STAFF REPORT
Hearing Officer

July 10, 2017

PROJECT NAME

CONFLUENCE, PROJECT DEVELOPMENT PLAN – PDP170001

STAFF

Jason Holland, City Planner

PROJECT INFORMATION

PROJECT DESCRIPTION: This is a request for a Project Development Plan on a 0.4 acre site located at the northeast corner of Linden and Willow Street. A mixed-use building is proposed, composed of office, housing, retail and structured parking. The proposal is located at 401,405, and 409 Linden Street, and is within the (R-D-R) River Downtown Redevelopment Zone District and the Transit-Oriented Development overlay zone (TOD). A total of 28 residential dwellings are proposed and 30 off-street parking spaces, with 10,156 square feet of commercial. The total floor area of the building is 45,763 square feet. The maximum building height proposed is approximately 64' - 6", which includes five stories plus a partial mezzanine level for two 5th floor dwellings. A modification request is included with the PDP for these two dwellings to address the 1/3 limitation on mezzanine floor areas.

APPLICANT:
Jason Kersley
[AU]Workshop, LLC.
405 Linden Street
Fort Collins, CO 80524

OWNER:
Space Foundry, LLC
405 Linden Street
Fort Collins, CO 80524

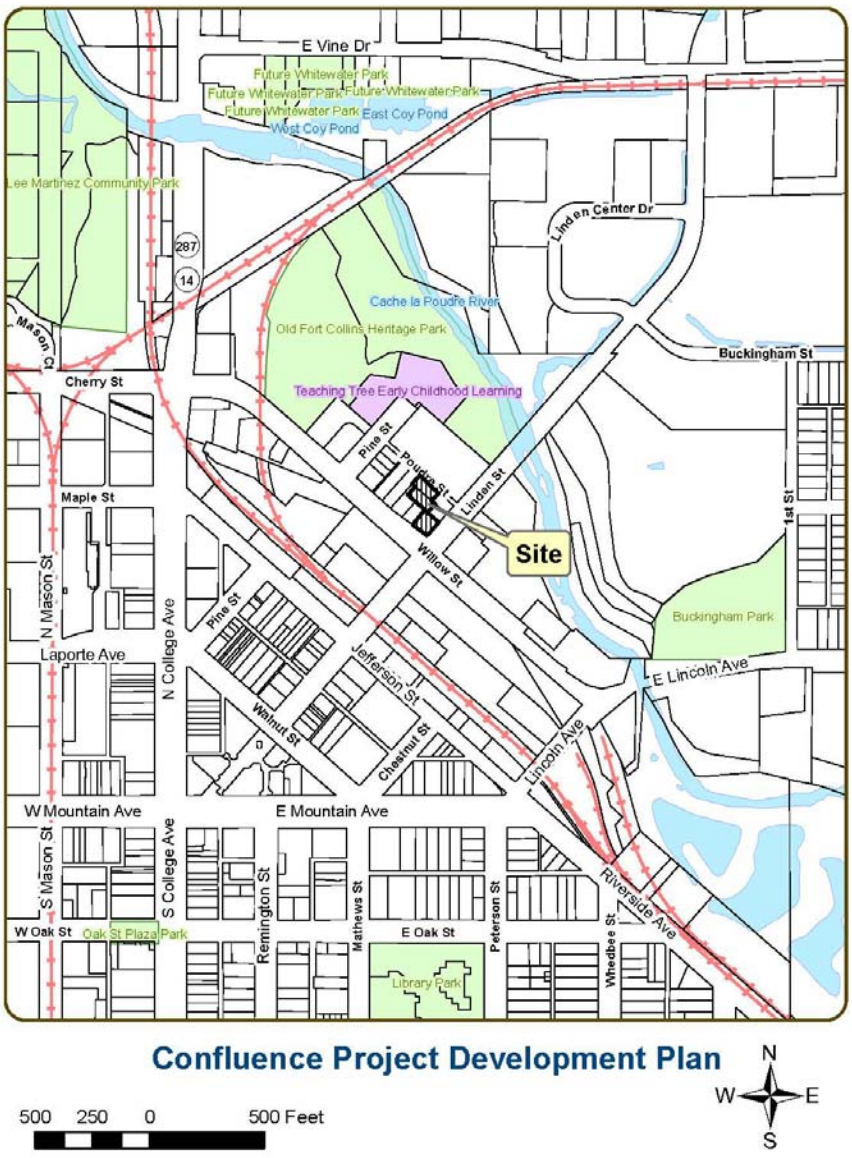
RECOMMENDATION: Approval

EXECUTIVE SUMMARY

The proposed Confluence 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 Article 3 – General Development Standards, provided that the Modification is approved.
- The PDP complies with the relevant (R-D-R) River Downtown Redevelopment District standards in Division 4.17 of Article 4.

VICINITY MAP



COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	River Downtown Redevelopment District (R-D-R)	Legacy Senior Residences; 320 Willow Street -- single-family detached dwelling; 316 Willow – Wolverine Farm Publishing
South	River Downtown Redevelopment District (R-D-R)	Feeder Supply building
East	River Downtown Redevelopment District (R-D-R)	El Burrito Cafe; River District Block One mixed use building.
West	River Downtown Redevelopment District (R-D-R)	Feeder Supply residential and commercial development

The property was annexed and platted in 1873 as a part of the original City map. The site currently includes three parcels at 401,405, and 409 Linden Street which are included in the proposed replat. 401 Linden Street contains an existing one story commercial building which is proposed to be demolished. This building is currently occupied by the Education and Life Training Center. The other two properties at 405 and 409 Linden contain one story buildings that would remain, with the proposed Confluence building occupying the rear portion of these properties.

2. River Downtown Redevelopment Zone District – Design Guidelines:

The Fort Collins River Downtown Redevelopment Zone District Design Guidelines were adopted in June of 2014. The document provides guidelines that promote the community's vision for the R-D-R zone through compatible new construction and redevelopment. The guidelines are intended to support investment that builds a strong, pedestrian-oriented urban fabric and encourages creative design that is compatible with the historic context by providing architectural detail and forms that are unique to the district. The guidelines outlined in this document were codified into the Land Use Code, under Article Four, in the R-D-R zone district development standards which are discussed in the next section.

3. Compliance with the R-D-R, River Downtown Redevelopment Zone District:

The project complies with all applicable R-D-R District standards:

A. Section 4.17(B)(2) – Land Use

Mixed-use dwellings are a permitted use in the R-D-R District, in this case subject to a Type 1 administrative review.

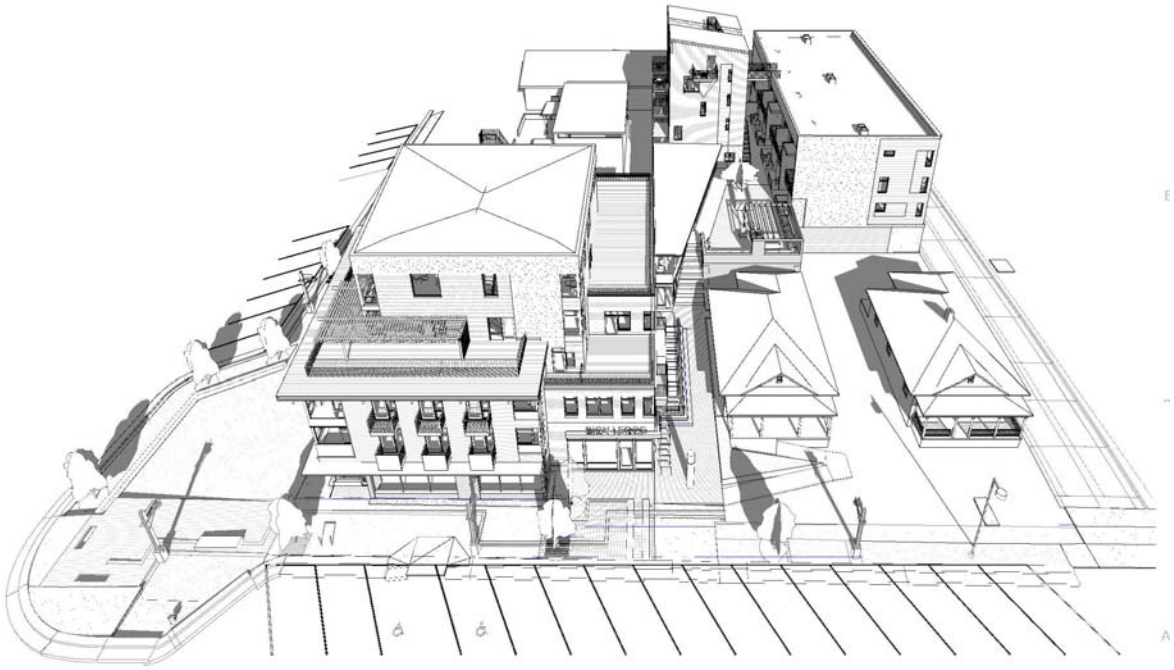
B. Section 4.17(D)(2) – Development Standards – Streets and Walkways

The PDP meets the requirements of this section. The PDP preserves the existing pattern of streets and blocks. The street grid pattern is augmented by courtyard space and street amenities located along Linden Street and a future plaza space along Willow Street.

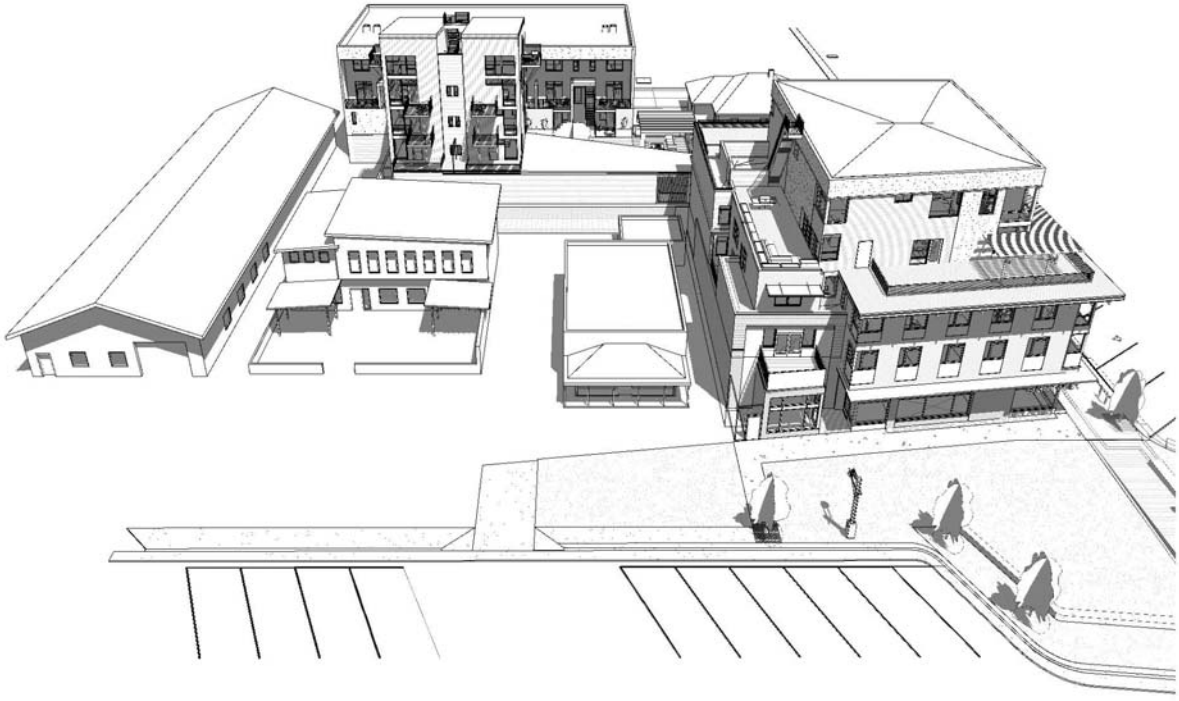
C. Section 4.17(D)(3)(b)1. – Development Standards – Buildings – Programming, Massing and Placement – Height/Mass

This standard states that multiple story buildings of up to five (5) stories are permitted, provided that massing is terraced back from the River and from streets so that multiple story buildings are stepped down to one (1) story abutting the River landscape frontage and are stepped down to three (3) stories or less abutting any street frontage. Such terraced massing shall be a significant and integral aspect of the building design. Additionally, where new buildings are placed next to existing shorter buildings that are expected to remain, the new buildings must be stepped down in such a manner as to minimize their impact on the shorter buildings.

