THE 2-YEAR EVENT WERE NOT PROVIDED IN THE 10/4/2011 PLAN.
- ONLY DRAINAGE AREAS RELATIVE TO THE SITE DEVELOPMENT WORK ARE SHOWN, SEE THE CHOICE CENTER DRAINAGE AND EROSION CONTROL PLAN FOR COMPLETE DETAILS.
- TIME OF CONCENTRATION NOT SPECIFIED ON THE EXISTING DRAINAGE PLAN

CITY OF FORT COLLINS
UTILITY PLAN APPROVAL

APPROVED: _____ CITY ENGINEER _____ DATE

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CHECKED BY: _____ STORMWATER UTILITY _____ DATE

CHECKED BY: _____ PARKS AND RECREATION _____ DATE

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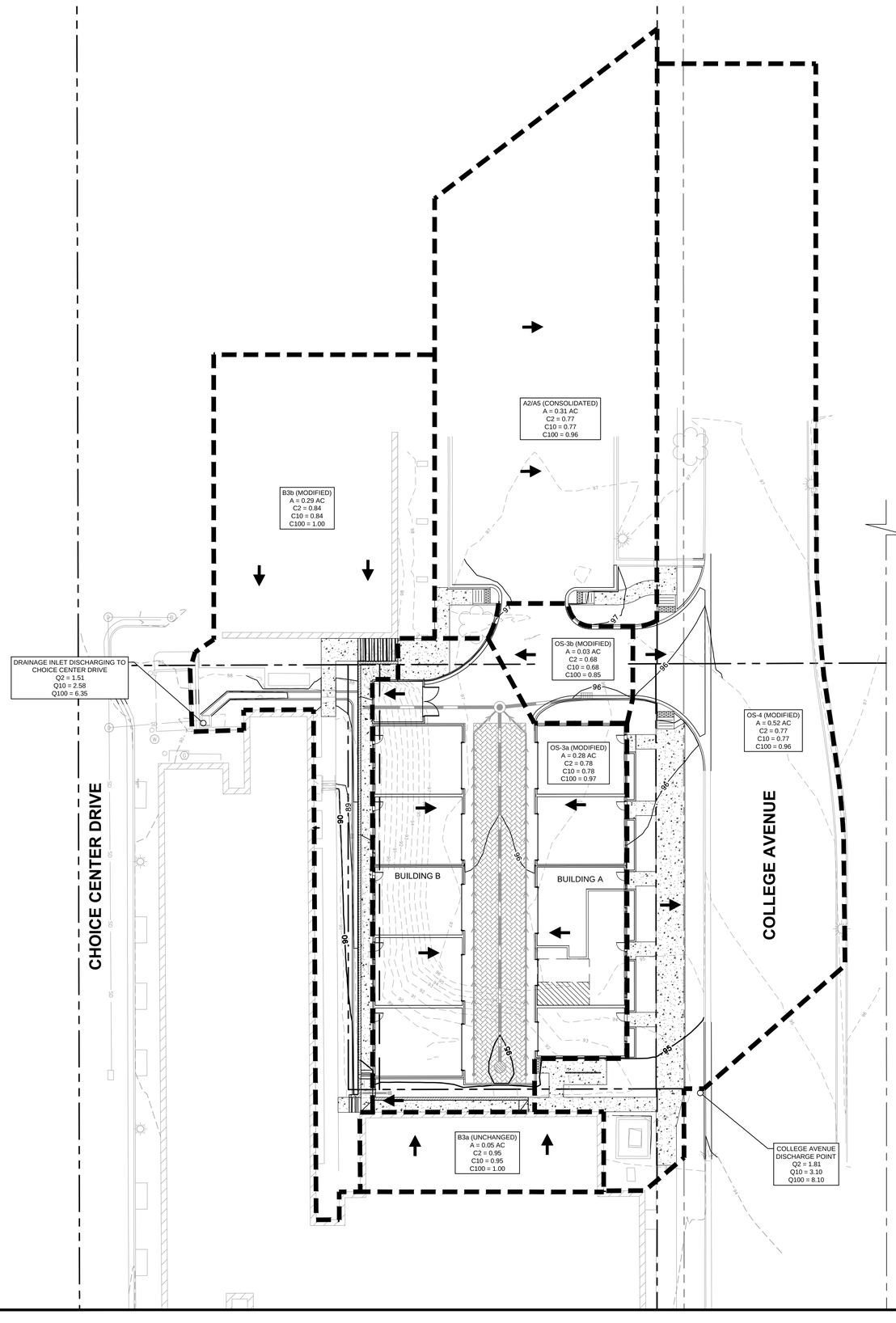
EXISTING DRAINAGE PLAN

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
6 OF 12

Drawing name: K:\DIS_LDEV\168450002_CORE_FortCollins_CO_(college)\2 Design\CAD\PlanSheets\UTILITY PLAN\6 OF 12 - EXISTING DRAINAGE PLAN.dwg 6 OF 12 EXISTING DRAINAGE PLAN Jun 09, 2017 11:34am by: stevenpeline
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0 10 20 40
1" = 20'

LID TABLE

ON-SITE TREATMENT BY LID REQUIREMENT	
TOTAL NEW IMPERVIOUS AREA	11,559 SF
IMPERVIOUS AREA TREATED BY PAVERS	9,583 SF
ACTUAL % ON-SITE TREATED BY LID	82.91%
POROUS PAVEMENT REQUIREMENT	
NEW PAVEMENT AREA	3,913 SF
AREA OF PERVIOUS PAVERS	2,242 SF
TOTAL PAVEMENT AREA	6,155 SF
ACTUAL % OF PERVIOUS PAVEMENT PROVIDED	36.43%

DRAINAGE LEGEND

- EX. STORM DRAIN LINE
- EX. STORM STRUCTURE/INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM STRUCTURE/INLET
- OVERLAND FLOW ROUTE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- DRAINAGE AREA
- PROPOSED PAVERS

PROPOSED DRAINAGE SUMMARY

DRAINAGE BASIN	AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	C2	C10	C100	TC (MIN)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)
WEST DRAINAGE - TRIBUTARY TO DRAINAGE INLET NEAR CHOICE CENTER DRIVE										
B3a (UNCHANGED)	0.05	0.05	0.00	0.95	0.95	1.00	5.00	0.14	0.23	0.50
B3b (MODIFIED)	0.29	0.25	0.04	0.84	0.84	1.00	5.00	0.69	1.19	2.89
OS-3a (MODIFIED)	0.28	0.22	0.06	0.78	0.78	0.97	5.00	0.62	1.06	2.71
OS-3b (MODIFIED)	0.03	0.02	0.01	0.68	0.68	0.85	5.00	0.06	0.10	0.25
							PROPOSED FLOW	1.51	2.58	6.35
							EXISTING FLOW	N/A	2.77	6.47
							FLOW REDUCTION	N/A	-0.19	-0.12
EAST DRAINAGE - TRIBUTARY TO COLLEGE AVENUE										
A2/A5 (CONSOLIDATED)	0.31	0.24	0.07	0.77	0.77	0.96	5.00	0.68	1.16	2.97
OS-4 (MODIFIED)	0.52	0.40	0.12	0.77	0.77	0.96	5.00	1.13	1.94	4.95
							PROPOSED FLOW	1.81	3.10	7.92
							EXISTING FLOW	N/A	3.42	8.10
							FLOW REDUCTION	N/A	-0.32	-0.18

DRAINAGE NOTES
- EXISTING DRAINAGE AREAS FROM CHOICE CENTER DRAINAGE AND EROSION CONTROL PLAN DATED 10/4/2011.
- EXISTING RUNOFF COEFFICIENTS AND FLOWS CALCULATED USING THE LATEST METHODOLOGY FROM USDCM AND FORT COLLINS. SEE SHEET 6 OF 12 – EXISTING DRAINAGE PLAN.
- ONLY DRAINAGE AREAS RELATIVE TO THE SITE DEVELOPMENT WORK ARE SHOWN, SEE THE CHOICE CENTER DRAINAGE AND EROSION CONTROL PLAN FOR COMPLETE DETAILS.
- MINIMUM TIME OF CONCENTRATION OF 5 MINUTES ASSUMED FOR ALL AREAS
- FLOW RATES CALCULATED USING THE RATIONAL METHOD (Q = CIA)

RUNOFF COEFFICIENTS
- C10 IMPERVIOUS AREAS = 0.95
- C10 PERVIOUS AREAS = 0.15
- C100 = MIN(1.00 OR 1.25*C10)

RAINFALL INTENSITIES
- I(2) = 5 MIN, 2 YEAR = 2.85 IN/HR
- I(10) = 5 MIN, 10 YEAR = 4.87 IN/HR
- I(100) = 5 MIN, 100 YEAR = 9.95 IN/HR

CITY OF FORT COLLINS
UTILITY PLAN APPROVAL

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CORE

PROPOSED DRAINAGE PLAN

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
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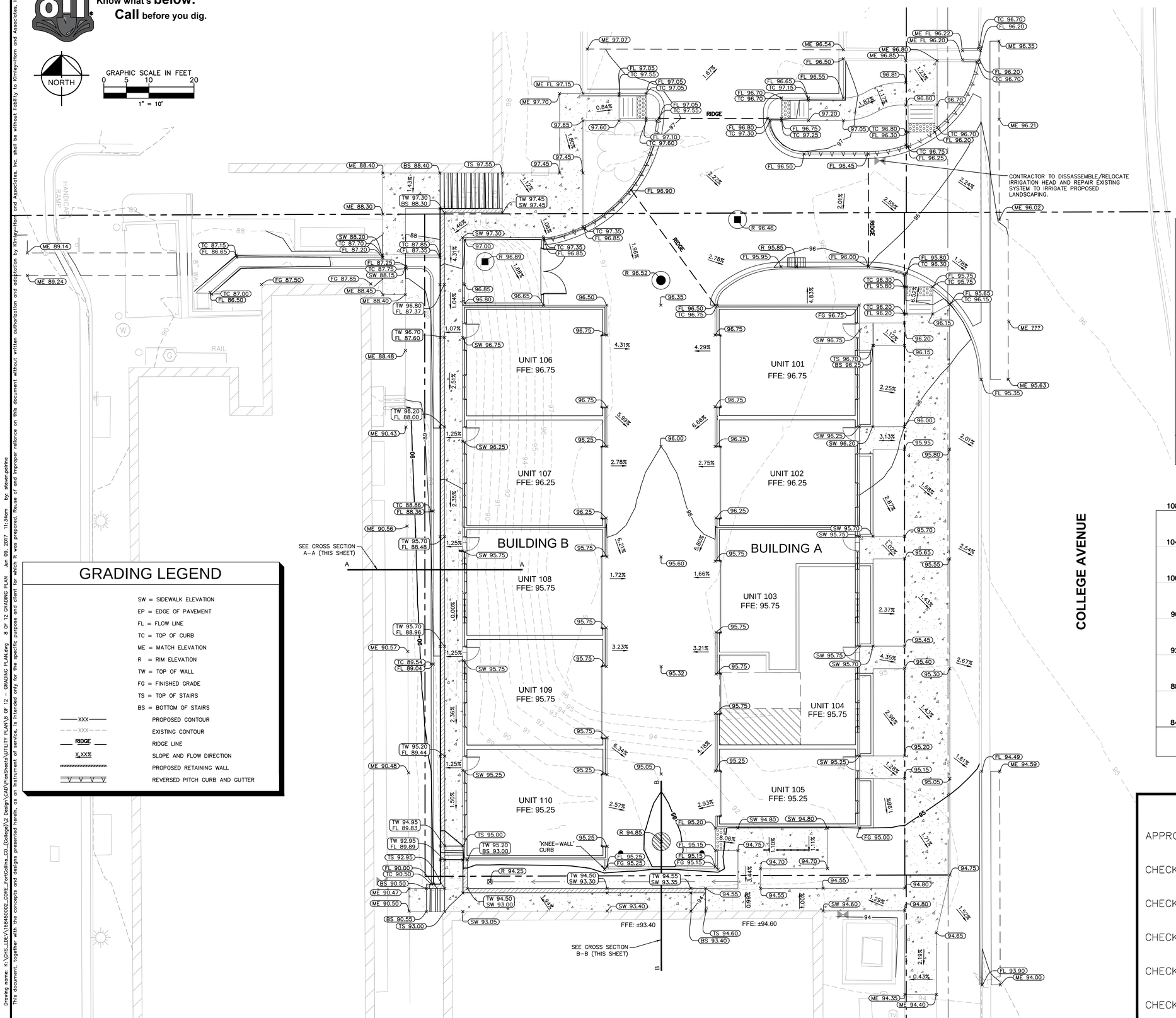
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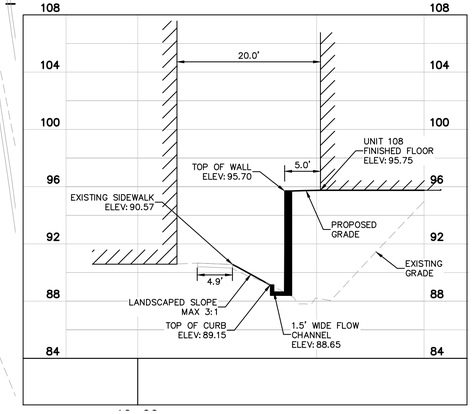
NORTH

GRAPHIC SCALE IN FEET
0 5 10 20
1" = 10'

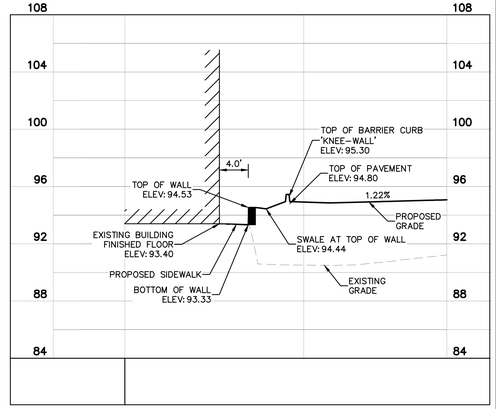


GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. ADD 4900 FT TO ALL ELEVATIONS TO CORRESPOND TO NAVD88 VERTICAL DATUM.



CROSS SECTION A-A
HORIZ. SCALE: 1" = 10' VERT. SCALE: 1" = 5'



CROSS SECTION B-B
HORIZ. SCALE: 1" = 10' VERT. SCALE: 1" = 5'

GRADING LEGEND

SW	SIDEWALK ELEVATION
EP	EDGE OF PAVEMENT
FL	FLOW LINE
TC	TOP OF CURB
ME	MATCH ELEVATION
R	RIM ELEVATION
TW	TOP OF WALL
FG	FINISHED GRADE
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER

CITY OF FORT COLLINS
UTILITY PLAN APPROVAL

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CORE

GRADING PLAN

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
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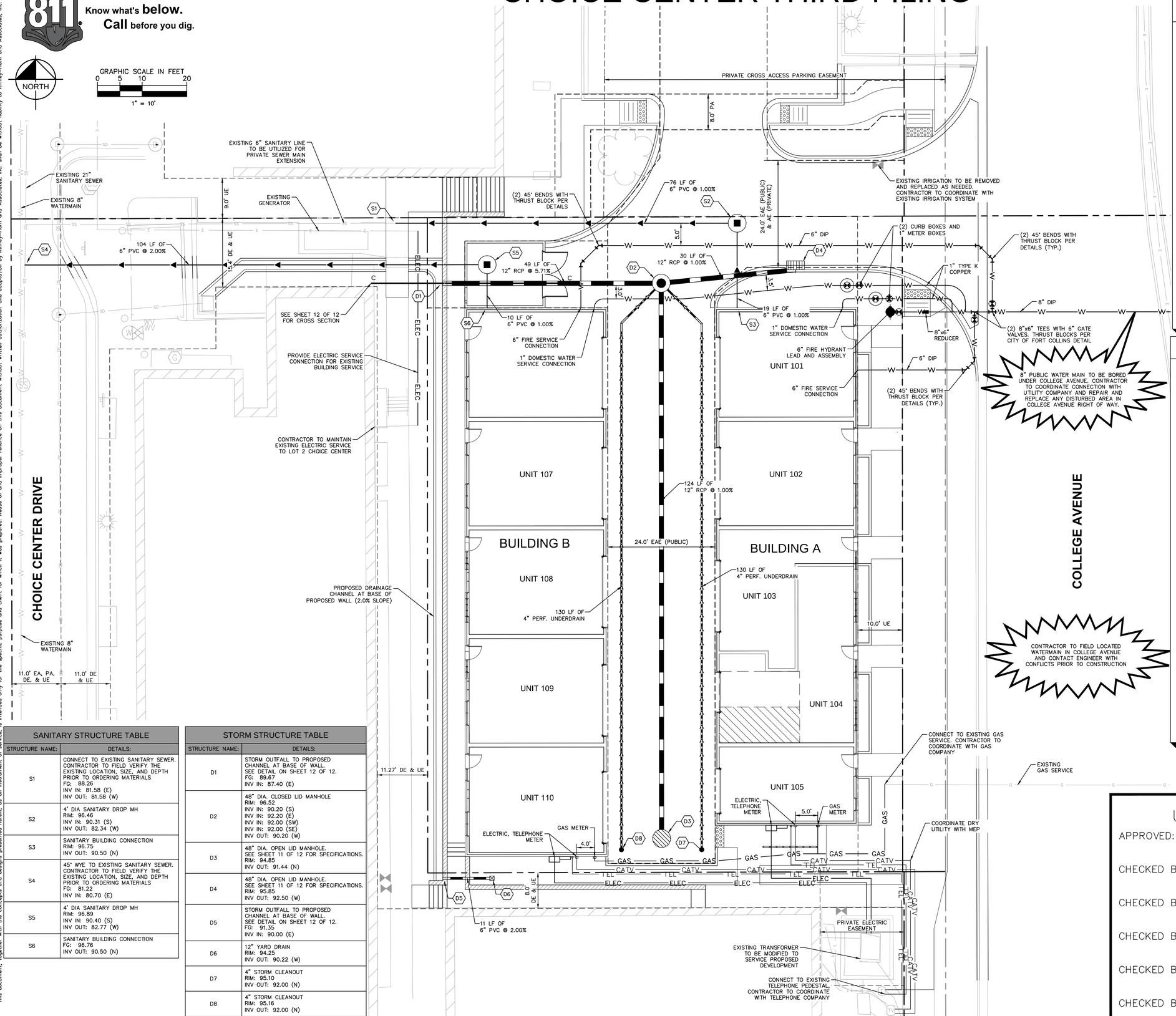
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GRAPHIC SCALE IN FEET
0 5 10 20
1" = 10'



UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. LIGHT POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED UNDERDRAIN

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52. WATER LINES < 3" SHALL BE TYPE K COPPER.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "811" TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
13. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.
14. ADD 4900 FT TO ALL ELEVATIONS TO CORRESPOND TO THE NAVD88 VERTICAL DATUM.

SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S1	CONNECT TO EXISTING SANITARY SEWER. CONTRACTOR TO FIELD VERIFY THE EXISTING LOCATION, SIZE, AND DEPTH PRIOR TO ORDERING MATERIALS FG: 88.26 INV IN: 81.58 (E) INV OUT: 81.58 (W)
S2	4' DIA SANITARY DROP MH RIM: 96.46 INV IN: 90.31 (S) INV OUT: 82.34 (W)
S3	SANITARY BUILDING CONNECTION RIM: 96.75 INV OUT: 90.50 (N)
S4	45° WYE TO EXISTING SANITARY SEWER. CONTRACTOR TO FIELD VERIFY THE EXISTING LOCATION, SIZE, AND DEPTH PRIOR TO ORDERING MATERIALS FG: 81.22 INV IN: 80.70 (E)
S5	4' DIA SANITARY DROP MH RIM: 96.89 INV IN: 90.40 (S) INV OUT: 82.77 (W)
S6	SANITARY BUILDING CONNECTION FG: 96.76 INV OUT: 90.50 (N)

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D1	STORM OUTFALL TO PROPOSED CHANNEL AT BASE OF WALL. SEE DETAIL ON SHEET 12 OF 12. FG: 89.67 INV IN: 87.40 (E)
D2	48" DIA. CLOSED LID MANHOLE RIM: 96.52 INV IN: 90.20 (S) INV IN: 92.20 (E) INV IN: 92.00 (SW) INV IN: 92.00 (SE) INV OUT: 90.20 (W)
D3	48" DIA. OPEN LID MANHOLE. SEE SHEET 11 OF 12 FOR SPECIFICATIONS. RIM: 94.85 INV OUT: 91.44 (N)
D4	48" DIA. OPEN LID MANHOLE. SEE SHEET 11 OF 12 FOR SPECIFICATIONS. RIM: 95.85 INV OUT: 92.50 (W)
D5	STORM OUTFALL TO PROPOSED CHANNEL AT BASE OF WALL. SEE DETAIL ON SHEET 12 OF 12. FG: 91.35 INV IN: 90.00 (E)
D6	12" YARD DRAIN RIM: 94.25 INV OUT: 90.22 (W)
D7	4" STORM CLEANOUT RIM: 95.10 INV OUT: 92.00 (N)
D8	4" STORM CLEANOUT RIM: 95.16 INV OUT: 92.00 (N)

CITY OF FORT COLLINS
UTILITY PLAN APPROVAL

APPROVED: _____ _____
CITY ENGINEER — DATE

CHECKED BY: _____ _____
WATER AND WASTEWATER UTILITY — DATE

CHECKED BY: _____ _____
STORMWATER UTILITY — DATE

CHECKED BY: _____ _____
PARKS AND RECREATION — DATE

CHECKED BY: _____ _____
TRAFFIC ENGINEER — DATE

CHECKED BY: _____ _____
DATE

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
3	PDP COMMENTS	06/09/17	LEN

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SCALE: AS NOTED | DESIGNED BY: JPM | DRAWN BY: JPM | CHECKED BY: LEN

CORE

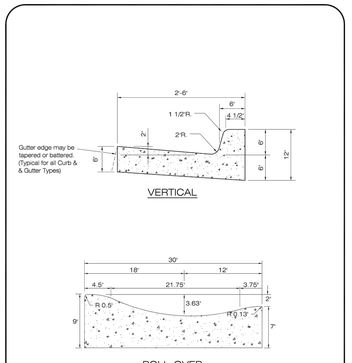
UTILITY PLAN

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
9 OF 12

Drawing name: K:\CHS_LDEV\168450002_CORE_FortCollins_CO_(college)\2 Design\CAD\PlanSheets\UTILITY PLAN\9 OF 12 – UTILITY PLAN.dwg 9 OF 12 UTILITY PLAN Jun 09, 2017 11:34am by steven.petrie
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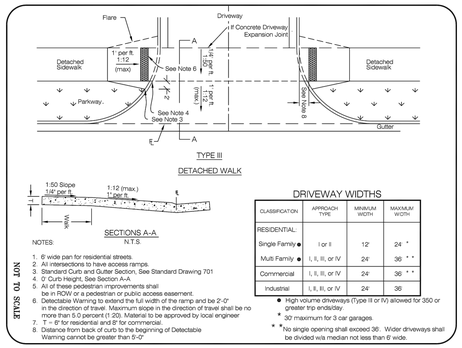
CHOICE CENTER THIRD FILING



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

STANDARD DRIVEWAY APPROACH (HIGH VOLUME ARBTE TYPE III)

STREET STANDARDS	CONSTRUCTION	DATE	REVISION NO.	DRAWING
LARIMER COUNTY URBAN AREA	DRAWINGS	02/17/15	1	702.1



NOTES:

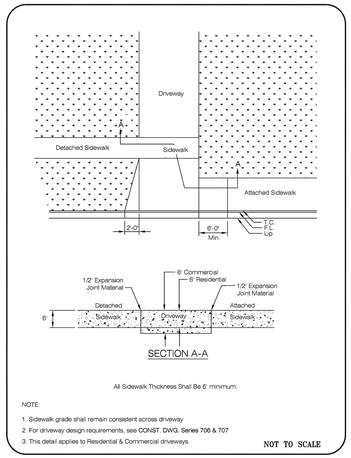
1. 6' wide pan for residential streets.
2. All intersections to have access ramps.
3. Standard Curb and Gutter Section, See Standard Drawing 701
4. 0' Curb Height, See Section A-A
5. All of these pedestrian improvements shall be in ROW or a pedestrian or public access easement.
6. Detectable Warning to extend the full width of the ramp and be 2'-0" in the direction of travel. Maximum slope in the direction of travel shall be no more than 5.0 percent (1:20). Material to be approved by local engineer
7. T = 6" for residential and 8" for commercial.
8. Distance from back of curb to the beginning of Detectable Warning cannot be greater than 5'-0"

DRIVEWAY WIDTHS

CLASSIFICATION	APPROACH TYPE	MINIMUM WIDTH	MAXIMUM WIDTH
RESIDENTIAL:			
Single Family ●	I or II	12'	24 *
Multi Family ●	I, II, III, or IV	24'	36 * *
Commercial	I, II, III, or IV	24'	36 * *
Industrial	I, II, III, or IV	24'	36

● High volume driveways (Type III or IV) allowed for 350 or greater trip ends/day.
* 30' maximum for 3 car garages.
* * No single opening shall exceed 36'. Wider driveways shall be divided w/a median not less than 6' wide.

NOT TO SCALE

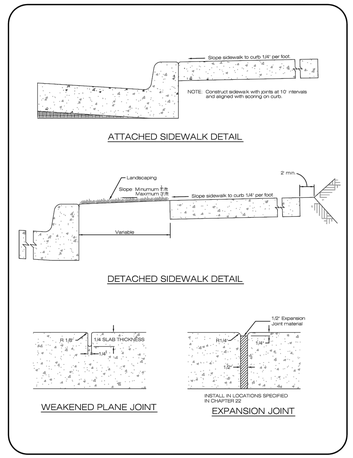


NOTE:

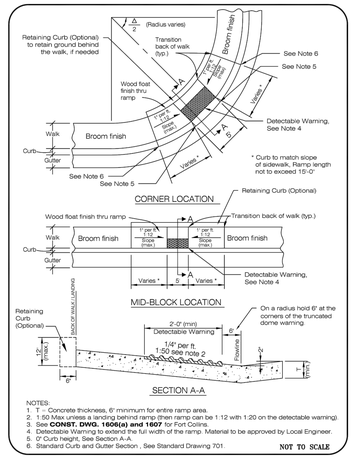
1. Sidewalk grade shall remain consistent across driveway
2. For driveway design requirements, see CONST. DWG. **Series 706 & 707**
3. This detail applies to Residential & Commercial driveways.

NOT TO SCALE

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



SIDEWALK DETAIL			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 04/01/07	DRAWING 1602

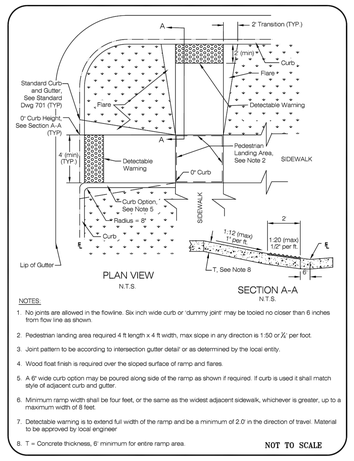


NOTES:

1. T = Concrete thickness, 6" minimum for entire ramp area.
2. 1:50 Max unless a landing behind ramp then ramp can be 1:12 with 1:20 on the detectable warning)
3. See **CONST. DWG. 1606(a) and 1607** for Fort Collins.
4. Detectable Warning to extend the full width of the ramp. Material to be approved by Local Engineer.
5. 0' Curb height, See Section A-A.
6. Standard Curb and Gutter Section , See Standard Drawing 701

NOT TO SCALE

ACCESS RAMP DETAILS			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 02/17/15	DRAWING 1603



NOTES:

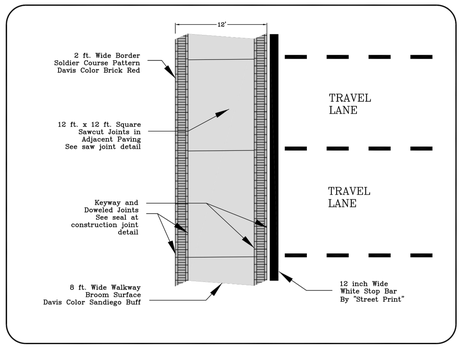
1. No joints are allowed in the flowline. Six inch wide curb or 'dummy joint' may be tooled no closer than 6 inches from flow line as shown.
2. Pedestrian landing area required 4 ft length x 4 ft width, max slope in any direction is 1:50 or ¼" per foot.
3. Joint pattern to be according to intersection gutter detail' or as determined by the local entity.
4. Wood float finish is required over the sloped surface of ramp and flares.
5. A 6" wide curb option may be poured along side of the ramp as shown if required. If curb is used it shall match style of adjacent curb and gutter.
6. Minimum ramp width shall be four feet, or the same as the widest adjacent sidewalk, whichever is greater, up to a maximum width of 8 feet.
7. Detectable warning is to extend full width of the ramp and be a minimum of 2.0' in the direction of travel. Material to be approved by local engineer
8. T = Concrete thickness, 6" minimum for entire ramp area.

NOT TO SCALE

DIRECTIONAL ACCESS RAMP DETAIL & DETACHED SIDEWALK			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 02/17/15	DRAWING 1606

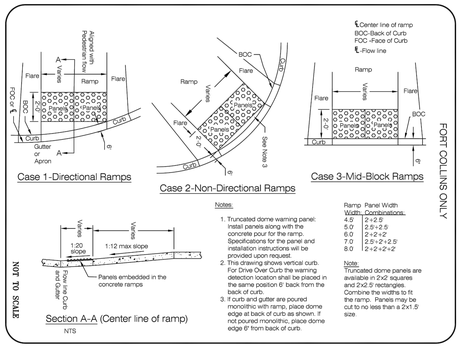
DECORATIVE CONC. CROSSWALK (PATTERNED/COLORED CONC.)

STREET STANDARDS	CONSTRUCTION	DATE	REVISION NO.	DRAWING
LARIMER COUNTY URBAN AREA	DRAWINGS	11/06/00	1	1610



TRUNCATED DOME WARNING FOR ACCESS RAMPS

STREET STANDARDS	CONSTRUCTION	DATE	REVISION NO.	DRAWING
LARIMER COUNTY URBAN AREA	DRAWINGS	02/17/15	3	1607



Notes:

1. Truncated dome warning panel: install panels along with the concrete pour for the ramp. Specifications for the panel and installation instructions will be provided upon request.
2. This drawing shows vertical curb. For Drive Over Curb the warning detection location shall be placed in the same position 6' back from the back of curb.
3. If curb and gutter are poured monolithic with ramp, place dome edge at back of curb as shown. If not poured monolithic, place dome edge 6' from back of curb.

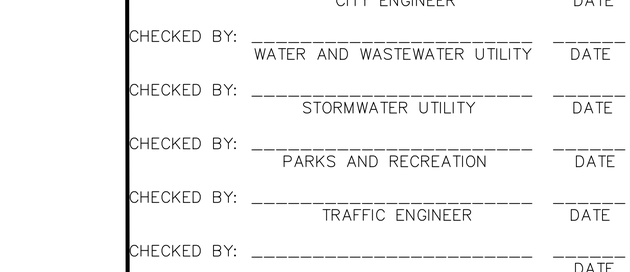
Ramp Width	Panel Width Combinations
4.0	2+2.5'
5.0	2.5+2.5
6.0	2+2+2
7.0	2.5+2+2.5'
8.0	2+2+2+2

Note:
Truncated dome panels are available in 2'x2' squares and 2'x2.5' rectangles. Combine the widths to fit the ramp. Panels may be cut to no less than a 2'x1.5' size.

NOT TO SCALE

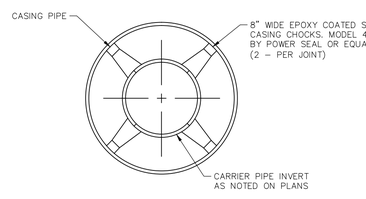
FORT COLLINS ONLY

HANDRAIL DETAILS			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 03/01/02	DRAWING 1101



NOTE:
CASING PIPE SHALL HAVE A PROTECTIVE COATING, CONSISTING OF A COAL-TAR PRIMER COAT AND AN APPLICATION OF HOT COAL - TAR ENAMEL $\frac{3}{32}$" (±1/32") THICK.

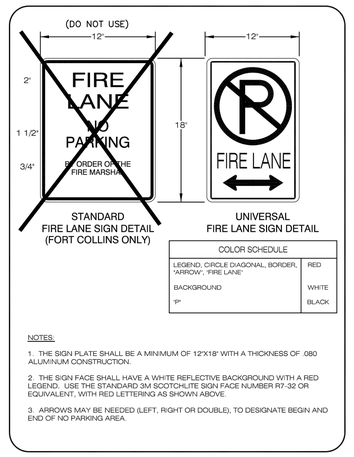
CARRIER PIPE	CASING PIPE FOR HIGHWAY CROSSINGS	
INSIDE DIA. IN INCHES	NOMINAL DIA. IN INCHES	THICKNESS IN INCHES
8	16	0.250
10	18	0.250
12	20	0.313
14	24	0.344
16	26	0.375
20	30	0.438
24	36	0.500
30	42	0.500
36	48	0.500



TYPICAL ENCASEMENT SECTION FOR JACK & BORE INSTALLATION

NOTE:
CASING TO BE SEALED AROUND THE CARRIER PIPE WITH 8" BRICK, BULKHEAD AT EACH END SHALL BE CONSTRUCTED USING CEMENT MORTAR.

JACK & BORE
N.T.S.

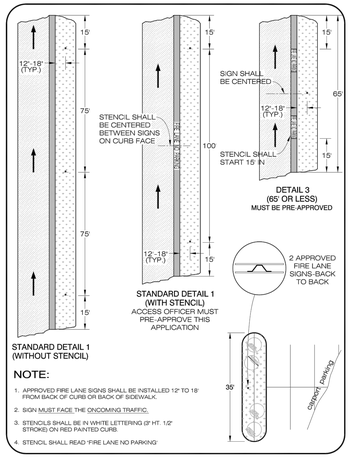


COLOR SCHEDULE	
LEGEND, CIRCLE DIAGONAL, BORDER, "ARROW", "FIRE LANE"	RED
BACKGROUND	WHITE
"P"	BLACK

NOTES:

1. THE SIGN PLATE SHALL BE A MINIMUM OF 12"X18" WITH A THICKNESS OF .080 ALUMINUM CONSTRUCTION.
2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED LEGEND. USE THE STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT, WITH RED LETTERING AS SHOWN ABOVE.
3. ARROWS MAY BE NEEDED (LEFT, RIGHT OR DOUBLE), TO DESIGNATE BEGIN AND END OF NO PARKING AREA.

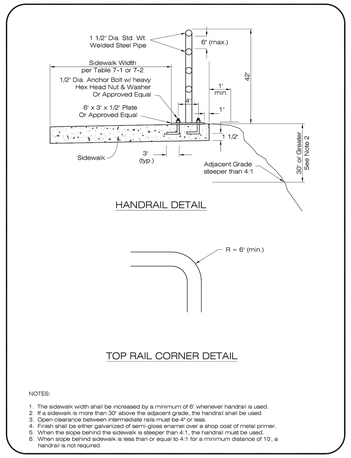
FIRE ACCESS ROAD SIGNS			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 04/01/07	DRAWING 1418



NOTE:

1. APPROVED FIRE LANE SIGNS SHALL BE INSTALLED 12' TO 18' FROM BACK OF CURB OR BACK OF SIDEWALK.
2. SIGN MUST FACE THE ONCOMING TRAFFIC.
3. STENCILS SHALL BE IN WHITE LETTERING (3' HT. 1/2" STROKE) ON RED PAINTED CURB.
4. When slope behind the sidewalk is steeper than 4:1, the handrail must be used.
5. When slope behind sidewalk is less than or equal to 4:1 for a minimum distance of 10', a handrail is not required.

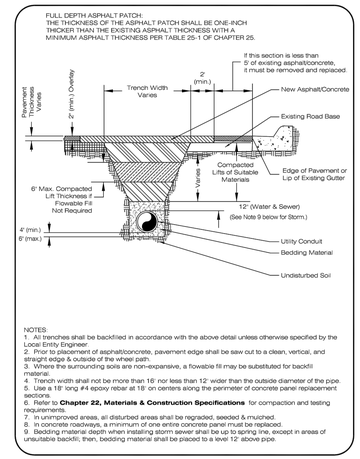
FIRE APPARATUS ACCESS ROAD STENCILING & FIRE LANE SIGN INSTALLATION			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 02/27/02	DRAWING 1419



NOTES:

1. The sidewalk width shall be increased by a minimum of 6" whenever handrail is used.
2. If a sidewalk is more than 30" above the adjacent grade, the handrail shall be used.
3. Open clearance between intermediate rails must be 4" or less.
4. Finish shall be either galvanized of semi-gloss enamel over a shop coat of metal primer.
5. When the slope behind the sidewalk is steeper than 4:1, the handrail must be used.
6. When slope behind sidewalk is less than or equal to 4:1 for a minimum distance of 10', a handrail is not required.