The PDP complies with these standards by providing a significant step down to three stories at the intersection of Willow and Linden with an outdoor terrace and cornice projection provided at the third story. The building mass is stepped down further to two stories along the east side of the building's Linden frontage, which provides a suitable mass transition to the one story building at 405 Linden Street. The overall building design divides the project into three main building massing areas, with material treatments, window details, balconies and cornice projections within the massing that provide an effective visual transition to the surrounding buildings adjacent to the PDP.



VIEW FROM LINDEN ST.



VIEW FROM WILLOW ST

D. Section 4.17(D)(3)(c) – Development Standards – Buildings – Character and Image

This section requires that new buildings be designed to demonstrate compatibility with the historical agricultural/industrial characteristics of the R-D-R District in order to promote visual cohesiveness and emphasize positive historical attributes. Such characteristics include simple rectilinear building shapes, simple rooflines, juxtaposed building masses that directly express interior volumes/functions, visible structural components and joinery, details formed by brickwork, sandstone, sills, lintels, headers and foundations and details formed by joinery of structural materials.

Standards of this section are intended to promote a unique site and building design approach with authentic building details and forms related to the design and placement of outdoor spaces, window treatments, roof forms, materials, entrances, accent features and awnings/canopies.

Staff Comments:
The overall building design divides the project into three main building areas with a three story component to the east along Poudre Street, and two five-story tower elements separated by an interior courtyard on the second level.

A combination of flat, shed and gable roof forms and cornice treatments are used that are suitable for the district. The tower elements are arranged to create a distinctive design that provides an appropriate contribution to the character and image of the district and are effective in reducing the overall apparent mass of the building.

In accordance with the standard, windows are placed in a symmetrical pattern relative to the walls and massing along the Linden and Willow frontage. Windows are individually defined with detail elements including framing elements, lintels, and appropriate placement to visually establish and define the building stories and establish human scale and proportion. The overall building design is cohesive and provides accent features and material patterns that provide a positive design example for the R-D-R District.

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

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

A. Section 3.2.1 Landscaping and Tree Protection

Street trees are provided along Linden and Willow Street in sidewalk cut outs protected by tree grates. Future Willow Street plaza improvements shall be implemented by the City as part of a City Capital Improvement project.

B. Section 3.2.2 – Access, Circulation and Parking

In conformance with the *Purpose, General Standard, and Development Standards* described in this section, 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, both within the development and to and from surrounding areas.

Minimum off-street parking quantities required for the project are based on TOD requirements for the number of bedrooms for the multi-family dwellings and gross square feet for the commercial area. Deductions are also requested based on demand mitigation allowances in the TOD zone. Based on these TOD requirements, parking is provided in accordance with the standards as follows:

Residential Parking:

TOD baseline residential requirement: Total required based on 16 units (of one bedroom or less) x .75 = 12 and 12 units (of two bedroom) x 1 = 12, totaling:
24 required parking spaces.

Subtotal residential parking required	24 spaces
Demand Mitigation - Transit Passes for each tenant 10%	-2.4 spaces
Demand Mitigation - Bicycle & Pedestrian Level of Service A	-2.4 spaces
Car Share (1 car)	-5 spaces
Total provided (residential) with TOD Mitigation strategies:	16 spaces

Non-Residential Parking with TOD Demand Mitigation:

Parking (Non-Residential)	Ratio	GLA	Required
Office	1/1000	2,266	3
Retail	2/1000	6,890	14
Cafe	5/1000	1,000	5
		10,156	
Existing Building Exemption (Up to 5000sf at 1/1000)*			-5
Demand Mitigation - Bicycle & Pedestrian Level of Service A			-2.20
Demand Mitigation - reduction per shared parking strategy			-3
Total			12

*3.2.2(K)(2)(b) Existing Buildings Exemption: based on replacing existing building area

Project parking total required:

Total provided (residential) with TOD Mitigation strategies:	16 spaces
Total non-residential provided with TOD Mitigation strategies:	12 spaces
Total required:	**28 spaces**
Total parking provided with PDP:	**30 spaces**

C. Section 3.2.4 – Site Lighting

A photometric plan was submitted for the project. As proposed, the project complies with the lighting design standards in Section 3.2.4. All exterior building lighting is provided by down-directional and sharp cut-off fixtures.

D. Section 3.2.5 – Trash and Recycling Enclosures

Trash and recycling is provided within the parking structure and is fully screened in from public view in accordance with the requirements of this section.

E. *Section 3.3.1 – Plat Standards*

The layout of driveways, utilities, drainage facilities, easements and other services are designed in accordance with the City's engineering standards. The plat demonstrates proper dedication of public rights-of-way, drainage easements and utility easements that are needed to serve the area being developed.

F. Section 3.4.7 – Historic and Cultural Resources

Because the PDP is adjacent to sites that are designated, eligible or potentially eligible as historic resources, the proposed building was reviewed by the Landmark Preservation Commission. At its May 17, 2017 meeting, the Landmark Preservation Commission conducted a review as authorized under LUC Section 3.4.7(F)(6). The LPC voted 5-0 to recommend to the Decision Maker approval of the Confluence Project (PDP170001), finding it is in compliance with the standards contained in the Land Use Code 3.4.7 and the River Downtown Redevelopment (R-D-R) Zone District Design Guidelines, in regard to compatibility with the character of the project's area of adjacency. (LPC Memorandum and meeting minutes attached.)

G. Section 3.5.1(G)(1) Building Height Review and Special Height Review

The purpose of this Section is to establish a special process to review buildings or structures that exceed forty (40) feet in height. Its intent is to encourage creativity and diversity of architecture and site design within a context of harmonious neighborhood planning and coherent environmental design, to protect access to sunlight, to preserve desirable views and to define and reinforce downtown and designated activity centers. All buildings or structures in excess of forty (40) feet in height shall be subject to special review pursuant to this subsection (G).

(a) Review Standards. If any building or structure is proposed to be greater than forty (40) feet in height above grade, the building or structure must meet the following special review criteria:

Light and Shadow. Buildings or structures greater than forty (40) feet in height shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property. Adverse impacts include, but are not limited to, casting shadows on adjacent property sufficient to preclude the functional

use of solar energy technology, creating glare such as reflecting sunlight or artificial lighting at night, contributing to the accumulation of snow and ice during the winter on adjacent property and shading of windows or gardens for more than three (3) months of the year. Techniques to reduce the shadow impacts of a building may include, but are not limited to, repositioning of a structure on the lot, increasing the setbacks, reducing building mass or redesigning a building shape.

Staff Comments regarding the height review criteria per LUC 3.5.1(G)(1):

With buildings taller than 40 feet, further review is required base on the criteria described above. The criteria requires that buildings or structures greater than forty (40) feet in height shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property. Adverse impacts include, but are not limited to, casting shadows on adjacent property sufficient to preclude the functional use of solar energy technology, creating glare such as reflecting sunlight or artificial lighting at night, contributing to the accumulation of snow and ice during the winter on adjacent property and shading of windows or gardens for more than three (3) months of the year. Techniques to reduce the shadow impacts of a building may include, but are not limited to, repositioning of a structure on the lot, increasing the setbacks, reducing building mass or redesigning a building shape.

A shadow analysis has been provided by the applicant. The analysis reveals that for the three conditions (March, December, and June), the proposed building mass casts a shadow on the adjacent properties during portions of the year, mainly during the morning hours. Adjacent properties receive direct sunlight during afternoon hours, benefitting from the street pattern in the area which is approximately 45 degrees off-axis from due north. Per the standard, staff finds that the shadowing does not have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property. Nor does the shadowing preclude the functional use of solar energy technology or cause an undue accumulation of snow and ice on adjacent property.

H. Section 3.5.3 – Mixed-Use, Institutional and Commercial Buildings; Division 3.10 – Development Standards for the Transit Oriented Development Overlay Zone

The building design provides a high level of quality in terms of building articulation, material choice and placement, and placement of courtyards and balconies that satisfies the building requirements of these sections. The extensive articulation of the building form and generous use of masonry and panel systems contribute to a high quality appearance that is consistent with the architectural design expected within the TOD Overlay Zone.

Variations in massing and placement of durable materials and cornice details at the street level help provide a human scale and break down the overall scale of the building. Varied patterns of recesses and projections provide vertical and horizontal interest in conformance with Section 3.5.3(E)(2).

Entrances are clearly identified and articulated with an entrance canopy as a sheltering element and with a change in mass related to the building entrance in conformance with Section 3.5.3(E)(4).

I. Section 3.6.4 – Transportation Level of Service Requirements

A Transportation Impact Study was submitted with this PDP (See attached.) It analyzed the anticipated traffic for the development and concluded that the added traffic from the project does not impact the nearby intersections and that the pedestrian Level of Service in the area is acceptable.

5. Modification of Standard Request to LUC Section 3.8.17(A)(2)(a) -- Building Height Measured in Stories -- Mezzanines

Overview:
This code section requires that the floor area of balconies and mezzanines be no more than 1/3 of the total floor area of the nearest floor area directly below. Page DR13 of Attachment 4 (PDP plans) shows the proposed floor plan for the 5th story. The floor plan shows the two separate tower massings that are proposed. As can be seen on page DR13, the north tower includes two dwelling units on the 5th story, with a small mezzanine level above the 5th story dwellings as shown on sheet DR14. The mezzanine level floor spaces are a part of the two 5th story units and are not separate dwellings.

As outlined in the applicant's modification request, the 5th story floor area of the north tower is 1213 square feet, with a proposed mezzanine area above of 458 square feet, resulting in a mezzanine level that is slightly over the 1/3 limit of 404 square feet. The mezzanine level exceeds the 1/3 limit by 54 square feet.

Request for Modification. The applicant requests a modification to allow the mezzanine to not be considered a full story by being nominally over the 1/3 ratio limit.

Land Use Code Standard proposed to be modified:

3.8.17 - Building Height

(A) ***Measuring Building Height.***

(1) Building Height Measured in Feet. When measured in feet, building height shall be measured from the average of the finished ground level at the center of all walls of a building or structure to the highest point of the roof surface or structure.

(2) Building Height Measured in Stories. In measuring the height of a building in stories the following measurement rules shall apply:

(a) A balcony or mezzanine shall be counted as a full story when its floor area is in excess of one-third (1/3) of the total area of the nearest full floor directly below it.

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 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.

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 1 and 4:

> *"Currently the total floor area (as defined in the LUC) of the mezzanine is 458sf and the total floor area (as defined in the LUC) directly below it is 1213sf (5th story), which is over 1/3 by only 54sf. This ratio calculation counts only the floor area of the level below that the mezzanine directly serves. If all floor areas on the 5th story level in the project were taken in consideration, the mezzanine area would be well under the 1/3 max ratio. Additionally the city has adopted the amendment to the 1012 IBC changes the area limitation of mezzanines in the building code: (17) Section 505.2.1 Area Limitation is amended by adding a new exception number 3 to read as follows: "3. Within individual dwelling units of Group R occupancies, the maximum aggregate area of a mezzanine may be equal to one---half of the area of the room in which it is located, without being considered an additional story. The mezzanine may be closed to the room in which it is located as long as exits from the mezzanine are in conformance with Section 505.2.2.*
>
> *Our request is to allow the mezzanine to NOT be considered a full story while being nominally over the 1/3 ratio limit. The plan promotes the general purpose of the standard equally well or better than a plan that builds to the theoretical maximums allowed by the code. The plan's upper stories are smaller than the maximum allowable in an effort to achieve a design that's beneficial to the occupants by providing views, access to light and air, and compelling architectural design, while also benefiting the public with a project that is compatible with the neighboring context, historic preservation guidelines, the overall Land Use Code, and the city's River District design guidelines. We believe this modification would not be detrimental to the public good, and that it affects the standard in a nominal, inconsequential way when considered from the perspective of the overall development plan."*

Staff Findings for the Modification

Staff finds that the request for a Modification of Standard to *Section 3.8.17(A)(2)(a) – Building Height Measured in Stories – Mezzanines*, is justified by the applicable standards in 2.8.2(H)(1 and 4):

A. Criterion 1 is met, (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.*

B. Criterion 4 is met, (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.*

The granting of the Modification would not be detrimental to the public good and is inconsequential because the overall increase in the mezzanine floor area is minor and the added mezzanine space does not change the external appearance of the building design. A reduction in the mezzanine floor area to meet the standard would not result in a change in the building's appearance, and would only result in additional two-story open

area within the units. Therefore, the increase in the mezzanine floor area provides a design that is equal to a design with the 54 square feet of floor area proposed.

The effect of the mezzanine level's height and mass is nominal and inconsequential; the mezzanine level does not contribute significantly to the overall height and mass of the project and the resulting height is similar to the overall height of the southwest tower. The overall building height and massing placement proposed meets the design requirements of the R-D-R District by concentrating building mass into appropriately scaled, iconic architectural features that are encouraged in the district while providing open space between the tower elements to reduce the overall apparent mass of the project.

6. Neighborhood Meeting

As a Type 1 administrative use, a neighborhood meeting was not required and the applicant elected to not hold a City neighborhood meeting.

7. Findings of Fact/Conclusion

In evaluating the proposed Overlook Project Development Plan, 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 Modification to LUC Staff finds that the request for a Modification of Standard to *Section 3.8.17(A)(2)(a) – Building Height Measured in Stories – Mezzanines*, is justified by the applicable standards in 2.8.2(H) (1 and 4):

Criterion 1 is met, (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.*

Criterion 4 is met, (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.*

The granting of the Modification would not be detrimental to the public good and is inconsequential because the overall increase in the mezzanine floor area is minor and the added mezzanine space does not change the external appearance of the building design. A reduction in the mezzanine floor area to meet the standard would not result in a change in the building's appearance, and would only result in additional two-story open area within the units. Therefore, the increase the mezzanine floor area provides a design that is equal to a design with the 54 square feet of floor area proposed.

The effect of the mezzanine level's height and mass is nominal and inconsequential; the mezzanine level does not contribute significantly to the overall height and mass of the project

and the resulting height is similar to the overall height of the southwest tower. The overall building height and massing placement proposed meets the design requirements of the R-D-R District by concentrating building mass into appropriately scaled, iconic architectural features that are encouraged in the district while providing open space between the tower elements to reduce the overall apparent mass of the project.

C. The PDP complies with relevant standards located in Article 3 – General Development Standards, provided that the Modification is approved.

D. The PDP complies with the relevant (R-D-R) River Downtown Redevelopment District standards in Division 4.17 of Article 4.

RECOMMENDATION:

Approval of the Confluence Project Development Plan and Modification of Standard to Section 3.8.17(A)(2)(a)

ATTACHMENTS

1. Applicant's Planning Objectives Narrative
2. Applicant's Height Analysis Narrative
3. Applicant's Modification Request
4. PDP Planning set:
    a. Site Plan
    b. Building Elevations
    c. Landscape Plan
    d. Shadow Analysis
    e. Perspective Building Views
    f. Building Materials Exhibit
    g. Floor Plans
5. Lighting Plan
6. Plat
7. Utility Plans
8. Traffic Impact Study
9. Landmark Preservation Commission (LPC) Findings of Fact and Conclusions Pertaining to Confluence (PDP170001)

Statement of Planning Objectives
CONFLUENCE
January 11, 2017

Project Overview

Confluence, a mixed-use project composed of office, housing, retail and requisite parking will help create a vital and energized heart to the River District. Located at the center of the original Fort Collins parade ground, this corner site is likely as close as any building can come to the center of the point from which the city grew. Even though the fort was short-lived in the city's history, its name and the urban geometries it inspired, live in perpetuity.

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

Adherence to City Plan

Many principles and policies outlined in City Plan are achieved with this project. The most significant are listed here:

ECONOMIC DEVELOPMENT

Principle EH 4: The City will encourage the redevelopment of strategic areas within the community as defined in the Community and Neighborhood Livability and Neighborhood Principles and Policies.

Policy EH 4.1 –Prioritize Targeted Redevelopment Areas

Policy EH 4.2 – Reduce Barriers to Infill Development and Redevelopment

INFILL AND REDEVELOPMENT POLICY

Principle LIV 5: The City will promote redevelopment and infill in areas identified on the Targeted Infill and Redevelopment Areas Map.

Policy LIV 5.1 – Encourage Targeted Redevelopment and Infill

HOUSING

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

Policy LIV 7.1 – Encourage Variety in Housing Types and Locations

COMMERCIAL DEVELOPMENT

Principle LIV15: Commercial developments create a powerful impression of the City, both individually and taken together as a whole. While corporate franchises and chain stores will remain vital and recognizable, commercial developments shall be designed to contribute to Fort Collins' distinct visual quality and uniqueness.

Policy LIV 15.1 – Modify Standardized Commercial Architecture

Policy LIV 15.2 – Seek Compatibility with Surrounding Development

HISTORIC PRESERVATION

Principle LIV16: The quality of life in Fort Collins will be enhanced by the preservation of historic resources and inclusion of heritage in the daily life and development of the community.

Policy LIV 16.1 – Survey, Identify, and Prioritize Historic Resources

DISTRICTS

Principle LIV 30: Commercial Districts will be designed to accommodate all modes of travel – pedestrian, bicycle, transit, and motor vehicle – in a compact setting.

Policy LIV 30.4 – Reduce Visual Impacts of Parking

Policy LIV 30.5 – Parking Structures

Policy LIV 30.6 – Reduce Land Devoted to Surface Parking Lots

DOWNTOWN DISTRICT

Principle LIV 32: The Downtown will serve as a focal point and primary destination and activity center for the community, with the design of buildings, streets, parking areas, and public spaces reinforcing the area's unique and distinctive character.

Policy LIV 32.1 –Mix of Uses

Policy LIV 32.5– Maintain Visual Character

Policy LIV 32.6 – Encourage Human-Scale Architectural Elements

Policy LIV 32.7 – Allow Various Building Heights

Policy LIV 32.9– Design to Enhance Activity

RIVER CORRIDOR

Principle LIV 45: Adjacent land uses will be carefully managed to ensure that the diverse community values of the Poudre River Corridor are protected and enhanced.

Policy LIV 45.3 – River Segments

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

The site is a previously developed site inside the River Downtown Redevelopment District (RDR) and the Transit-Oriented Development District (TOD). It is an urban site and does not contain any open space, wetlands, or natural habitats. The southern portion of the site is occupied by an existing building scheduled for demolition, while the northern portion of the site was once residential rear yards. The west and east edges of the property are bound by adjacent properties. Adjacent properties and the Poudre Street ROW bind the north edges. Linden and Willow Street ROWs bind the south edges of the property. There is one street tree in the R.O.W. along Linden. There are a number of small caliper multi trunk trees and shrubs on site, which will be removed as part of the development. A large, healthy tree exists at the edge of the property along Linden Street. The proposed building mass will be stepped back to respect it and it will be preserved and protected during the development.

(iii) Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.

The property owner will maintain the developed properties open spaces and provide snow removal for the Linden Street frontage and an accessible path for the Willow Street frontage. The Willow and Linden streetscape areas and the proposed plaza at the corner of Linden and Willow will be maintained by the City of Fort Collins.

(iv) Estimate of number of employees for business, commercial, and industrial uses.

The ground and basement level commercial/retail space(s) have not been leased so the number of employees is unknown. For the purposes of the design program we estimate 7-12 employees for the raised courtyard office space.

(v) Description of rationale behind the assumptions and choices made by the applicant.

Located within the **(RDR) River Downtown Redevelopment District,** this project exemplifies the purpose and standards envisioned for this district in the Land Use Code and the 2014 River District Design Guidelines. The owner and design team used the zone district standards as the key resource in guiding the design for **Confluence**. The purpose of the district is stated as follows:

> ***Purpose.*** *The River Downtown Redevelopment District is intended to reestablish the linkage between Old Town and the River through redevelopment in the Cache la Poudre River (the "River") corridor. This District offers opportunities for more intensive redevelopment of housing, businesses and workplaces to complement Downtown. Improvements should highlight the historic origin of Fort Collins and the unique relationship of the waterway and railways to the urban environment as well as expand cultural opportunities in the Downtown area. Any significant redevelopment should be designed as part of a master plan for the applicable group of contiguous properties. Redevelopment will extend the positive characteristics of Downtown such as the pattern of blocks, pedestrian-oriented streetfronts and lively outdoor spaces.*

Urban Design

It is our intention to create a strong example of quality development similar to the nearby Block One project in accordance with the newly adopted River District Design Guidelines and as prescribed by the Mixed Use Development Standards in the Fort Collins Land Use Code '***to promote the design of an urban environment that is built to human scale to encourage attractive street fronts and other connecting walkways that accommodate pedestrians as the first priority, while also accommodate(ing) vehicular movement***.'

Buildings will create a continuous street edge along Linden and Willow Streets with the extension of the pedestrian amenities, tree grates, lighting, streetscape and diagonal parking that have been incorporated on the adjacent blocks. Buildings will set back from the street edge adjacent to neighboring existing structures of the "single family house" typology.

The ground floor commercial spaces are to be positioned within a few feet of the public ROW and uses are to be accessed directly from Linden and Willow Street improvements. Along the Willow frontage we intend to allow for the possibility of outdoor seating areas fronting the new plaza with the intention of adding life to the streetscape.

A pedestrian pocket courtyard will extend from Linden Street between the new building and the existing one-story building at 405 Linden to access the building lobby and a raised courtyard. Ground level and raised courtyard tenant spaces will activate the courtyards and provide pedestrian engagement. These ground level tenant spaces are well suited for a café or kiosk type tenant serving pedestrians actively using the courtyard and adjacent Linden frontage. The upper courtyard, with strong visual and physical connections to the lower courtyard, will provide an extension of the urban space.

Building Massing

The R-D-R District allows for buildings up to five stories tall terraced back from adjacent streets above the third story. Our buildings will comply with these requirements and provide additional massing setbacks for adjacent "single-family house" structures that exist on flanking sites. Our buildings will provide a variety of massing to avoid long, uninterrupted facades per the Zoning Code and the highest masses will be concentrated toward the center of the site.

Architectural Character and Image

The proposed buildings will respond to the Land Use Code's Mixed Use Development Standards and the 2014 River District Design Guidelines and will contribute to the uniqueness of the river district and also respond carefully to the river front relationship. Some specific responses may include, but are not limited to:

- Clearly articulated façade rhythms and fenestration patterns including bay window encroachments (less than three feet into and over nine feet above the sidewalk) fronting Linden Street including a typical 25 foot horizontal module found throughout the downtown area modified to a unique massing character as the building addresses the dual frontages.
- Use of large and yet well-proportioned window apertures required by modern uses.
- Appropriately proportional ground level storefront types on primary streets as found elsewhere in the downtown area mixed with the industrial character of ground levels
- Clearly expressing pedestrian entrances.
- Articulated base, middle and top.
- Recognition of the neighborhood Center (at the intersection of Linden and Willow) and significance of the project as it is approached from all directions.

- Unique architectural and urban design details.

Landscape Concept
The urban streetscape treatment along the Linden Street frontage has been established and the Willow Street frontage currently in design is intended to be a rich pedestrian environment – a direct extension of the new adjacent Linden Street streetscape treatments with strong references to the river and indigenous planting selections. Other outdoor seating areas and spaces adjacent to the building (such as in the pocket park court and second story courtyard) will have a similar treatment with planter pots, site furniture, and railings that visually integrate with the building architecture. The second story courtyard will be landscaped with planter pots of various sizes (up to ornamental tree scale) as well as third story terraces fronting Linden and Willow that will create a striking landscaped cornice with annual plantings.