HANDRAIL DETAILS			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 03/01/02	DRAWING 1101



NOTES:

1. All trenches shall be backfilled in accordance with the above detail unless otherwise specified by the Local Entity Engineer.
2. Prior to placement of asphalt/concrete, pavement edge shall be saw cut to a clean, vertical, and straight edge & outside of the wheel path.
3. Where the surrounding soils are non-expansive, a flowable fill may be substituted for backfill material.
4. Trench width shall not be more than 16' nor less than 12' wider than the outside diameter of the pipe.
5. Use a 18' long #4 epoxy rebar at 18' on centers along the perimeter of concrete panel replacement sections.
6. Refer to **Chapter 22, Materials & Construction Specifications** for compaction and testing requirements.
7. In unimproved areas, all disturbed areas shall be regraded, seeded & mulched.
8. In concrete roadways, a minimum of one entire concrete panel must be replaced.
9. Bedding material depth when installing storm sewer shall be up to spring line, except in areas of unsuitable backfill, then, bedding material shall be placed to a level 12" above pipe.

TRENCH DETAIL			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 04/01/07	DRAWING 2201

CITY OF FORT COLLINS
UTILITY PLAN APPROVAL

APPROVED: _____ _____
CITY ENGINEER — DATE

CHECKED BY: _____ _____
WATER AND WASTEWATER UTILITY — DATE

CHECKED BY: _____ _____
STORMWATER UTILITY — DATE

CHECKED BY: _____ _____
PARKS AND RECREATION — DATE

CHECKED BY: _____ _____
TRAFFIC ENGINEER — DATE

CHECKED BY: _____ _____
DATE

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
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3	PDP COMMENTS	06/09/17	LEN

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SCALE: AS NOTED
DESIGNED BY: JPM
DRAWN BY: JPM
CHECKED BY: LEN

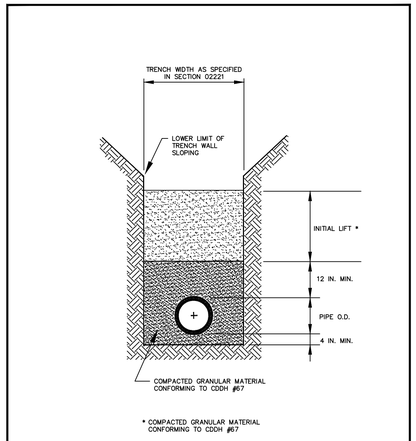
CONSTRUCTION DETAILS

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
10 OF 12

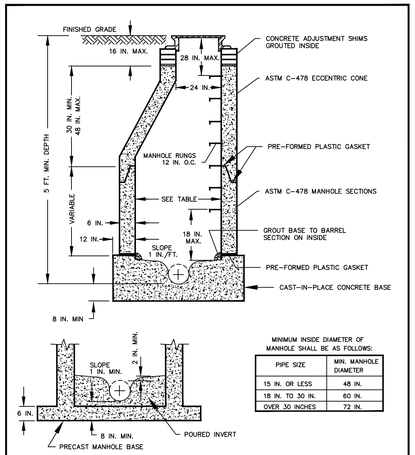
Drawing name: K:\DNS_LDEV\168450002_CORE_FortCollins_CO_(College)\2 Design\Cad\PlanSheets\UTILITY PLAN\10-12 OF 12 - CONSTRUCTION DETAILS.dwg 10 OF 12 CONSTRUCTION DETAILS Jun 09, 2017 11:34am by steven.perine
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BEDDING REQUIRMENTS

City of Fort Collins | SEWER CONSTRUCTION DETAILS | APPROVED: | DATE REVISED: 4/11/11 | DRAWN BY: NBJ | DETAIL WW-1

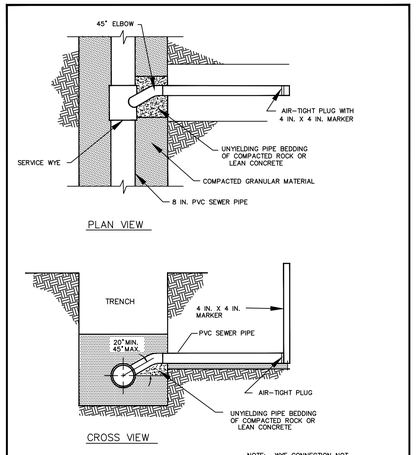


MINIMUM INSIDE DIAMETER OF MANHOLE SHALL BE AS FOLLOWS:

PIPE SIZE	MIN. MANHOLE DIAMETER
15 IN. OR LESS	48 IN.
18 IN. TO 30 IN.	60 IN.
OVER 30 INCHES	72 IN.

STANDARD MANHOLE

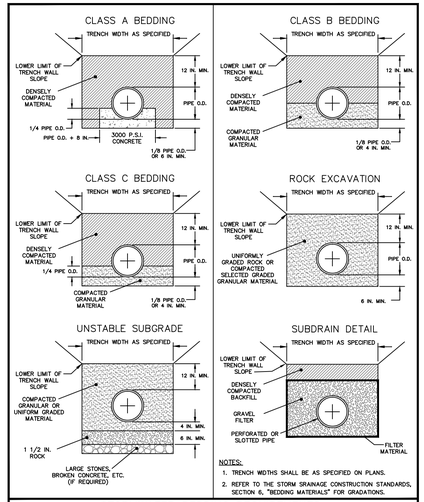
City of Fort Collins | SEWER CONSTRUCTION DETAILS | APPROVED: | DATE REVISED: 4/11/11 | DRAWN BY: NBJ | DETAIL WW-3



NOTE: WYE CONNECTION NOT ALLOWED ON VCP

SERVICE WYE DETAIL

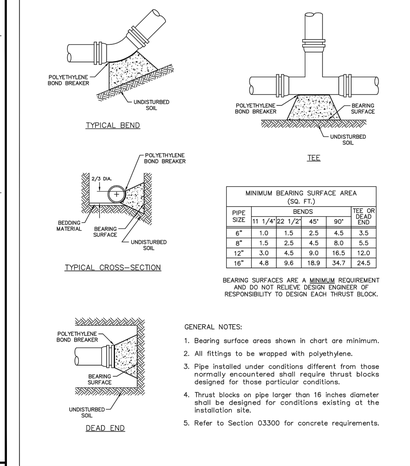
City of Fort Collins | SEWER CONSTRUCTION DETAILS | APPROVED: | DATE REVISED: 4/11/11 | DRAWN BY: NBJ | DETAIL WW-9



NOTES:
1. TRENCH WIDTHS SHALL BE AS SPECIFIED ON PLANS.
2. REFER TO THE STORM SRAINAGE CONSTRUCTION STANDARDS, SECTION 6, "BEDDING MATERIALS" FOR GRADATIONS.

STORMWATER BEDDING REQUIREMENTS

City of Fort Collins | CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580, FORT COLLINS, CO. 80522 (970) 221-6700 | STORMWATER CONSTRUCTION DETAILS | APPROVED: | DATE: 1/12/00 | DRAWN BY: SKC | DETAIL D-1



MINIMUM BEARING SURFACE AREA (SQ. FT.)

PIPE SIZE	BENDS 11 1/4°	22 1/2°	45°	90°	TEE OR DEAD END
6"	1.0	1.5	2.5	4.5	3.5
8"	1.5	2.5	4.5	8.0	5.5
12"	3.0	4.5	9.0	16.5	12.0
16"	4.8	9.6	18.9	34.7	24.5

BEARING SURFACES ARE A MINIMUM REQUIREMENT AND DO NOT RELIEVE DESIGN ENGINEER OF RESPONSIBILITY TO DESIGN EACH THRUST BLOCK.

GENERAL NOTES:
1. Bearing surface areas shown in chart are minimum.
2. All fittings to be wrapped with polyethylene.
3. Pipe installed under conditions different from those normally encountered shall require thrust blocks designed for those particular conditions.
4. Thrust blocks on pipe larger than 16 inches diameter shall be designed for conditions existing at the installation site.
5. Refer to Section 03300 for concrete requirements.

City of Fort Collins | CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580, FORT COLLINS, CO. 80522 (970) 221-6700 | TITLE OF DRAWING: STANDARD CONCRETE THRUST BLOCKS | REVISED DATE: 6/15/16 | DETAIL 2

NOTES:
1. PVC PIPE TO BE C900.
2. REFERENCE CITY OF FORT COLLINS UTILITIES DEVELOPMENT CONSTRUCTION STANDARDS, SECTION 02321, FOR FLO-FILL MIX PROPORTIONS.
3. REFERENCE SECTION 02225 FOR GRANULAR BEDDING MATERIAL.
4. REFERENCE SECTION 02221 FOR TRENCH WIDTH SPECIFICATIONS.

STORMWATER BEDDING REQUIREMENTS WITHIN STREET

City of Fort Collins | CITY OF FORT COLLINS UTILITIES FORT COLLINS, CO. (970) 221-6700 | STORMWATER CONSTRUCTION DETAILS | APPROVED: | DATE: 6/5/13 | DRAWN BY: TDC | DETAIL D-1B

NOTE: MINIMUM INSIDE DIAMETER OF MANHOLE SHALL BE AS FOLLOWS:

PIPE SIZE	MIN. MANHOLE DIAMETER
24 IN. OR LESS	48 IN.
27 IN. TO 42 IN. (INCL.)	60 IN.
OVER 42 IN.	72 IN.

REV. DATE:12/11/13

STANDARD MANHOLE

City of Fort Collins | CITY OF FORT COLLINS UTILITIES FORT COLLINS, CO. (970) 221-6700 | STORMWATER CONSTRUCTION DETAILS | APPROVED: | DATE: 11/7/00 | DRAWN BY: NBJ | DETAIL D-3

(HEAD LOSSES ARE STILL EXCESSIVE WITH THIS METHOD, BUT ARE SIGNIFICANTLY MORE THAN WHEN NO DEFLECTOR EXISTS)

CHANNELING DETAILS FOR MANHOLES

City of Fort Collins | CITY OF FORT COLLINS UTILITIES FORT COLLINS, CO. (970) 221-6700 | STORMWATER CONSTRUCTION DETAILS | APPROVED: | DATE: 11/9/00 | DRAWN BY: NJB | DETAIL D-5

GENERAL NOTES
1. Use direct tap (as shown) for 3/4 inch and 1 inch services unless water main is PVC, in which case, use a tapping saddle.
2. Install 1 1/2 inch and 2 inch services with tapped tee and corporation stop at time of construction or use a tapping saddle.
3. Locate curb box and meter pit according to the approved utility drawings.
4. The City is responsible for maintaining the water main, corporation stop, and service piping up to and including the curb stop. The owner is responsible for service from the curb stop, including the outlet coupling to the building.
5. No couplings allowed between curb stop and meter setting.
6. Use type K copper for the service from the corporation stop to a minimum of 5 feet past the meter pit.
7. No landscaping (shrubs, boulders, etc.), retaining walls or fences allowed within 4 feet of the curb stop and meter pit, and no trees within 10 feet of curb and meter pit.
8. All residential water service shall be installed in the center of the lot unless otherwise approved by the Utility.
9. All water and sanitary sewer service shall have a minimum horizontal separation of ten feet.

City of Fort Collins | CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580, FORT COLLINS, CO. 80522 (970) 221-6700 | TITLE OF DRAWING: TYPICAL WATER SERVICE | REVISED DATE: 4/15/11 | DETAIL 11

GENERAL NOTES
1. Do not install in any street, alley, parking area, driveway, sidewalk, drainage ditch or detention basin.
2. No landscaping (shrubs, boulders, etc.) or structures to be within 4 feet of meter box, or No trees within 10 feet of meter box.
3. Slope ground surrounding meter box away from lid at 2% minimum grade.
4. Make no plumbing connections (tees, couplings, etc.) in meter box.
5. All tees and connection fittings to be a minimum of 5 feet from meter box wall on outlet side.
6. Grade acceptance after meter box installation requires that the owner adjust meter box cover to 1/2 inch above final grade.
7. If a pressure reducing valve is required by Plumbing Code, install valve inside the building, immediately following the main shut-off valve.

City of Fort Collins | CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580, FORT COLLINS, CO. 80522 (970) 221-6700 | TITLE OF DRAWING: STANDARD EXTERIOR SETTING FOR 3/4 IN. AND 1 IN. WATER METERS | REVISED DATE: 6/23/10 | DETAIL 15

CITY OF FORT COLLINS
UTILITY PLAN APPROVAL

APPROVED: _____ CITY ENGINEER _____ DATE

CHECKED BY: _____ WATER AND WASTEWATER UTILITY _____ DATE

CHECKED BY: _____ STORMWATER UTILITY _____ DATE

CHECKED BY: _____ PARKS AND RECREATION _____ DATE

CHECKED BY: _____ TRAFFIC ENGINEER _____ DATE

CHECKED BY: _____ DATE

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
3	PDP COMMENTS	06/09/17	LEN

SCALE: AS NOTED | DESIGNED BY: JPM | DRAWN BY: JPM | CHECKED BY: LEN

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
3 PARKWOOD DRIVE, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

CORE

CONSTRUCTION DETAILS

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016

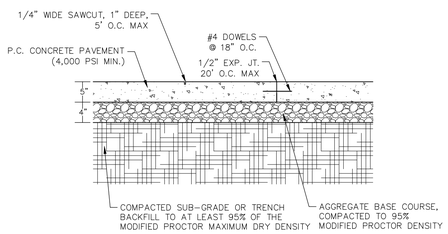
KHA PROJECT NO. 168524002

SHEET NUMBER

11 OF 12

Drawing name: K:\CHS_DEV\168450002_CORE_FortCollins_CO_(College)\2 Design\CAD\PlanSheets\UTILITY PLAN\10-12 OF 12 - CONSTRUCTION DETAILS.dwg 11 OF 12 CONSTRUCTION DETAILS Jun 09, 2017 11:34am by steven.perine
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CHOICE CENTER THIRD FILING



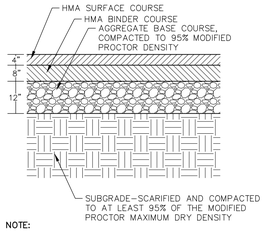
NOTES:

PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY EARTH ENGINEERING CONSULTANTS, LLC. DATED 10/27/2016. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.

CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28-DAY STRENGTH = 4000 PSI

ONSITE HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.

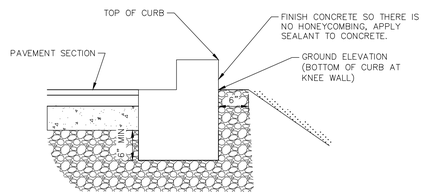


NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY EARTH ENGINEERING CONSULTANTS, LLC. DATED 10/27/2016. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.

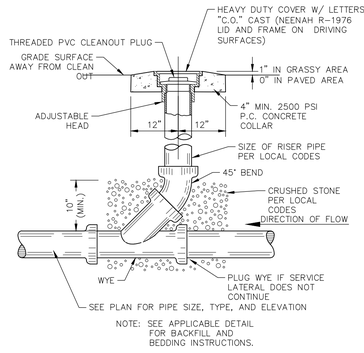
ONSITE HEAVY DUTY ASPHALTIC PAVEMENT SECTION

N.T.S.



KNEE WALL CURB

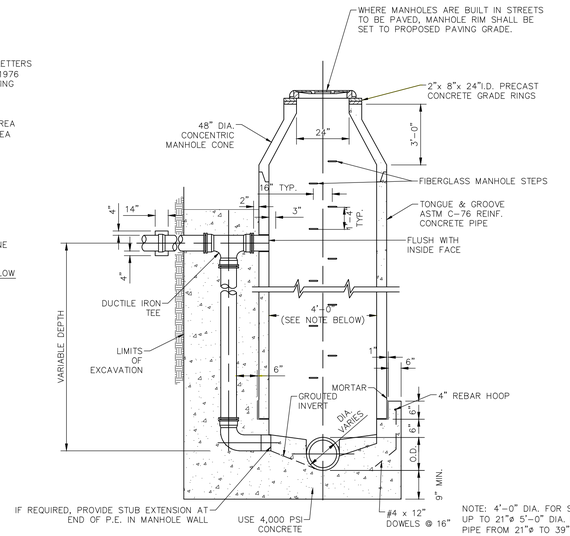
N.T.S.



NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

SANITARY/STORM CLEAN-OUT

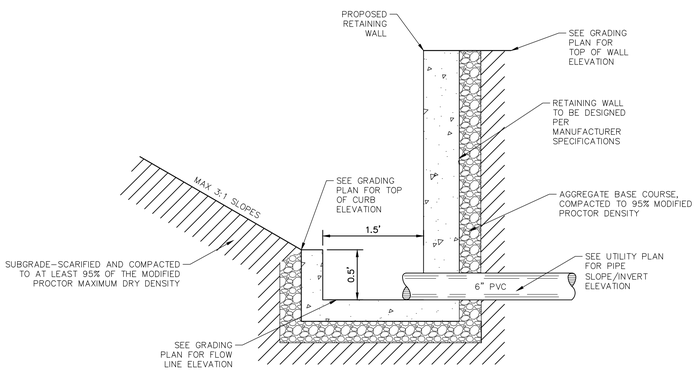
N.T.S.



NOTE: 4'-0" DIA. FOR SEWER PIPE UP TO 21"ø 5'-0" DIA. FOR SEWER PIPE FROM 21"ø TO 39"ø

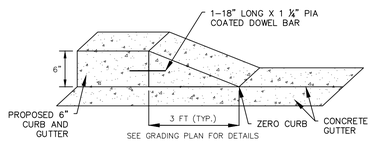
4' DIA. DROP MANHOLE AND DROP CONNECTION

N.T.S.



CONCRETE CHANNEL/STORM OUTFALL TO CHANNEL (LOCATED AT SOUTHWEST CORNER OF SITE)

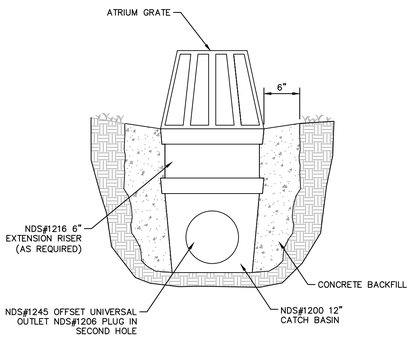
N.T.S.



SEE GRADING PLAN FOR DETAILS

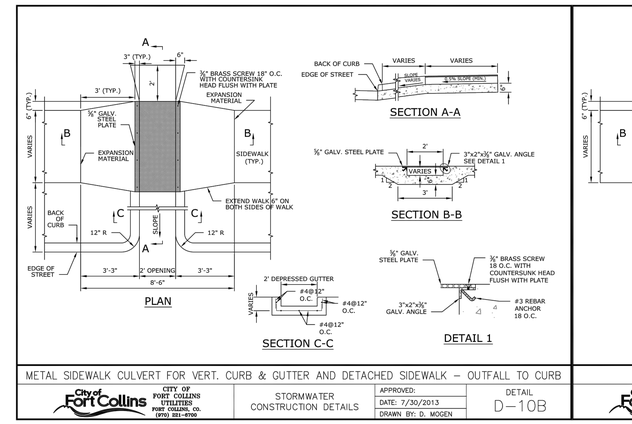
ZERO CURB TRANSITION

N.T.S.

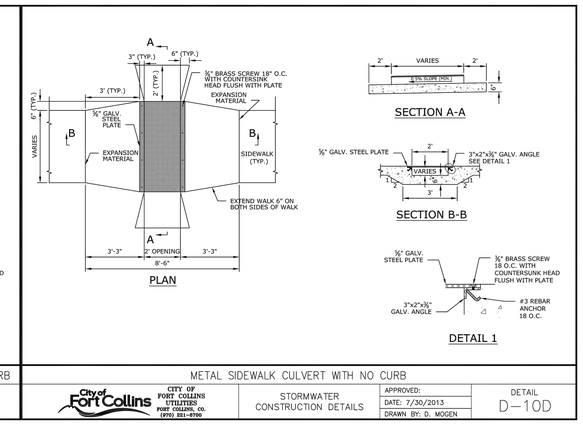


12" YARD DRAIN

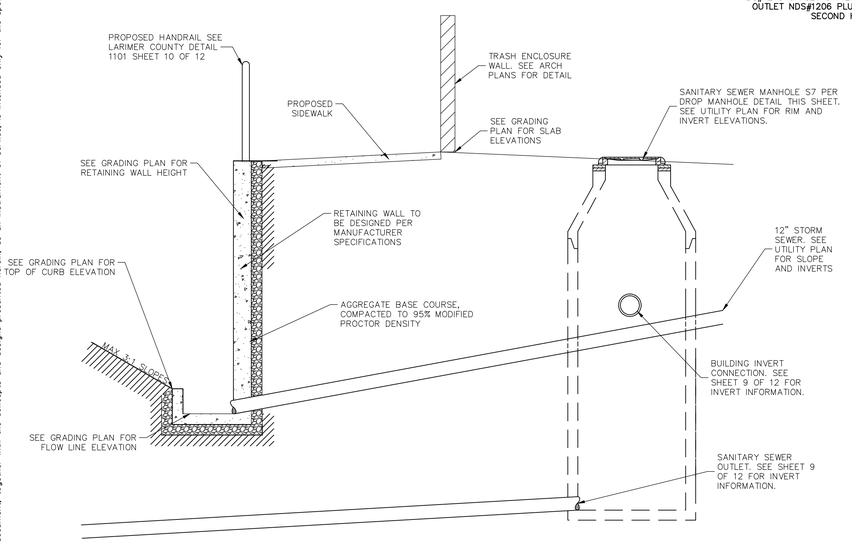
N.T.S.



METAL SIDEWALK CULVERT FOR VERT. CURB & GUTTER AND DETACHED SIDEWALK – OUTFALL TO CURB			
CITY OF FORT COLLINS UTILITIES FORT COLLINS, CO. (970) 221-6700	STORMWATER CONSTRUCTION DETAILS	APPROVED: DATE: 7/30/2013 DRAWN BY: D. MOGEN	DETAIL D-10B

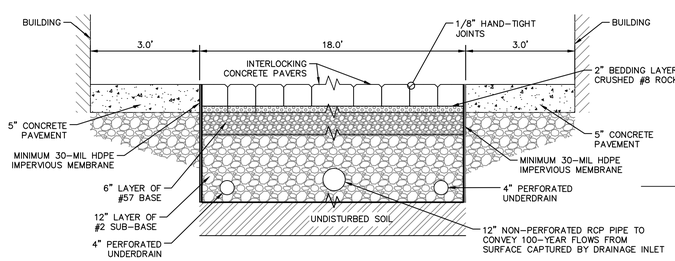


METAL SIDEWALK CULVERT WITH NO CURB			
CITY OF FORT COLLINS UTILITIES FORT COLLINS, CO. (970) 221-6700	STORMWATER CONSTRUCTION DETAILS	APPROVED: DATE: 7/30/2013 DRAWN BY: D. MOGEN	DETAIL D-10D



SECTION C-C: DUMPSTER DRAIN CROSS SECTION

N.T.S.

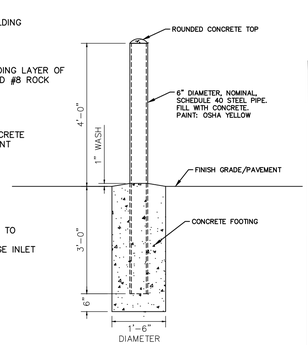


NOTES:

1. TYPE 8 OR 9 AGGREGATE IS REQUIRED IN THE JOINTS BETWEEN THE PAVERS TO THE SURFACE.
2. GEOMEMBRANE LINER TO MEET MINIMUM SPECIFICATION LISTED IN TABLE DDS-4 IN THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD) MANUAL.

PERVIOUS CONCRETE PAVERS

N.T.S.



6" BOLLARD DETAIL

N.T.S.

CITY OF FORT COLLINS UTILITY PLAN APPROVAL

APPROVED:	CITY ENGINEER	DATE
CHECKED BY:	WATER AND WASTEWATER UTILITY	DATE
CHECKED BY:	STORMWATER UTILITY	DATE
CHECKED BY:	PARKS AND RECREATION	DATE
CHECKED BY:	TRAFFIC ENGINEER	DATE
CHECKED BY:		DATE

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
3	PDP COMMENTS	06/09/17	LEN

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LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JPM
DRAWN BY: JPM
CHECKED BY: LEN

CONSTRUCTION DETAILS

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
12 OF 12

Drawing name: K:\CHS_LDEV\168450002_CORE_FortCollins_CO_(College)\2 Design\CAD\PlanSheets\UTILITY PLAN\10-12 OF 12 - CONSTRUCTION DETAILS.dwg 12 OF 12 CONSTRUCTION DETAILS Jun 09, 2017 11:35am by: steven.perine
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Kimley»Horn

July 25, 2017

Mr. Chad J. Matesi
Core Spaces
2234 W North Avenue
Chicago, IL 60647

Re: Trip Generation Letter
Choice Center on College Avenue
West Side of College Avenue (US-287), Between Parker Street and Stuart Street
1751 South College Avenue
Fort Collins, Colorado

Dear Mr. Matesi,

The purpose of this letter is to provide trip generation for the proposed Choice Center on College Avenue project to be located along the west side of College Avenue (US-287), between Parker Street and Stuart Street, in Fort Collins, Colorado. Specifically, the project is to be located at 1751 South College Avenue. A vicinity map of the project area is illustrated in **Figure 1** attached. The new Choice Center on College Avenue project is proposed to include 10 townhome units in two buildings with 29 beds (site plan attached).

The Choice Center on College Avenue is located at 1751 South College Avenue, next to the Summit student housing development. The site is developing with 10 two-story town homes. Nine of the units will include three bedrooms, while one of the units will include two bedrooms, for a total of 29 beds. Each unit has an attached two car garage, except for the two-bedroom unit which has an attached one car garage. Circulation through the site will be provided by a north-south access roadway located between the two buildings, with five (5) town homes located on each side with garage door access fronting the interior roadway. Of relevance, this proposed development is near the Mason Corridor Transitway to the west of the site. This project is also located within the City of Fort Collins identified Transit Oriented Development (TOD) zone. Based on this, it is believed that alternate modes of travel will be used by the residents of these townhomes.

Primary access to the site will be provided by Prospect Road and College Avenue (US-287). Direct access to the project is proposed from the existing right-in/right-out access along College Avenue (US-287) located on the north side of the site, which is approximately 300 feet (measured edge to edge) north of Stuart Street. An existing southern right-in/right-out access serving this property, located approximately 180 feet (measured edge to edge) north of Stuart Street along College Avenue will be removed with development of the project. The removal of the southern access will require a Colorado Department of Transportation (CDOT) access permit. Shared cross access will be available through this project site and is available through the existing adjacent properties as well. Due to this, it is believed that project traffic will use the existing three-quarter movement intersection along College Avenue located approximately 225 feet (edge to edge) north of the existing northern project access. Project traffic may also use the existing internal drive aisles through the shopping center to the north to access Prospect Road.

College Avenue (US-287) is owned and maintained by CDOT. The State Highway Access Category Schedule categorizes the segment of College Avenue (US-287) through the study area as NR-B: Non Rural Arterial. College Avenue provides three lanes of travel each direction, northbound and southbound, and has a posted speed limit of 40 miles per hour. College Avenue has a raised median through the project study area. The existing intersections of College Avenue/Prospect Road and College Avenue/Stuart Street are signalized.

Existing entering and exiting turning movement counts were conducted at the two existing right-in/right-out site driveways located along College Avenue on Tuesday, July 18, 2017. The through volumes were not included in the access movement counts. The weekday counts were conducted in 15-minute intervals during the AM and PM peak hours of adjacent street traffic from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM. These access movement counts are shown in **Figure 2** with count sheets attached.

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. Based on the unique nature of this use with close proximity to the Colorado State University campus and being within the TOD zone, it was determined through discussions with City staff that the City of Fort Collins developed Student Housing trip generation rates were a more accurate representation of expected site generated trips for this project. These rates are 2.65 trips per bed per day, with a morning peak hour trip rate of 0.19 trips per bed and the afternoon peak hour rate being 0.42 trips per bed. Parking counts at the District as identified within "The Hub Parking Generation Letter", completed by Kimley-Horn and Associates, Inc in October 2016 were used in determining the proportion of entering and exiting traffic during the peak hours. Based on this, the Choice Center on College Avenue is expected to generate approximately 77 daily weekday trips. Of these, six (6) trips are expected to occur during the morning peak hour, while 12 trips are expected during the afternoon peak hour.

To provide comparative trip generation calculation, Kimley-Horn used the ITE Trip Generation, 9th Edition (current), average rate equations that apply to Apartment (ITE Code 220). The acknowledged source for trip generation rates is the *Trip Generation Report*[1] published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. Based on this, 10 units of the Choice Center on College Avenue if anticipated to be apartments would be expected to generate approximately 66 daily weekday trips with 5 trips occurring during the morning peak hour, and 6 trips occurring during the afternoon peak hour. Therefore, the equations for the student housing provide a more conservative analysis than the average rates for the ITE Apartment land use code.

Trip Generation – Choice Center on College Avenue Town Homes

USE AND SIZE	DAILY VEHICLE TRIPS	WEEKDAY VEHICLE TRIPS					
		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Choice Center on College Avenue Town Homes							
City of Fort Collins Rates	**77**	**1**	**5**	**6**	**6**	**6**	**12**
ITE Rates	66	1	4	5	4	2	6

As summarized in the table, Choice Center on College Avenue is anticipated to generate 77 daily weekday trips with 6 trips occurring during the morning peak hour, and 12 trips occurring during the afternoon peak hour.

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, existing and anticipated surrounding development areas and type, expected roadway improvements, and the proposed access system for the project. The directional distribution

1 Institute of Transportation Engineers, *Trip Generation: An Information Report*, Ninth Edition, Washington DC, 2012.

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of traffic is a means to quantify the percentage of site-generated traffic that approaches the site from a given direction and departs the site back to the original source. Traffic assignment was obtained by applying the distribution to the estimated traffic generation of the project shown in the above **Table**. Attached **Figure 3** illustrates the expected project trip distribution and traffic assignment. The project traffic assignment shows a very low traffic volume assigned to the access locations and the surrounding street network attributable to the Choice Center on College Avenue project.

The existing entering and exiting turning movement counts at the southern access along College Avenue were relocated and added to the northern access along College Avenue due to the southern access being removed with the completion of the proposed development. These combined existing access movement counts were added to the project traffic volumes, shown in **Figure 3**, at the northern access along College Avenue to estimate future entering and exiting traffic volumes upon completion of the project. These future entering and exiting turning movement traffic volumes at the northern access along College Avenue are shown in the attached **Figure 4**. The anticipated future entering and exiting traffic volumes shown in **Figure 4** do not represent a significant amount of traffic volume; therefore, the adjacent public streets and surrounding area intersections are expected to successfully accommodate this project traffic volume. However, this volume does represent a 20 percent increase in traffic over the existing volumes using this access, so it is believed that a CDOT Access Permit will be required for this driveway.

In summary, this proposed Choice Center on College Avenue project is anticipated to generate a very low traffic volume. When distributed and assigned to the surrounding public streets and intersections, a negligible increase in traffic volumes are anticipated; therefore, it is expected that the surrounding street network will successfully accommodate this project traffic volume. If you have any questions or require anything further, please feel free to call me at (303) 228-2304.

Sincerely,

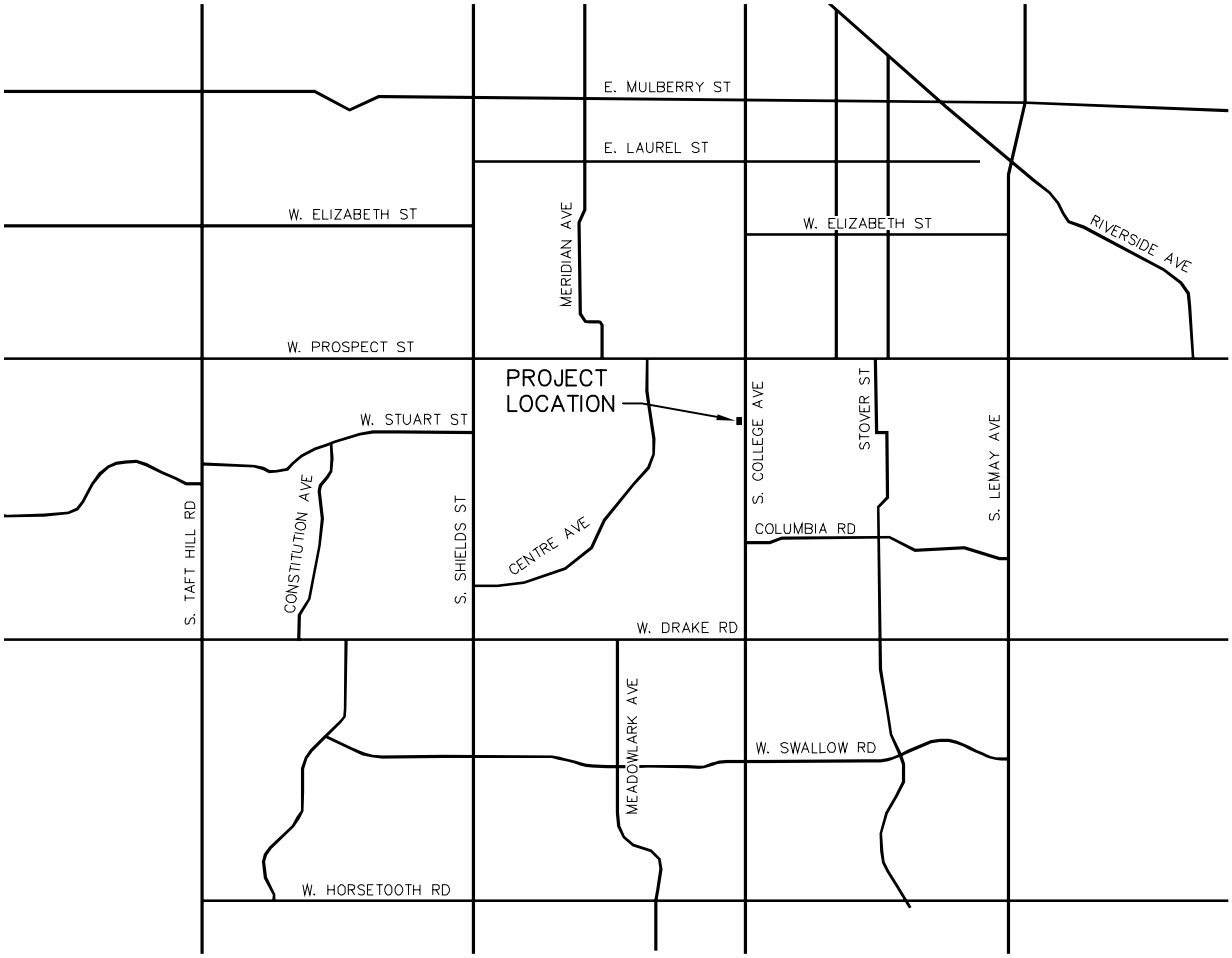
KIMLEY-HORN AND ASSOCIATES, INC.

Curtis D Rowe

Curtis D. Rowe, P.E., PTOE
Vice President



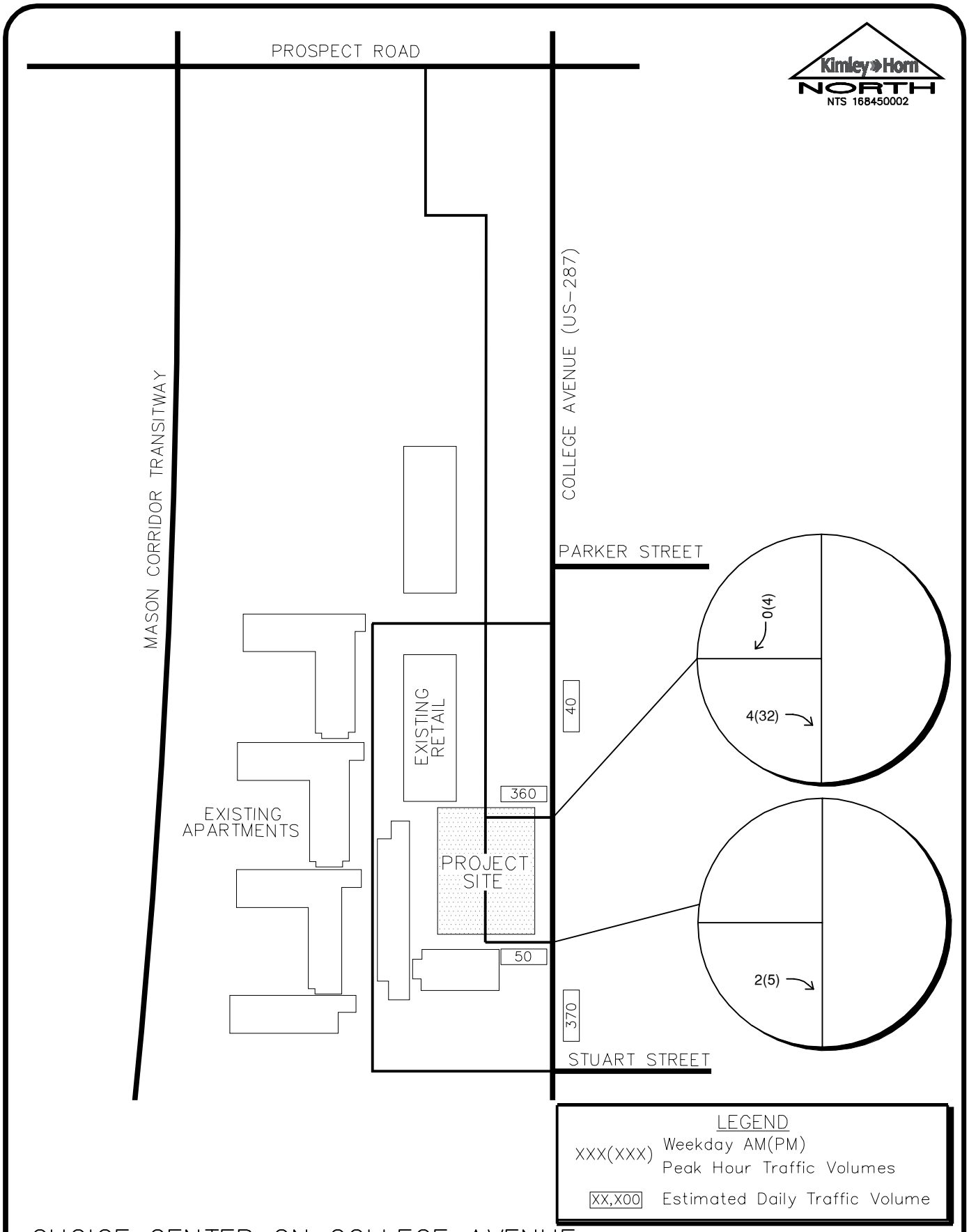
Kimley»Horn
NORTH
NTS 168450002



CHOICE CENTER ON COLLEGE AVENUE
FORT COLLINS, COLORADO
VICINITY MAP

FIGURE 1

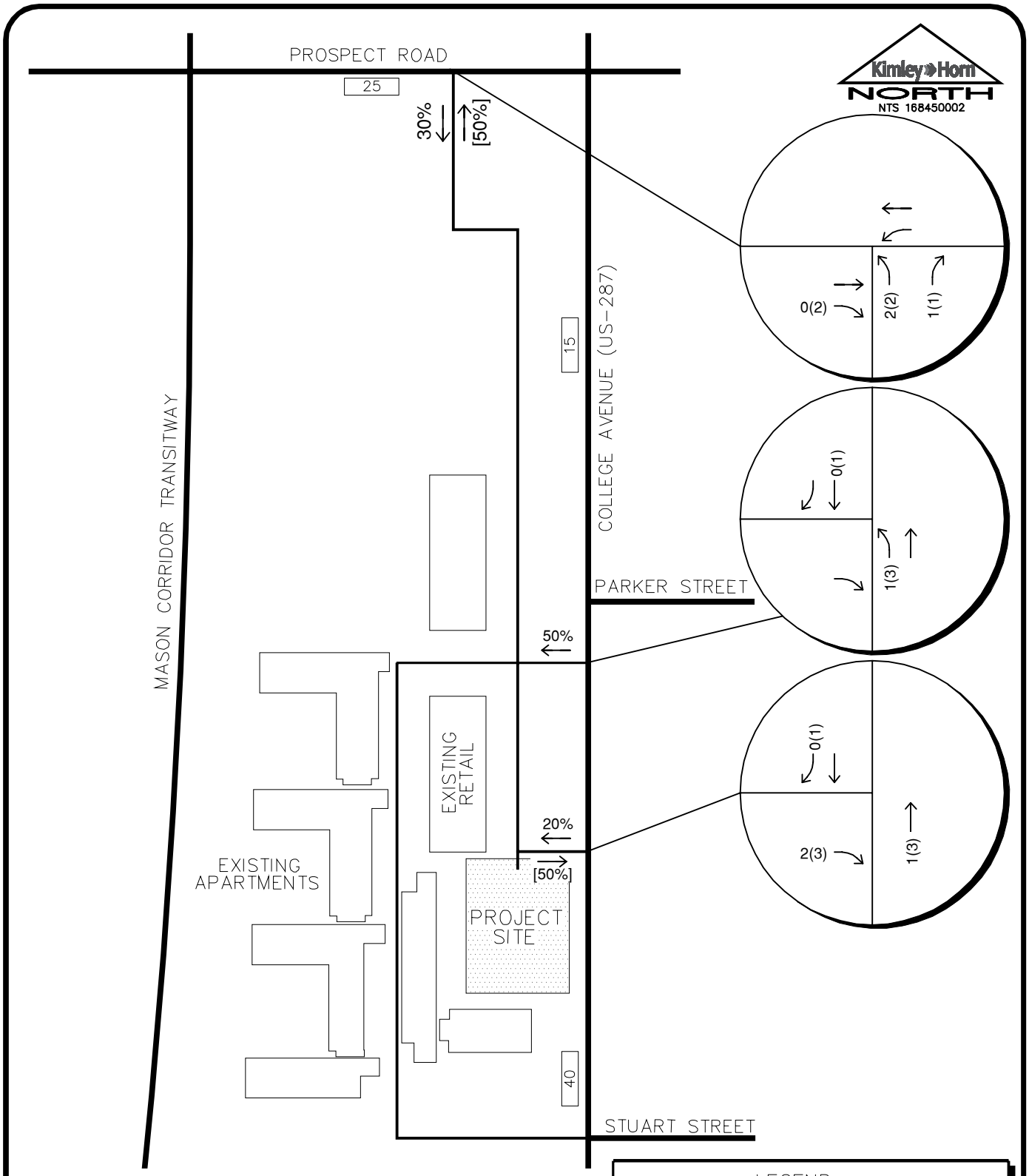
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CHOICE CENTER ON COLLEGE AVENUE
FORT COLLINS, COLORADO
EXISTING ACCESS IN/OUT TRAFFIC

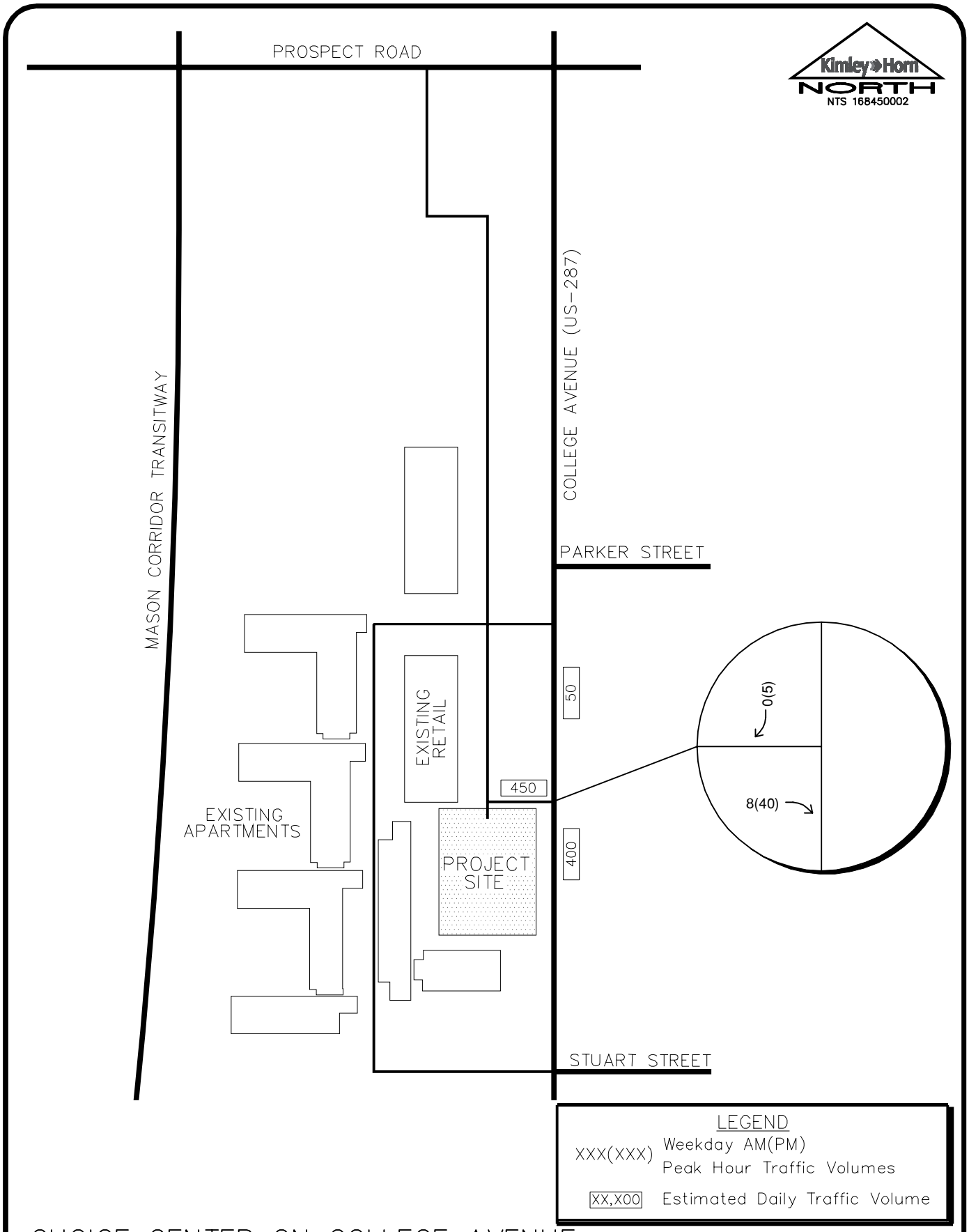
FIGURE 2

Kimley»Horn



CHOICE CENTER ON COLLEGE AVENUE
FORT COLLINS, COLORADO
TRIP DISTRIBUTION & ASSIGNMENT

FIGURE 3



CHOICE CENTER ON COLLEGE AVENUE
FORT COLLINS, COLORADO
FUTURE ACCESS IN/OUT TRAFFIC

FIGURE 4

Kimley»Horn

RDC
Ridgeview Data Collection

Morrison, CO 80465

Fort Collins, CO
Choice Center on College Ave
AM Peak
College Ave North Access

File Name : College Ave N Access AM
Site Code : IPO 252
Start Date : 7/18/2017
Page No : 1

Groups Printed- Automobiles

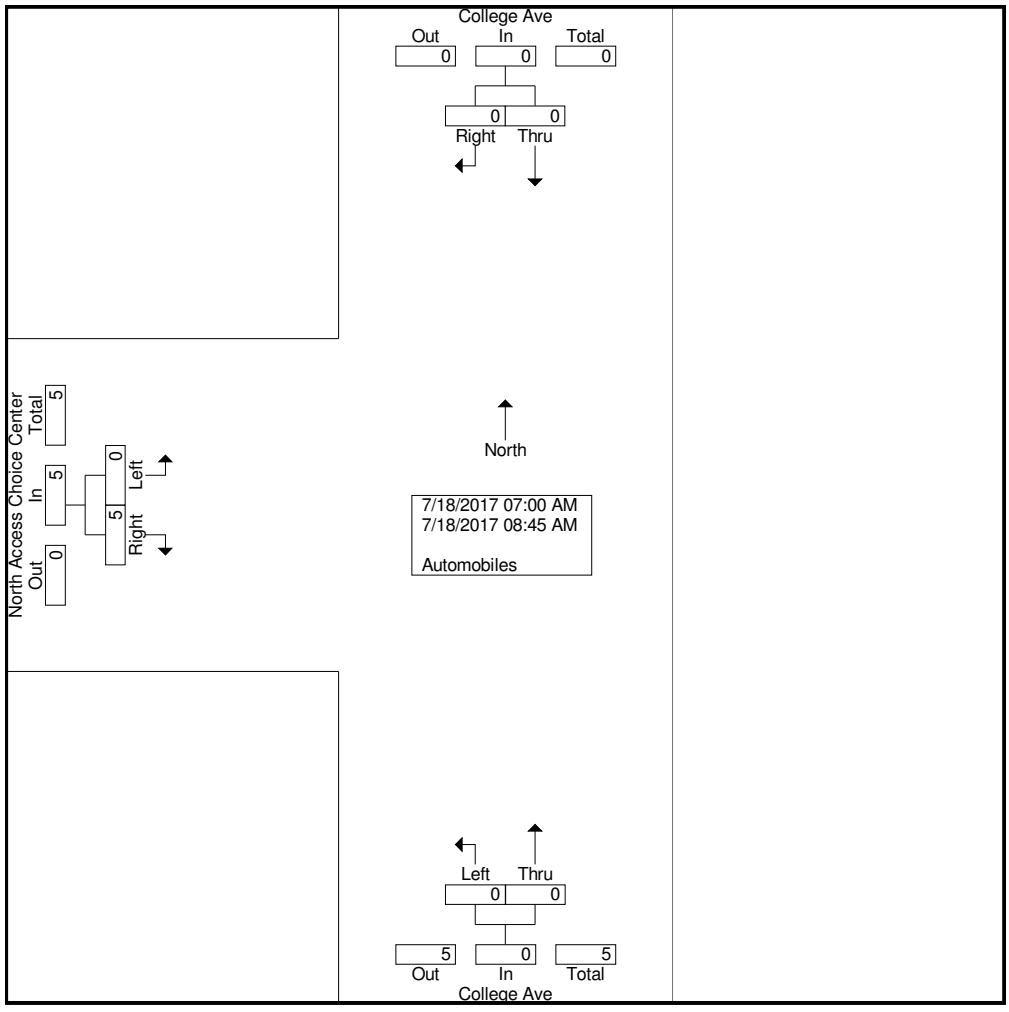
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07:15 AM	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0
Total	0	1	1	0	0	0	0	0	0	1
08:00 AM	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	1	1	0	0	0	0	0	0	1
08:30 AM	0	2	2	0	0	0	0	0	0	2
08:45 AM	0	1	1	0	0	0	0	0	0	1
Total	0	4	4	0	0	0	0	0	0	4
Grand Total	0	5	5	0	0	0	0	0	0	5
Apprch %	0	100		0	0		0	0		
Total %	0	100	100	0	0	0	0	0	0	

RDC
Ridgeview Data Collection

Morrison, CO 80465

Fort Collins, CO
Choice Center on College Ave
AM Peak
College Ave North Access

File Name : College Ave N Access AM
Site Code : IPO 252
Start Date : 7/18/2017
Page No : 2



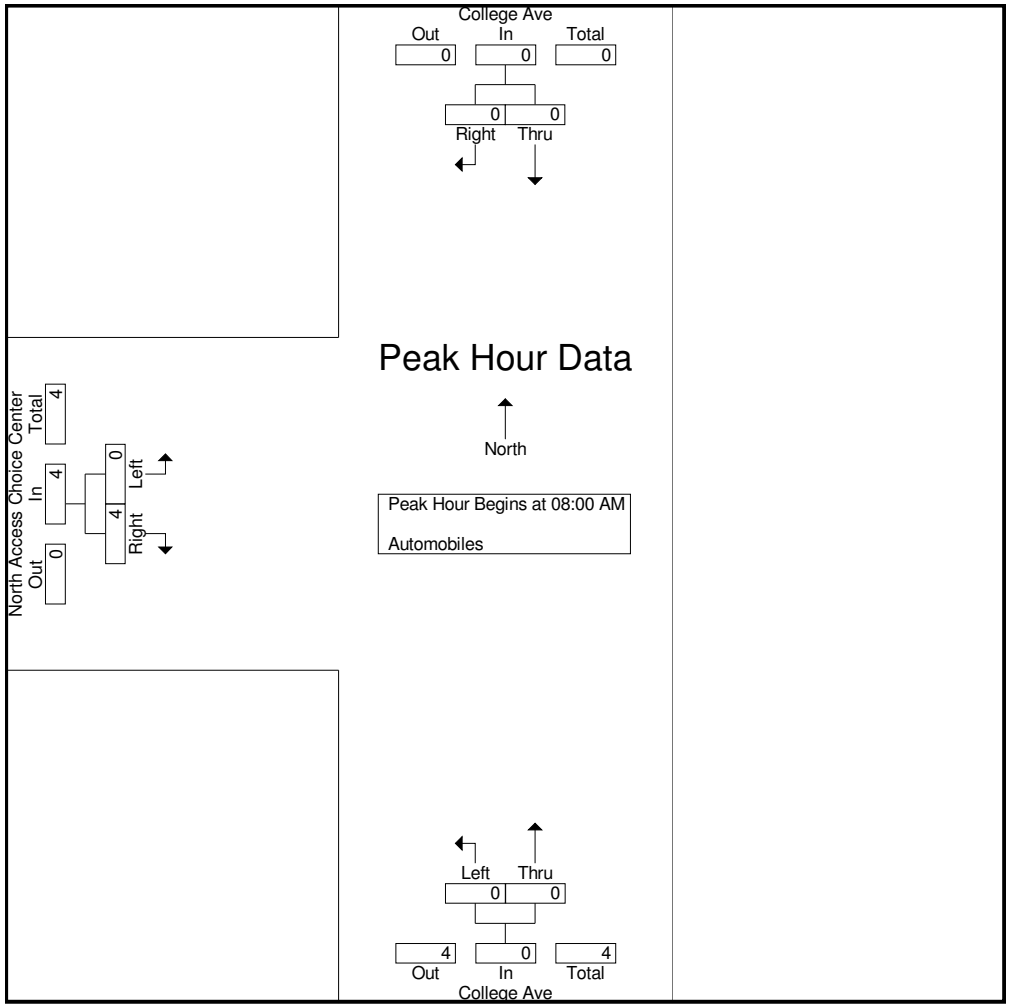
RDC
Ridgeview Data Collection

Morrison, CO 80465

Fort Collins, CO
Choice Center on College Ave
AM Peak
College Ave North Access

File Name : College Ave N Access AM
Site Code : IPO 252
Start Date : 7/18/2017
Page No : 3

	North Access Choice Center Eastbound			College Ave Northbound			College Ave Southbound			
Start Time	Left	Right	App. Total	Left	Thru	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	1	1	0	0	0	0	0	0	1
08:30 AM	0	2	2	0	0	0	0	0	0	2
08:45 AM	0	1	1	0	0	0	0	0	0	1
Total Volume	0	4	4	0	0	0	0	0	0	4
% App. Total	0	100		0	0		0	0		
PHF	.000	.500	.500	.000	.000	.000	.000	.000	.000	.500



RDC
Ridgeview Data Collection

Morrison, CO 80465

Fort Collins, CO
Choice Center on College Ave
PM Peak
College Ave North Access

File Name : College Ave N Access PM
Site Code : IPO 252
Start Date : 7/18/2017
Page No : 1

Groups Printed- Automobiles

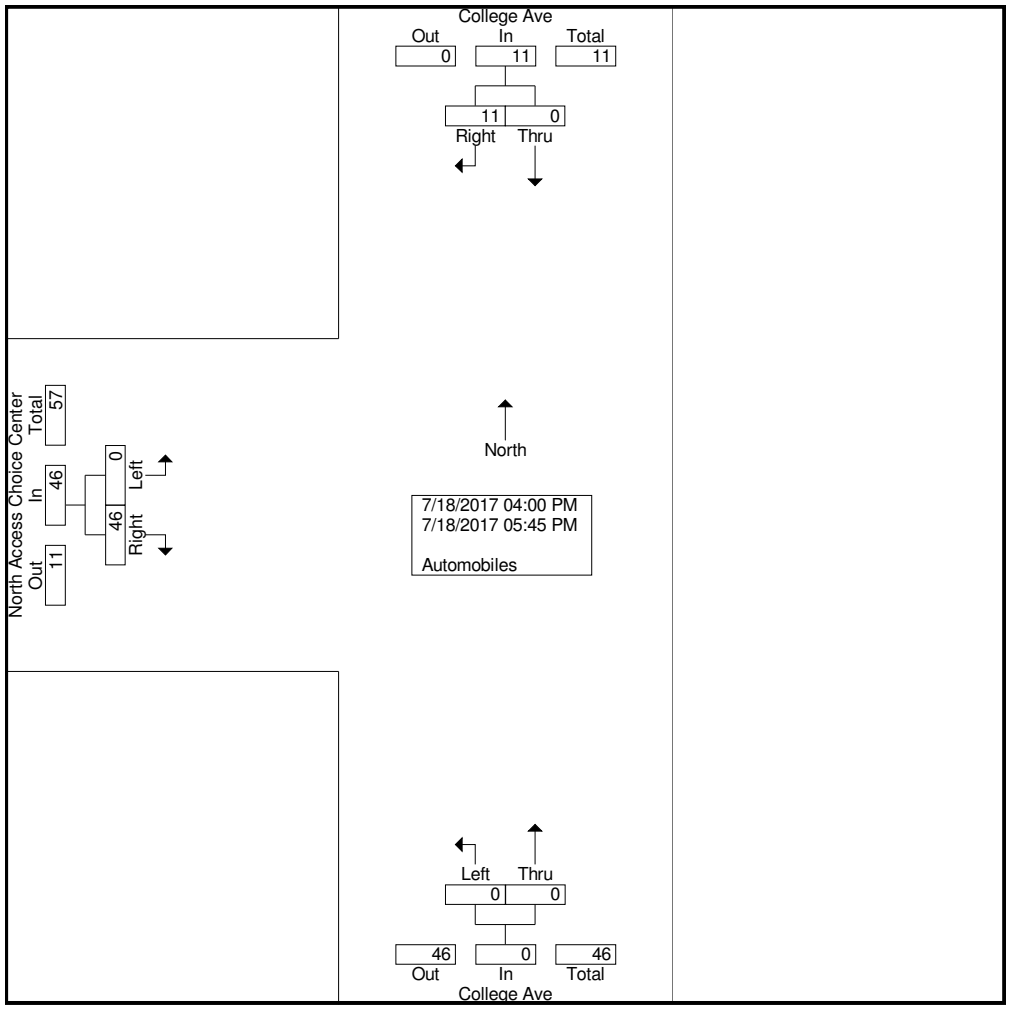
	North Access Choice Center Eastbound			College Ave Northbound			College Ave Southbound			
Start Time	Left	Right	App. Total	Left	Thru	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	0	3	3	0	0	0	0	1	1	4
04:15 PM	0	4	4	0	0	0	0	1	1	5
04:30 PM	0	8	8	0	0	0	0	3	3	11
04:45 PM	0	4	4	0	0	0	0	0	0	4
Total	0	19	19	0	0	0	0	5	5	24
05:00 PM	0	8	8	0	0	0	0	0	0	8
05:15 PM	0	12	12	0	0	0	0	1	1	13
05:30 PM	0	4	4	0	0	0	0	2	2	6
05:45 PM	0	3	3	0	0	0	0	3	3	6
Total	0	27	27	0	0	0	0	6	6	33
Grand Total	0	46	46	0	0	0	0	11	11	57
Apprch %	0	100		0	0		0	100		
Total %	0	80.7	80.7	0	0	0	0	19.3	19.3	

RDC
Ridgeview Data Collection

Morrison, CO 80465

Fort Collins, CO
Choice Center on College Ave
PM Peak
College Ave North Access

File Name : College Ave N Access PM
Site Code : IPO 252
Start Date : 7/18/2017
Page No : 2



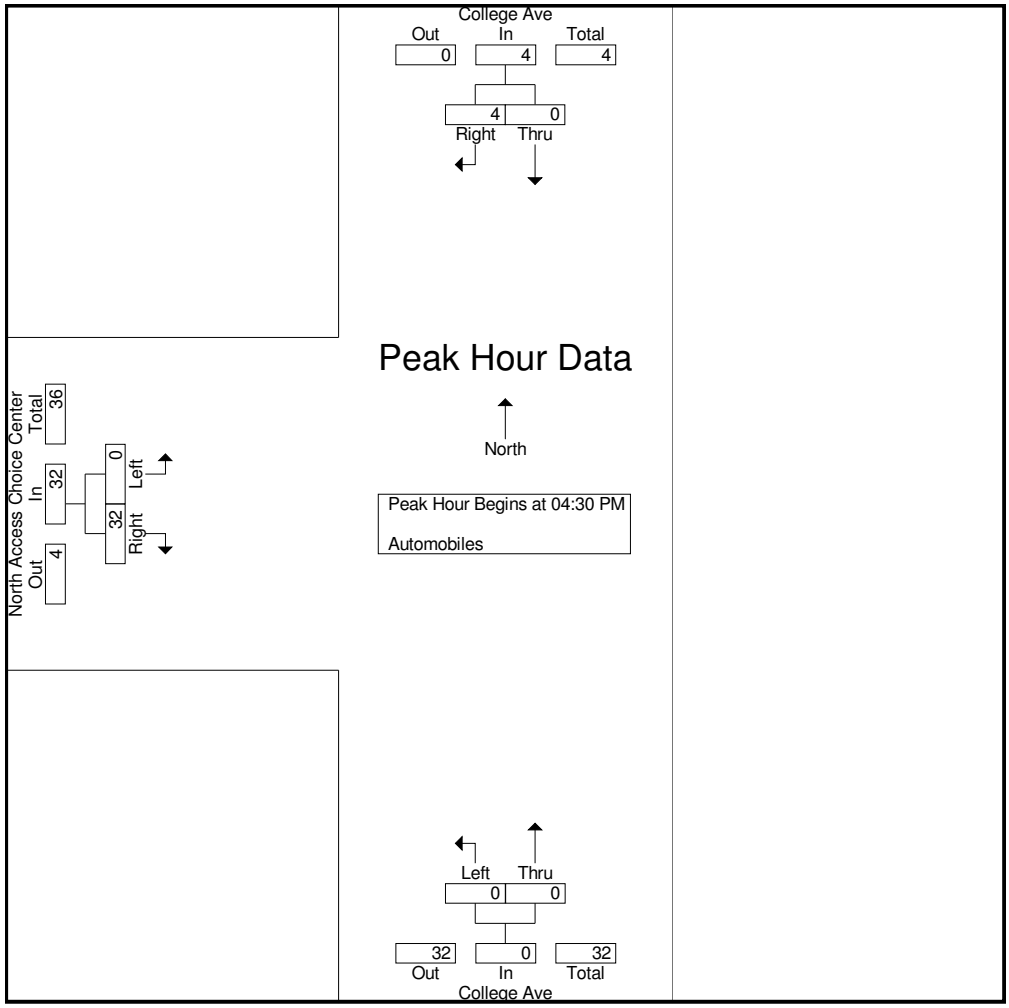
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Choice Center on College Ave
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File Name : College Ave N Access PM
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	North Access Choice Center Eastbound			College Ave Northbound			College Ave Southbound			
Start Time	Left	Right	App. Total	Left	Thru	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	0	8	8	0	0	0	0	3	3	11
04:45 PM	0	4	4	0	0	0	0	0	0	4
05:00 PM	0	8	8	0	0	0	0	0	0	8
05:15 PM	0	12	12	0	0	0	0	1	1	13
Total Volume	0	32	32	0	0	0	0	4	4	36
% App. Total	0	100		0	0		0	100		
PHF	.000	.667	.667	.000	.000	.000	.000	.333	.333	.692



RDC
Ridgeview Data Collection

Morrison, CO 80465

Fort Collins, CO
Choice Center on College Ave
AM Peak
College Ave South Access

File Name : College Ave S Access AM
Site Code : IPO 252
Start Date : 7/18/2017
Page No : 1

Groups Printed- Automobiles

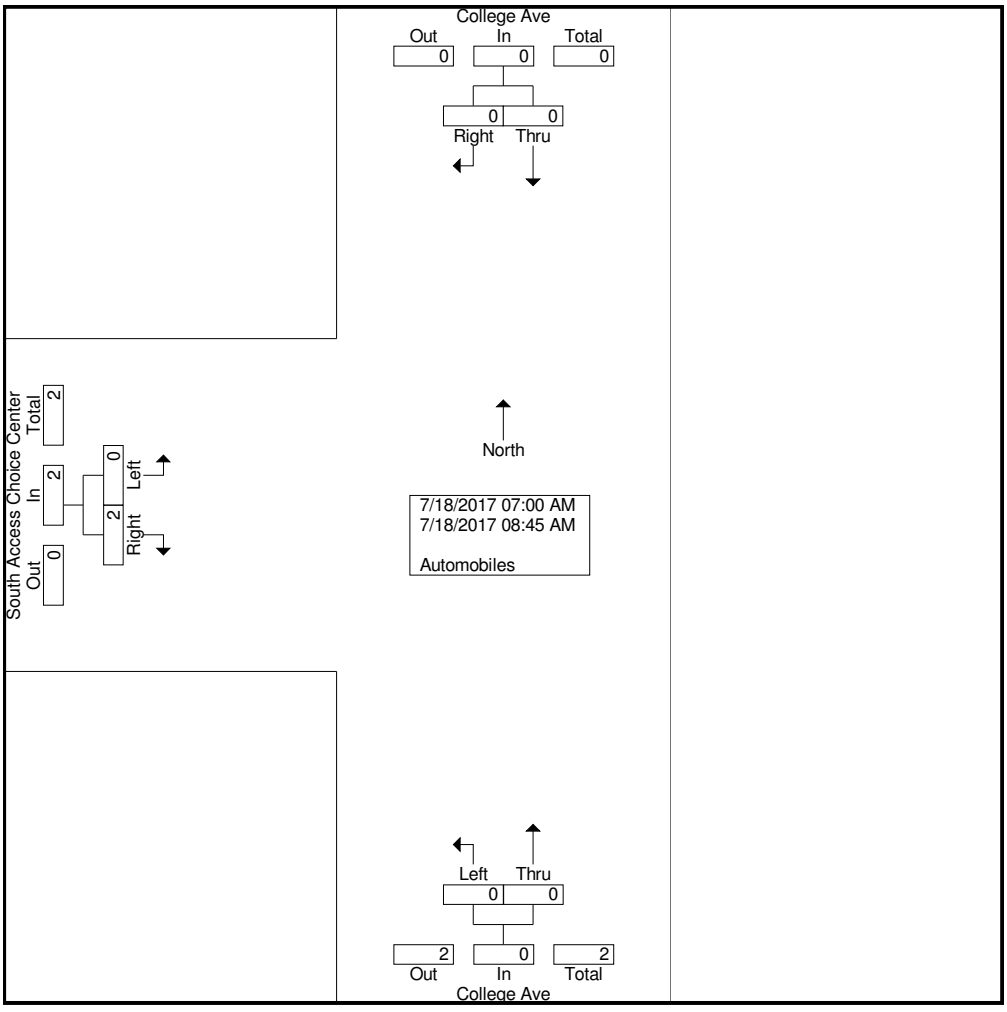
	South Access Choice Center Eastbound			College Ave Northbound			College Ave Southbound			
Start Time	Left	Right	App. Total	Left	Thru	App. Total	Thru	Right	App. Total	Int. Total
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07:15 AM	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0
08:00 AM	0	1	1	0	0	0	0	0	0	1
08:15 AM	0	1	1	0	0	0	0	0	0	1
08:30 AM	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	0	0	0	0	0	0	0	0
Total	0	2	2	0	0	0	0	0	0	2
Grand Total	0	2	2	0	0	0	0	0	0	2
Apprch %	0	100		0	0		0	0		
Total %	0	100	100	0	0	0	0	0	0	

RDC
Ridgeview Data Collection

Morrison, CO 80465

Fort Collins, CO
Choice Center on College Ave
AM Peak
College Ave South Access

File Name : College Ave S Access AM
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Start Date : 7/18/2017
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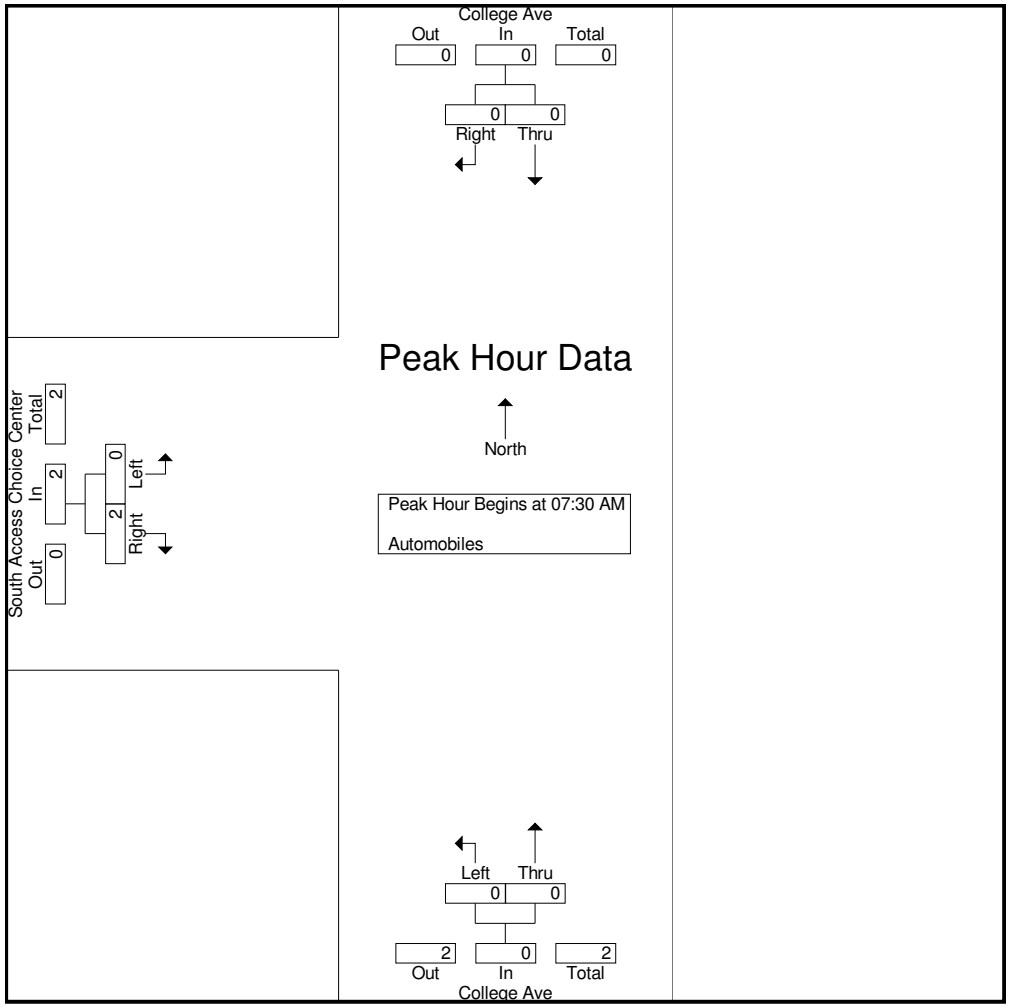
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Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0
08:00 AM	0	1	1	0	0	0	0	0	0	1
08:15 AM	0	1	1	0	0	0	0	0	0	1
Total Volume	0	2	2	0	0	0	0	0	0	2
% App. Total	0	100		0	0		0	0		
PHF	.000	.500	.500	.000	.000	.000	.000	.000	.000	.500