(vi) The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The Planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.

The submittal includes all items required for Project Development Plan submittal as well as other items requested from the Preliminary Design Review meeting.

(vii) Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.

The site is a previously developed commercial site, and former residential rear yards inside the River Downtown Redevelopment District and the Transit-Oriented Development District. There are no conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife.

(viii) Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.

No neighborhood meetings have been held. Informal presentations have been made to many of the project neighbors.

(ix) Name of the project as well as any previous name the project may have had during Conceptual Review.

Confluence

(x) Parking narrative describing the parking demand generated with consideration of: the number of employees, tenants, and/or patrons; the amount and location of parking provided; where anticipated spill-over parking will occur; and, any other considerations regarding vehicle parking.

Parking and Service Access Strategy

As there is currently limited on-street parking and little off street public parking in the River District, the project will need to meet long-term demand spaces on-site and will rely on adjacent streets or future district parking structures for short-term/visitor parking.

Due to the consolidation of the three lots no additional curb cuts to access parking or service areas are required along Willow or Linden Streets. In fact, we will be abandoning the current curb cut for 405 Linden Street and re-striping the on street parking in this area. In addition to the abandon curb cut and as part of the City of Fort Collins capital improvement project for the Willow Street Plaza, an existing fire hydrant will be relocated. These changes will allow for additional parking along Linden Street. In total, seven (7) new parking stalls will be added to the Linden Street frontage by our restriping. Our plan is to have all other parking accessed from the Poudre Street alley. 30 parking spaces accessed from Poudre St. are provided, all of them are covered and 27 of them are hidden from adjacent streets.

There are currently varied parking restrictions on the Linden frontage including two hour parking limits during the day with no overnight parking allowed. We agree with the daytime limits, but would like to request that the city remove the overnight restrictions to make the on-street parking conditions similar to the vicinity of Mason and Maple Streets where mixed-use buildings front the right-of-ways and overnight parking is allowed.

-end-

SHADOW STUDIES – CONFLUENCE PDP170001:

We believe that the project complies with the standards for building height set forth by 3.5.1(G) of the City's Land Use Code.

Light and Shadow: The organization of the building massing takes into consideration the effects of shading not only on the site but adjacent sites as well. The building steps back as the height increases and the massing is intentionally stepped down adjacent to the neighboring structures. Additionally the tallest portion of the overall building is located to the rear of the site away from the neighbors. Because the orientation of Linden and Willow are roughly 45 degrees off-axis from the Cartesian grid, the Confluence site as well as its neighbors generally have two sides of the buildings with a southerly exposure and orientation. This also means that the longest wintertime shadows tend to have less impact on neighbors.

Privacy: The commercial occupancies in the building have a predominance of their openings facing the public right-of-way or face internally to the site. Residential windows and balconies are also focus on long distance views and care has been taken to have a minimum of windows that face residential neighbors. Even then, views between uses tend to be more constrained in the urban/downtown context than is achievable in lower density zones.

Neighborhood Scale: The River District of Fort Collins is a rapidly changing and developing area of the city. It contains a considerable number of building scales, types, and uses. Confluence recognizes the diverse nature of the district by providing a variety of massing on the site that meets the intent of the RDR District and its Design Guidelines. The larger and taller portions of the massing respond to the public urban context focusing on street frontages and right-of-way. While the lower height massing respond to the existing context of the neighboring sites.

The developer of Confluence has met with the neighboring property owners and has shared their plans for development with them and has received support of the project during those interactions.

April 19, 2017

MODIFICATION OF STANDARDS – CONFLUENCE:

2.8.1 - Purpose and Applicability
The decision maker is empowered to grant modifications to the General Development Standards contained in Article 3 and the Land Use Standards and Development Standards contained in Article 4 and any separation or proximity standards that are established as a specific measurement of distance in the District Permitted Uses contained in Article 4, either for: (1) overall development plans and/or project development plans which are pending approval at the time that the request for proposed modification is filed.

2.8.2 - Modification Review Procedures
(H) ***Step 8*** (Standards): Applicable, and 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

(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.

MODIFICATION REQUEST:

According to 3.8.17(A)(2)(a): A balcony or mezzanine shall be counted as a full story when its floor area is in excess of one-third (1/3) of the total area of the nearest full floor directly below it.

Currently the total floor area (as defined in the LUC) of the mezzanine is 458sf and the total floor area (as defined in the LUC) directly below it is 1213sf (5th story), which is over 1/3 by only 54sf. This ratio calculation counts only the floor area of the level below that the mezzanine directly serves. If all floor areas on the 5th story level in the project were taken in consideration, the mezzanine area would be well under the 1/3 max ratio. Additionally the city has adopted the amendment to the 1012 IBC changes the area limitation of mezzanines in the building code: ***(17) Section 505.2.1 Area Limitation*** *is amended by adding a new exception number 3 to read as follows: "3. Within individual dwelling units of Group R occupancies, the maximum aggregate area of a mezzanine may be equal to one-half of the area of the room in which it is located, without being considered an additional story. The mezzanine may be closed to the room in which it is located as long as exits from the mezzanine are in conformance with Section 505.2.2."*

Our request is to allow the mezzanine to NOT be considered a full story while being nominally over the 1/3 ratio limit. The plan promotes the general purpose of the standard equally well or better than a plan that builds to the theoretical maximums allowed by the code. The plan's upper stories are smaller than the maximum allowable in an effort to achieve a design that's beneficial to the occupants by providing views, access to light and air, and compelling architectural design, while also benefiting the public with a project that is compatible with the neighboring context, historic preservation guidelines, the overall Land Use Code, and the city's River District design guidelines. We believe this modification would not be detrimental to the public good, and that it affects the standard in a nominal, inconsequential way when considered from the perspective of the overall development plan.

Thank you,

The Confluence Development Team

LAND USE DATA

- Existing Zoning: (RDR) River Downtown Redevelopment District, Transit-oriented development (TOD) Overlay Zone
- Residential Sign Dist.: Development is NOT in a Residential Sign District
- Proposed Land Use: Mixed Use (Commercial/Residential)
- Max. Building Height Permitted: 6 (Base height of 5 stories + 1 story per 3.10.5.F.1.a)
- Max. Building Height Proposed: 5 stories + mezzanine 64'-6"
- Gross Site Area: 17,450 S.F. (0.40 AC.)
- Net Site Area: 17,450 S.F. (0.40 AC.)
- Estimated Floor Area: 45,763 S.F.
- Floor Area Ratio: 2.62
- Public R.O.W: 0 S.F. (0 Acres)

Site Coverage	Area	Percent
Building Coverage	15,431 S.F.	88%
Drives and Parking	831 S.F.	5%
Landscape Area and Walks (Open Space)	1,188 S.F.	7%
Public R.O.W.	0 S.F.	0%
Active Recreational Use	0 S.F.	0%
Total	17,450 S.F.	100%

Dwelling Units	Quantity
Studio	6
One Bedroom Apartment	8
One Bedroom Apartment with Den	2
Two Bedroom	12
Total	28

Total Bedrooms = 40

Residential Density

Gross Residential Density:77.8dua (# of units)/Gross Residential Acreage

28/.36 = 77.8

Net Residential Density:77.8dua (# of units)/Net Residential Arcreage

28/.36 = 77.8

Gross Residential Acreage = (Site Acreage)-(Non-Residential Acreage)

.36 = .40-.04

Net Residential Acreage = (Gross Residential Acreage)-(Land Dedicated to Other Uses LUO 3.8.18(B)(1))

.36 = .36-0

Parking

2 Handicap Space Required (26-50 total spaces in lot = 2 required accessible space for site)
2 Handicap Spaces Provided in covered parking area.

Parking (Residential)	Required
Long-Term Parking Stalls	24
Demand Mitigation - Transit Passes for each tenant 10%	-2.40
Demand Mitigation - Bicycle & Pedestrian Level of Service A	-2.40
Car Share (1 car)	-5.00
Total	16

Total required based on 16 units (of one bedroom or less) x .75 = 12 and 12 units (of two bedroom) x 1 = 12, totaling 24.

Parking (Non-Residential)	Ratio	GLA	Required
Office	1/1000	2,266	3
Retail	2/1000	6,890	14
Cafe	5/1000	1,000	5
		10,156	
Existing Building Exemption (Up to 5000sf at 1/1000)*			-5
Demand Mitigation - Bicycle & Pedestrian Level of Service A			-2.20
Demand Mitigation - reduction per shared parking strategy			-3
Total			12

*3.2.2(K)(2)(b) Existing Buildings Exemption: based on replacing existing building area

	Required	Provided
	28	30

Bicycle Parking

Use	Requirement	% enclosed/% racks	Required	Enclosed	Rack
Multi-family Residential	1 per bedroom	60%/40%	40	24	16
General Retail	1/4,000 sf min 4	20%/80%	4	1	3
General Office	1/4,000 sf min 4	20%/80%	4	1	3
Cafe	1/1,000 sf min 4	0%/100%	4	0	4
Total			52	26	26
Provided			53	27	26*

*12 racked parking shown on plan. Additional racks for 14 bicycles included in raised courtyard space. Shown on sheet DR01.1 Site Plan Courtyard Level.

OWNERSHIP CERTIFICATION

By:_____
Your Name Here, Memeber

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by ????, as Member of Confluence, LLC

Witness my hand and official seal.

My Commission Expires: _____

_____
Notary Public

LEGAL DESCRIPTION

LOT 2, CONFLUENCE

THE NORTHWEST 106 FEET OF THE NE 1/2 OF THE NE 1/2 OF LOTS 2, 4, 6 AND 8, BLOCK 2, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO AND

SW 1/2 OF LOT 2, AND THE SOUTHEASTERLY 30 FEET OF SW 1/2 OF LOT 4, ALL IN BLOCK 2, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPTING HOWEVER, THAT PORTION OF THE ABOVE DESCRIBED PROPERTY HERETOFORE CONVEYED TO THE CITY OF FORT COLLINS IN DEED RECORDED AUGUST 18, 1920 IN BOOK 399 AT PAGE 208, LARIMER COUNTY RECORDS. AND

THE SW 1/2 OF THE NE 1/2 OF LOTS 2,4,6, AND 8, BLOCK 2, EXCEPT THE NW 20 FEET OF LOT 8, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO,

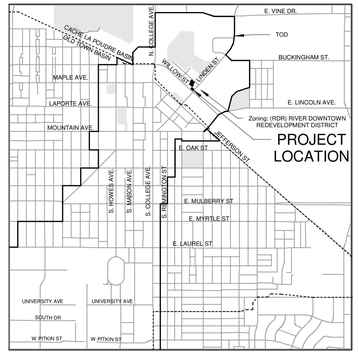
SHEET INDEX PDP

Sheet Number	Sheet Name
DR01	SITE PLAN - CONFLUENCE, LOT 2
DR01.1	SITE PLAN - COURTYARD
DR02	ARCHITECTURAL ELEVATIONS
DR03	ARCHITECTURAL ELEVATIONS
DR04	SECTION ELEVATIONS
DR05	LANDSCAPE PLAN
DR06	SHADOW STUDIES
DR07	SHADOW STUDIES
DR08	3D VIEWS
DR09	MATERIALS
DR10	FLOOR PLANS
DR11	FLOOR PLANS
DR12	FLOOR PLANS
DR13	FLOOR PLANS

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

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

_____ _____
Director of Community Development and Neighborhood Services



VICINITY MAP

1" = 2000'-0"

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. [IF APPLICABLE -- INCLUDE LANGUAGE FOR ANY MODIFICATIONS AND CONDITIONS APPROVED WITH PDP/ODP].

7. N/A

8. N/A

9. 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.

10. 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.

11. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.

12. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.

13. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSABLE PARKING SPACES. ACCESSABLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.

14. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.