RDC
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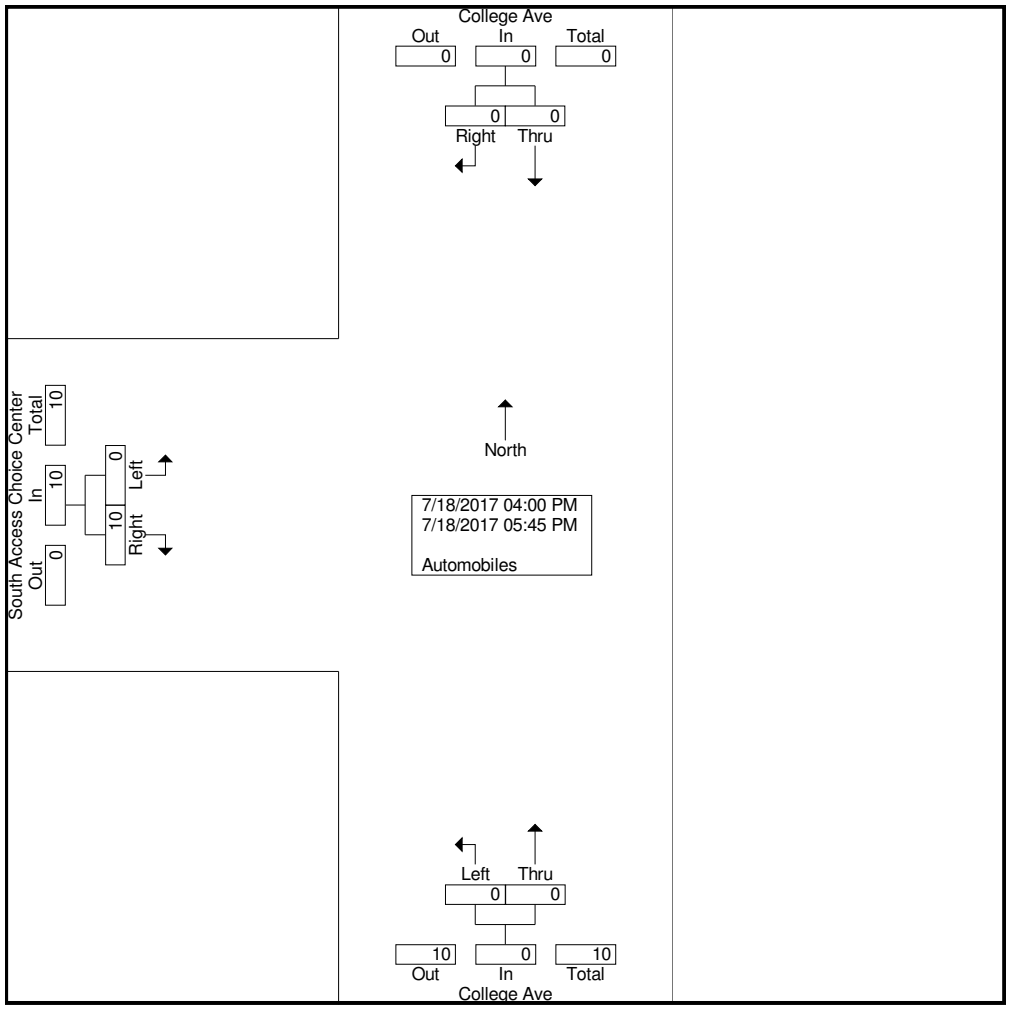
	South Access Choice Center Eastbound			College Ave Northbound			College Ave Southbound			
Start Time	Left	Right	App. Total	Left	Thru	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	0	2	2	0	0	0	0	0	0	2
04:15 PM	0	2	2	0	0	0	0	0	0	2
04:30 PM	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	1	1	0	0	0	0	0	0	1
Total	0	5	5	0	0	0	0	0	0	5
05:00 PM	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	2	2	0	0	0	0	0	0	2
05:30 PM	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	3	3	0	0	0	0	0	0	3
Total	0	5	5	0	0	0	0	0	0	5
Grand Total	0	10	10	0	0	0	0	0	0	10
Apprch %	0	100		0	0		0	0		
Total %	0	100	100	0	0	0	0	0	0	

RDC
Ridgeview Data Collection

Morrison, CO 80465

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Choice Center on College Ave
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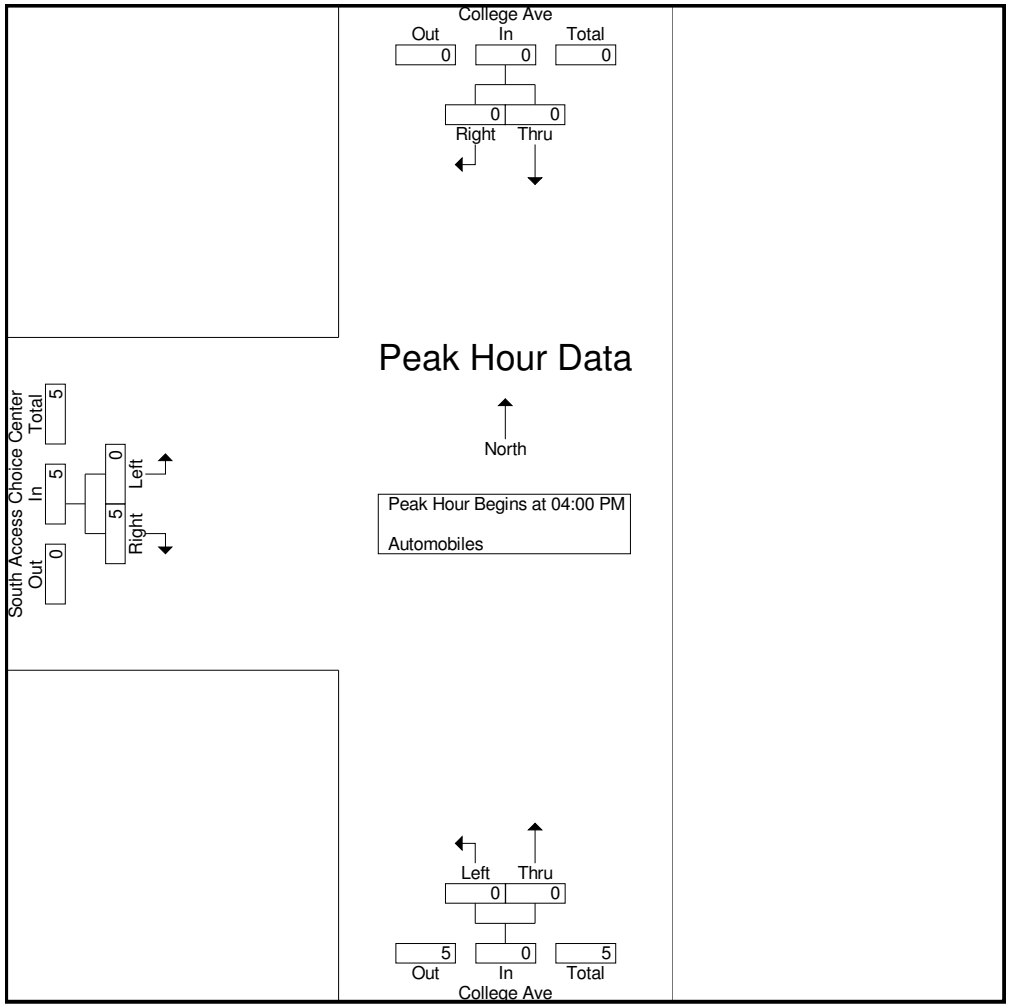
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Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:00 PM										
04:00 PM	0	2	2	0	0	0	0	0	0	2
04:15 PM	0	2	2	0	0	0	0	0	0	2
04:30 PM	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	1	1	0	0	0	0	0	0	1
Total Volume	0	5	5	0	0	0	0	0	0	5
% App. Total	0	100		0	0		0	0		
PHF	.000	.625	.625	.000	.000	.000	.000	.000	.000	.625



Student Housing		
ADT	2.65	/bed
AM peak hr	0.19	
PM peak hr	0.42	

Directional Distribution: AM 24% in and 76% out, PM 52% in and 48% out

Scenario	Vehicles Trips						
	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
		In	Out	Total	In	Out	Total
Student Housing (29 Beds)	77	1	5	6	6	6	12

Kimley»Horn

Project	Hub Town Homes				
Subject	Trip Generation for Apartment				
Designed by	Matt Farmen	*Date*	November 16, 2016	*Job No.*	168450002
Checked by	Curtis Rowe			*Sheet No.*	1 *of* 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 9th Edition, Average Rate

Land Use Code - Apartment, (220)

Independant Variable - Dwelling Units (X)

X = 10
T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (page 334)

Average Weekday
T = 0.51 (X)
T = 0.51 * 10.0

Directional Distribution: 20% ent. 80% exit.
T = 5 Average Vehicle Trip Ends
1 entering 4 exiting

1 + 4 = 5

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (page 335)

Average Weekday
T = 0.62 (X)
T = 0.62 * 10.0

Directional Distribution: 65% ent. 35% exit.
T = 6 Average Vehicle Trip Ends
4 entering 2 exiting

4 + 2 = 6

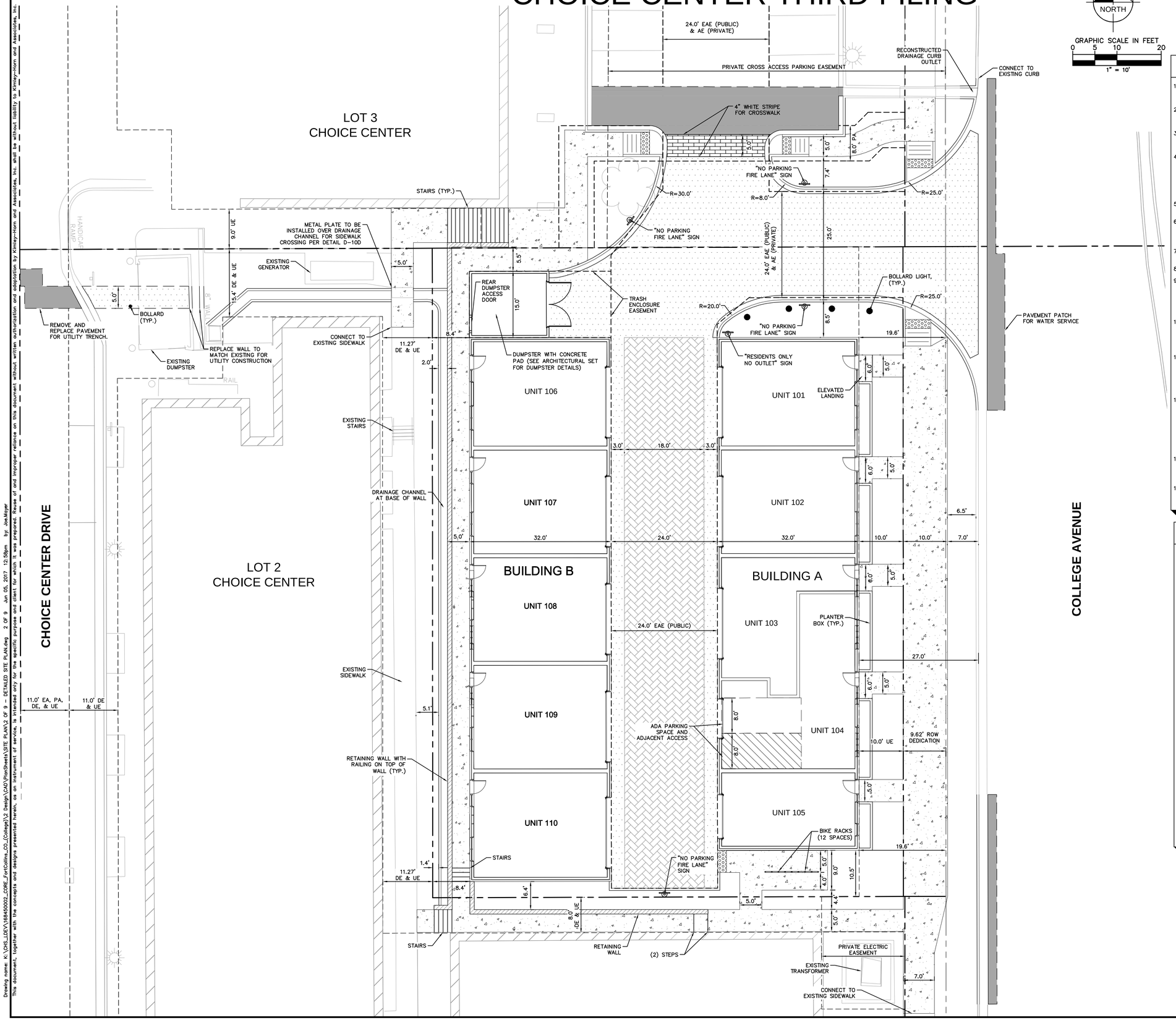
Weekday (page 333)

Average Weekday
T = 6.65 (X)
T = 6.65 * 10.0

Directional Distribution: 50% entering, 50% exiting
T = 66 Average Vehicle Trip Ends
33 entering 33 exiting

33 + 33 = 66

CHOICE CENTER THIRD FILING



GRAPHIC SCALE IN FEET
0 5 10 20
1" = 10'

811 Know what's **below.** **Call** before you dig.

SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
8. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
9. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTIONS OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
10. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY MANAGER. THE PROPERTY MANAGER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
11. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
12. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
13. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
14. LIMITS OF STREET CUTS ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.

LEGEND

- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STAMPED CONCRETE (NAVAJO RED)
- PERVIOUS PAVERS — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- NEW EDGE OF PAVEMENT LINE
- EAE — EMERGENCY ACCESS EASEMENT
- AE — ACCESS EASEMENT
- UE — UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- PA — PUBLIC ACCESS EASEMENT
- SE — SIDEWALK EASEMENT
- "NO PARKING FIRE LANE" SIGN PER CITY OF FORT COLLINS DRAWING 1418

No.	REVISIONS	DATE	BY
1	PDP COMMENTS	02/07/17	LEN
2	PDP COMMENTS/SITE PLAN REVISION	05/02/17	LEN
3	PDP COMMENTS	05/26/17	LEN

Kimley»Horn

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PLANO, TX 75093
PHONE: 972-335-3580
FAX: 972-387-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JPM
DRAWN BY: JPM
CHECKED BY: LEN

CORE

DETAILED SITE PLAN

CHOICE CENTER THIRD FILING
FORT COLLINS, CO 80525

ORIGINAL ISSUE: 12/07/2016
KHA PROJECT NO. 168524002
SHEET NUMBER
2 OF 9

Drawing name: K:\CHS_LDEV\168450002_CORE_FortCollins_CO_(College)\2 Design\CAD\PlanSheets\SITE PLAN\2 OF 9 - DETAILED SITE PLAN.dwg 2 OF 9 Jun 05, 2017 12:58pm by: JoeMoyer
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CHOICE CENTER & CHOICE CENTER SECOND FILING - MINOR AMENDMENT

SITUATED IN THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'

CHOICE CENTER SECOND FILING - LOT 1

BUILDING INFORMATION		
	BUILDING TYPE	4 STORY RESIDENTIAL
PARKING INFORMATION		
	PARKING REQUIRED (RESIDENTIAL)	358 SPACES
	PARKING REQUIRED (GUEST SPACES)	10 SPACES (FOR LOT 1 OF CHOICE CENTER THIRD FILING)
	TOTAL PARKING REQUIRED	368 SPACES
	PARKING PROVIDED	403 SPACES
	ADA SPACES REQUIRED	9 ADA SPACES
	ADA SPACES PROVIDED	18 ADA SPACES

CHOICE CENTER - LOT 3

BUILDING INFORMATION		
	BUILDING TYPE	2 STORY RETAIL
PARKING INFORMATION		
	THE PARKING COUNT FOR LOT 3 OF THE CHOICE CENTER WILL BE CONSERVED WITH THE PROPOSED IMPROVEMENTS	
	PARKING PROVIDED	58 SPACES
	ADA SPACES PROVIDED	3 ADA SPACES

CHOICE CENTER - LOT 4

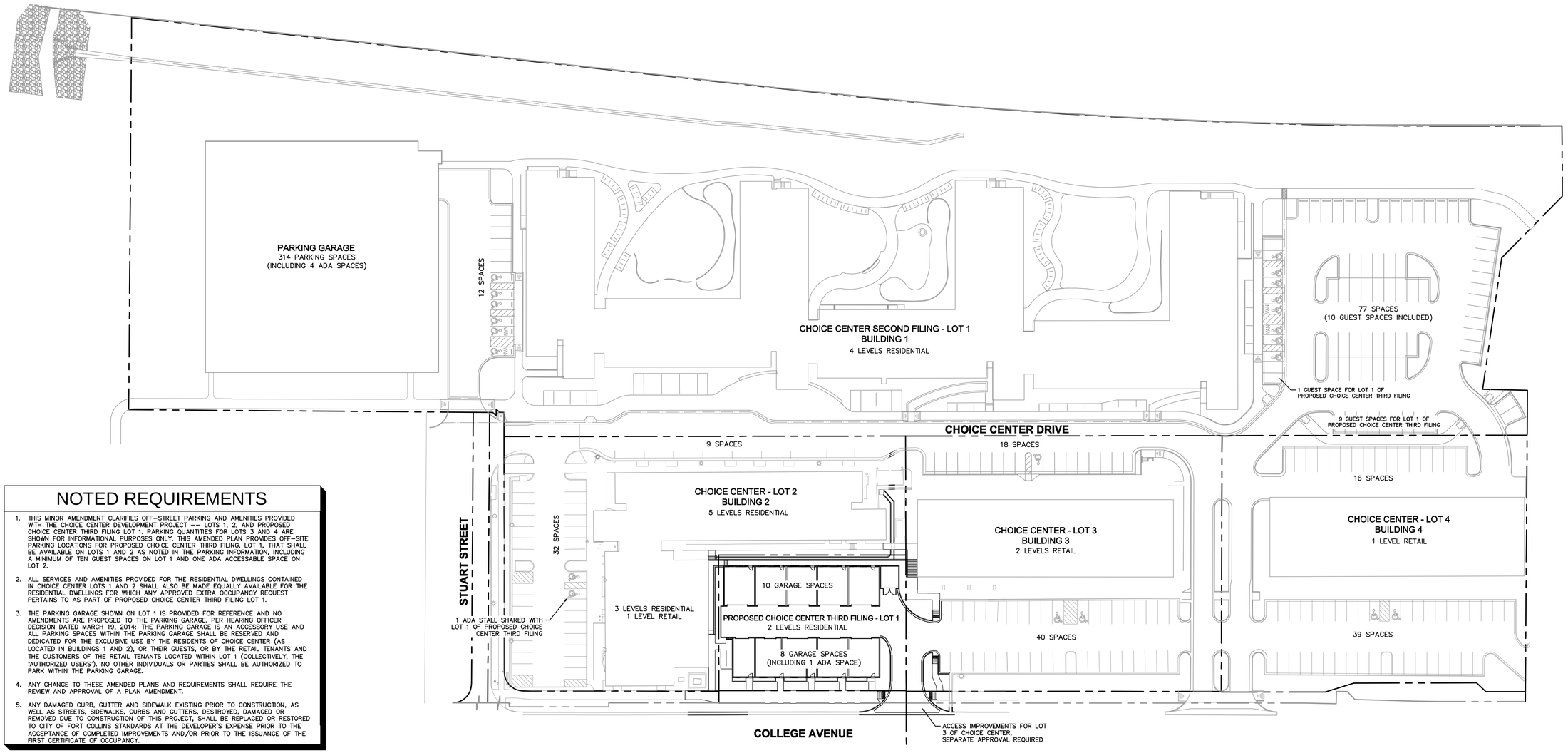
BUILDING INFORMATION		
	BUILDING TYPE	1 STORY RETAIL
PARKING INFORMATION		
	THE PARKING COUNT FOR LOT 4 OF THE CHOICE CENTER WILL BE CONSERVED WITH THE PROPOSED IMPROVEMENTS (NO CHANGES PROPOSED WITH THIS MINOR AMENDMENT)	
	PARKING PROVIDED	55 SPACES
	ADA SPACES PROVIDED	2 ADA SPACES

CHOICE CENTER - LOT 2

BUILDING INFORMATION		
	BUILDING TYPE	5 STORY MIXED USE
	RESTAURANT TENANTS	SNACK ATTACK = 2,217 SF
	RETAIL TENANTS	GENERAL RETAIL = 7,105 SF
PARKING INFORMATION		
	PARKING REQUIRED (RESTAURANT)	5/1000 SF X 2217 SF = 11 SPACES
	PARKING REQUIRED (RETAIL)	2/1000 SF X 7,105 SF = 14 SPACES
	TOTAL PARKING REQUIRED	25 SPACES
	PARKING PROVIDED	41 SPACES
	ADA SPACES REQUIRED	2 SPACES
	ADA SPACES PROVIDED	2 SPACES (1 SHARED WITH LOT 1 OF CHOICE CENTER THIRD FILING)

PROPOSED CHOICE CENTER THIRD FILING - LOT 1

BUILDING INFORMATION		
	BUILDING TYPE	10 UNIT MULTI-FAMILY
PARKING INFORMATION		
	PARKING REQUIRED (TOD)	(0.75/1 BED UNIT) X 1 UNIT = 0.75 SPACES (1.00/2 BED UNIT) X 1 UNIT = 1.00 SPACES (1.25/3 BED UNIT) X 7 UNIT = 8.75 SPACES (1.50/5 BED UNIT) X 1 UNIT = 1.50 SPACES RESIDENTIAL PARKING REQUIRED = 12 SPACES
	PARKING REQUIRED (GUEST SPACES)	10 SPACES
	TOTAL PARKING REQUIRED	22 SPACES
	PARKING PROVIDED	18 SPACES (GARAGE UNITS) 10 GUEST SPACES (LOT 1 OF CHOICE CENTER)
	ADA SPACES REQUIRED	1 ADA GARAGE SPACE 1 ADA GUEST SPACE
	ADA SPACES PROVIDED	1 ADA GARAGE SPACE (UNIT 104) 1 ADA GUEST SPACE (LOT 2 OF CHOICE CENTER THIRD FILING)



NOTED REQUIREMENTS

1. THIS MINOR AMENDMENT CLARIFIES OFF-STREET PARKING AND AMENITIES PROVIDED WITH THE CHOICE CENTER DEVELOPMENT PROJECT -- LOTS 1, 2, AND PROPOSED CHOICE CENTER THIRD FILING LOT 1. PARKING QUANTITIES FOR LOTS 3 AND 4 ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS AMENDED PLAN PROVIDES OFF-SITE PARKING LOCATIONS FOR PROPOSED CHOICE CENTER THIRD FILING, LOT 1, THAT SHALL BE AVAILABLE ON LOTS 1 AND 2 AS NOTED IN THE PARKING INFORMATION, INCLUDING A MINIMUM OF TEN GUEST SPACES ON LOT 1 AND ONE ADA ACCESSABLE SPACE ON LOT 2.
2. ALL SERVICES AND AMENITIES PROVIDED FOR THE RESIDENTIAL DWELLINGS CONTAINED IN CHOICE CENTER LOTS 1 AND 2 SHALL ALSO BE MADE EQUALLY AVAILABLE FOR THE RESIDENTIAL DWELLINGS FOR WHICH ANY APPROVED EXTRA OCCUPANCY REQUEST PERTAINS TO AS PART OF PROPOSED CHOICE CENTER THIRD FILING LOT 1.
3. THE PARKING GARAGE SHOWN ON LOT 1 IS PROVIDED FOR REFERENCE AND NO AMENDMENTS ARE PROPOSED TO THE PARKING GARAGE. PER HEARING OFFICER DECISION DATED MARCH 19, 2014: THE PARKING GARAGE IS AN ACCESSORY USE AND ALL PARKING SPACES WITHIN THE PARKING GARAGE SHALL BE RESERVED AND DEDICATED FOR THE EXCLUSIVE USE BY THE RESIDENTS OF CHOICE CENTER (AS LOCATED IN BUILDINGS 1 AND 2), OR THEIR GUESTS, OR BY THE RETAIL TENANTS AND THE CUSTOMERS OF THE RETAIL TENANTS LOCATED WITHIN LOT 1 (COLLECTIVELY, THE 'AUTHORIZED USERS'). NO OTHER INDIVIDUALS OR PARTIES SHALL BE AUTHORIZED TO PARK WITHIN THE PARKING GARAGE.
4. ANY CHANGE TO THESE AMENDED PLANS AND REQUIREMENTS SHALL REQUIRE THE REVIEW AND APPROVAL OF A PLAN AMENDMENT.
5. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

OVERALL SITE PLAN NOT DRAWN PER SURVEY.
SITE PLAN SHOWN FOR REFERENCE ONLY.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JPM
DRAWN BY: JPM
CHECKED BY: LEN

CORE

OVERALL SITE AND PARKING PLAN

CHOICE CENTER
CITY OF FORT COLLINS, CO

ORIGINAL ISSUE: 07/26/2017
KHA PROJECT NO. 168524002
SHEET NUMBER
2A

Drawing name: K:\CHS_LDEV\168450002_CORE_FortCollins_CO_(College)\2 Design\CAD\PlanSheets\RETAIL AMENDMENT\SITE PLAN\2A - CHOICE CENTER PARKING PLAN.dwg Layout1 Aug 11, 2017 1:51pm by: Joe.Moyer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

C-171 2625

Choice Center - Site Plan

CAPSTONE DEVELOPMENT CORPORATION

FORT COLLINS, CO

City Of Fort Collins, County Of Larimer, State Of Colorado

LOT 1B, REPLAT OF A PART OF LOT 1 OF THE SPRING COURT SUBDIVISION, A PORTION OF LOT 2 OF THE SPRING COURT SUBDIVISION, AND LOT 3 OF THE FOX SHOPPING CENTER SUBDIVISION

PROJECT ADDRESS:
1653 S. College Avenue through 1807 S. College Avenue, Fort Collins, CO 80525

OCTOBER 04, 2011

Property Description

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, FOX SHOPPING CENTER SUBDIVISION, THENCE NORTH 89°38'48" WEST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 5.52 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED IN RULE AND ORDER RECORDED AS RECEPTION NO. 96079001, SAID POINT BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIX COURSES ALONG THE WESTERLY AND SOUTHERLY PERIMETER OF SAID PARCEL:
1. THENCE SOUTH 00°01'23" EAST, A DISTANCE OF 69.06 FEET TO THE BEGINNING OF TANGENT CURVE TO THE RIGHT;
2. THENCE 17.21 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 602.50 FEET, A CENTRAL ANGLE OF 01°38'12", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 00°47'43" WEST, 17.21 FEET;
3. THENCE SOUTH 01°36'49" WEST, A DISTANCE OF 47.51 FEET;
4. THENCE SOUTH 46°31'40" WEST, A DISTANCE OF 8.57 FEET;
5. THENCE SOUTH 00°00'10" WEST, A DISTANCE OF 8.43 FEET;
6. THENCE SOUTH 88°34'02" EAST, A DISTANCE OF 9.60 FEET TO THE WEST RIGHT OF WAY OF COLLEGE AVENUE;

THENCE SOUTH 01°25'44" WEST ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 24.88 FEET; THENCE SOUTH 00°02'16" EAST ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 312.34 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED AS RECEPTION NO. 90005700 AND RE-RECORDED AS RECEPTION NO. 90027872;

THENCE THE FOLLOWING THREE COURSES ALONG THE PERIMETER OF SAID PARCEL;
1. THENCE SOUTH 89°49'03" WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 105.07 FEET;
2. THENCE SOUTH 00°02'18" WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 146.86 FEET;
3. THENCE NORTH 89°50'51" EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 105.26 FEET TO THE WEST RIGHT OF WAY OF COLLEGE AVENUE;

THENCE THE FOLLOWING FIVE COURSES ALONG THE WEST RIGHT OF WAY OF COLLEGE AVENUE:
1. THENCE SOUTH 00°02'16" EAST, A DISTANCE OF 86.39 FEET;
2. THENCE NORTH 89°57'44" EAST, A DISTANCE OF 3.00 FEET;
3. THENCE SOUTH 00°02'16" EAST, A DISTANCE OF 78.00 FEET;
4. THENCE SOUTH 89°57'44" WEST, A DISTANCE OF 3.00 FEET;
5. THENCE SOUTH 00°02'16" EAST, A DISTANCE OF 36.39 FEET;

THENCE NORTH 89°39'12" WEST, A DISTANCE OF 227.96 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE LEAVING SAID SOUTH LINE OF LOT 3, SOUTH 00°23'51" WEST ALONG THE EAST LINE OF LOT 1-B, REPLAT OF A PORTION OF SPRING COURT SUBDIVISION EXTENDED NORTHERLY, ALONG THE EAST LINE OF SAID LOT 1-B AND ALONG SAID EAST LINE OF SAID LOT 1-B EXTENDED SOUTHERLY, (PASSING THE NORTHEAST CORNER OF SAID LOT 1-B AT 1.41 FEET) A TOTAL DISTANCE OF 263.59 FEET TO THE SOUTH LINE OF LOT 2, SPRING COURT SUBDIVISION;

THENCE NORTH 89°36'51" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 307.51 FEET TO THE EASTERLY RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILROAD;

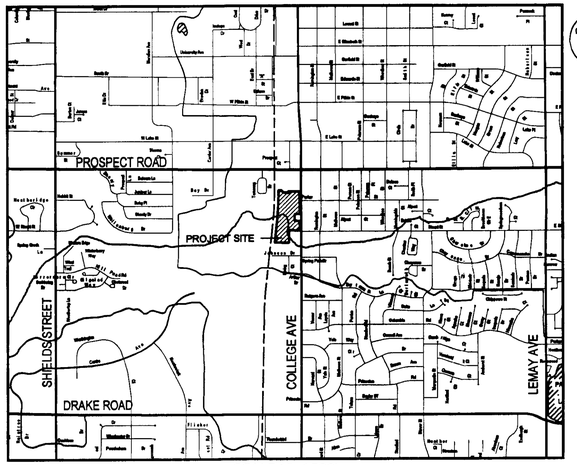
THENCE THE FOLLOWING THREE COURSES ALONG SAID EASTERLY RIGHT OF WAY;
1. THENCE NORTH 06°12'38" EAST, ALONG A DISTANCE OF 532.67 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
2. THENCE 503.62 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4573.35 FEET, A CENTRAL ANGLE OF 06°18'34", AND BEING SUB-TENDED BY A CHORD WHICH BEARS NORTH 03°03'21" EAST, 503.37 FEET;
3. THENCE NORTH 00°05'56" WEST, A DISTANCE OF 89.61 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DEEDS RECORDED AS RECEPTION NO. 20050079268 AND REC. NO. 87024425;

THENCE THE FOLLOWING FOUR COURSES ALONG THE SOUTHERLY LINE OF SAID PARCEL;
1. THENCE NORTH 89°40'38" EAST, A DISTANCE OF 55.15 FEET;
2. THENCE SOUTH 45°27'16" EAST, A DISTANCE OF 67.77 FEET;
3. THENCE SOUTH 81°48'40" EAST, A DISTANCE OF 104.13 FEET;
4. THENCE NORTH 01°11'13" EAST, A DISTANCE OF 35.13 FEET TO THE SOUTHWEST CORNER OF LOT 2, FOX SHOPPING CENTER SUBDIVISION;

THENCE SOUTH 89°38'48" EAST, ALONG THE NORTH LINE OF LOT 3, FOX SHOPPING CENTER SUBDIVISION, A DISTANCE OF 244.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 453,154 SQUARE FEET OR 10.403 ACRES, MORE OR LESS.

Vicinity Map



SCALE 1"=1500'

Project Benchmark

PRIMARY BENCHMARK:C-322, MARKED "C-322 RESET 1959" LOCATED IN THE NORTHWEST WINGWALL OF THE BRIDGE FOR COLLEGE AVENUE OVER SPRING CREEK; ELEVATION:4988.22 FEET, CITY OF FORT COLLINS DATUM (NAGVD 1929 - UNADJUSTED).

SECONDARY BENCHMARK: 28-92, WATER VALVE PIT LOCATED AT THE SOUTHWEST CORNER OF WEST PROSPECT ROAD AND CENTRE AVENUE; ELEVATION: 5007.48 FEET, CITY OF FORT COLLINS DATUM (NGVD 1929 - UNADJUSTED)

Project Contacts

Landscape Architect
Jim Sell Design, Inc.
153 W. Mountain Ave.
Ft. Collins, CO 80524
PH: (970) 484-1921
FAX: (970) 484-2443

Civil Engineer
JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
PH: (970) 225-9099
FAX: (303) 444-1957

Surveyor
Nolte Associates, Inc.
8000 S. Chester Street, Suite 200
Centennial, CO 80112
PH: (303) 220-6400
FAX: (303) 220-9001

Traffic Engineer
ELB Engineering, LLC
5401 Taylor Lane
Fort Collins, CO 80528
PH: (970) 988-7551
FAX: (970) 225-8942

Applicant and Future Owner/Developer
Capstone Development Corporation
431 Office Park Drive
Birmingham, AL 35223
PH: (205) 414-6400
FAX: (205) 414-6405

Current Owners
Johnson Investments, Inc.
126 West Harvard Street, Suite 2
Fort Collins, CO 80525

Kelly C. Brown
801 E. Pitkin
Fort Collins, CO 80524

Index to Drawings

SHEET NUMBER	SHEET NAME
1	SITE PLAN COVER SHEET
2	SITE PLAN
3	CLOMR Overall
4	CLOMR Details
5	Floodplain Map - Current Effective Condition
6	Floodplain Map - Proposed Condition

Signatures and Approvals

Approved this 21st day of October, 2011 by the Current Planning Director of the City of Fort Collins, Colorado.

CITY OF FORT COLLINS SEAL COLORADO

Current Planning Director

OWNER - LOT 3 FOX SHOPPING CENTER:

Johnson Investments, Inc., being the lawful recorded owners of Lot 3 of the Fox Shopping Center shown on this Project Development Plan, except any existing public streets, roads, or highways, do hereby certify that I/we accept the conditions and restrictions set forth on said plan and in the conditions of approval by the City of Fort Collins, dated October 10, 2011, and that I/we consent to the recordation of any information pertaining thereto.

BY: Lewis Melvin Johnson DATE: 10-20-11.
LEWIS MELVIN JOHNSON, PRESIDENT

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 20 day of October ~~2009~~ 2011
by LEWIS MELVIN JOHNSON as PRESIDENT of JOHNSON INVESTMENTS, INC.

Witness my hand and official seal.
My commission expires: 6-21-2012

Timothy W. Hasler
Notary Public

NOTARY PUBLIC TIMOTHY W. HASLER STATE OF COLORADO

OWNER:

Kelly C. Brown, being all the lawful recorded owners of Lot 1-B and a portion of Lot 2 of the Spring Court Subdivision on this Project Development Plan, except any existing public streets, roads, or highways, do hereby certify that I/we accept the conditions and restrictions set forth on said plan and in the conditions of approval by the City of Fort Collins, dated OCTOBER 10, 2011, and that I/we consent to the recordation of any information pertaining thereto.

BY: Kelly C. Brown DATE: 10-20-11.
KELLY C. BROWN

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 20 day of October ~~2009~~ 2011
by KELLY C. BROWN as _____ of _____

Witness my hand and official seal.
My commission expires: 6-21-2012

Timothy W. Hasler
Notary Public

NOTARY PUBLIC TIMOTHY W. HASLER STATE OF COLORADO

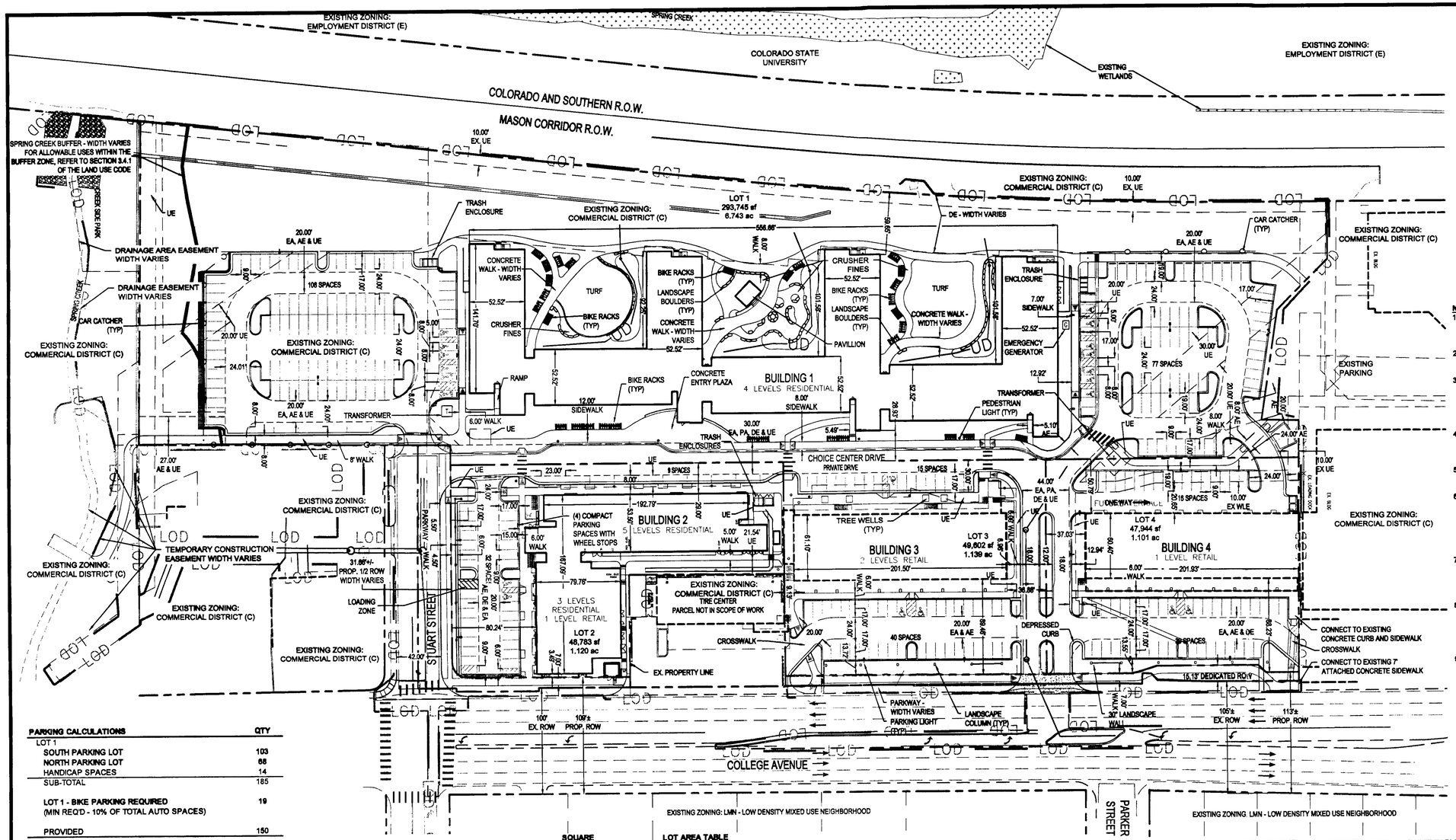
PROJECT NAME:	CHOICE CENTER
JSD PROJECT NUMBER:	2566
DATE:	10/04/2011
SHEET:	1 OF 6

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JIM SELL DESIGN
Landscape Architecture, Engineering, & Planning
153 West Mountain Ave.
Fort Collins, CO 80524
970 484 1921
fax: 970 484 2443

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C-171 2625



ABBREVIATION LEGEND

ROW	RIGHT OF WAY
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PVTA	PRIVATE ACCESS EASEMENT
AE	ACCESS EASEMENT
WLE	WATER LINE EASEMENT
PAA	PUBLIC ACCESS AREA
PA	PUBLIC ACCESS EASEMENT
DA	DRAINAGE AREA
TCE	TEMPORARY CONSTRUCTION EASEMENT
(FSC)	FOX SHOPPING CENTER SUBDIVISION
(RSC)	REPLAT OF A PORTION OF LOT 1 THE SPRING COURT SUBDIVISION
LOD	LIMITS OF DEVELOPMENT

NOTES:

1. ALL PROPOSED CONDITIONS DETERMINED BY CLOMR CASE #09-08-0735R, EFFECTIVE JANUARY 19, 2010.
2. PROPOSED USES WILL BE SUBJECT TO CHAPTER 10 REQUIREMENTS CONSISTENT WITH APPROVED CLOMR CONDITIONS.
3. BIKE RACKS TO BE PLACED ON BIKE RACKS TO BE PLACED ON POROUS PAVERS WITH A 6" CONCRETE BAND.
4. ALL FLOODPLAIN INFORMATION SHOWN ON SHEETS 3, 4 AND 6 OF 6.

NOTES FOR FLOODWAY AND FLOODPLAIN

1. ALL ACTIVITIES IN THE CURRENT EFFECTIVE FLOODPLAIN AND FLOODWAY ARE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10 OF THE CITY MUNICIPAL CODE.
2. NO STORAGE OF MATERIALS OR EQUIPMENT IN THE FLOODWAY BEFORE, DURING OR AFTER CONSTRUCTION.
3. ALL ACTIVITIES IN THE FLOODPLAIN AND FLOODWAY MUST BE PRE APPROVED THROUGH A FLOODPLAIN USE PERMIT AND A NO RISE CERTIFICATION. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED WITHOUT NO-RISE CERTIFICATIONS AND FEMA ELEVATION CERTIFICATES.
4. LANDSCAPE CHANGES IN THE FLOODPLAIN AND FLOODWAY MUST BE PRE APPROVED THROUGH FLOODPLAIN USE PERMIT AND A NO RISE CERTIFICATION.
5. ALL PROPOSED CONDITIONS DETERMINED BY CLOMR CASE NUMBER 09-08-0735R EFFECTIVE JANUARY 29, 2010.
6. PLACEMENT OF NEW VEGETATION IN THE FLOODWAY IN A LOCATION OR OF A QUANTITY OR TYPE THAT IS DETERMINED TO LIKELY RESULT UPON MATURITY IN AN INCREASE IN BASE FLOOD ELEVATIONS PROHIBITED. NO-RISE CERTIFICATIONS IS REQUIRED FOR ALL SITE WORK INCLUDING LANDSCAPING WITHIN THE FLOODWAY.
7. THE FLOOD CONTROL CHANNEL MUST BE MAINTAINED IN ACCORDANCE WITH CLOMR CASE NUMBER 09-08-0735R. THE CHANNEL MAY BE MOWED SEASONALLY, BUT MUST MAINTAIN A MINIMUM HEIGHT OF 8 INCHES.
8. ALL AREAS RECEIVING TRM MUST BE IRRIGATED I ACCORDANCE WITH CLOMR CASE NUMBER 09-08-0735R. THE CHANNEL AND ALL TRM AREAS MUST BE IRRIGATED UNTIL ALL OF THE AREAS ARE FULLY ESTABLISHED (SOD IS FORMED) (MIN 1-3 YEARS).
9. SEE SHEETS 3,4 AND 6 FOR MORE DETAILS OF THE FLOOD CONTROL CHANNEL.

50 25 0 50 100
SCALE 1" = 50'

PARKING CALCULATIONS	QTY
LOT 1	
SOUTH PARKING LOT	103
NORTH PARKING LOT	68
HANDICAP SPACES	14
SUB-TOTAL	185
LOT 1 - BIKE PARKING REQUIRED (MIN REQ'D - 10% OF TOTAL AUTO SPACES)	19
PROVIDED	150
LOT 2	
ON-STREET	9
SOUTH PARKING LOT	30
HANDICAP SPACES	2
SUB-TOTAL	41
LOT 2 - BIKE PARKING (MIN REQ'D - 10% OF TOTAL AUTO SPACES)	4
PROVIDED	25
LOT 3	
WEST PARKING LOT	14
EAST PARKING LOT	38
HANDICAP SPACES	3
SUB-TOTAL	55
LOT 3 - BIKE PARKING (MIN REQ'D - 10% OF TOTAL AUTO SPACES)	6
PROVIDED	10
LOT 4	
WEST PARKING LOT	16
EAST PARKING LOT	37
HANDICAP SPACES	2
SUB-TOTAL	55
LOT 4 - BIKE PARKING (MIN REQ'D - 10% OF TOTAL AUTO SPACES)	6
PROVIDED	5
TOTAL VEHICLE SPACES	336
TOTAL BIKE SPACES PROVIDED	190

LOT COVERAGE	ACREAGE	SQUARE FEET	PERCENT
LOT 1			
RESIDENTIAL BUILDING 1	1.14	49,788	17%
DRIVEWAYS AND PARKING	1.71	74,571	25%
OPEN SPACE/LANDSCAPED AREA/WALKS	3.89	169,386	58%
SUB-TOTAL	6.74	293,745	100%
LOT 2			
RESIDENTIAL/RETAIL BUILDING 2	0.44	19,128	39%
DRIVEWAYS AND PARKING	0.35	15,378	32%
OPEN SPACE/LANDSCAPED AREA/WALKS	0.33	14,277	29%
SUB-TOTAL	1.12	48,783	100%
LOT 3			
EXISTING RETAIL BUILDING	0.28	12,305	25%
DRIVEWAYS AND PARKING	0.50	21,830	44%
OPEN SPACE/LANDSCAPED AREA/WALKS	0.36	15,467	31%
SUB-TOTAL	1.14	49,602	100%
LOT 4			
EXISTING RETAIL BUILDING	0.28	12,198	25%
DRIVEWAYS AND PARKING	0.55	23,801	50%
OPEN SPACE/LANDSCAPED AREA	0.27	11,945	25%
SUB-TOTAL	1.10	47,944	100%
TOTAL BUILDINGS	2.14	93,419	21%
TOTAL DRIVEWAYS AND PARKING	3.11	135,580	31%
TOTAL OPEN SPACE/LANDSCAPED AREA	4.85	211,075	48%
TOTAL LOT COVERAGE	10.10	440,074	100%

LOT AREA TABLE ITEM	ACRES	SQUARE FEET
GROSS AREA	10.403	453,166
DEDICATED ROW (STUART ST AND COLLEGE AVE)	0.302	13,171 439,994
PARCEL		
Lot 1	6.743	293,745
Lot 2	1.120	48,783
Lot 3	1.139	49,602
Lot 4	1.101	47,944
NET LOT AREA	10.103	440,074

BUILDING TABLE	SQUARE FEET
LOT 1	
BUILDING 1 - FLOOR AREA (4 STORIES)	
RESIDENTIAL BUILDING	200,120
TOTAL FLOOR AREA	200,120
TOTAL LOT AREA	293,745
ESTIMATED FLOOR AREA RATIO	0.68
LOT 2	
BUILDING 2 - FLOOR AREA (5 LEVELS - 4 STORIES AT COLLEGE)	
RESIDENTIAL (5 LEVELS)	70,314
RETAIL (1 LEVEL)*	9,322
TOTAL FLOOR AREA	79,636
TOTAL LOT AREA	48,783
ESTIMATED FLOOR AREA RATIO	1.63
LOT 3	
EXISTING BUILDING - FLOOR AREA (2 STORIES)	
RETAIL (2 LEVELS)*	24,610
TOTAL FLOOR AREA	24,610
TOTAL LOT AREA	49,602
ESTIMATED FLOOR AREA RATIO	0.50
LOT 4	
BUILDING 4 - FLOOR AREA (1 STORY)	
RETAIL (1 LEVEL)*	12,198
TOTAL FLOOR AREA	12,198
TOTAL LOT AREA	47,944
ESTIMATED FLOOR AREA RATIO	0.25
MAXIMUM BUILDING HEIGHT = 4 STORIES	

RESIDENTIAL DWELLING UNIT TABLE	UNITS	BEDS
LOT 1		
BUILDING 1 - RESIDENTIAL		
BUILDING HEIGHT = 4 STORIES		
1 Bedroom / 1 Bath Units	18	18
2 Bedroom / 2 Bath Units	43	86
3 Bedroom / 3 Bath Units	31	93
4 Bedroom / 4 Bath Units	71	284
4 Bedroom / 3 Bath Units	3	12
SUB-TOTAL	166	493
DENSITY CALCULATIONS	NET	
	24.62	
LOT 2		
BUILDING 2 - RESIDENTIAL		
BUILDING HEIGHT = 5 STORIES		
2 Bedroom/ 2 Bath Units	9	18
3 Bedroom / 3 Bath Units	15	45
3 Bedroom / 2 Bath Units	4	12
4 Bedroom / 4 Bath Units	27	108
SUB-TOTAL	55	183
DENSITY CALCULATIONS	NET	
	49.11	

NOTE:
4 BEDROOM / 4 BATH UNITS AND 4 BEDROOM / 3 BATH UNITS TO BE OCCUPIED BY FOUR (4) UNRELATED PEOPLE.

*RETAIL BUILDINGS SHALL INCLUDE USES INDICATED AS PERMITTED IN THE COMMERCIAL DISTRICT PORTION OF THE CITY OF FORT COLLINS LAND USE CODE.

JIM SELL DESIGN
Landscape Architecture, Engineering, & Planning
153 West Mountain Ave.
Fort Collins, CO 80524
970 484 1921
Fax 970 484 2443

NO.	REVISION	DATE	APPROVED

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CHOICE CENTER
Fort Collins, CO

SITE PLAN

Capstone Development Corporation

Prepared by or under the direct supervision of:

For and on behalf of Jim Sell Design

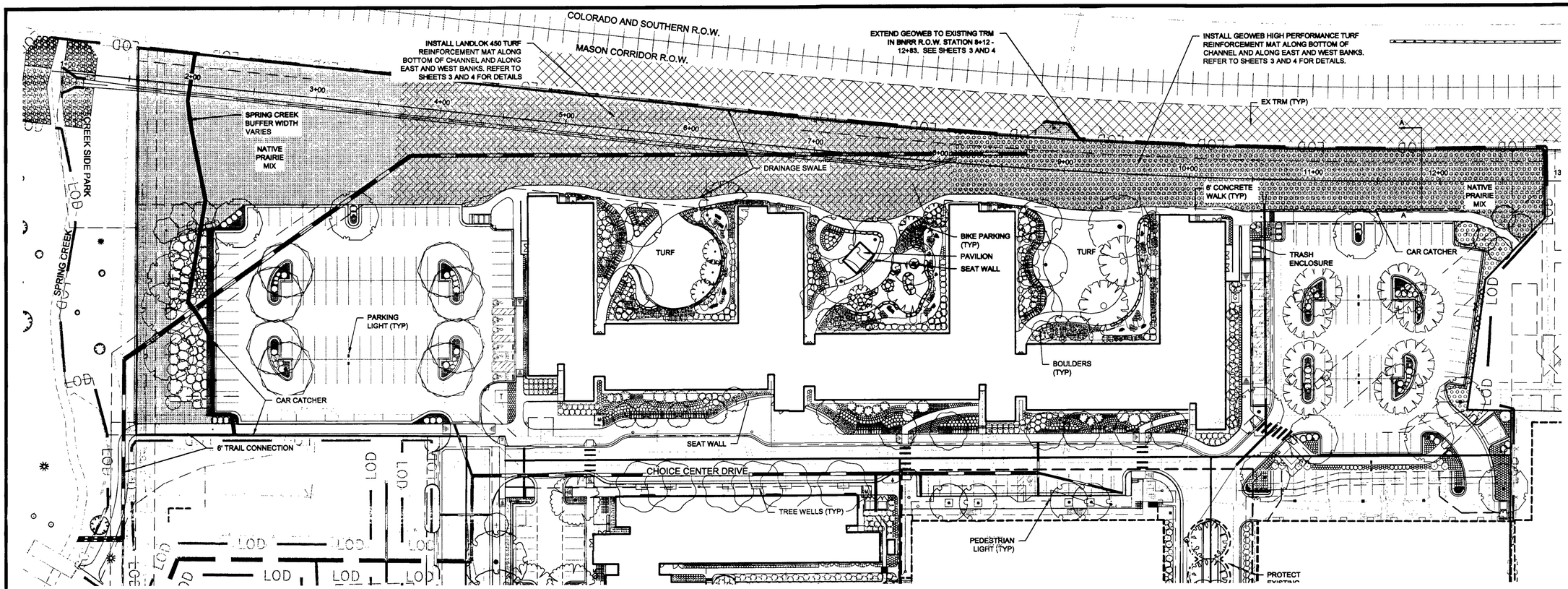
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Checked By	
Date	10/04/2011
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JSD Project #	2566

SP2

SHEET 2 OF 6

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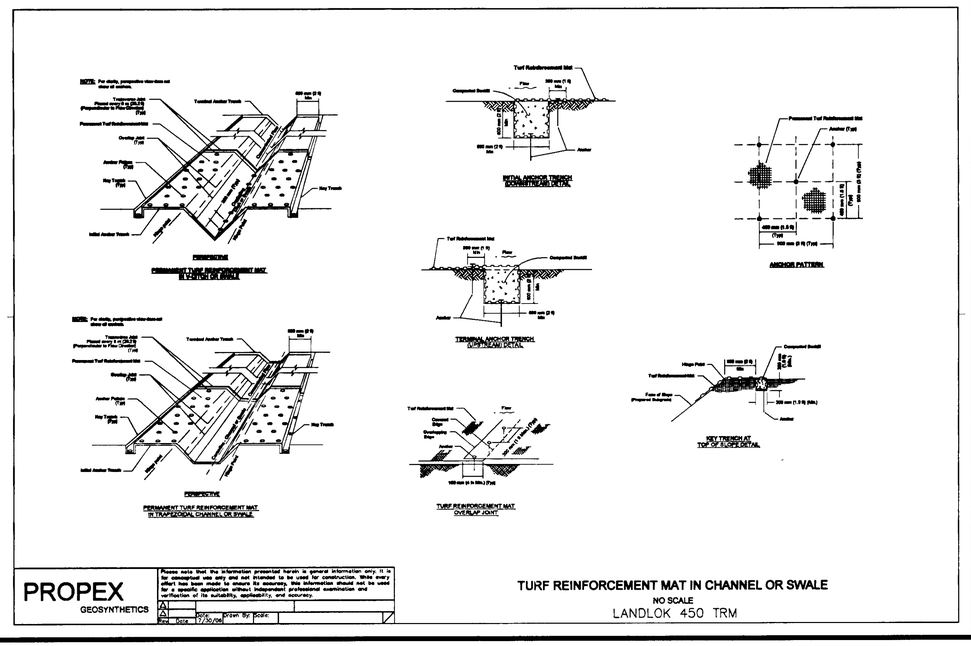
HATCH LEGEND

- LANDLOK 450 TRM
- NAG C350 GEOWEB
- NATIVE PRAIRIE MIX
- EXISTING TRM

NATIVE PRAIRIE SEED MIX

NATIVE PRAIRIE MIX		
SEED	% OF MIX	APPLICATION RATE
LITTLE BLUE STEM	34%	DRILLED - 20LBS/PLS/ACRE
BLUE STEM	33%	BROADCAST - 40LBS/PLS/ACRE
BLUE GRAMMA	33%	

40 20 0 40 80
SCALE 1" = 40'



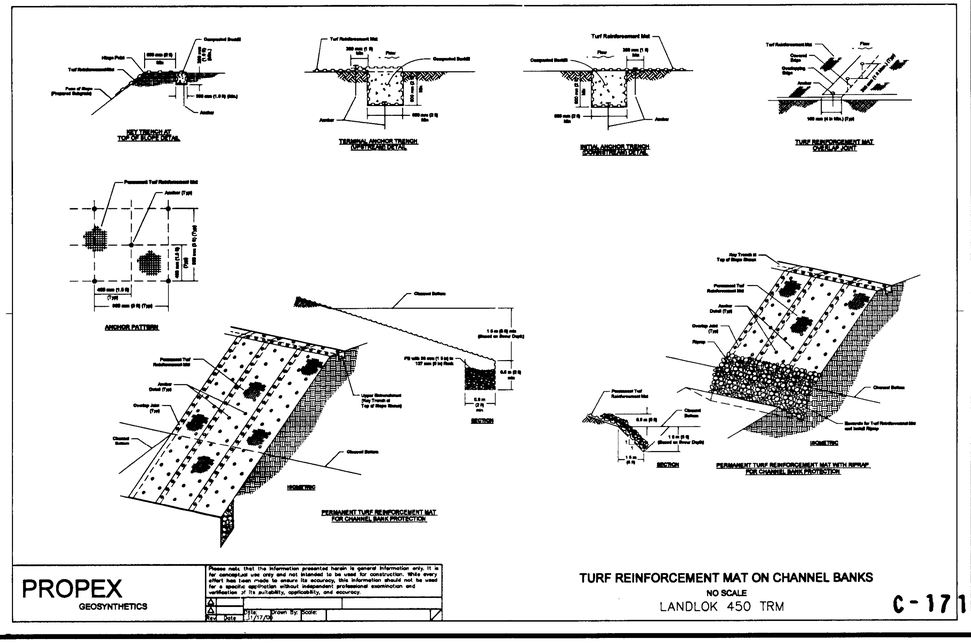
PROPEX GEOSYNTHETICS

Please note that the information presented herein is general information only. It is for conceptual use only and not intended to be used for construction. While every effort has been made to ensure its accuracy, this information should not be used for a specific application without independent professional examination and verification of its suitability, applicability, and accuracy.

No.	Date	By	Description
1	11/30/06		

Drawn By: Scale:

TURF REINFORCEMENT MAT IN CHANNEL OR SWALE
NO SCALE
LANDLOK 450 TRM



PROPEX GEOSYNTHETICS

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No.	Date	By	Description
1	11/17/06		

Drawn By: Scale:

TURF REINFORCEMENT MAT ON CHANNEL BANKS
NO SCALE
LANDLOK 450 TRM

C-171 2625

JIM SELL DESIGN
Landscape Architecture, Engineering, & Planning
153 West Mountain Ave.
Fort Collins, CO 80524
970 484 1921
Fax 970 484 2443

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CHOICE CENTER
SITE PLAN
CLOMR OVERALL

Fort Collins, CO

Capstone Development Corporation

Prepared by or under the direct supervision of:

For and on behalf of Jim Sell Design

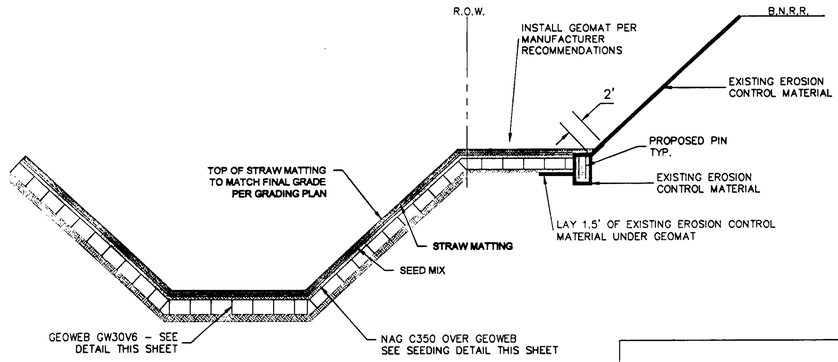
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Checked By	JS
Date	10/04/2011
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JSD Project #	2566

SHEET 3 OF 6

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C-171 2625

CLOMR DETAILS

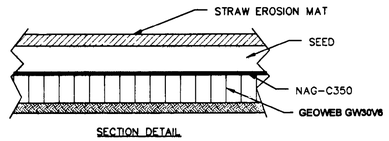


SECTION A–A OPTION 2

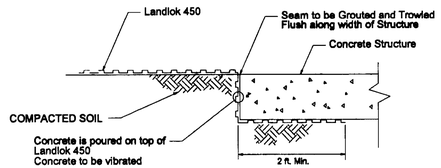
N.T.S

NOTE:

1. INSTALL GEOWEB FROM EXISTING T.R.M. ON R.R. R.O.W..



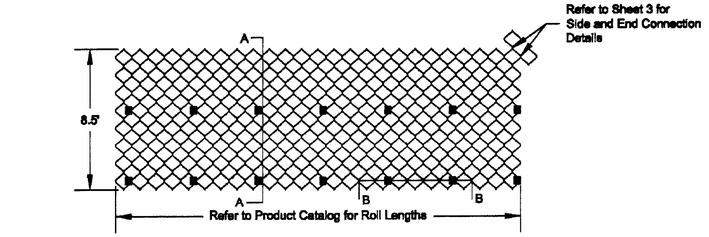
SECTION DETAIL



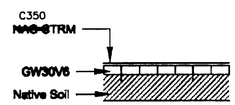
DETAIL
LANDLOK 450 CONNECTION TO CONCRETE STRUCTURE (TYPE 3)

PROPEX

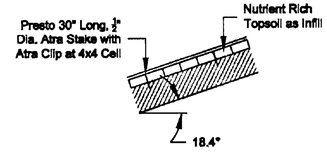
Rev	Date	Drawn By:	Scale:
	4/23/07		NTS



Plan View of a Single Panel



Cross-section AA

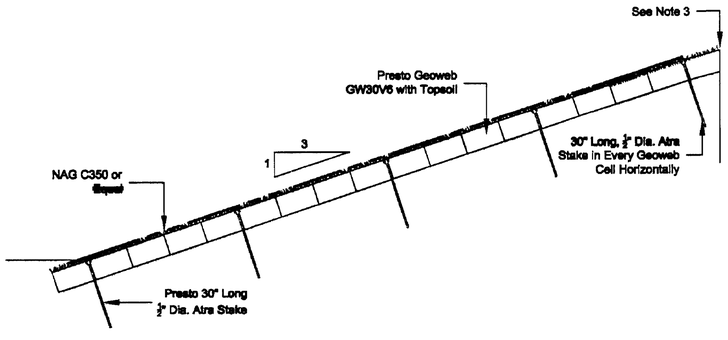


Cross-section BB

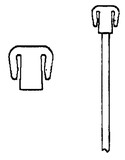
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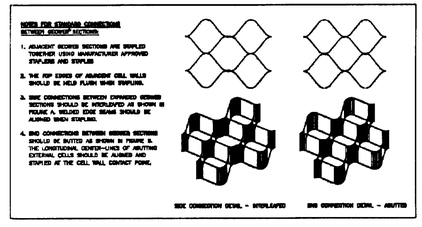
Notes:

1. Refer to sheets 2 and 3 for details.
2. Refer to the design report for additional information.
3. Crest detail should be developed based on the field conditions to minimize direct exposure of the Geoweb edge to concentrated flow. Geoweb should be installed in as close a contact with the vinyl sheetpile as is possible in the field.
4. The Geoweb required is GW30V6. The stake required is Atra stake with Atra clip, 30" long, ½" dia. at 4x4 cell spacing. For the last cell at the top of the panel, Atra stake is to be installed in every Geoweb cell.
5. The TRM required is North American Green C350 or equal.
6. The infill required is nutrient-rich topsoil.
7. ALL TRM IS TO BE IRRIGATED FOR THE FIRST GROWING SEASON AFTER INSTALLATION

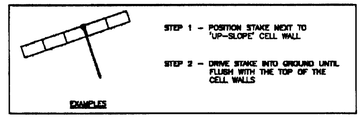


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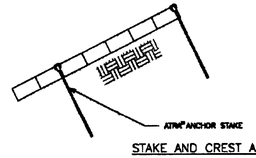




Side and End Connection Detail



Stake Anchor Installation with No Tendons



STAKE AND CREST ANCHORAGE

C-171 2625

Caro Engineering, LLC
10695 Meachem Meadows Trl
Conroe, TX 77302

Preliminary Drawings
Choice Center

Designed by: DN
Drawn by: DN

Sheet 1 of 3
Rev 2
December 30, 2008

Sheet 2 of 3
Rev 0
November 25, 2008

Sheet 3 of 3
Rev 2
December 30, 2008

JIM SELL DESIGN
Landscape Architecture, Engineering, & Planning
153 West Mountain Ave.
Fort Collins, CO 80524
970 484 1921
Fax 970 484 2443

NO.	REVISION	DATE	APPROVED

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 8-1-1
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Fort Collins, CO

CHOICE CENTER
SITE PLAN
CLOMR DETAILS

Capstone Development Corporation

Prepared by or under the direct supervision of:

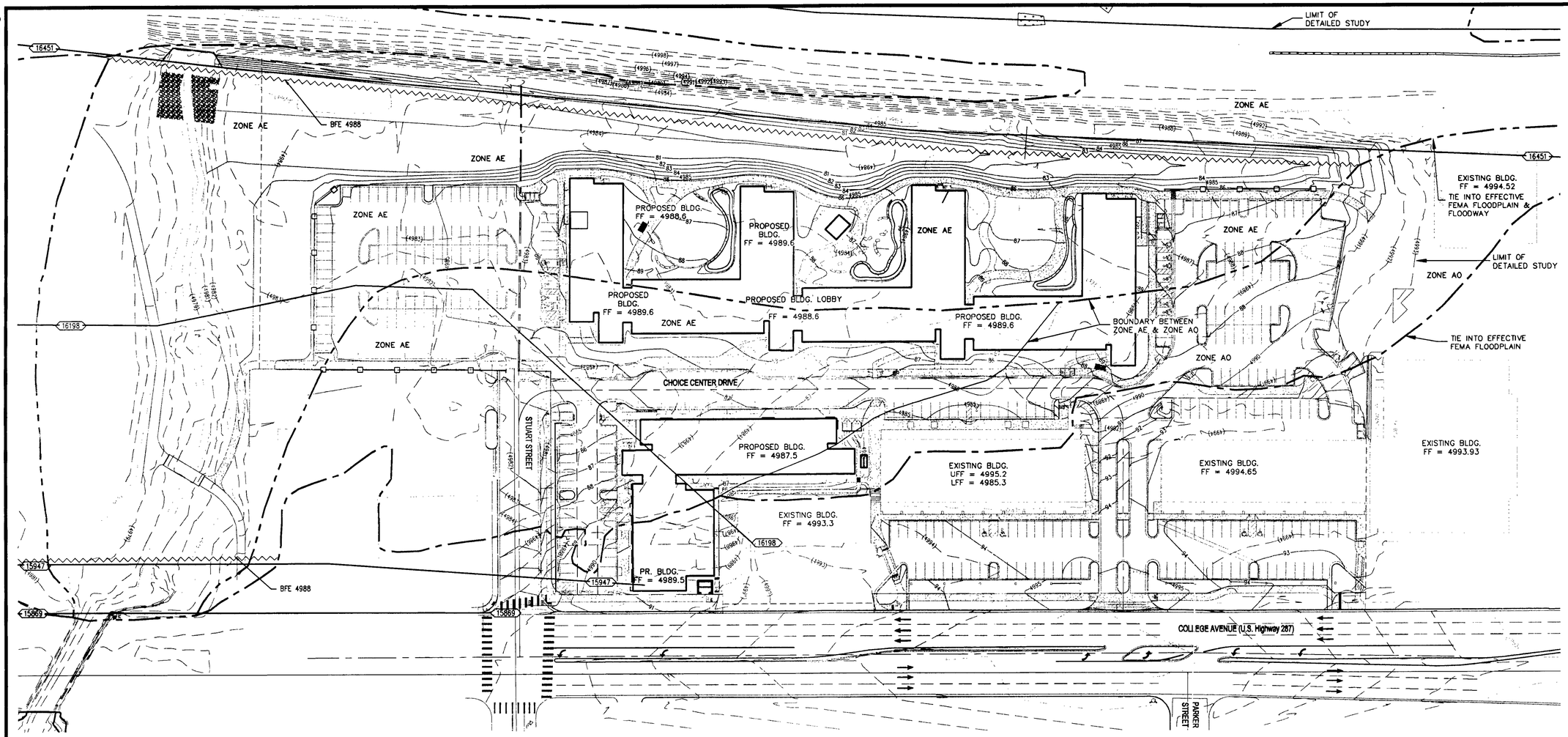
For and on behalf of Jim Sell Design

Drawn By	BW
Checked By	JS
Date	10/04/2011
Revision	
JSD Project #	2566

SHEET 4 OF 6

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C-171 2625



GENERAL NOTES:

1. FLOODWAY/FLOODPLAIN LINEWORK REFERENCE: FEMA FIRM MAP NUMBERS:
   - 08069C0987F, EFFECTIVE DATE: DECEMBER 19, 2006
   - 08069C0979G, MAP REVISED: JUNE 17, 2008
2. THE LOWEST FLOOR (INCLUDING BASEMENT AND CRAWL SPACE) AND HVAC ARE REQUIRED TO BE ELEVATED ABOVE THE REGULATORY FLOOD PROTECTION ELEVATION.
3. ALL ACTIVITIES IN THE CURRENT EFFECTIVE FLOODPLAIN AND FLOODWAY ARE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10 OF CITY MUNICIPAL CODE.
4. NO STORAGE OF MATERIALS OR EQUIPMENT IN THE FLOODWAY BEFORE, DURING AND AFTER CONSTRUCTION.
5. ALL ACTIVITIES IN THE FLOODPLAIN AND FLOODWAY MUST BE PRE-APPROVED THROUGH FLOODPLAIN-USE-PERMIT AND NO-RISE CERTIFICATIONS.
6. A FLOODPLAIN-USE-PERMIT WILL BE REQUIRED FOR EACH STRUCTURE AND EACH SITE CONSTRUCTION ELEMENT.
7. A FEMA ELEVATION CERTIFICATE WILL BE COMPLETED AND APPROVED BEFORE THE CERTIFICATE OF OCCUPANCY (CO) IS ISSUED FOR ANY STRUCTURES IN THE FLOODPLAIN.
8. NO CERTIFICATE OF OCCUPANCY (CO) WILL BE ISSUED WITHOUT NO-RISE RE-CERTIFICATIONS AND FEMA ELEVATION CERTIFICATES.
9. LANDSCAPE CHANGES IN THE FLOODPLAIN AND FLOODWAY MUST BE PRE-APPROVED THROUGH FLOODPLAIN USE PERMIT AND NO-RISE CERTIFICATIONS.
10. ALL PROPOSED CONDITIONS DETERMINED BY CLOMR CASE NUMBER 09-08-0735R EFFECTIVE JANUARY 29, 2010.
11. REFER TO FINAL DRAINAGE STUDY FOR CHANNEL STABILITY AND REVETMENT CALCULATIONS
12. PLACEMENT OF NEW VEGETATION IN THE FLOODWAY IN A LOCATION OR OF A QUANTITY OR TYPE THAT IS DETERMINED TO LIKELY RESULT UPON MATURITY IN AN INCREASE IN BASE FLOOD ELEVATION IS PROHIBITED. NO RISE CERTIFICATION IS REQUIRED FOR ALL SITE WORK INCLUDING LANDSCAPING IN THE FLOODWAY.
13. THE FLOOD CONTROL CHANNEL MUST BE MAINTAINED IN ACCORDANCE WITH CLOMR CASE NUMBER 09-08-0735R. THE CHANNEL MAY BE MOWED SEASONALLY, BUT MUST MAINTAIN A MINIMUM HEIGHT OF SIX (6) INCHES.
14. ALL AREAS RECEIVING TRM MUST BE IRRIGATED I ACCORDANCE WITH CLOMR CASE NUMBER 09-08-0735R. THE CHANNEL AND ALL TRM AREAS MUST BE IRRIGATED UNTIL ALL OF THE AREAS ARE FULLY ESTABLISHED (SOD IS FORMED) (MIN 1-3 YEARS).

LEGEND

- 1600 — CROSS SECTION LOCATION
- CURRENT EFFECTIVE FEMA 100-YR FLOODPLAIN
- CURRENT EFFECTIVE FEMA FLOODWAY
- BASE FLOOD ELEVATIONS
- PROPERTY BOUNDARY
- FG ELEVATION xxxx.xx — SPOT ELEVATION

TABLE 1		
CROSS-SECTION/ STREAM	Proposed Project 100-Yr. WS Elev.	
	Ft. - NGVD29	Ft. - NAVD88
15869	4983.70	4986.70
15947	4984.62	4987.62
16198	4984.93	4987.93
16451	4984.91	4987.91

BENCHMARK
C-322, MARKED "C-322 RESET 1959" LOCATED IN THE NORTHWEST WINGWALL OF THE BRIDGE FOR COLLEGE AVENUE OVER SPRING CREEK; ELEVATION: 4986.22 FEET, CITY OF FORT COLLINS DATUM (NGVD 1929 - UNADJUSTED).

UNLESS NOTED OTHERWISE, ELEVATIONS ARE NGVD29. THE CONVERSION FROM NGVD29 TO NAVD88 IS: NGVD29 + 3.00'

NOTES for STRUCTURES in the FLOODPLAIN:

THE BASE FLOOD ELEVATION (BFE) FOR THE STRUCTURE IDENTIFIED AS BUILDING 1 IS 4986.24 FT-NGVD29 OR 4989.24 FT-NAVD88. THE MINIMUM REGULATORY FLOOD PROTECTION ELEVATION (RFPE) IS 4987.74 FT-NGVD29 OR 4990.74 FT-NAVD88. THESE ELEVATIONS WERE TAKEN FROM THE 100-YEAR FLOODPLAIN SIMULATION IN THE FEMA APPROVED CHOICE CENTER CLOMR DATED: JANUARY 29, 2010, AT CROSS-SECTION 1040 IMMEDIATELY UPSTREAM OF THE NORTH SIDE OF THE BUILDING.