AND, IF APPLICABLE:

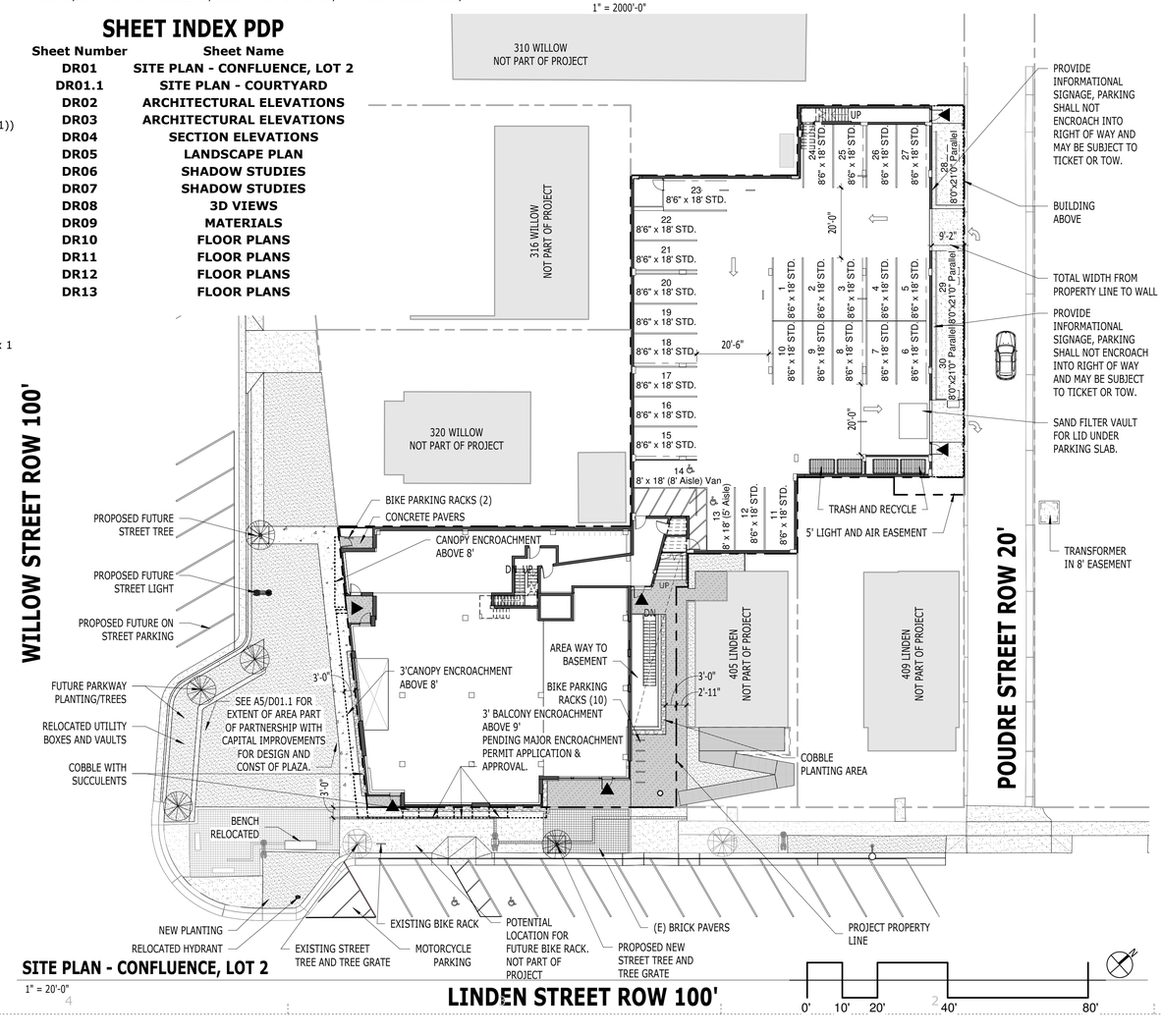
15. THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.

16. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.

17. 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.

18. 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 AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

19. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY-FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.



SITE PLAN - CONFLUENCE, LOT 2

1" = 20'-0"

[au]workshop
ARCHITECTS+URBANISTS
www.auworkshop.co

405 Linden St
Fort Collins, CO, 80524
T - 970.430.5220
www.auworkshop.co

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CONFLUENCE
SPACE FOUNDRY
FORT COLLINS, CO 80524

project #:
1417

issue date:
6 JUNE 2017

SITE PLAN - CONFLUENCE, LOT 2

DR01

6/22/2017 12:50:15 PM - PLOT DATE

TREE GRATES

Manufacturer: Urban Accessories

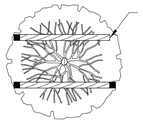
Model: OT Title-24, 5' sq. (4 piece)

Material: Cast Ductile Iron

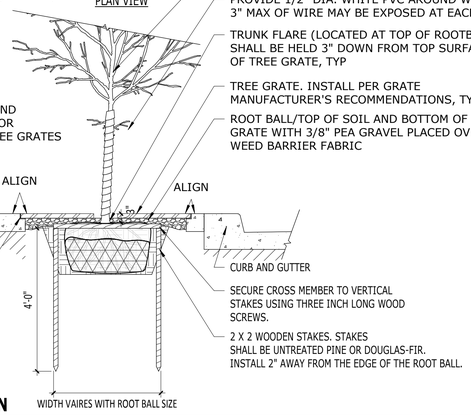
Finish: Raw Cast Iron

Frame: Standard 'S' Frame, medium duty (light vehicular)

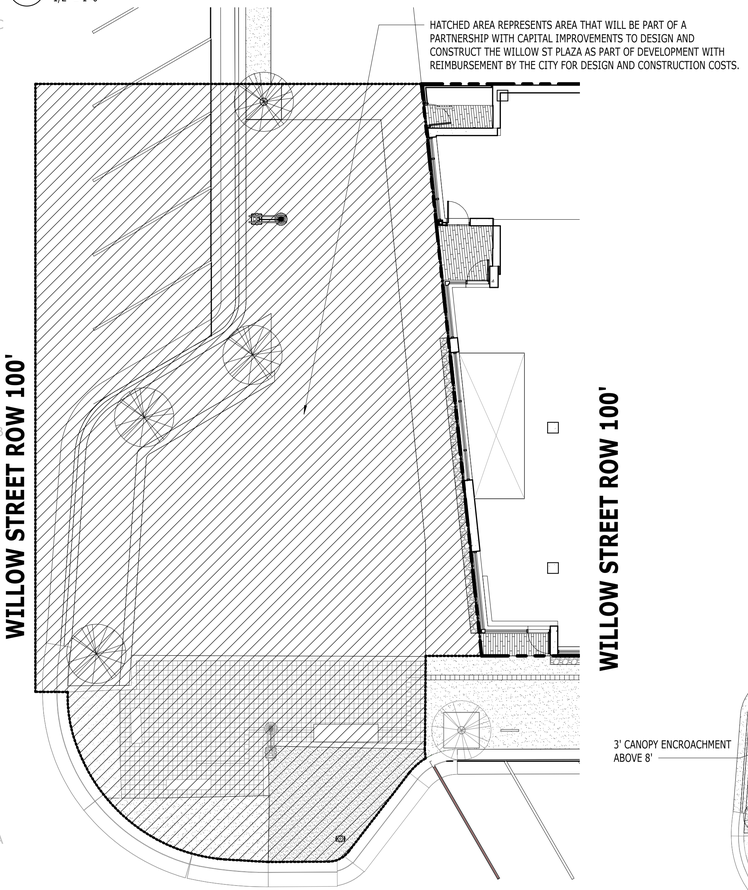
Supplier: Recreation Plus, Ltd.
15209 W. Ellsworth Dr.
Golden, CO 80401
T: 303.278.1455
www.recreationplus.com
Miriam@recreationplus.com



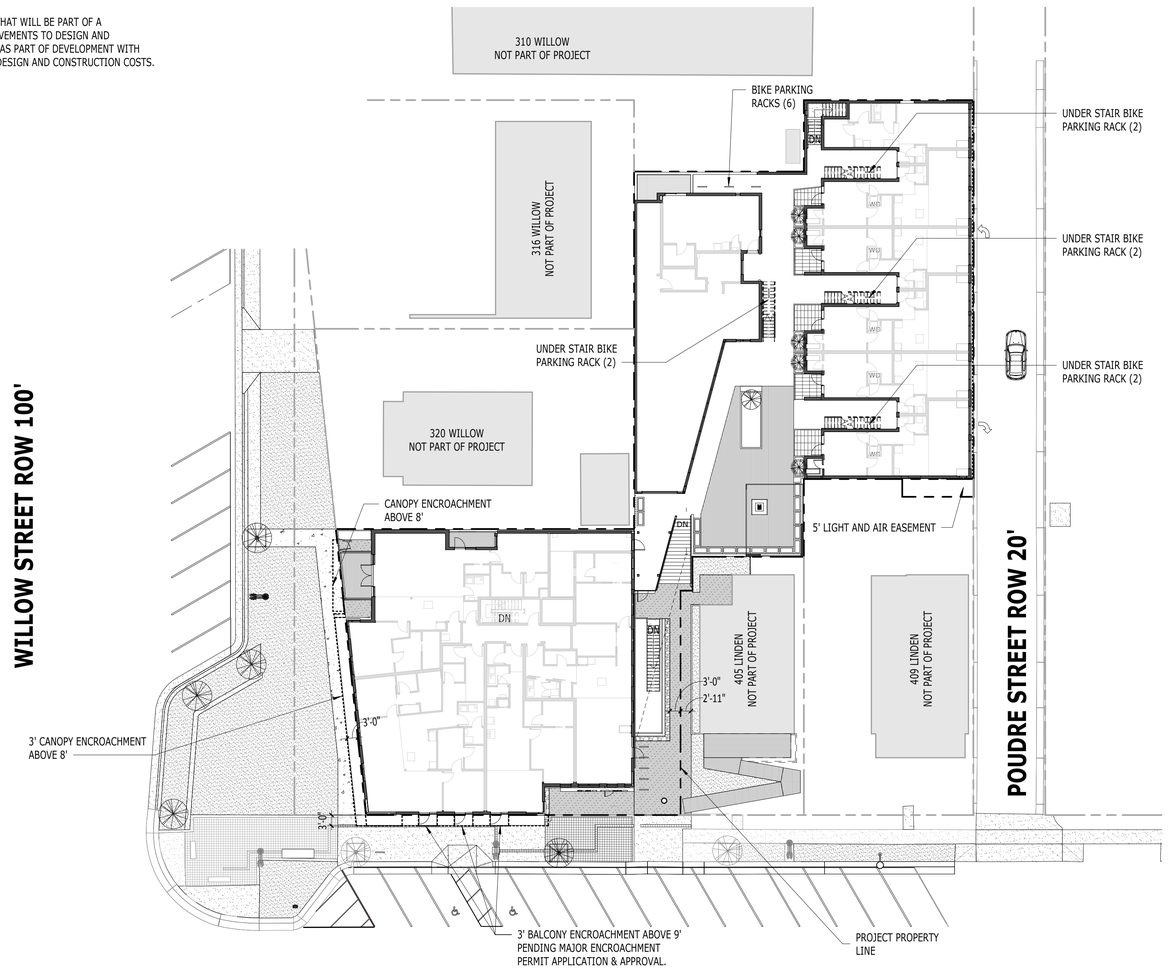
ROOT BALL STAKING
PLAN VIEW



D5 TREE GRATE - SECTION
1/2" = 1'-0"



A5 SITE PLAN - WILLOW ST PLAZA IMPROVEMENTS
1" = 10'-0"



SITE PLAN COURTYARD LEVEL
1" = 20'-0"

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CONFLUENCE
SPACE FOUNDRY
FORT COLLINS, CO 80524