N

50 0 50 100
SCALE IN FEET

C-171 2625

JIM SELL DESIGN
Landscape Architecture, Engineering, & Planning
153 West Mountain Ave.
Fort Collins, CO 80524
970 484 1921
Fax 970 484 2443

NO.	REVISION	DATE	APPROVED

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CHOICE CENTER
SITE PLAN
FLOODPLAIN MAP - CURRENT EFFECTIVE CONDITION

Fort Collins, CO

Capstone Development Corporation

Prepared by or under the direct supervision of:

For and on behalf of Jim Sell Design

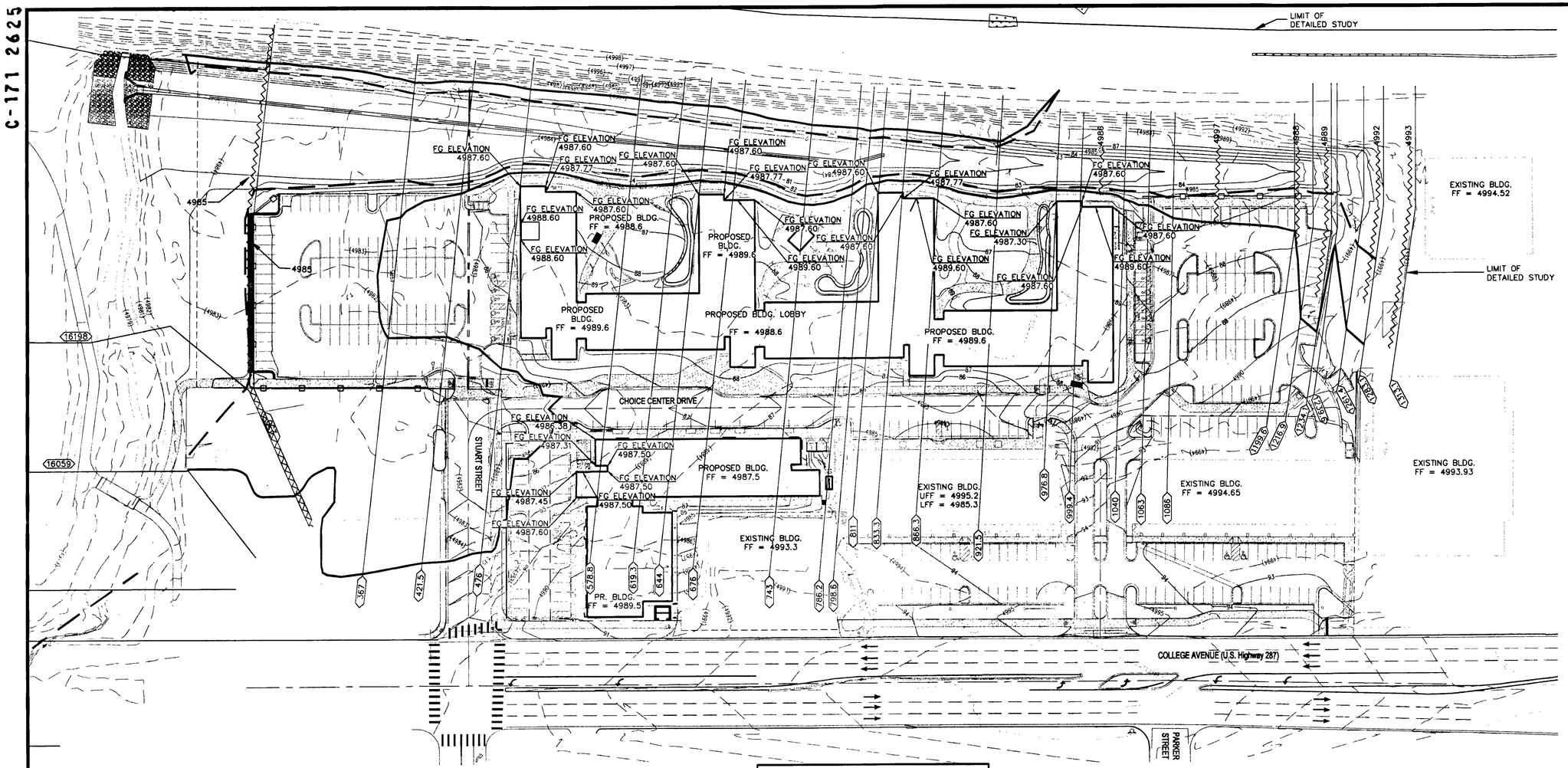
Drawn By	BW
Checked By	JS
Date	10/04/2011
Revision	
JSD Project #	2566

SHEET 5 OF 6

C-171 2625

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C-171 2625



GENERAL NOTES:

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LEGEND

- 1600 — CROSS SECTION LOCATION
- BASE FLOOD ELEVATIONS
- PROPOSED FLOODPLAIN
- PROPOSED FLOODWAY
- PROPERTY BOUNDARY
- FG ELEVATION xxxx.xx — SPOT ELEVATION

BENCHMARK
C-322, MARKED "C-322 RESET 1959" LOCATED IN THE NORTHWEST WINGWALL OF THE BRIDGE FOR COLLEGE AVENUE OVER SPRING CREEK; ELEVATION: 4986.22 FEET, CITY OF FORT COLLINS DATUM (NGVD 1929 - UNADJUSTED).

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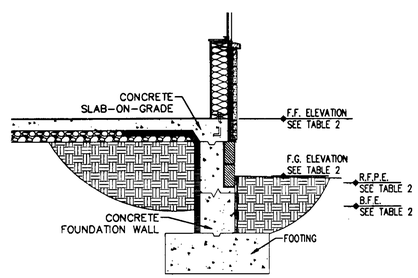
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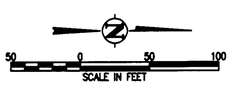
CROSS-SECTION/ STREAM	Proposed Project 100-Yr. WS Elev.	
	Ft. - NGVD29	Ft. - NAVD88
BNRR Overflow		
1313.1	4993.48	4996.48
1283.1	4992.36	4995.36
1261.4	4991.64	4994.64
1239.6	4990.15	4993.15
1234.1	4989.62	4992.62
1216.9	4988.69	4991.69
1199.6	4987.65	4990.65
1088	4986.67	4989.67
1063	4986.54	4989.54
1040	4986.24	4989.24
999.4	4985.75	4988.75
976.8	4985.52	4988.52
921.5	4985.49	4988.49
866.3	4985.29	4988.29
833.3	4985.15	4988.15
811	4985.12	4988.12
798.6	4985.09	4988.09
786.2	4985.21	4988.21
743	4985.19	4988.19
676	4985.03	4988.03
644	4985.00	4988.00
619.3	4985.02	4988.02
578.8	4985.00	4988.00
476	4984.94	4987.94
421.5	4984.93	4987.93
367	4984.90	4987.90
230	4984.89	4987.89
Spring Creek		
16461	4984.96	4987.96
16198	4984.89	4987.89
16059	4984.74	4987.74
15947 (AF)	4984.57	4987.57
15869	4983.70	4986.70
15756	4981.93	4984.93

TABLE 2

Building I.D.	FEMA BFE		FEMA RFPE		LOWEST F.F.E.		F.G. Elevation		HVAC Elevation	
	Ft. - NGVD29	Ft. - NAVD88	Ft. - NGVD29	Ft. - NAVD88	Ft. - NGVD29	Ft. - NAVD88	Ft. - NGVD29	Ft. - NAVD88	Ft. - NGVD29	Ft. - NAVD88
1	4986.24	4989.24	4987.74	4990.74	4988.60	4991.60	4987.60	4990.60	***	***

*** HVAC systems are elevated above concrete slab





C-171 2625

JIM SELL DESIGN
Landscape Architecture, Engineering, & Planning
153 West Mountain Ave.
Fort Collins, CO 80524
970 484 1921
Fax 970 484 2443

NO.	REVISION	DATE	APPROVED

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CHOICE CENTER
SITE PLAN
FLOODPLAIN MAP - PROPOSED CONDITION

Fort Collins, CO

Capstone Development Corporation

Prepared by or under the direct supervision of:

For and on behalf of Jim Sell Design

Drawn By	BW
Checked By	JS
Date	10/04/2011
Revision	
JSD Project #	2566

SHEET 6 OF 6

C-171 2625

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CAPSTONE DEVELOPMENT CORPORATION

Choice Center - Landscape Plan

FORT COLLINS, CO

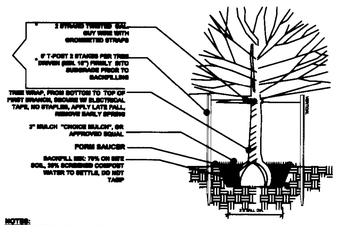
City Of Fort Collins, County Of Larimer, State Of Colorado

LOT 1B, REPLAT OF A PART OF LOT 1 OF THE SPRING COURT SUBDIVISION, A PORTION OF LOT 2 OF THE SPRING COURT SUBDIVISION, AND LOT 3 OF THE FOX SHOPPING CENTER SUBDIVISION

PROJECT ADDRESS:
1653 S. College Avenue through 1807 S. College Avenue, Fort Collins, CO 80525

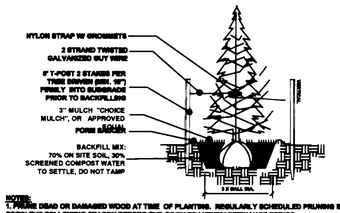
OCTOBER 04, 2011

Planting Details



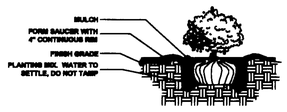
NOTES:
1. PRUNE DEAD OR DAMAGED WOOD AT TIME OF PLANTING. REGULARLY SCHEDULED PRUNING BY CERTIFIED ARBORIST TO BEGIN THE FOLLOWING SEASON BEFORE END OF WARRANTY/MAINTENANCE PERIOD.
2. REMOVE ALL TWINE, ROPE, AND/OR RUBBER FROM AROUND TOP OF BALL. PEEL BACK BURLAP, AND REMOVE WIRE BASKET FROM ROOT BALL.
3. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE. LEAVE TREES UNSTAKED IF CONDITIONS PERMIT. IF STAKING IS REQUIRED, ONLY DECIDUOUS TREES WHICH ARE WEAK, HAVE LOOSE ROOT BALLS, OR ARE BEING PLANTED IN PARTICULARLY WINDY SITES REQUIRE STAKING. STAKE FOR 1 YR. ONLY.

1 DECIDUOUS TREE
NTS



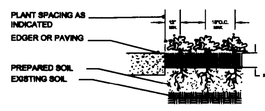
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2. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE. REMOVE ALL TWINE, ROPE, AND/OR RUBBER FROM AROUND TOP OF BALL. PEEL BACK BURLAP, AND REMOVE WIRE BASKET FROM ROOT BALL.
3. LEAVE TREES UNSTAKED IF CONDITIONS PERMIT. IF STAKING IS REQUIRED, ONLY EVERGREEN TREES WHICH ARE WEAK, HAVE LOOSE ROOT BALLS, OR ARE BEING PLANTED IN PARTICULARLY WINDY SITES REQUIRE STAKING. STAKE FOR 1 YR. ONLY.

2 CONIFEROUS TREE
NTS



NOTES:
1. PLANT ALL SHRUBS SO THAT THEIR CENTERS ARE A MINIMUM 4' FROM EDGES OF PAVEMENT. SPACE SHRUBS AS INDICATED ON THE PLANS. SCORE ROOT BALL OF CONTAINER PLANTS VERTICALLY WITH KNIFE, CUT ANY SPIRALING ROOTS WHERE THEY EMERGE FROM SOIL BALL.

3 SHRUB PLANTING
NTS

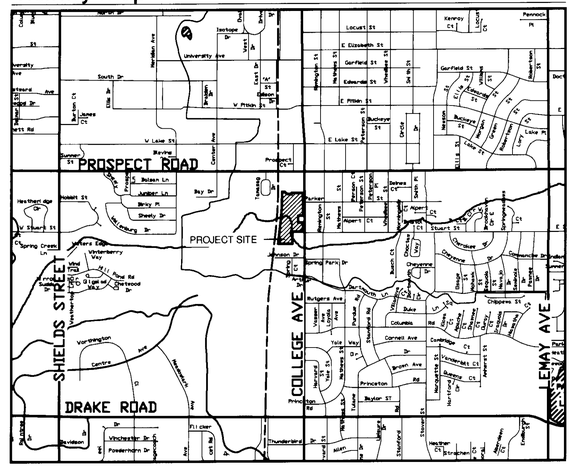


4 PERENNIAL PLANTING
NTS

Plant Schedule

CODE	TOTAL QTY	Lot 1 QTY	Lot 2 QTY	Lot 3 QTY	Lot 4 QTY	BOTANICAL NAME	COMMON NAME	Ht Min	Ht Max	Wd Min	Wd Max	Water Req	CONT	SIZE
DECIDUOUS TREES														
CS3	13	1	5	4	3	Catalpa speciosa	Catalpa, Western	40	60	30	50	Low	B&B	3" Cal.*
CO2	9	7	0	0	2	Celtis occidentalis	Hackberry, Western	50	60	40	50	Low	B&B	3" Cal.*
FG	1	0	0	1	0	Fraxinus pennsylvanica	Ash, Green	40	50	30	40	Medium	B&B	3" Cal.*
GS	13	0	4	5	4	Gleditsia triacanthos inermis 'Shademaster'	Honeylocust, Shademaster	40	50	30	40	Low	B&B	3" Cal.*
GK	13	9	0	4	0	Gymnocladus dioicus	Kentucky Coffeetree	50	60	40	50	Low	B&B	3" Cal.*
PS	4	4	0	0	0	Populus sargentii	Cottonwood, Plains	60	80	50	60	Medium	B&B	3" Cal.*
QB	12	12	0	0	0	Quercus buckleyi	Texas Red Oak	30	50	40	60	Low	B&B	2" Cal.
QM	8	8	0	0	0	Quercus macrocarpa	Oak, Bur	50	80	50	80	Low	B&B	2" Cal.
QC	10	5	5	0	0	Quercus 'Crimson Spire'	Oak, Crimson Spire	40	60	15	20	Medium	B&B	2" Cal.
TW	6	0	6	0	0	Tilia americana 'Wandell'	Linden, Legend American	40	60	30	40	Medium	B&B	2" Cal.
TM	6	6	0	0	0	Tilia mongolica 'Harvest Gold'	Linden, Harvest Gold	30	40	25	30	Medium	B&B	3" Cal.*
													* Upsized as Mitigation Tree	
ORNAMENTAL TREES														
AH	7	7	0	0	0	Acer tataricum 'Hot Wings'	Maple, Hot wings Tatarian	20	25	15	20	Low	B&B	1.5" Cal.
AA	5	5	0	0	0	Alnus tenuifolia	Alder, Thinleaf	15	30	15	20	Medium	B&B	1.5" Cal.
AG	4	4	0	0	0	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry, Autumn Brilliance	15	25	15	20	Low	B&B	1.5" Cal.
CE	6	6	0	0	0	Cercis canadensis	Redbud, Eastern	20	30	20	30	Medium	B&B	1.5" Cal.
CA3	1	1	0	0	0	Cornus alternifolia	Pagoda Dogwood	20	25	10	15	Medium	B&B	1.5" Cal.
CV	3	3	0	0	0	Crataegus crus-galli 'Inermis'	Hawthorn, Thornless Cockspur	15	25	15	20	Low	B&B	1.5" Cal.
MB	6	6	0	0	0	Malus 'Red Barron'	Crabapple, Red Barron	15	18	7	8	Medium	B&B	1.5" Cal.
QF	8	8	0	0	0	Quercus robur 'Fastigiata'	Oak, Fastigiate English	40	60	15	20	Medium	B&B	1.5" Cal.
VL	13	12	1	0	0	Viburnum lantana 'Mohican'	Wayfaring Tree, Mohican	6	8	6	8	Low	B&B	1.5" Cal.
EVERGREEN TREES														
JS	9	9	0	0	0	Juniperus scopulorum 'Skyrocket'	Juniper, Skyrocket	15	20	2	3	Low	B&B	6'
DECIDUOUS SHRUBS														
AV	26	26	0	0	0	Artemisia versicolor 'Seafoam'	Seafoam Artemisia	1	4	2	3	Very Low	Container Shrubs	5 Gal
BA	13	13	0	0	0	Buddleja alternifolia 'Argentea'	Butterfly Bush, Silver Fountain	10	15	10	12	Low	Container Shrubs	5 Gal
CS4	3	3	0	0	0	Cornus stolonifera coloradense	Dogwood, Colorado	6	8	8	12	Medium	Container Shrubs	5 Gal
CT	10	10	0	0	0	Cornus stolonifera 'Baileyi'	Dogwood, Bailey Redtwig	6	10	6	10	Medium	Container Shrubs	5 Gal
CF2	14	14	0	0	0	Cornus stolonifera 'Flaviramea'	Dogwood, Yellowtwig	6	8	6	10	Medium	Container Shrubs	5 Gal
CI	24	24	0	0	0	Cornus stolonifera 'Isanti'	Dogwood, Isanti	4	5	4	5	Medium	Container Shrubs	5 Gal
CS	35	0	0	18	17	Cytisus purgans 'Spanish Gold	Broom, Spanish Gold	2	4	4	6	Low	Container Shrubs	5 Gal
LK	11	11	0	0	0	Lonicera korolkowii 'Floribunda'	Blue Velvet Honeysuckle	8	12	6	8	Medium	Container Shrubs	5 Gal
PN	14	0	0	11	3	Physocarpus opulifolius 'Nanus'	Ninebark, Dwarf	4	5	4	5	Low	Container Shrubs	5 Gal
PC	29	29	0	0	0	Potentilla fruticosa 'Coronation Triumph'	Potentilla, Coronation Triumph	3	4	2	3	Low	Container Shrubs	5 Gal
PP	100	63	0	18	19	Prunus besseyi Pawnee Buttes	Cherry, Creeping Western Sand	1	2	4	6	Low	Container Shrubs	5 Gal
PM2	8	8	0	0	0	Prunus virginiana melanocarpa	Chokecherry, Native	8	20	8	12	Low	Container Shrubs	5 Gal
RC	10	0	0	0	10	Rhamnus frangula 'Columnaris'	Buckthorn, Tall Hedge	8	12	3	4	Low	Container Shrubs	5 Gal
RC2	28	28	0	0	0	Rhus glabra cismontana	Sumac, Rocky Mountain	2	3	2	3	Low	Container Shrubs	5 Gal
RT	18	18	0	0	0	Rhus trilobata	Sumac, Three-Leaf	3	6	3	6	Very Low	Container Shrubs	5 Gal
RT2	10	10	0	0	0	Rhus typhina	Sumac, Staghorn	10	25	10	15	Low	Container Shrubs	5 Gal
RA	29	26	0	0	3	Ribes alpinum	Currant, Alpine	3	6	3	6	Low	Container Shrubs	5 Gal
RG2	16	16	0	0	0	Ribes aureum	Currant, Yellow Flowering	4	6	4	6	Low	Container Shrubs	5 Gal
RG	20	0	0	8	12	Rosa glauca	Rose, Red-Leaved	6	7	4	6	Low	Container Shrubs	5 Gal
SP2	5	5	0	0	0	Salix discolor	Willow, Pussy	12	20	8	12	High	Container Shrubs	5 Gal
SD2	10	10	0	0	0	Salix drummondiana	Willow, Drummond	6	12	6	12	Medium	Container Shrubs	5 Gal
SS	94	77	6	9	2	Symphoricarpos oreophilus	Snowberry, Mountain	2	4	2	4	Low	Container Shrubs	5 Gal
SC	153	66	59	0	28	Symphoricarpos x chenaulti 'Hancock'	Coralberry, Hancock	2	3	3	6	Low	Container Shrubs	5 Gal
VW	12	12	0	0	0	Viburnum lantana	Wayfaring Tree	10	15	6	8	Low	Container Shrubs	5 Gal
VN	68	26	0	0	42	Viburnum opulus 'Nanum'	Cranberrybush, Dwarf European	1	2	1	2	Medium	Container Shrubs	5 Gal
VS	9	0	0	0	9	Viburnum plicatum tomentosum 'Summer Snowflake'	Viburnum, Doublefile	5	6	5	6	Medium	Container Shrubs	5 Gal
EVERGREEN SHRUBS														
JJ	117	101	2	11	3	Juniperus communis	Juniper, Common	1	3	3	6	Low	Evergreen	5 Gal
JG	21	0	0	9	12	Juniperus scopulorum 'Gray Gleam'	Juniper, Gray Gleam	12	15	4	6	Very Low	Evergreen	5 Gal
ORNAMENTAL GRASSES														
CA	1160	723	66	42	329	Calamagrostis acutiflora 'Karl Foerster'	Grass, Feather Reed	4	5	2	2	Low	Grass	1 Gal
HS	12	12	0	0	0	Helictotrichon sempervirens	Grass, Blue Avena	2	3	2	2	Low	Grass	5 Gal
MG	14	14	0	0	0	Miscanthus sinensis 'Gracillimus'	Grass, Maiden	4	5	4	5	Medium	Grass	5 Gal
MM	43	43	0	0	0	Miscanthus sinensis 'Morning Light'	Grass, Morning Light Maiden	4	5	2	3	Medium	Grass	5 Gal
MS	32	32	0	0	0	Miscanthus sinensis 'Sarabande'	Grass, Narrow Leaf Maiden	4	5	2	3	Medium	Grass	5 Gal
MS2	35	35	0	0	0	Miscanthus sinensis 'Strictus'	Grass, Porcupine	5	8	3	4	Medium	Grass	5 Gal
MV	36	36	0	0	0	Miscanthus sinensis 'Variegatus'	Grass, Variegated Maiden	4	5	2	3	Medium	Grass	5 Gal
MZ	20	20	0	0	0	Miscanthus sinensis 'Zebrinus'	Grass, Zebra	6	8	4	6	Medium	Grass	5 Gal
OH	143	143	0	0	0	Oryzopsis (Achnatherum) hymenoides	Grass, Indian Rice	1	2	1	2	Low	Grass	1 Gal
PH	83	83	0	0	0	Panicum virgatum 'Heavy Metal'	Grass, Heavy Metal Blue Switch	3	4	1	2	Low	Grass	5 Gal
SL2	60	60	0	0	0	Schizachyrium scopanum	Grass, Little Bluestem	3	4	2	3	Low	Grass	5 Gal
ANNUALS/PERENNIALS														
AB	358	226	132	0	0	Aegopodium podograria	Bishop's Weed	0.7	1.0	1.0	2.0	Medium	Perennials	4" Flat 15
AP	102	102	0	0	0	Aegopodium podagraria 'Variegatum'	Varigated Bishop's Weed	0.7	1.0	1.0	2.0	Medium	Perennials	1 Gal
AP2	2	0	2	0	0	Arctostaphylos x coloradoensis 'Panchito'	Panchito Manzanita	10"	15"	3.0	5.0	Low	Perennials	4" Flat 15
AA2	534	130	215	71	118	Agastache aurantiaca Coronado	Hyssop, Coronado	1.3	1.5	1.0	1.3	Low	Perennials	4" Flat 15
AC	466	68	197	162	39	Agastache cana Sonoran Sunset	Double Bubblemint	1.0	1.5	1.0	1.3	Low	Perennials	4" Flat 15
AD	122	122	0	0	0	Aquilegia chrysantha 'Denver Gold'	Columbine, Denver Gold	2.0	2.5	1.3	1.8	Low	Perennials	4" Flat 15
BR	52	52	0	0	0	Bergenia cordifolia 'Redstart'	Bergenia, Heartleaf	1.3	1.5	1.5	2.0	Medium	Perennials	1 Gal
CS2	485	0	101	149	235	Calyophus serrulatus	Prairie Lode Sundrops	1.0	1.5	1.0	1.5	Low	Perennials	4" Flat 15
EC	87	87	0	0	0	Eschscholzia californica	Poppy, California	1.0	2.0	1.0	1.5	Low	Perennials	1 Gal
HH	5	0	5	0	0	Hedera helix	English Ivy	Vine		Vine		Medium	Perennials	1 Gal
HW	210	210	0	0	0	Heuchera sanguinea 'White Cloud'	Coral Bells, White	1.5	2.0	1.5	2.0	Medium	Perennials	4" Flat 15
PM	100	0	41	29	30	Penstemon mensarum	Penstemon, Grand Mesa Beardtongue	1.3	1.5	1.0	1.3	Low	Perennials	4" Flat 15
PA	261	261	0	0	0	Persicaria affinis	Himalayan Border Jewel	0.5	0.7	1.0	1.5	Low	Perennials	4" Flat 15
SD	415	311	104	0	0	Salvia daghestanica Platinum	Sage, Platinum	0.8	1.0	0.8	1.0	Low	Perennials	4" Flat 15
SW	711	598	113	0	0	Salva greggii Wild Thing	Salva, Hot Pink	1.3	1.7	1.0	1.3	Low	Perennials	4" Flat 15
SL	132	132	0	0	0	Salvia Leucantha	Mexican bush sage	3.0	6.0	1.0	3.0	Medium	Perennials	4" Flat 15
SP	70	70	0	0	0	Salvia pachyphylla	Salvia, Mojave	2.0	3.0	2.0	3.0	Low	Perennials	1 Gal
TD	923	390	0	111	422	Tanacetum densum amani	Partridge Feather	0.5	0.7	0.7	1.0	Very Low	Perennials	4" Flat 15
VR	16	0	16	0	0	Veronica x 'Reavis'	Crystal River Veronica	2"	3"	12"	18"	Low	Perennials	4" Flat 15
VV	361	0	0	182	179	Viola corsica	Violet, Corsican	0.5	0.7	0.5	0.7	Medium	Perennials	4" Flat 15

Vicinity Map



SCALE 1"=1500'

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Index to Drawings

SHEET NUMBER AND NAME

1 - LANDSCAPE PLAN COVER SHEET
2 - OVERALL LANDSCAPE PLAN
3 - LOT 1 - SOUTH PARKING
4 - LOT 1 - SOUTH COURTYARD
5 - LOT 1 - MIDDLE AND NORTH COURTYARD
6 - LOT 1 - NORTH PARKING LOT
7 - LOT 2 - SOUTH
8 - LOT 2 - NORTH
9 - LOT 3
10 - LOT 4
11 - TREE MITIGATION PLAN
12 - CLOMR Overall
13 - CLOMR Details
14 - Floodplain Current Effective
15 - Floodplain Proposed Condition

PROJECT NAME:	CHOICE CENTER
JSD PROJECT NUMBER:	2566
DATE:	10/04/2011
SHEET:	1 OF 15

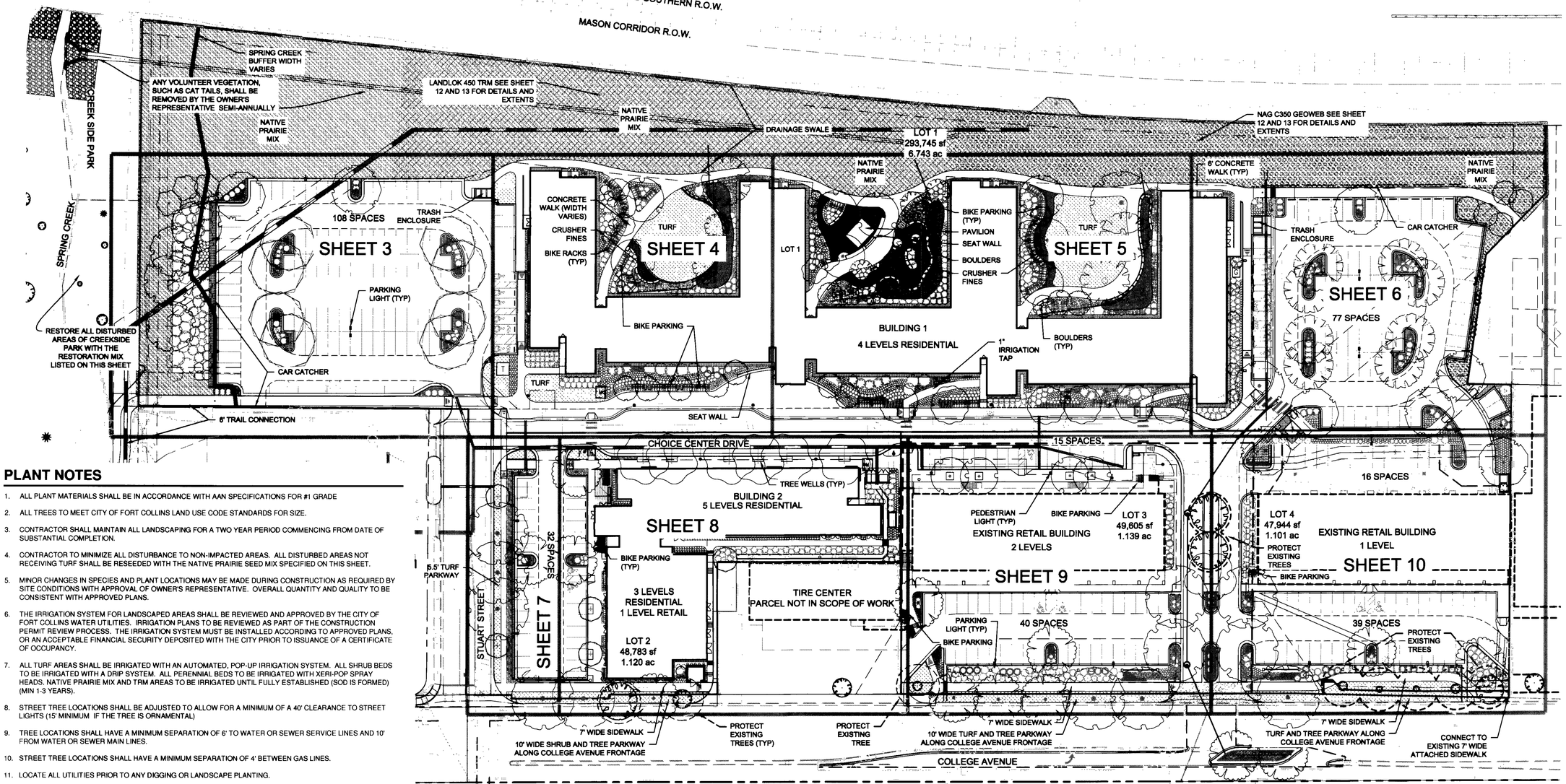
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PLANT NOTES

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR #1 GRADE
2. ALL TREES TO MEET CITY OF FORT COLLINS LAND USE CODE STANDARDS FOR SIZE.
3. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING FOR A TWO YEAR PERIOD COMMENCING FROM DATE OF SUBSTANTIAL COMPLETION.
4. CONTRACTOR TO MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS. ALL DISTURBED AREAS NOT RECEIVING TURF SHALL BE RESEEDED WITH THE NATIVE PRAIRIE SEED MIX SPECIFIED ON THIS SHEET.
5. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS WITH APPROVAL OF OWNER'S REPRESENTATIVE. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
6. THE IRRIGATION SYSTEM FOR LANDSCAPED AREAS SHALL BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES. IRRIGATION PLANS TO BE REVIEWED AS PART OF THE CONSTRUCTION PERMIT REVIEW PROCESS. THE IRRIGATION SYSTEM MUST BE INSTALLED ACCORDING TO APPROVED PLANS, OR AN ACCEPTABLE FINANCIAL SECURITY DEPOSITED WITH THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATED, POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS TO BE IRRIGATED WITH A DRIP SYSTEM. ALL PERENNIAL BEDS TO BE IRRIGATED WITH XERI-POP SPRAY HEADS. NATIVE PRAIRIE MIX AND TRM AREAS TO BE IRRIGATED UNTIL FULLY ESTABLISHED (SOD IS FORMED) (MIN 1-3 YEARS).
8. STREET TREE LOCATIONS SHALL BE ADJUSTED TO ALLOW FOR A MINIMUM OF A 40' CLEARANCE TO STREET LIGHTS (15' MINIMUM IF THE TREE IS ORNAMENTAL)
9. TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 6' TO WATER OR SEWER SERVICE LINES AND 10' FROM WATER OR SEWER MAIN LINES.
10. STREET TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
11. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING.
12. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
13. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION OPERATIONS IN PUBLIC RIGHTS-OF-WAY.
15. PRIOR TO INSTALLATION OF PLANT MATERIALS, THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPED AREA.
16. A FREE TREE PERMIT MUST BE OBTAINED FROM THE CITY BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON 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.
17. THE DEVELOPER SHALL CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF DEVELOPMENT. ALL TREES NEED TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE. FAILURE TO OBTAIN APPROVAL BY THE CITY FORESTER FOR STREET TREES IN A PHASE SHALL RESULT IN A HOLD CERTIFICATE OF OCCUPANCY FOR FUTURE PHASES OF THE DEVELOPMENT.
18. EXISTING TREES SHOWN ON THIS PLAN ARE TO BE PROTECTED IN PLACE. SEE THE TREE MITIGATION PLAN FOR SPECIFIC PROTECTION REQUIREMENTS. ALL TREE TRIMMING AND REMOVAL IS TO BE PERFORMED BY A LICENSED FORT COLLINS ARBORIST PER THE CITY OF FORT COLLINS LAND USE CODE.
19. PROTECT ALL ROOTS THAT ARE ENCOUNTERED DURING SIDEWALK DEMOLITION AND CONSTRUCTION.
20. DO NOT REMOVE MORE THAN 3" OF SOIL WITHIN THE TREE PROTECTION ZONE IN ORDER TO LAY NEW SOD.
21. BIKE RACKS TO BE PLACED ON POROUS PAVERS WITH A 6" CONCRETE BAND.

MATERIALS

1. TURF: DROUGHT TOLERANT BLUE GRASS SOD BLEND OF 3 VARIETIES.
2. MULCHES (SUBMIT SAMPLES FOR APPROVAL):
   - 4" ORGANIC NATURAL BARK MULCH SHALL BE USED IN ALL SHRUB AND BEDS, EXCEPT IN SPRING CREEK BUFFER.
   - 4" ORGANIC CEDAR MULCH SHALL BE USED IN SPRING CREEK BUFFER PLANTING AS INDICATED ON SHEET 3.
   - 4" TO 8" COBBLE MULCH SHALL BE USED ADJACENT TO BUILDING FOUNDATIONS AND IN PARKING ISLANDS. BACKFILL VOID SPACES WITH 3/4" TO 1-1/2" WASHED COBBLE. PLACE OVER FILTER FABRIC, EXCEPT WHERE INDICATED IN SPRING CREEK BUFFER.
   - POROUS LANDSCAPE DETENTION AREAS TO RECEIVE 18" OF AN 85% SAND AND 15% COMPOST MIX (SEE DRAINAGE AND EROSION CONTROL PLAN). PLACE BIODEGRADABLE JUTE MAT OVER ENTIRE SURFACE OF POROUS LANDSCAPE AREA AND ADJACENT SIDE SLOPES - NO MULCH.
   - CRUSHER FINES TO BE 4" THICK DECOMPOSED GRANITE OVER FILTER FABRIC.
3. EDGING:
   - ROLLED TOP STEEL EDGING TO BE PLACED IN ALL AREAS BETWEEN DISPARATE MULCH MATERIALS. EDGING BETWEEN TURF AND MULCH AREAS TO RECEIVE 6" CONCRETE CURBING.
4. LANDSCAPE BOULDERS:
   - BOULDERS TO BE QUARRY SLAB BOULDERS ACQUIRED FROM LOCAL SOURCES. SIZES VARY, BUT SHOULD AVERAGE ABOUT 1 TON EACH. PLACE BOULDERS ON 6" GRAVEL SETTING BED. HEIGHTS ABOVE ADJACENT GRADE TO VARY. LOCATE AND PLACE BOULDERS WITH APPROVAL FROM OWNER'S REPRESENTATIVE.

NOTES FOR FLOODWAY AND FLOODPLAIN

1. ALL ACTIVITIES IN THE CURRENT EFFECTIVE FLOODPLAIN AND FLOODWAY ARE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10 OF THE CITY MUNICIPAL CODE.
2. NO STORAGE OF MATERIALS OR EQUIPMENT IN THE FLOODWAY BEFORE, DURING OR AFTER CONSTRUCTION.
3. ALL ACTIVITIES IN THE FLOODPLAIN AND FLOODWAY MUST BE PRE APPROVED THROUGH A FLOODPLAIN USE PERMIT AND A NO RISE CERTIFICATION. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED WITHOUT NO-RISE CERTIFICATIONS AND FEMA ELEVATION CERTIFICATES.
4. LANDSCAPE CHANGES IN THE FLOODPLAIN AND FLOODWAY MUST BE PRE APPROVED THROUGH FLOODPLAIN USE PERMIT AND A NO RISE CERTIFICATION.
5. ALL PROPOSED CONDITIONS DETERMINED BY CLOMR CASE NUMBER 09-08-0735R EFFECTIVE JANUARY 29, 2010.
6. PLACEMENT OF NEW VEGETATION IN THE FLOODWAY IN A LOCATION OR OF A QUANTITY OR TYPE THAT IS DETERMINED TO LIKELY RESULT UPON MATURITY IN AN INCREASE IN BASE FLOOD ELEVATIONS PROHIBITED. NO-RISE CERTIFICATIONS IS REQUIRED FOR ALL SITE WORK INCLUDING LANDSCAPING WITHIN THE FLOODWAY.
7. THE FLOOD CONTROL CHANNEL MUST BE MAINTAINED IN ACCORDANCE WITH CLOMR CASE NUMBER 09-08-0735R. THE CHANNEL MAY BE MOWED SEASONALLY, BUT MUST MAINTAIN A MINIMUM HEIGHT OF 6 INCHES.
8. ALL AREAS RECEIVING TRM MUST BE IRRIGATED I ACCORDANCE WITH CLOMR CASE NUMBER 09-08-0735R. THE CHANNEL AND ALL TRM AREAS MUST BE IRRIGATED UNTIL ALL OF THE AREAS ARE FULLY ESTABLISHED (SOD IS FORMED) (MIN 1-3 YEARS).
9. SEE SHEETS 12 AND 13 FOR MORE DETAILS OF THE FLOOD CONTROL CHANNEL.

SEED MIXES

NATIVE PRAIRIE MIX		
SEED	**% OF MIX**	**APPLICATION RATE**
LITTLE BLUE STEM	34%	DRILLED - 20LBS/PLS/ACRE
BLUE STEM	33%	BROADCAST - 40LBS/PLS/ACRE
BLUE GRAMMA	33%	

RESTORATION MIX - FROM PARKS DEPARTMENT - FOR "ALONG TRAILS"		
SEED	**% OF MIX BY WEIGHT**	**APPLICATION RATE**
BUFFALO GRASS	66%	SEED AT A RATE OF 2-3 LBS PER 1000 SF
SHEEP'S FESCUE	17%	
BLUE GRAMMA	17%	

POUROUS LANDSCAPE DETENTION MIX

COMMON NAME	SCIENTIFIC NAME	PLS per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	3.5	
Sideoats Grama	Bouteloua curtipendula	3	
Indian Rice grass	Oryzopisi hymenoides	3	
Switchgrass	Pancium virgatum	4	
Little bluestem	Schizachynum scoparium	3	
Pasture sage	Artemisia frigida		2
Blanket flower	Gaillardia aristata		8
Prairie Coneflower	Ratinida columnifera		4

WATER USE AND MAINTENANCE TABLE

Type	Maintenance	Water Use	Lot 1	Lot 2	Lot 3	Lot 4
Turf	Moderate	High	9,866	680	1,998	2,327
Shrubs	Low	Low	30,314	5,901	3,767	4,897
Shrubs	Low	Med	7,578	1,475	942	1,224
Native Mix	Low	Low	89,214	-	-	-

40 20 0 40 80
SCALE 1" = 40'

LANDSCAPE CONCEPT

ADAPTATION TO SITE CONDITIONS

TREE SPECIES SELECTED FOR OPEN, NATURAL AREAS REPRESENT TRADITIONAL, NATIVE AND LOCALLY ADAPTIVE SPECIES HISTORICALLY REPRESENTED WITHIN THE COLORADO PLAINS AND FOOTHILLS.

SPECIES DIVERSITY

THE LANDSCAPE PLAN CONSISTS OF NATIVE & NONNATIVE DROUGHT TOLERANT PLANT SPECIES. TREES HAVE BEEN CHOSEN FOR VISUAL CHARACTERISTICS, FORM AND WATER USE. AN EFFORT HAS BEEN MADE TO CREATE A MORE SUSTAINABLE LANDSCAPE PALETTE BY INCORPORATING TREES TOLERANT OF DROUGHT CONDITIONS, POLLUTANTS, AND ARE RESISTANT TO BREAKAGE. PROPOSED PLANT MATERIALS THROUGHOUT THE SITE HAVE BEEN CHOSEN FOR LONGEVITY AND RESISTANCE TO DISEASE. HARDY PLANTS ADAPTED TO COLORADO'S CLIMATIC CONDITIONS HAVE BEEN EMPHASIZED. EXISTING TREES ALONG COLLEGE AVENUE HAVE BEEN RETAINED.

SCALE/PATTERN

IN APPROPRIATE AREAS, STREET TREE SPECIES HAVE BEEN CHOSEN TO ACHIEVE A SIGNIFICANT OVERSTORY CANOPY ABOVE THE STREETS. STREET TREES OF DIFFERING SIZES HAVE BEEN PLACED ADJACENT TO ONE ANOTHER TO PROVIDE INTEREST AND RHYTHM ALONG THE STREETSCAPE. TREES OF VARYING HEIGHT AND TEXTURE WILL PROVIDE INDIVIDUAL CHARACTER ALONG EACH STREET.

LANDSCAPING ASSURANCES

1. ALL LANDSCAPING PROPOSED FOR INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE LANDSCAPE MATERIAL AND INSTALLATION FOR THE CURRENT PHASE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

JIM SELL DESIGN
Landscape Architecture, Engineering, & Planning
153 West Mountain Ave.
Fort Collins, CO 80524
970 484 1921
Fax 970 484 2443

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Fort Collins, CO

CHOICE CENTER
LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

Capstone Development Corporation

Prepared by or under the direct supervision of:

For and on behalf of Jim Sell Design

Drawn By	BW
Checked By	JS
Date	10/04/2011
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JSD Project #	2566

SHEET 2 OF 15

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C-171 2625

C-171 2625

NATIVE PRAIRIE SEED MIX

PARKING LOT LIGHT (TYP)

(58) SW
(1) CO2
(9) AC
(4) JJ
(7) RT

(2) JJ
(1) CO2
(6) AC
(15) SW

COBBLE (TYP)

LANDLOK 450 TRM SEE SHEET 12 AND 13 FOR DETAILS

TRASH ENCLOSURE (TYP)

TURF

108 SPACES

MATCHLINE SHEET 3

MATCHLINE SHEET 4

(3) AA
(5) CT
(3) SD2

(5) SP2

(5) RT2

(28) RC2

THIS SHRUB BED ONLY, USE SHREDDED CEDAR MULCH, ALL OTHER BEDS TO RECEIVE STANDARD MULCH

(8) CF2

5' COBBLE BUFFER
SEE SECTION DETAIL ON SHEET 15
NO FILTER FABRIC UNDER COBBLE IN BUFFER ONLY

(78) SW
(2) JJ
(3) SS
(2) QM
(12) AC

COBBLE (TYP)

(3) RA
(2) JJ
(2) QM
(16) AA2
(78) SD

NATIVE PRAIRIE SEED MIX

(1) CS4

(5) RT2

ASPHALT PARKING LOT

100' SPRING CREEK BUFFER

(2) CS4

SPRING CREEK BUFFER LANDSCAPING

(76) SD
(20) AA2
(2) QM
(2) JJ
(4) RA

(80) SW
(6) AC
(2) QM
(2) JJ
(4) SS

(4) PS

PARKING LOT LIGHT (TYP)

PARKING LOT LIGHT (TYP)

(11) RT
(6) CF2
(5) CT
(7) SD2
(3) PM2

(70) SP

(56) SW
(3) JJ
(13) AC

(4) JJ

21" SS — 21" SS — 21" SS — 21" SS — 21" SS

TURF

OC

10 5 0 10 20
SCALE 1" = 10'

KEY MAP
SHEET 1 SHEET 4 SHEET 5 SHEET 6 SHEET 7 SHEET 8 SHEET 9 SHEET 10

MATCHLINE SHEET 3

MATCHLINE SHEET 7

E:\PROJECT FILES\ANTLOW\566 CAPSTONE DEVELOPMENT\DA DRAWINGS\LA SHEETS\566 LOT 1 SHEETS.DWG, 10/4/2011 3:39 PM

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Fort Collins, CO

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LANDSCAPE PLAN
LOT 1 - SOUTH PARKING

Capstone Development Corporation

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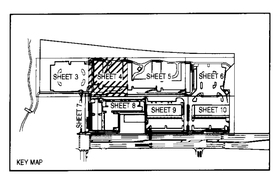
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JSD Project #	2566

SHEET 3 OF 15

C-171 2625

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(8) CA
(4) MV
(5) CA
(13) AP
CONCRETE WALK
LANDLOK 450 TRM SEE SHEET 12 AND 13 FOR DETAILS
NATIVE PRAIRIE SEED MIX
CONCRETE WALK
(8) PH
(19) PC
(10) MV
(3) CA
(17) CA
TURF
(3) VL
(3) RG2
(66) PA
(3) VW
(8) AP
(3) CE
(3) RG2
(3) VL
(19) AP
(27) AB
(4) RA
(32) CA
(3) RA
(1) GK
(3) SC
(7) PC
(1) BA
(3) PC
(1) QB
(25) PA
(3) SL2
(6) PH
(3) SL2
LANDSCAPE BOULDERS (TYP)
6" CONCRETE CURB
BIKE RACK (TYP)
(3) QF
TURF
(3) SL2
(11) SS
(1) GK
(3) SL2
(9) PH
(8) CI
(25) PA
(10) PH
(3) SL2
(6) JJ
(5) AP
CONCRETE WALK
(5) MM
CRUSHER FINES
(14) AP
(1) CV
(5) MM
(5) MS2
(5) MS
POROUS LANDSCAPE DETENTION AREA
(15) CA
(23) EC
(15) CA
COBBLE (TYP)
(23) EC
(15) CA
(5) RA
(5) JJ
(3) MS
(6) MS2
(7) MZ
(4) CI
COBBLE (TYP)
MATCHLINE SHEET 3
MATCHLINE SHEET 4
MATCHLINE SHEET 4
MATCHLINE SHEET 5
(23) EC
(15) CA
(18) EC
(20) PP
PARKING LOT LIGHT (TYP)
COBBLE (TYP)
(5) BA
(3) LK
(43) SW
(143) CA
(5) AH
(51) AD
(7) JJ
(69) HW
(12) HS
CONCRETE WALK
(25) BR
(14) PP
TURF
TURF
(12) HW
(5) AV
(48) HW
(13) AV
BIKE RACK (TYP)
(12) HW
(8) AV
(32) SL
LANDSCAPE SEAT WALL
CONCRETE WALK
CONCRETE WALK
PEDESTRIAN LIGHT (TYP)
ASPHALT DROP OFF AREA
CHOICE CENTER DRIVE
8" W
8" W
8" W
8" W
8" W
8" W
8" W
MATCHLINE SHEET 4
MATCHLINE SHEET 7
MATCHLINE SHEET 4
MATCHLINE SHEET 8
21" SS
21" SS
21" SS
21" SS
21" SS
6" SS



10 5 0 10 20
SCALE 1" = 10'

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LANDSCAPE PLAN
LOT 1 - SOUTH COURTYARD

Fort Collins, CO

Capstone Development Corporation

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LANDLOK 450 TRM SEE SHEET 12 AND 13 FOR DETAILS

NATIVE PRAIRIE SEED MIX

CONCRETE WALK

GEOWEB 350 TRM SEE SHEET 12 AND 13 FOR DETAILS

NATIVE PRAIRIE SEED MIX

(21) AB
(7) AP
(9) SS
(3) GK

(11) AP
(2) VL
(25) AB

BIKE RACK (TYP)

LANDSCAPE BOULDERS (TYP)

CRUSHER FINES

(2) VW
(2) VL
(10) AP
(9) JJ

(14) AB
(5) BR
(1) CA3
(4) AP
(5) BR
(5) AP
(5) AB
(6) AP
(2) AA
(19) AB

CONCRETE WALK

(6) PA
(4) MM
(3) MS2
(7) PA

(3) MG
(8) MS
(4) MM
(29) PA
(1) VL

(3) QF
(13) SC
(5) PH
(6) SL2

(1) GK
(1) VL

LANDSCAPE BOULDERS (TYP)

(11) CA
(5) PH
(5) SL2
(3) PH
(6) CI

(2) QF
(7) SS
(9) CA

CRUSHER FINES

(1) QB
(4) SC

(5) SL2
(12) PH
(5) PH
(5) SL2

POROUS LANDSCAPE DETENTION AREA

6" CONCRETE CURB

UD

(54) PA
(8) MS2
(2) AG
(6) MZ
(7) MS

(11) MM
(6) JJ

COBBLE (TYP)

(6) CI
(11) JJ

BUILDING 1
4 LEVELS
RESIDENTIAL

(6) CA
(4) CA
(5) MV

CONCRETE WALK

(6) AB

(2) RG2
(4) VW
(3) JJ
(3) RG2

(1) CV
(1) CS3
(3) GK
(2) QB

BIKE RACK (TYP)

(6) AB
(1) RG2
(8) SS

(6) AB
(2) CE

TURF

(5) AB

CRUSHER FINES

(4) RG2
(3) VW
(6) AB
(1) CV
(4) JJ
(6) AB
(5) SS

(1) PM2
(4) MS2
(7) MV
(1) MZ
(3) MS
(3) MM
(2) MG

(5) PH
(6) SL2
(4) PH

CONCRETE WALK

LANDSCAPE BOULDERS (TYP)

(2) PM2
(3) MS2

(1) MZ

6" CONCRETE CURB

POROUS LANDSCAPE DETENTION AREA

(2) MV
(3) MS
(3) MM

(6) MV
(49) PA
(2) MG
(2) AG

(8) SL2
(5) PH

(3) MG
(1) MZ

(6) PH
(5) SL2
(3) JJ

COBBLE (TYP)

(3) MZ
(1) CE
(6) SC

(3) MS2
(4) MG
(5) MM

(2) PM2

(1) MZ

(3) MM
(3) MS
(3) MS2

(2) MV

MATCHLINE SHEET 4

MATCHLINE SHEET 5

MATCHLINE SHEET 5

KEY MAP

10 5 0 10 20
SCALE 1" = 10'

(9) BR
(71) AD

(98) CA
(41) SL

(5) LK

COBBLE (TYP)

(24) CA
(101) SW
(3) BA

CONCRETE WALK

(1) TM

CONCRETE WALK

LANDSCAPE SEAT WALL

(2) AH

(69) HW

PROPOSED LOCATION IRRIGATION TAP

(170) TD

(1) TM

BIKE RACK (TYP)

(24) SL
(74) TD
(143) OH

BIKE RACK (TYP)

CONCRETE WALK

PEDESTRIAN LIGHT (TYP)

CHOICE CENTER DRIVE

(8) BR
(29) PP

(1) TM
(73) CA
(34) SW

(3) BA
(3) LK
(45) CA
(30) SW

(1) TM

COBBLE (TYP)

(23) CA
(1) TM

(18) SL
(88) TD

(1) TM

BIKE RACK (TYP)

(3) SL
(9) TD

(6) SL
(28) TD

(8) SL
(21) TD
(35) CA

ASPHALT STREET

8" W

21" SS

MATCHLINE SHEET 5

MATCHLINE SHEET 8

MATCHLINE SHEET 5

MATCHLINE SHEET 9

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LANDSCAPE PLAN
LOT 1 - MIDDLE AND NORTH COURTYARD

Capstone Development Corporation

Fort Collins, CO

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NATIVE PRAIRIE SEED MIX
GEOWEB 350 TRM SEE SHEET 12 AND 13 FOR DETAILS
NATIVE PRAIRIE SEED MIX
(5) QC
CONCRETE WALK
CONCRETE WALK
(45) CA
(6) SC
(3) JJ
(29) AB
(2) JJ
(1) CO2
(8) AA2
(20) SD
NATIVE PRAIRIE SEED MIX
TRASH ENCLOSURE (TYP)
MATCHLINE SHEET 6
(2) QB
(73) SD
(17) AA2
(4) JJ
(3) JS
COBBLE (TYP)
(5) RA
COBBLE (TYP)
EMERGENCE GENERATOR
(5) SS
(3) JJ
(13) AC
(58) SW
(2) QB
PARKING LOT LIGHT (TYP)
ASPHALT PARKING LOT
77 SPACES
(3) JS
(64) SD
(9) AA2
(2) QB
(2) JJ
(2) RA
(45) SW
(9) AC
(2) QB
(3) JJ
(4) SS
(3) JS
(51) AB
(6) MB
PARKING LOT LIGHT (TYP)
COBBLE (TYP)
(21) SS
(1) CO2
(1) CO2
(34) SC
(6) CA
(1) BA
(15) CA
TRANSFORMER
(2) JJ
(1) CO2
(60) AA2
(3) JJ
(1) CO2
(13) VN
(15) CA
(3) JJ
(26) CA
COBBLE (TYP)
CONCRETE WALK
(13) VN
(14) CA
(1) JJ
MATCHLINE SHEET 6
MATCHLINE SHEET 9
MATCHLINE SHEET 6
MATCHLINE SHEET 10
KEY MAP
10 5 0 10 20
SCALE 1" = 10'

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LOT 1 - NORTH PARKING LOT

Fort Collins, CO

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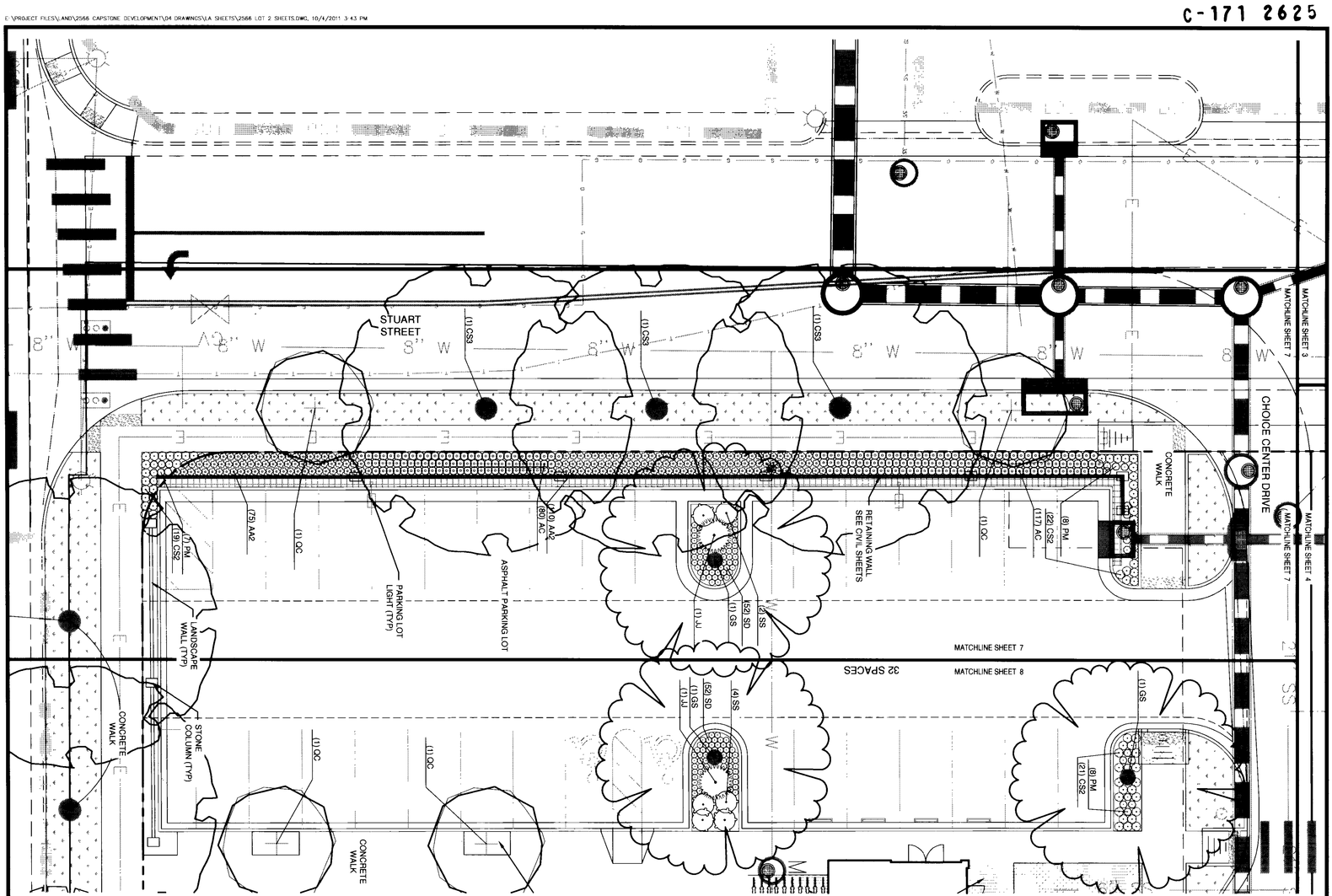
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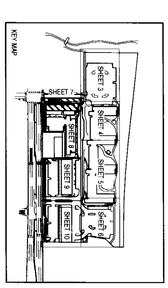
SHEET 6 OF 15

C-171 2625

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SCALE 1" = 10'

10 5 0 10 20

CHOICE CENTER
LANDSCAPE PLAN
LOT 2 - SOUTH

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C-171 2625

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MATCHLINE SHEET 4
MATCHLINE SHEET 8
MATCHLINE SHEET 5
MATCHLINE SHEET 8
CHOICE CENTER DRIVE
MATCHLINE SHEET 7
MATCHLINE SHEET 8
MATCHLINE SHEET 8
MATCHLINE SHEET 9

CONCRETE WALK
CONCRETE WALK
TREE WELL WITH GRATE (TYP)
(6) TW
TRASH ENCLOSURE (TYP)
BUILDING 2
5 LEVELS RESIDENTIAL
(1) GS
(8) PM
(21) CS2
(30) AA2
(19) CA
BENCH (TYP)
SPECIALTY PAVING
(8) SC
(9) SC
(36) AB
(22) AB
32 SPACES
BIKE RACK (TYP)
(15) AB
(7) CA
(2) AB
(9) AB
(7) CA
(2) CA
(3) CA
(3) CA
(2) CA
(5) CA
CONCRETE WALK
(38) AB
(1) QC
EX TRASH ENCLOSURE
EX RD
(36) SC
(6) SC
EX RD
(4) SS
(52) SD
(1) GS
(1) JJ
COBBLE (TYP)
(6) CA
(6) PM
(13) CS2
3 LEVELS RESIDENTIAL 1 LEVEL RETAIL
TREE WELL WITH GRATE (TYP)
EX USED TIRE ENCLOSURE
TIRE CENTER PARCEL NOT IN SCOPE OF WORK
G LOT
(6) CA
(6) PM
(13) CS2
(1) QC
CONCRETE WALK
(1) QC
(6) PM
(6) CA
(13) CS2
BIKE RACK (TYP)
(5) HH
(2) AP2
(1) VL
(40) SW
(9) VR
(30) SW
(43) SW
(7) VR
NDSCAPE LL (TYP)
STONE COLUMN (TYP)
CONCRETE WALK
TURF
(1) GS

KEY MAP
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10

10 5 0 10 20
SCALE 1" = 10'

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LANDSCAPE PLAN
LOT 2 - NORTH

Fort Collins, CO

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MATCHLINE SHEET 5
MATCHLINE SHEET 9
ASPHALT STREET
MATCHLINE SHEET 6
MATCHLINE SHEET 9
21" SS
CHOICE CENTER DRIVE
15 SPACES
MATCHLINE SHEET 8
MATCHLINE SHEET 9
MATCHLINE SHEET 9
MATCHLINE SHEET 10
CONCRETE WALK
TREE WELL WITH GRATE (TYP)
BIKE RACK (TYP)
(4) GK
(9) SS
(9) JJ
EXISTING RETAIL BUILDING
2 LEVELS
6" UD
(1) FG
(68) VV
(13) AA2
(1) JJ
(1) CS3
(3) PN
(30) CS2
(5) PM
CONCRETE WALK
(1) GS
(2) PN
(70) AC
BIKE RACK (TYP)
(24) AA2
40 SPACES
ASPHALT PARKING LOT
PARKING LOT LIGHT (TYP)
LANDSCAPE WALL (TYP)
STONE COLUMN (TYP)
(51) AC
(20) CA
(9) PP
(3) JG
(4) CS
(3) JG
(3) PP
(2) CS
(1) GS
(2) RG
(41) AC
(3) PN
(3) CS
(3) JG
(3) PP
(3) CS
(111) TD
(6) PM
(3) CS3
(114) VV
(34) AA2
(1) JJ
(18) CS2
(3) PN
(22) CA
(6) PM
TURF
(1) GS
(1) PP
(1) GS
(1) PP
(3) RG
(1) GS
(1) PP
(3) RG
(6) CS
CONCRETE WALK
(6) PM
(4) PM
(2) CS3
TURF
KEY MAP
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
10 5 0 10 20
SCALE 1" = 10'

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LANDSCAPE PLAN
LOT 3

Fort Collins, CO

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SHEET 9 OF 15

C-171 2625

C-171 2625

MATCHLINE SHEET 6

MATCHLINE SHEET 10

MATCHLINE SHEET 9

MATCHLINE SHEET 10

WALK

(23) CA
(1) CO2
(16) CA
(42) VN
(51) AA2

(6) VS

(25) CA
(5) RC

(20) CA
(5) RC

(15) CA
(3) VS

(134) CA
(41) CA
(28) CA

(25) AA2
(1) CO2

EX. LOADING DOCK

16 SPACES

TRASH ENCLOSURE (TYP)

COLLEGE AVE MEDIAN PLANTING

(2) GS
(306) TD
(7) PM
(100) CS2

(28) SC

EXISTING RETAIL BUILDING

1 LEVEL

BIKE RACK (TYP)

CONCRETE WALK

(66) VV
(1) JJ
(12) AA2

(1) CS3
(45) CS2
(2) SS

(3) PM

39 SPACES

ASPHALT PARKING LOT

(113) VV
(30) AA2

(1) CS3

(2) JJ

(6) PM

(90) CS2
(8) PM
(3) RA
(27) CA

LANDSCAPE WALL (TYP)

(116) TD
(3) JG

(3) JG
(5) RG

(39) AC
(3) PN
(3) CS
(3) RG

(1) GS

(3) CS
(4) CS
(3) JG

STONE COLUMN (TYP)

(19) PP
(1) GS
(7) CS
(4) RG
(3) JG

CONCRETE WALK

PARKING LOT LIGHT (TYP)

(6) PM

(1) CS3

TURF

CONNECT TO EXISTING 7' SIDEWALK

KEY MAP

10 5 0 10 20

SCALE 1" = 10'

JIM SELL DESIGN
Landscape Architecture, Engineering, & Planning
153 West Mountain Ave.
Fort Collins, CO 80524
970 484 1921
Fax 970 484 2443

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CHOICE CENTER
LANDSCAPE PLAN
LOT 4

Fort Collins, CO

Capstone Development Corporation

Prepared by or under the direct supervision of:

For and on behalf of Jim Sell Design

Drawn By	BW
Checked By	JS
Date	10/04/2011
Revision	
JSD Project #	2566

SHEET 10 OF 15

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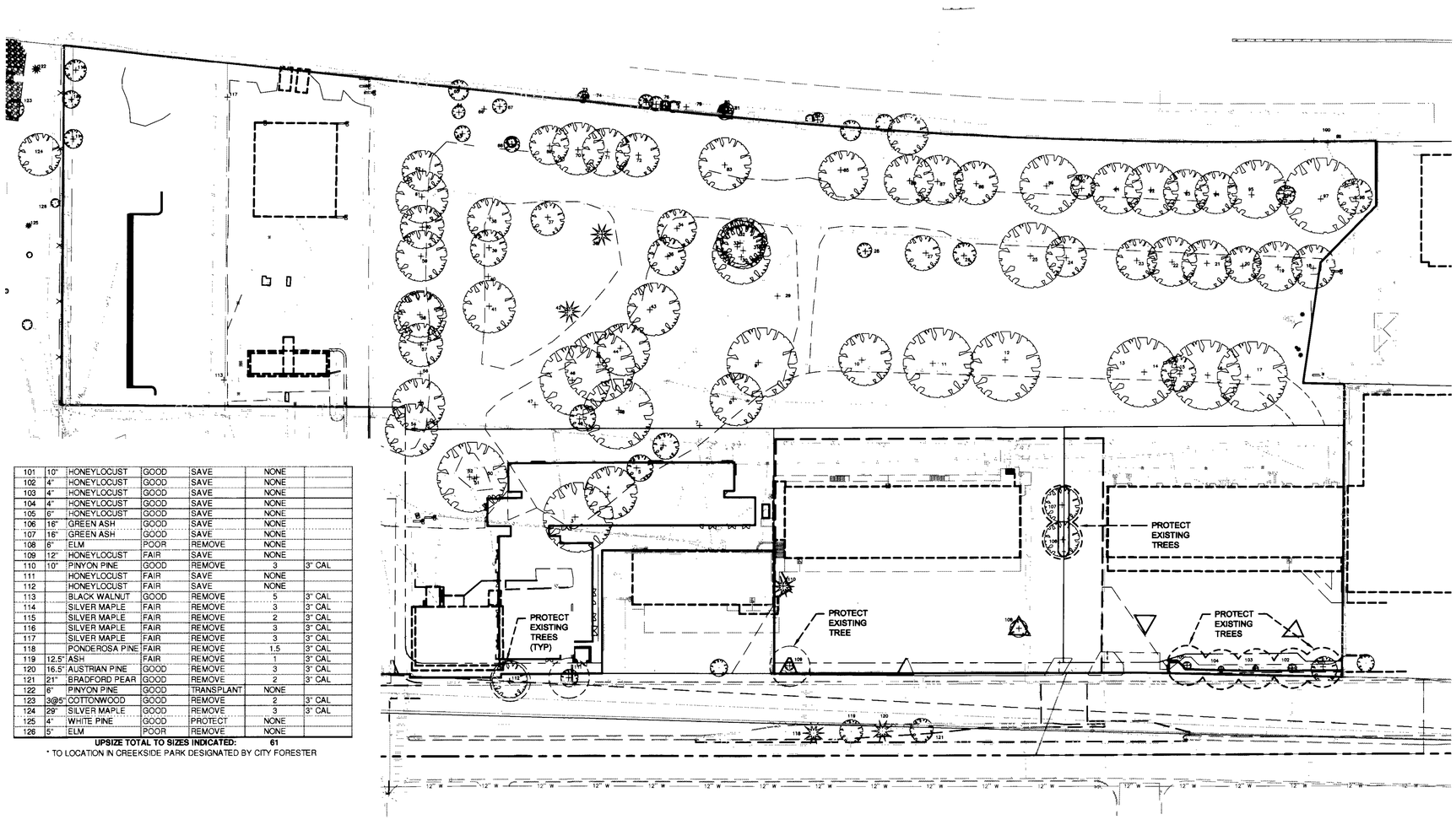
TREE MITIGATION PLAN

EXISTING TREE SCHEDULE

KEY	SIZE	TYPE	CONDITION	ACTION	MITIGATION QUANTITY	UPSIZE TO
3	36"	ELM	POOR	REMOVE	NONE	
4	29"	ELM	POOR	REMOVE	NONE	
5	12"	CRABAPPLE	FAIR	REMOVE	3	3" CAL
6	11"	APPLE	FAIR	REMOVE	2	3" CAL
7	30"	ELM	POOR	REMOVE	NONE	
8	24"	ELM	POOR	REMOVE	NONE	
9	33"	ELM	POOR	REMOVE	NONE	
10	27"	ELM	POOR	REMOVE	NONE	
11	41"	ELM	POOR	REMOVE	NONE	
12	30"	ELM	POOR	REMOVE	NONE	
13	34"	ELM	POOR	REMOVE	NONE	
14	21"	ELM	POOR	REMOVE	NONE	
15	15"	ELM	POOR	REMOVE	NONE	
16	48"	ELM	POOR	REMOVE	NONE	
17	33"	ELM	POOR	REMOVE	NONE	
18	25"	ELM	POOR	REMOVE	NONE	
19	28"	ELM	POOR	REMOVE	NONE	
20	24"	ELM	POOR	REMOVE	NONE	
21	34"	ELM	POOR	REMOVE	NONE	
22	27"	ELM	POOR	REMOVE	NONE	
23	21"	ELM	POOR	REMOVE	NONE	
24	24"	ELM	POOR	REMOVE	NONE	
25	45"	ELM	POOR	REMOVE	NONE	
26	14"	CRABAPPLE	FAIR	REMOVE	3	3" CAL
27	22"	ELM	POOR	REMOVE	NONE	
28	16"	ELM	POOR	REMOVE	NONE	
29	24"	ELM	POOR	REMOVE	NONE	
30	43"	WILLOW	POOR	REMOVE	NONE	
31	26"	WILLOW	POOR	REMOVE	NONE	
32	32"	WILLOW	POOR	REMOVE	NONE	
33	30"	WILLOW	POOR	REMOVE	NONE	
34	24"	ELM	POOR	REMOVE	NONE	
35	26"	ELM	POOR	REMOVE	NONE	
36	9"	SPRUCE	FAIR	REMOVE	3	3" CAL
37	12"	CRABAPPLE	FAIR	REMOVE	3	3" CAL
38	27"	ELM	POOR	REMOVE	NONE	
39	26"	ELM	POOR	REMOVE	NONE	
40	26"	ELM	POOR	REMOVE	NONE	
41	32"	ELM	POOR	REMOVE	NONE	
42	11"	SPRUCE	FAIR	REMOVE	2	3" CAL
43	30"	ELM	POOR	REMOVE	NONE	
44	19"	ELM	POOR	REMOVE	NONE	
45	30"	ELM	POOR	REMOVE	NONE	
46	41"	ELM	POOR	REMOVE	NONE	
47	13"	CRABAPPLE	FAIR	REMOVE	3	3" CAL
48	31"	ELM	POOR	REMOVE	NONE	
49	14"	CRABAPPLE	FAIR	REMOVE	3	3" CAL
50	20"	ELM	POOR	REMOVE	NONE	
51	24"	ELM	POOR	REMOVE	NONE	
52	26"	ELM	POOR	REMOVE	NONE	
54	33"	ELM	POOR	REMOVE	NONE	
55	26"	ELM	POOR	REMOVE	NONE	
56	26"	ELM	POOR	REMOVE	NONE	
57	26"	ELM	POOR	REMOVE	NONE	
58	26"	ELM	POOR	REMOVE	NONE	
59	33"	ELM	POOR	REMOVE	NONE	
60	30"	ELM	POOR	REMOVE	NONE	
61	32"	ELM	POOR	REMOVE	NONE	
62	36"	ELM	POOR	REMOVE	NONE	
63	9"	CRABAPPLE	FAIR	REMOVE	3	3" CAL
64	6"	BOXELDER	POOR	REMOVE	NONE	
65	18"	ELM	POOR	REMOVE	NONE	
66	12"	ELM	POOR	REMOVE	NONE	
67	9"	COTTONWOOD	FAIR	REMOVE	2	3" CAL
68	18"	ELM	POOR	REMOVE	NONE	
69	26"	ELM	POOR	REMOVE	NONE	
70	31"	ELM	POOR	REMOVE	NONE	
71	36"	ELM	POOR	REMOVE	NONE	
72	29"	ELM	POOR	REMOVE	NONE	
73	11"	ELM	POOR	REMOVE	NONE	
74	6"	ELM	POOR	REMOVE	NONE	
75	9"	ELM	POOR	REMOVE	NONE	
76	12"	ELM	POOR	REMOVE	NONE	
77	7"	ELM	POOR	REMOVE	NONE	
78	7"	ELM	POOR	REMOVE	NONE	
79	7"	ELM	POOR	REMOVE	NONE	
80	6"	ELM	POOR	REMOVE	NONE	
81	8"	ELM	POOR	REMOVE	NONE	
82	8"	ELM	POOR	REMOVE	NONE	
83	36"	ELM	POOR	REMOVE	NONE	
84	7"	GREEN ASH	FAIR	REMOVE	2	3" CAL
85	42"	ELM	POOR	REMOVE	NONE	
86	29"	ELM	POOR	REMOVE	NONE	
87	32"	ELM	POOR	REMOVE	NONE	
88	34"	ELM	POOR	REMOVE	NONE	
89	41"	ELM	POOR	REMOVE	NONE	
90	17"	ELM	POOR	REMOVE	NONE	
91	34"	ELM	POOR	REMOVE	NONE	
92	28"	ELM	POOR	REMOVE	NONE	
93	29"	ELM	POOR	REMOVE	NONE	
94	27"	ELM	POOR	REMOVE	NONE	
95	36"	ELM	POOR	REMOVE	NONE	
96	11"	ELM	POOR	REMOVE	NONE	
97	36"	ELM	POOR	REMOVE	NONE	
98	19"	ELM	POOR	REMOVE	NONE	
99	15"	ELM	POOR	REMOVE	NONE	
100	9"	ELM	POOR	REMOVE	NONE	
101	10"	HONEYLOCUST	GOOD	SAVE	NONE	
102	4"	HONEYLOCUST	GOOD	SAVE	NONE	
103	4"	HONEYLOCUST	GOOD	SAVE	NONE	
104	4"	HONEYLOCUST	GOOD	SAVE	NONE	
105	6"	HONEYLOCUST	GOOD	SAVE	NONE	
106	16"	GREEN ASH	GOOD	SAVE	NONE	
107	16"	GREEN ASH	GOOD	SAVE	NONE	
108	6"	ELM	POOR	REMOVE	NONE	
109	12"	HONEYLOCUST	FAIR	SAVE	NONE	
110	10"	PINYON PINE	GOOD	REMOVE	3	3" CAL
111		HONEYLOCUST	FAIR	SAVE	NONE	
112		HONEYLOCUST	FAIR	SAVE	NONE	
113		BLACK WALNUT	GOOD	REMOVE	5	3" CAL
114		SILVER MAPLE	FAIR	REMOVE	3	3" CAL
115		SILVER MAPLE	FAIR	REMOVE	2	3" CAL
116		SILVER MAPLE	FAIR	REMOVE	3	3" CAL
117		SILVER MAPLE	FAIR	REMOVE	3	3" CAL
118		PONDEROSA PINE	FAIR	REMOVE	1.5	3" CAL
119	12.5"	ASH	FAIR	REMOVE	1	3" CAL
120	16.5"	AUSTRIAN PINE	GOOD	REMOVE	3	3" CAL
121	21"	BRADFORD PEAR	GOOD	REMOVE	2	3" CAL
122	6"	PINYON PINE	GOOD	TRANSPLANT	NONE	
123	3@5"	COTTONWOOD	GOOD	REMOVE	2	3" CAL
124	29"	SILVER MAPLE	GOOD	REMOVE	3	3" CAL
125	4"	WHITE PINE	GOOD	PROTECT	NONE	
126	5"	ELM	POOR	REMOVE	NONE	

UPSIZE TOTAL TO SIZES INDICATED: 61

* TO LOCATION IN CREEKSIDE PARK DESIGNATED BY CITY FORESTER



TREE PROTECTION SPECIFICATIONS:

(A) WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.