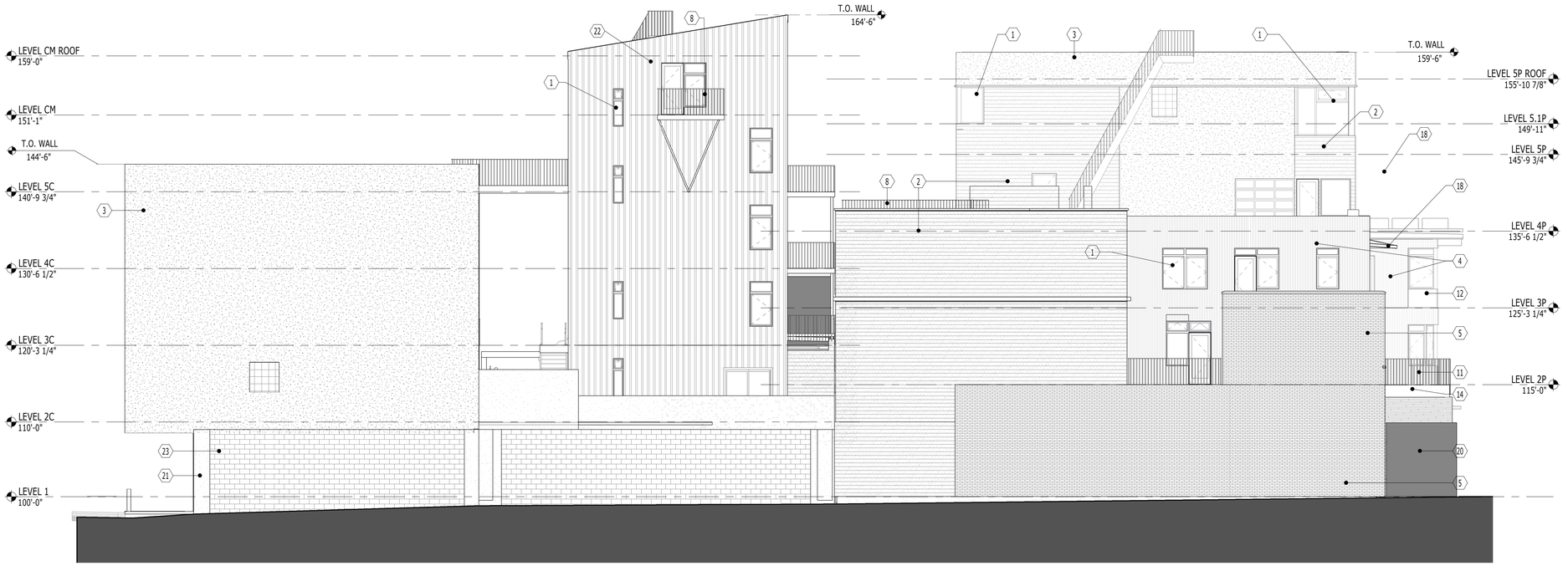
project #:
1417

issue date:
6 JUNE 2017

SITE PLAN - COURTYARD

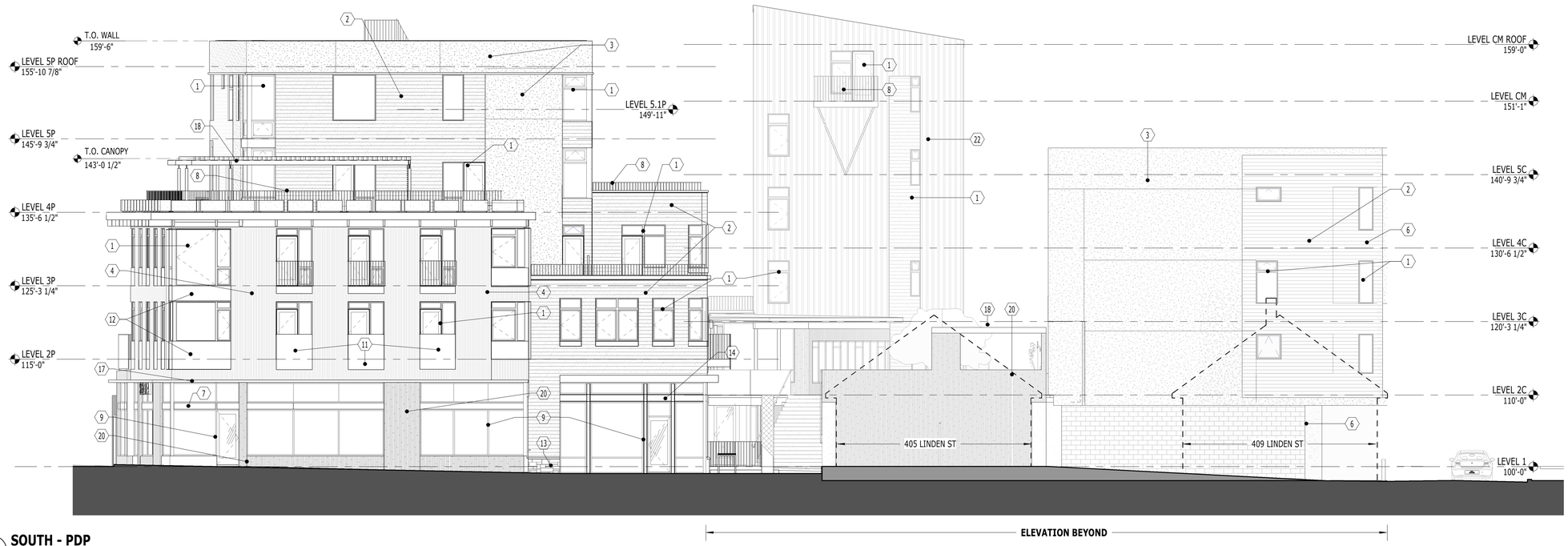
DR01.1

6/22/2017 1:06:23 PM - PLOT DATE



C1 NORTH - PDP

1/8" = 1'-0"



A1 SOUTH - PDP

1/8" = 1'-0"

SHEET NOTES - ELEVATIONS	
#	COMMENTS
1	ALUMINUM CLAD WOOD WINDOWS AND DOORS
2	DARK WOOD SIDING
3	STUCCO FINISH
4	CORRUGATED METAL PANEL
5	3 5/8" BRICK FACE
6	LIGHT WOOD SIDING
7	GLULAM BEAM
8	STEEL RAILING
9	STOREFRONT
11	FLAT METAL PANEL
12	METAL SILL
13	STONE BASE
14	STEEL HEADER
15	MEMBRANE ROOFING
16	GLASS PANEL
17	METAL SUNSHADE
18	STEEL AND WOOD TRELLIS
19	WOOD SLATS OPEN TO BEYOND
20	BOARD FORMED CONCRETE
21	CONCRETE
22	FIBER CEMENT BOARD AND BATTEN SIDING
23	CMU BLOCK - PAINTED

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project #:
1417

issue date:
6 JUNE 2017

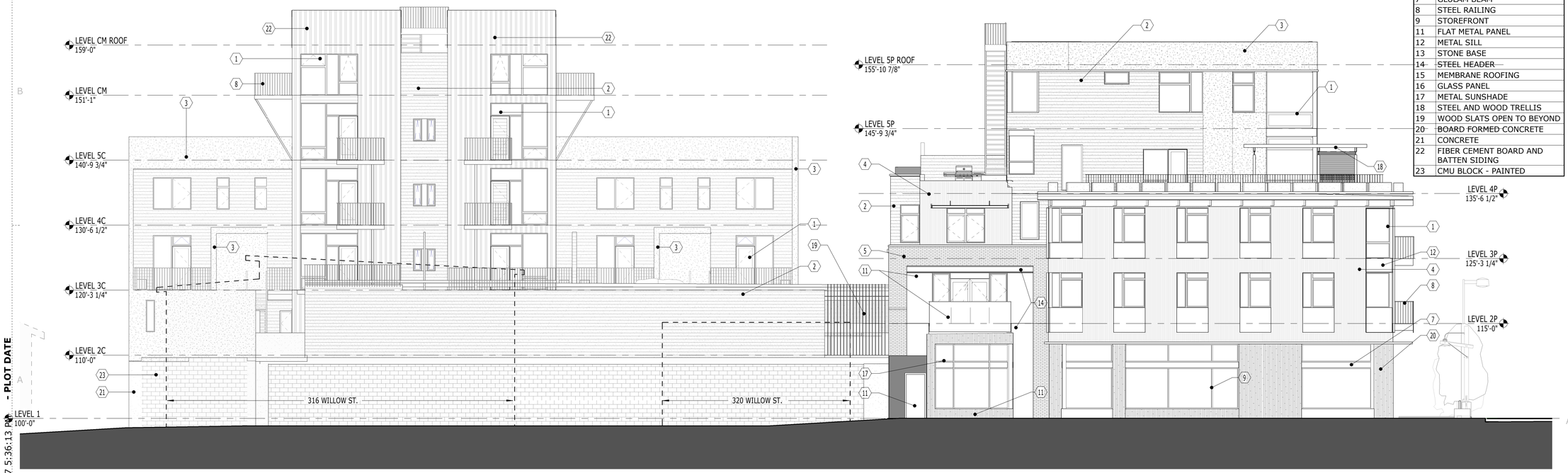
ARCHITECTURAL ELEVATIONS

DR02

6/22/2017 5:32:36 PM - PLOT DATE



C1 **EAST - PDP**
1/8" = 1'-0"



A1 **WEST - PDP**
1/8" = 1'-0"

SHEET NOTES - ELEVATIONS

#	COMMENTS
1	ALUMINUM CLAD WOOD WINDOWS AND DOORS
2	DARK WOOD SIDING
3	STUCCO FINISH
4	CORRUGATED METAL PANEL
5	3 5/8" BRICK FACE
6	LIGHT WOOD SIDING
7	GLULAM BEAM
8	STEEL RAILING
9	STOREFRONT
11	FLAT METAL PANEL
12	METAL SILL
13	STONE BASE
14	~~STEEL HEADER~~
15	MEMBRANE ROOFING
16	GLASS PANEL
17	METAL SUNSHADE
18	STEEL AND WOOD TRELLIS
19	WOOD SLATS OPEN TO BEYOND
20	~~BOARD FORMED CONCRETE~~
21	CONCRETE
22	FIBER CEMENT BOARD AND BATTEN SIDING
23	CMU BLOCK - PAINTED

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ARCHITECTURAL ELEVATIONS

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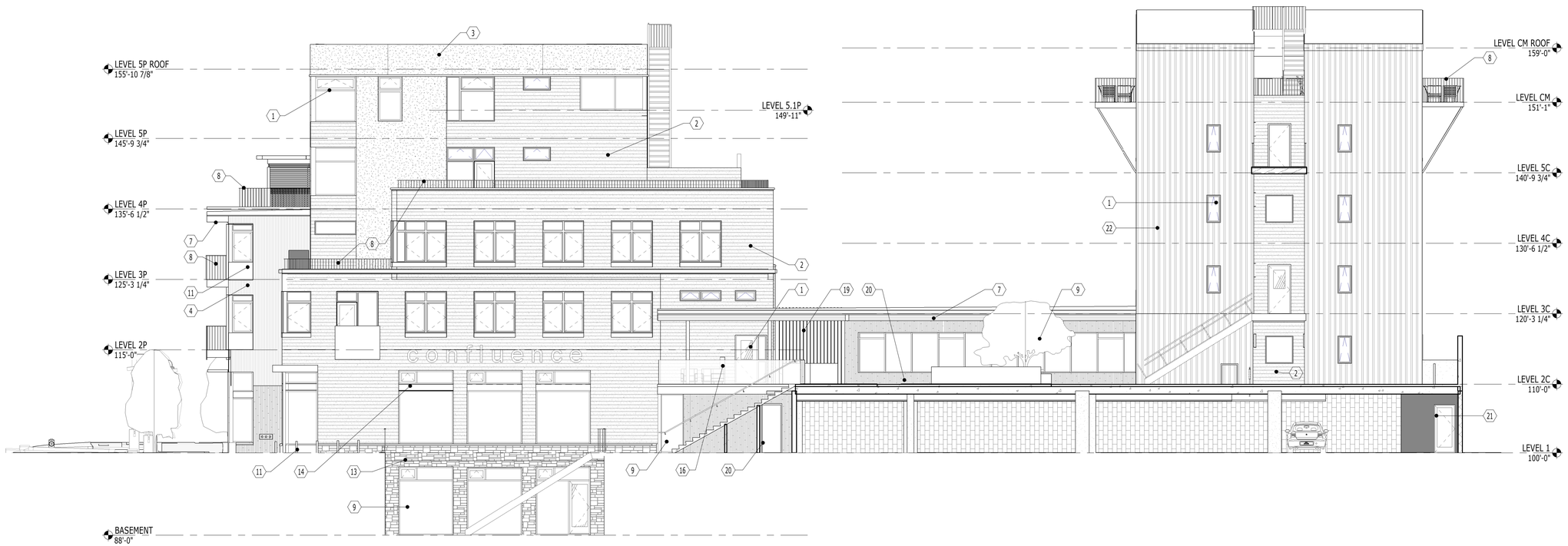
SHEET NOTES - SECTION...	
#	COMMENTS
1	ALUMINUM CLAD WOOD WINDOWS AND DOORS
2	DARK WOOD SIDING
3	STUCCO FINISH
4	CORRUGATED METAL PANEL
7	GLULAM BEAM
8	STEEL RAILING
9	STOREFRONT
11	FLAT METAL PANEL
13	STONE BASE
14	STEEL HEADER
15	MEMBRANE ROOFING
16	GLASS PANEL
18	STEEL AND WOOD TRELLIS
19	WOOD SLATS OPEN TO BEYOND
20	BOARD FORMED CONCRETE
21	CONCRETE
22	FIBER CEMENT BOARD AND BATTEN SIDING
23	CMU BLOCK - PAINTED