(B) ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS.

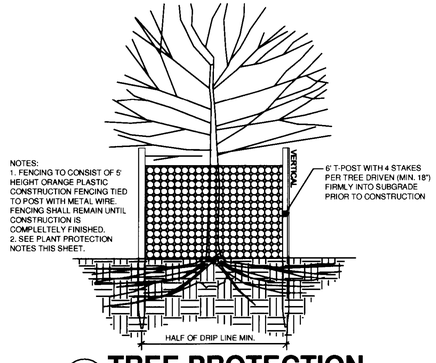
(C) PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.

(D) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.

(E) NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.

(F) LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET A PART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.

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



1 **TREE PROTECTION**
CONSTRUCTION BARRIER FENCING NTS

JIM SELL DESIGN
Landscape Architecture, Engineering, & Planning
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TREE MITIGATION PLAN

Capstone Development Corporation

Prepared by or under the direct supervision of:

For and on behalf of Jim Sell Design

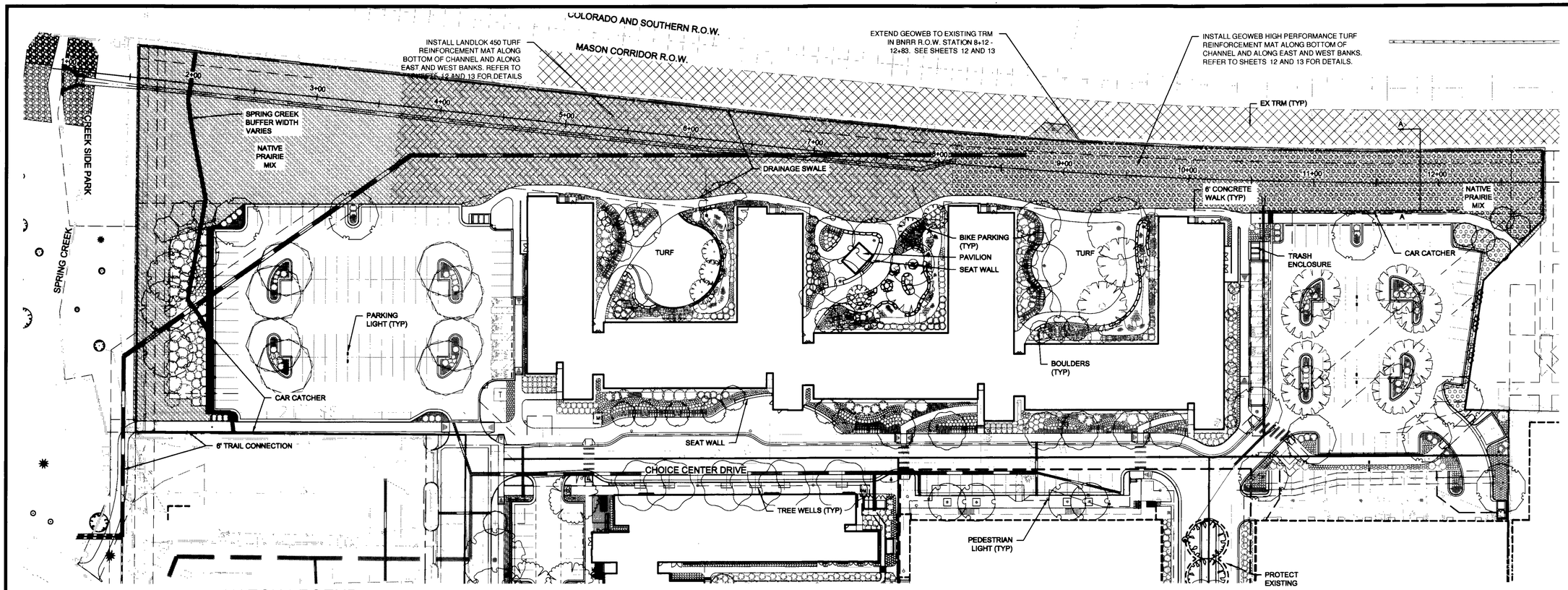
Drawn By	BW
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Date	10/04/2011
Revision	
JSD Project #	2566

SHEET 11 OF 15

EX:\PROJECT FILES\LAND\2566 CAPSTONE DEVELOPMENT\04 SHOP\2566SLA SHEETS\2566 TREE MIT AND OVERALL.DWG, 10/4/2011 3:49 PM

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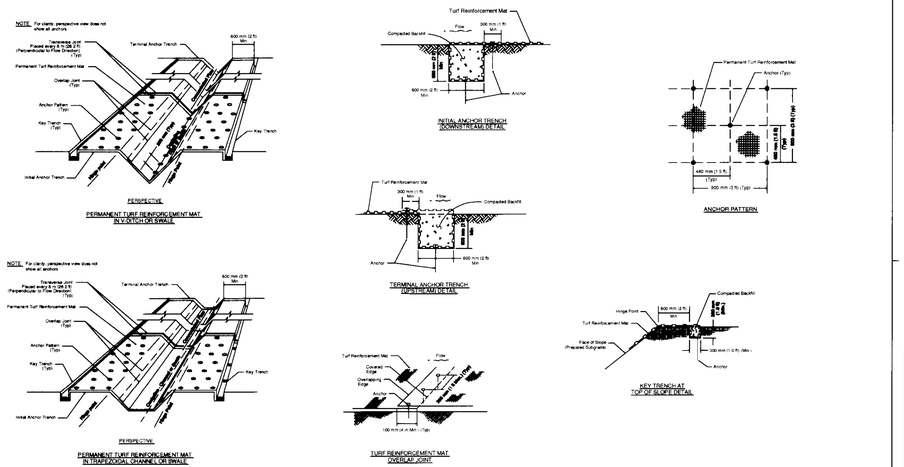
HATCH LEGEND

- LANDLOK 450 TRM
- NAG C350 GEOWEB
- NATIVE PRAIRIE MIX
- EXISTING TRM

NATIVE PRAIRIE SEED MIX

NATIVE PRAIRIE MIX		
SEED	% OF MIX	APPLICATION RATE
LITTLE BLUE STEM	34%	DRILLED - 20LBS/PLS/ACRE
BLUE STEM	33%	BROADCAST - 40LBS/PLS/ACRE
BLUE GRAMMA	33%	

40 20 0 40 80
SCALE 1" = 40'

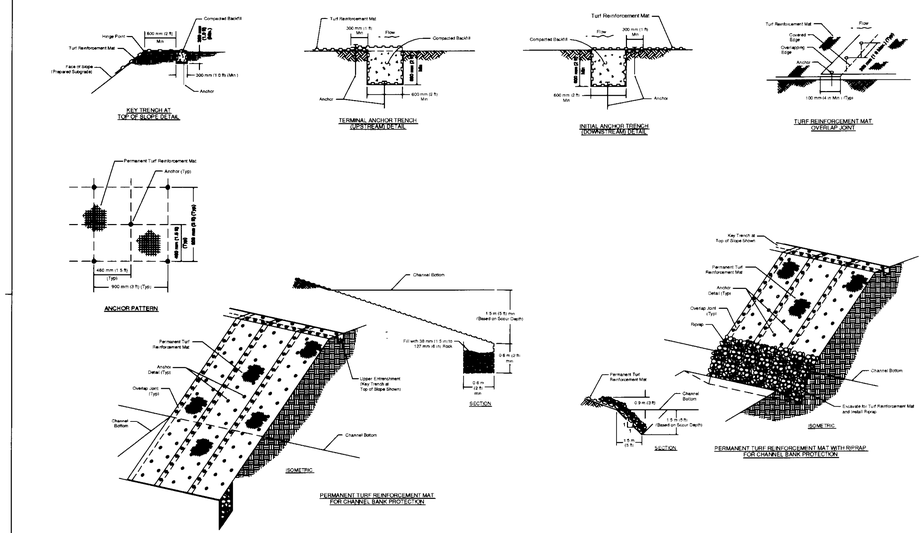


PROPEX GEOSYNTHETICS

Please note that the information presented herein is general information only. It is for conceptual use only and not intended to be used for construction. While every effort has been made to ensure its accuracy, this information should not be used for a specific application without independent professional examination and verification of its suitability, applicability, and accuracy.

Rev. Date 7/30/08 Drawn By Scale:

TURF REINFORCEMENT MAT IN CHANNEL OR SWALE
NO SCALE
LANDLOK 450 TRM



PROPEX GEOSYNTHETICS

Please note that the information presented herein is general information only. It is for conceptual use only and not intended to be used for construction. While every effort has been made to ensure its accuracy, this information should not be used for a specific application without independent professional examination and verification of its suitability, applicability, and accuracy.

Rev. Date 11/17/08 Drawn By Scale:

TURF REINFORCEMENT MAT ON CHANNEL BANKS
NO SCALE
LANDLOK 450 TRM

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Landscape Architecture, Engineering, & Planning
153 West Mountain Ave.
Fort Collins, CO 80524
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CLOMR OVERALL

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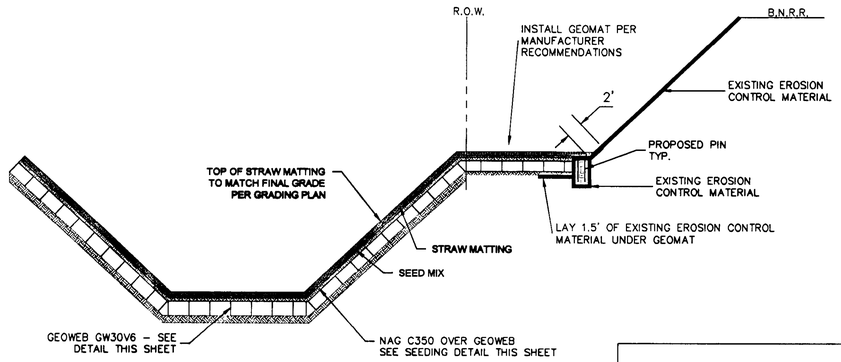
SHEET 12 OF 15

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CLOMR DETAILS

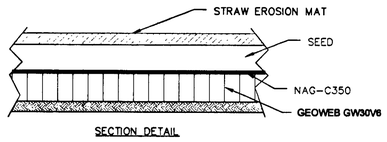


SECTION A–A OPTION 2

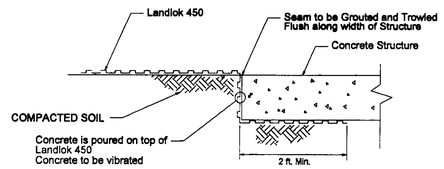
N.T.S

NOTE:

1. INSTALL GEOWEB FROM EXISTING T.R.M. ON R.R. R.O.W..



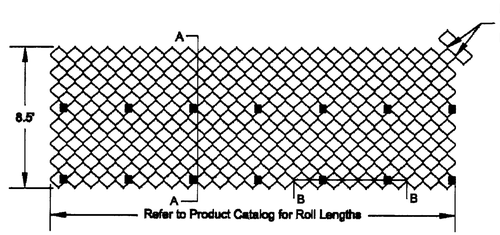
SECTION DETAIL



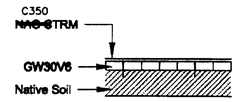
DETAIL
LANDLOK 450 CONNECTION TO CONCRETE STRUCTURE (TYPE 3)

PROPEX

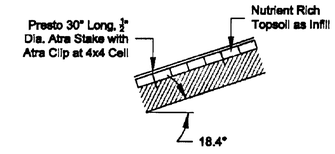
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	4/23/07		NTS



Plan View of a Single Panel



Cross-section AA



Cross-section BB

Scale = NTS

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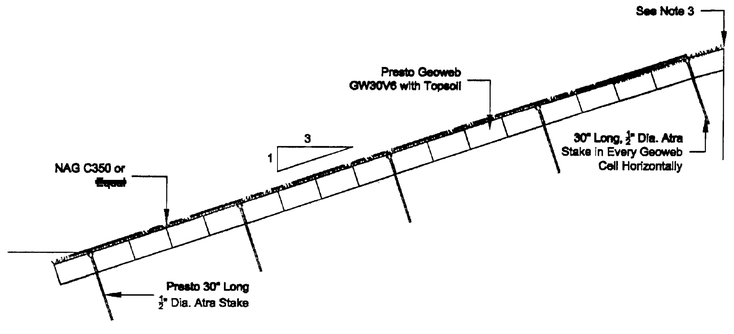
Preliminary Drawings
Choice Center

Designed by: DN
Drawn by: DN

Sheet 2 of 3
Rev 0
November 25, 2008

Notes:

1. Refer to sheets 2 and 3 for details.
2. Refer to the design report for additional information.
3. Crest detail should be developed based on the field conditions to minimize direct exposure of the Geoweb edge to concentrated flow. Geoweb should be installed in as close a contact with the vinyl sheetpile as is possible in the field.
4. The Geoweb required is GW30V6. The stake required is Atra stake with Atra clip, 30" long, ½" dia. at 4x4 cell spacing. For the last cell at the top of the panel, Atra stake is to be installed in every Geoweb cell.
5. The TRM required is North American Green C350 or equal.
6. The infill required is nutrient-rich topsoil.
7. ALL TRM IS TO BE IRRIGATED FOR THE FIRST GROWING SEASON AFTER INSTALLATION



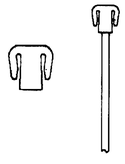
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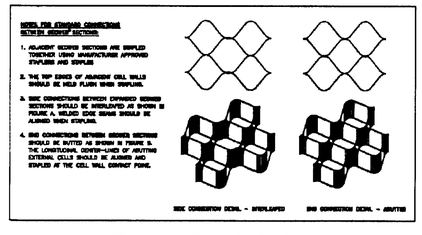
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Choice Center

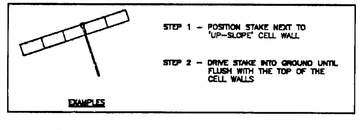
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Sheet 1 of 3
Rev 2
December 30, 2008

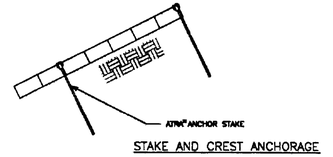




Side and End Connection Detail



Stake Anchor Installation with No Tendons



STAKE AND CREST ANCHORAGE

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Conroe, TX 77302

Preliminary Drawings
Choice Center

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Drawn by: DN

Sheet 3 of 3
Rev 2
December 30, 2008

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Capstone Development Corporation

Prepared by or under the direct supervision of:

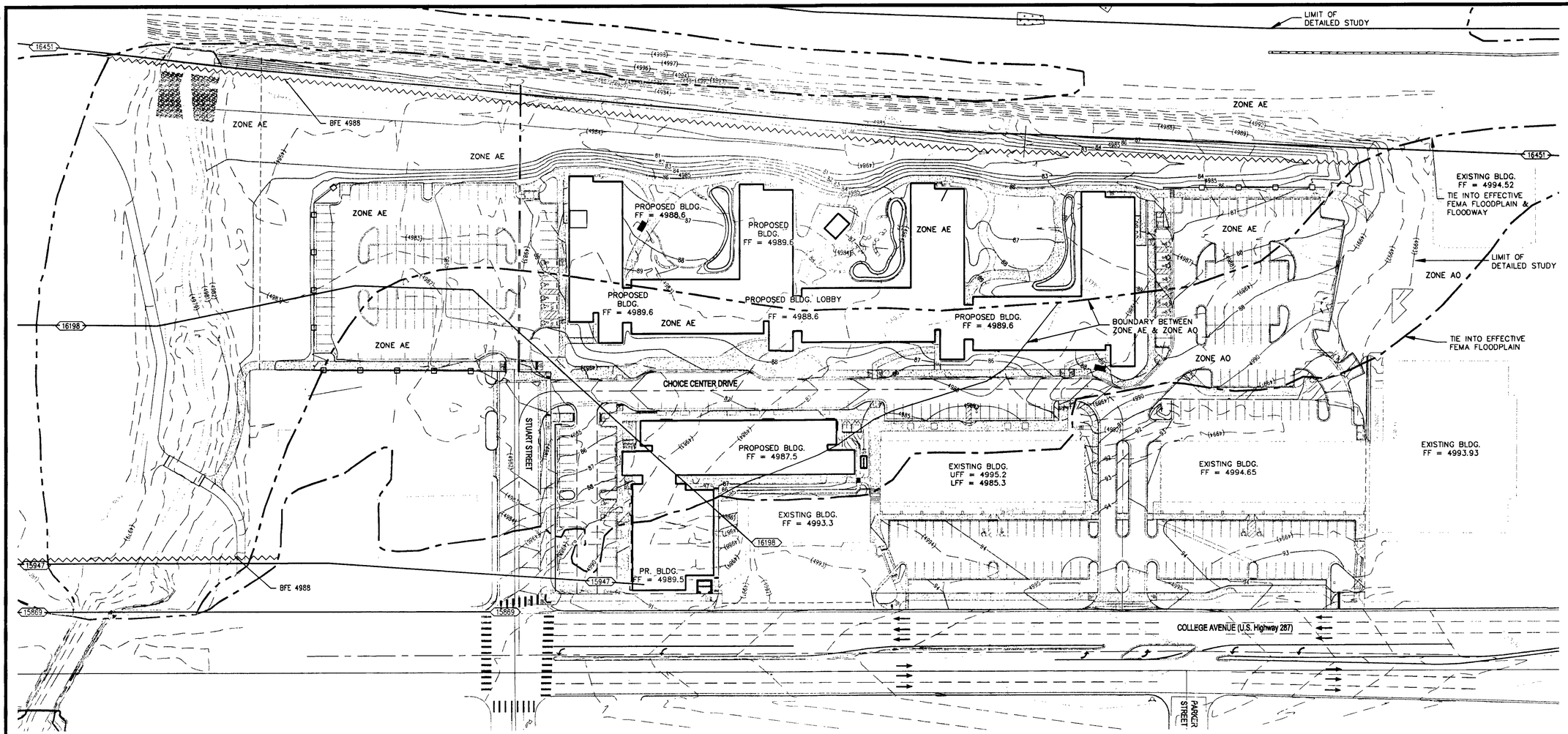
For and on behalf of Jim Sell Design

Drawn By	BW
Checked By	JS
Date	10/04/2011
Revision	
JSD Project #	2566

SHEET 13 OF 15

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C-171 2625



GENERAL NOTES:

1. FLOODWAY/FLOODPLAIN LINEWORK REFERENCE: FEMA FIRM MAP NUMBERS:
   - 08069C0987F, EFFECTIVE DATE: DECEMBER 19, 2006
   - 08069C0979G, MAP REVISED: JUNE 17, 2008
2. THE LOWEST FLOOR (INCLUDING BASEMENT AND CRAWL SPACE) AND HVAC ARE REQUIRED TO BE ELEVATED ABOVE THE REGULATORY FLOOD PROTECTION ELEVATION.
3. ALL ACTIVITIES IN THE CURRENT EFFECTIVE FLOODPLAIN AND FLOODWAY ARE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10 OF CITY MUNICIPAL CODE.
4. NO STORAGE OF MATERIALS OR EQUIPMENT IN THE FLOODWAY BEFORE, DURING AND AFTER CONSTRUCTION.
5. ALL ACTIVITIES IN THE FLOODPLAIN AND FLOODWAY MUST BE PRE-APPROVED THROUGH FLOODPLAIN-USE-PERMIT AND NO-RISE CERTIFICATIONS.
6. A FLOODPLAIN-USE-PERMIT WILL BE REQUIRED FOR EACH STRUCTURE AND EACH SITE CONSTRUCTION ELEMENT.
7. A FEMA ELEVATION CERTIFICATE WILL BE COMPLETED AND APPROVED BEFORE THE CERTIFICATE OF OCCUPANCY (CO) IS ISSUED FOR ANY STRUCTURES IN THE FLOODPLAIN.
8. NO CERTIFICATE OF OCCUPANCY (CO) WILL BE ISSUED WITHOUT NO-RISE RE-CERTIFICATIONS AND FEMA ELEVATION CERTIFICATES.
9. LANDSCAPE CHANGES IN THE FLOODPLAIN AND FLOODWAY MUST BE PRE-APPROVED THROUGH FLOODPLAIN USE PERMIT AND NO-RISE CERTIFICATIONS.
10. ALL PROPOSED CONDITIONS DETERMINED BY CLOMR CASE NUMBER 09-08-0735R EFFECTIVE JANUARY 29, 2010.
11. REFER TO FINAL DRAINAGE STUDY FOR CHANNEL STABILITY AND REVETMENT CALCULATIONS
12. PLACEMENT OF NEW VEGETATION IN THE FLOODWAY IN A LOCATION OR OF A QUANTITY OR TYPE THAT IS DETERMINED TO LIKELY RESULT UPON MATURITY IN AN INCREASE IN BASE FLOOD ELEVATION IS PROHIBITED. NO RISE CERTIFICATION IS REQUIRED FOR ALL SITE WORK INCLUDING LANDSCAPING IN THE FLOODWAY.
13. THE FLOOD CONTROL CHANNEL MUST BE MAINTAINED IN ACCORDANCE WITH CLOMR CASE NUMBER 09-08-0735R. THE CHANNEL MAY BE MOWED SEASONALLY, BUT MUST MAINTAIN A MINIMUM HEIGHT OF SIX (6) INCHES.
14. ALL AREAS RECEIVNG TRM MUST BE IRRIGATED I ACCORDANCE WITH CLOMR CASE NUMBER 09-08-0735R. THE CHANNEL AND ALL TRM AREAS MUST BE IRRIGATED UNTIL ALL OF THE AREAS ARE FULLY ESTABLISHED (SOD IS FORMED) (MIN 1-3 YEARS).

LEGEND

- 1600 — CROSS SECTION LOCATION
- CURRENT EFFECTIVE FEMA 100-YR FLOODPLAIN
- CURRENT EFFECTIVE FEMA FLOODWAY
- BASE FLOOD ELEVATIONS
- PROPERTY BOUNDARY
- FG ELEVATION / xxxx.xx — SPOT ELEVATION

TABLE 1

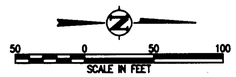
CROSS-SECTION/ STREAM	Proposed Project 100-Yr. WS Elev.	
	Ft. - NGVD29	Ft. - NAVD88
15869	4983.70	4986.70
15947	4984.62	4987.62
16198	4984.93	4987.93
16451	4984.91	4987.91

BENCHMARK
C-322, MARKED "C-322 RESET 1959" LOCATED IN THE NORTHWEST WINGWALL OF THE BRIDGE FOR COLLEGE AVENUE OVER SPRING CREEK; ELEVATION: 4986.22 FEET, CITY OF FORT COLLINS DATUM (NGVD 1929 - UNADJUSTED).

UNLESS NOTED OTHERWISE, ELEVATIONS ARE NGVD29. THE CONVERSION FROM NGVD29 TO NAVD88 IS: NGVD29 + 3.00'

NOTES for STRUCTURES in the FLOODPLAIN:

THE BASE FLOOD ELEVATION (BFE) FOR THE STRUCTURE IDENTIFIED AS BUILDING 1 IS 4986.24 FT-NGVD29 OR 4989.24 FT-NAVD88. THE MINIMUM REGULATORY FLOOD PROTECTION ELEVATION (RFPE) IS 4987.74 FT-NGVD29 OR 4990.74 FT-NAVD88. THESE ELEVATIONS WERE TAKEN FROM THE 100-YEAR FLOODPLAIN SIMULATION IN THE FEMA APPROVED CHOICE CENTER CLOMR DATED: JANUARY 29, 2010, AT CROSS-SECTION 1040 IMMEDIATELY UPSTREAM OF THE NORTH SIDE OF THE BUILDING.



C-171 2625

JIM SELL DESIGN
Landscape Architecture, Engineering, & Planning
153 West Mountain Ave.
Fort Collins, CO 80524
970 484 1921
Fax 970 484 2443

NO.	REVISION	DATE	APPROVED

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 8-1-1
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CHOICE CENTER
LANDSCAPE PLAN
FLOODPLAIN CURRENT EFFECTIVE

Fort Collins, CO

Capstone Development Corporation

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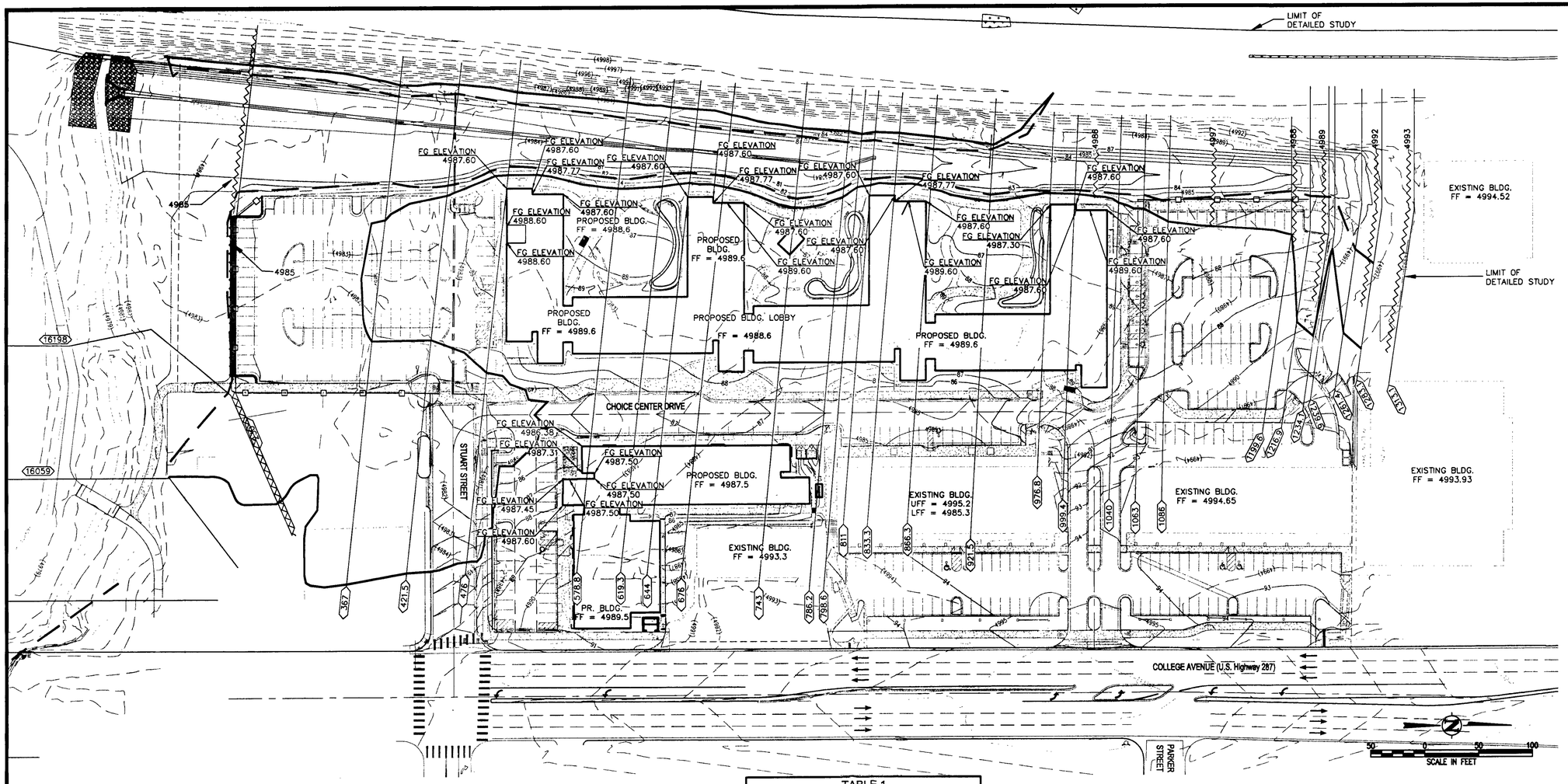
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C-171 2625



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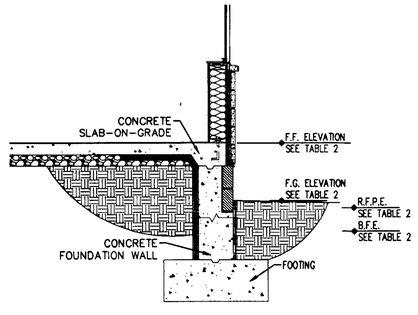
TABLE 1

CROSS-SECTION/ STREAM	Proposed Project 100-Yr. WS Elev.	
	Ft. - NGVD29	Ft. - NAVD88
BNRR Overflow		
1313.1	4993.48	4996.48
1283.1	4992.36	4995.36
1261.4	4991.64	4994.64
1239.6	4990.15	4993.15
1234.1	4989.62	4992.62
1216.9	4988.69	4991.69
1199.6	4987.85	4990.85
1088	4986.67	4989.67
1063	4986.54	4989.54
1040	4986.24	4989.24
999.4	4985.75	4988.75
976.8	4985.52	4988.52
921.5	4985.49	4988.49
866.3	4985.29	4988.29
833.3	4985.15	4988.15
811	4985.12	4988.12
798.6	4985.09	4988.09
786.2	4985.21	4988.21
743	4985.19	4988.19
676	4985.03	4988.03
644	4985.00	4988.00
619.3	4985.02	4988.02
578.8	4985.00	4988.00
476	4984.94	4987.94
421.5	4984.93	4987.93
367	4984.90	4987.90
230	4984.89	4987.89
Spring Creek		
16461	4984.96	4987.96
16198	4984.89	4987.89
16059	4984.74	4987.74
15947 (AF)	4984.57	4987.57
15869	4983.70	4986.70
15756	4981.93	4984.93

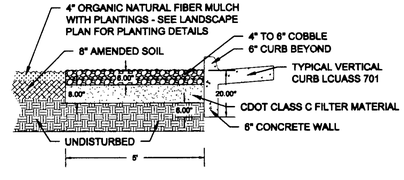
TABLE 2

Building I.D.	FEMA BFE		FEMA RFPE		LOWEST F.F.E.		F.G. Elevation		HVAC Elevation	
	Ft. - NGVD29	Ft. - NAVD88	Ft. - NGVD29	Ft. - NAVD88	Ft. - NGVD29	Ft. - NAVD88	Ft. - NGVD29	Ft. - NAVD88	Ft. - NGVD29	Ft. - NAVD88
1	4986.24	4989.24	4987.74	4990.74	4988.60	4991.60	4987.60	4990.60	***	***

*** HVAC systems are elevated above concrete slab



1 BUILDING FOOTING DETAIL
nts



2 ROCK BUFFER DETAIL
nts

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CHOICE CENTER
LANDSCAPE PLAN
FLOODPLAIN PROPOSED CONDITION

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SHEET 15 OF 15

C-171 2625

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CORE
SPACES

August 1, 2017

Ms. Cindy Johnson
Johnson Investments, Inc.
126 W Harvard Street, #2
Fort Collins, CO 80525

Ms. Johnson:

This letter is to share our intent to seek from you a temporary construction access easement on property owned by Johnson Investments, Inc. on a portion of Choice Center Lot 3. This work would occur in conjunction with the construction of the 10-unit multifamily development that Core Spaces intends to build on a portion of Choice Center Lot 2. It would facilitate a connection between Choice Center Lots 2 and 3 as well as a shared point of ingress and egress South College Avenue, as detailed in the Second Amendment to the Cross Easement Agreement between Johnson Investments, Inc. and Core Fort Collins, Inc.

Prior to any work commencing, Core Spaces would possess all required approvals and permits from the City of Fort Collins and Colorado Department of Transportation.

Please reply with your signature below indicating your approval of Core Spaces pursuing this scope of work, pending your final review and approval.

Sincerely,

Mark Goehausen
Core Spaces

CC: Chad Matesi, Core Spaces
Jeff Friedman, Core Spaces

Agreed and accepted this 3 day of Aug, 2017

Vice Pres Johnson Investments Inc

Jason Holland

From: Eric Sutherland <sutherix@yahoo.com>
Sent: Friday, July 07, 2017 11:07 AM
To: Jason Holland
Subject: Re: Entry of appearance as party in interest.

Additionally, because all of the parking provided is in enclosed garage spaces and cannot be easily shared between tenants or accessed by guests, the applicant has agreed to provide ten additional guest parking spaces within the State on Campus parking garage to the west.

As I recall, this provision is in conflict with the amendment granted to the Summit PDP. (Appealed)

From: Jason Holland <JHolland@fcgov.com>
To: 'Eric Sutherland' <sutherix@yahoo.com>; Cindy Cosmas <ccosmas@fcgov.com>
Cc: Leslie Prassas <LPrassas@fcgov.com>
Sent: Friday, July 7, 2017 10:13 AM
Subject: RE: Entry of appearance as party in interest.

Mr. Sutherland,

We have received your email and acknowledge you as a party in interest.

The staff report and all of the applicant's attachments that have been submitted to the Hearing Officer are available here for the three projects:

http://www.fcgov.com/developmentreview/agendas.php

Best Regards,

Jason Holland, PLA | City Planner
City of Fort Collins
281 North College Avenue
Fort Collins, CO 80522
970.224.6126
jholland@fcgov.com

From: Eric Sutherland [mailto:sutherix@yahoo.com]
Sent: Thursday, July 06, 2017 7:31 PM
To: Jason Holland; Cindy Cosmas
Subject: Entry of appearance as party in interest.

With this email communication, I enter my appearance as a party in interest in the following Type 1 development reveiw applications.

Choice Center Filing 3 Project Development Plan
Salud Project Development Plan
Confluence Project Development Plan

Please provide for public inspection of all materials to be presented to the hearing officer for the hearings scheduled for the above projects.

Please provide for public inspection of all authorizations made in advance of this hearing.

If the recipients of this message are not the custodians of the public records that I am requesting to inspect, then please forward this email to such custodian.

Eric Sutherland
Fort Collins