2 **ELEVATION COURTYARD LOOKING EAST - PDP**
1/8" = 1'-0"



1 **ELEVATION COURTYARD LOOKING WEST -PDP**
1/8" = 1'-0"

6/22/2017 6:21:42 PM - **PLOT DATE**

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SECTION ELEVATIONS
DR04

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QUANTITY	HYDROZONE
TREES				**% SPECIES/SPACING**		
AM GR	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5' CLUMP B&B/MULTISTEM	60%	3	L
BE NI	Betula nigra 'Heritage'	Heritage River Birch	10' CLUMP B&B/MULTISTEM	20% - MITIGATION	1	M
GL TR	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	3" B&B/SINGLE STEM	20% - MITIGATION	1	L
SHRUBS						
CO AP	Cotoneaster apiculatus	Cranberry Cotoneaster	#5 CONTAINER	4' - 0" OC	12	M
CO SE	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	#5 CONTAINER	2' - 0" OC	32	M
GRASSES						
LE AR	Leymus arenarius 'Blue Dune'	Blue Dune Lyme Grass	#1 CONTAINER	3' - 0" OC	52	VL
PA VI	Panicum virgatum 'Shenandoah'	Shenandoah Ornamental Switch Grass	#1 CONTAINER	4' - 0" OC	14	L
PERENNIALS						
GA OD	Galium odoratum	Sweet Woodruff	#1 CONTAINER	1' - 6" OC	41	M
TA DE	Tanacetum densum amani	Partridge Feather	#1 CONTAINER	1' - 6" OC	28	VL
VINES						
CA RA	Campsis radicans flava	Yellow Trumpet Vine	#1 CONTAINER	2' - 0" OC	8	L
LO KI	Lonicera 'Kintzley's Ghost'	Kintzley's Ghost Honeysuckle	#1 CONTAINER	4' - 0" OC	3	L

WATER BUDGET CHART

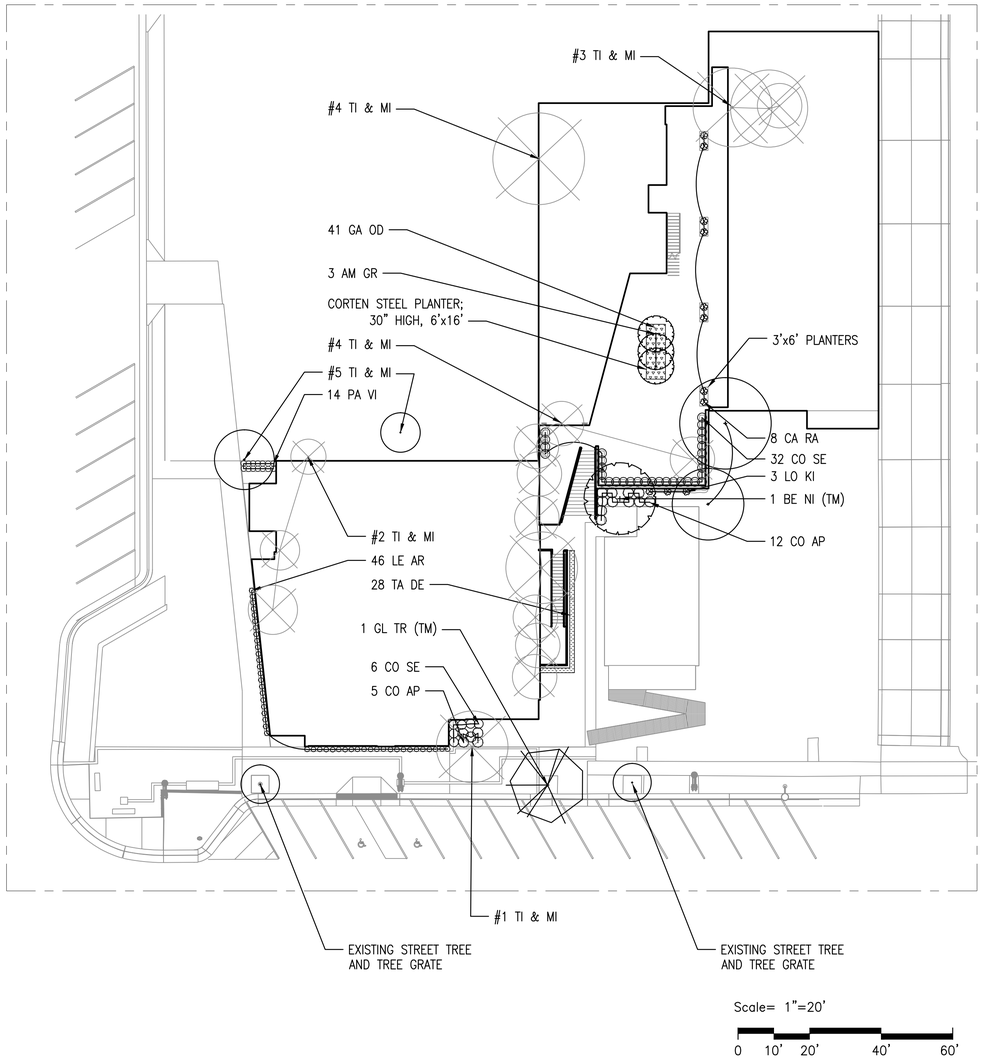
HYDROZONE	AREA (S.F.)	WATER NEED (GAL/S.F.)	ANNUAL WATER USE (GAL)
HIGH	0	18	0
MODERATE	334	10	3,340
LOW	102	3	306
VERY LOW	163	0	0
TOTAL	**599**	**AVG: 4.9**	**3,646**

TREE INVENTORY & MITIGATION INFORMATION

#	Species	DBH	Condition	Mitigation Value	Status	Notes
1	Linden, Littleleaf	15"	Fair Minus	2	Remove	
2	Existing Voluntary Trees	<6"		0	Remove	
3	Siberian Elm	11"	Poor	0	Remove	Wild Origin; Back of Shed
4	Existing Voluntary Trees	<6"		0	Remove	Wild Origin; Side of building
5	Siverian Elm	9"		0	Retain	On adjacent property

TREE INVENTORY & MITIGATION INFORMATION NOTES:

OFF-SITE TREE PRUNING MUST BE DONE BY A CITY OF FORT COLLINS LICENSED ARBORIST WITH PERMISSION OF THE ADJACENT PROPERTY OWNER.



GENERAL LANDSCAPE NOTES:

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

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

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

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

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

7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   4 FEET BETWEEN TREES AND GAS LINES

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

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

11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND ON ALL DRIVEWAYS, PRIVATE DRIVES AND PARKING AREAS WITHIN THE DEVELOPMENT.

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

13. 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.

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

STREET TREE NOTES:

1. **A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.**
2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE.STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
5. SUBJECT TO APPROVAL BY THE CITY FORESTER – STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

TREE PROTECTION NOTES:

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G) (3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FORM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

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

9. 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.

- PLOT DATE

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LANDSCAPE PLAN
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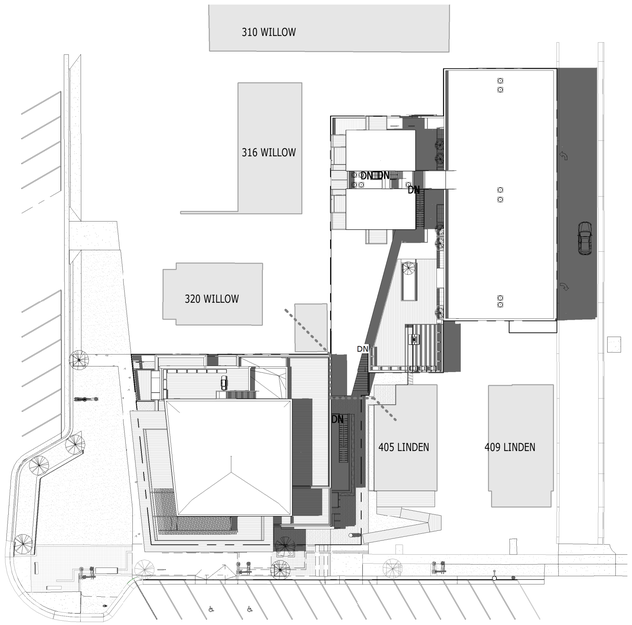
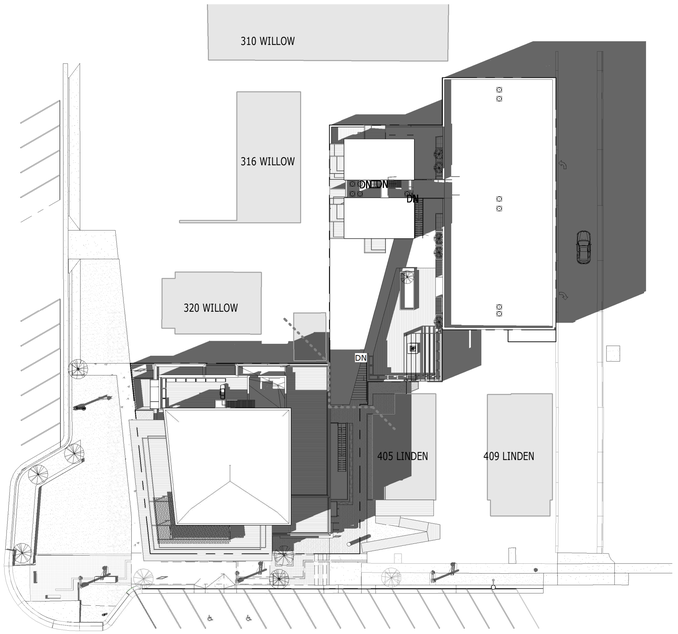


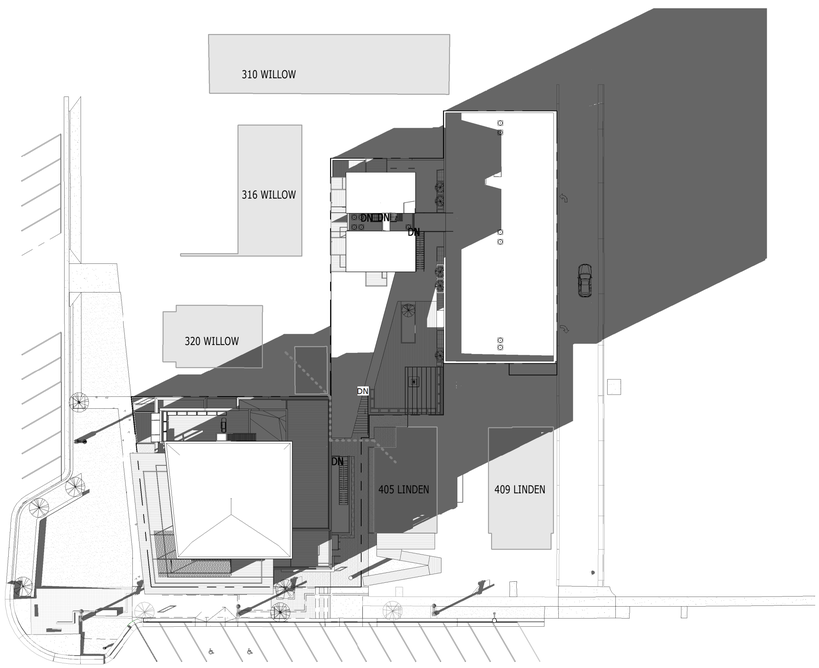
SHADOW STUDY SUMMER SOLSTICE 2PM

1" = 30'-0"



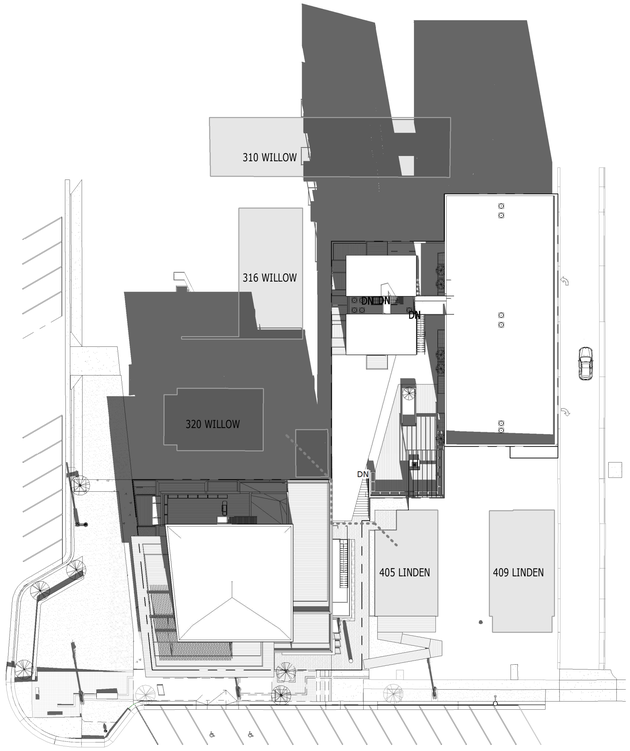
SHADOW STUDY SPRING EQUINOX 2PM

1" = 30'-0"



SHADOW STUDY WINTER SOLSTICE 2PM

1" = 30'-0"



SHADOW STUDY SPRING EQUINOX 10AM

1" = 30'-0"

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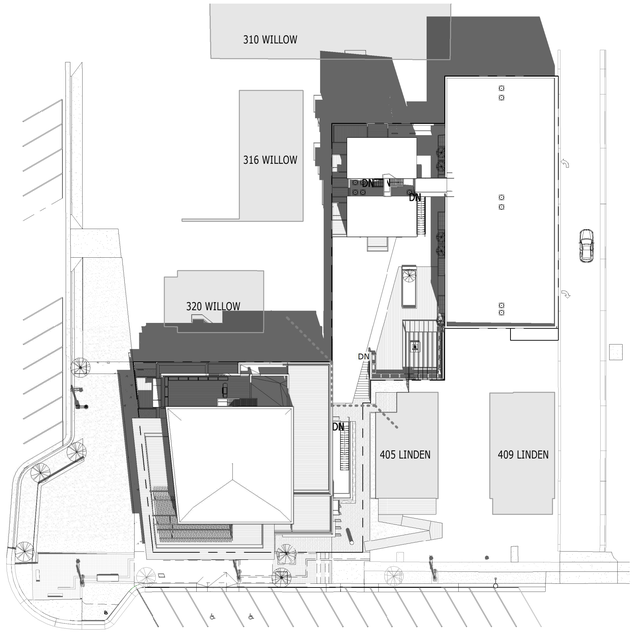
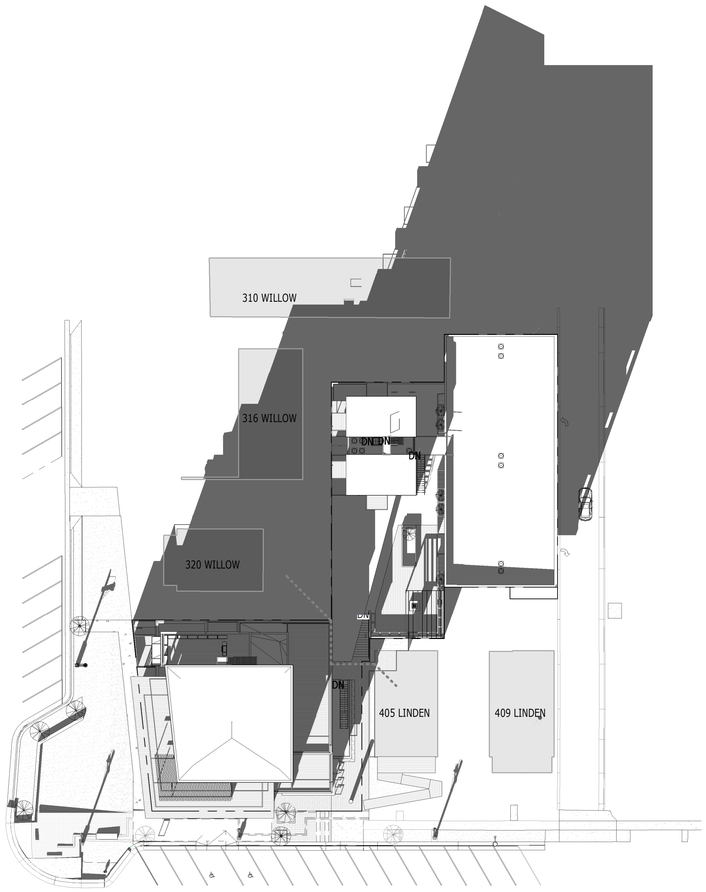
SHADOW STUDIES

DR06



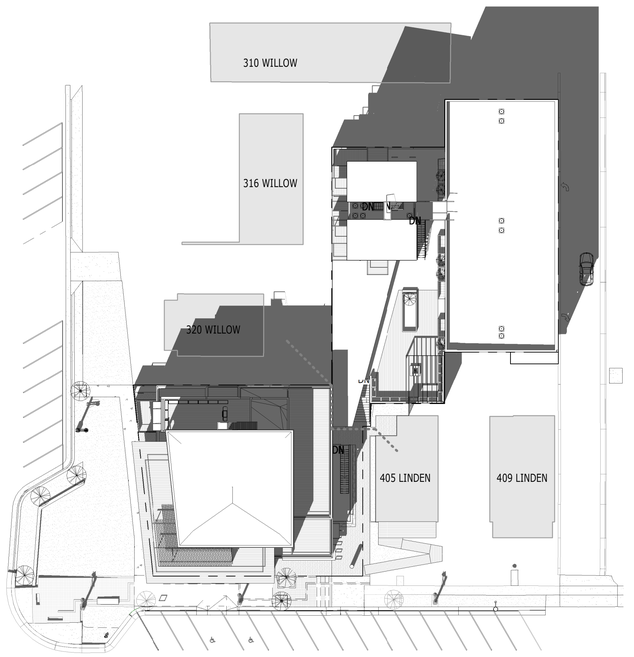
SHADOW STUDY SUMMER SOLSTICE 11AM

1" = 30'-0"



SHADOW STUDY WINTER SOLSTICE 11AM

1" = 30'-0"



SHADOW STUDY SPRING EQUINOX 12PM

1" = 30'-0"

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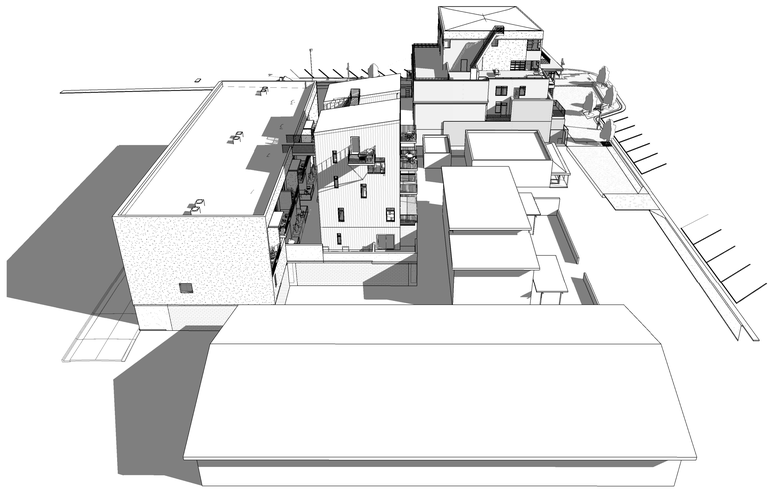
SHADOW STUDIES

DR07



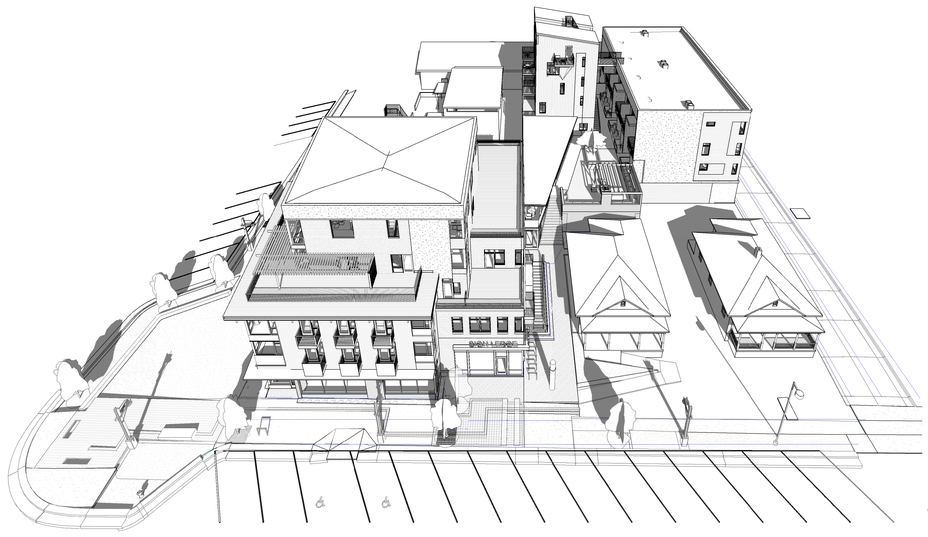
VIEW FROM PROJECT NORTH



VIEW FROM POUDRE ST.



VIEW FROM WILLOW ST



VIEW FROM LINDEN ST.

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3D VIEWS
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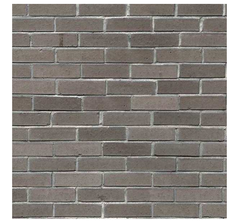
WILLOW AND LINDEN CORNER



ALONG LINDEN ST



ALUMINUM CLAD WOOD WINDOWS AND DOORS



BRICK (SMOOTH IRONSPOT)



DARK WOOD SIDING



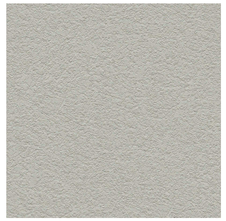
GLULAM WOOD BEAMS



LIGHT WOOD SIDING



CUT SANDSTONE VENEER



STUCCO FINISH SMOOTH



BOARD AND BATTEN SIDING



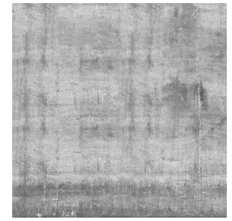
CORRUGATED METAL PANEL (WEATHERING STEEL)



BOARD FORM CONCRETE



FLAT METAL PANEL (WEATHERING STEEL)



CONCRETE

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SPACE FOUNDRY
FORT COLLINS, CO 80524

project #:
1417

issue date:
19 April 2017

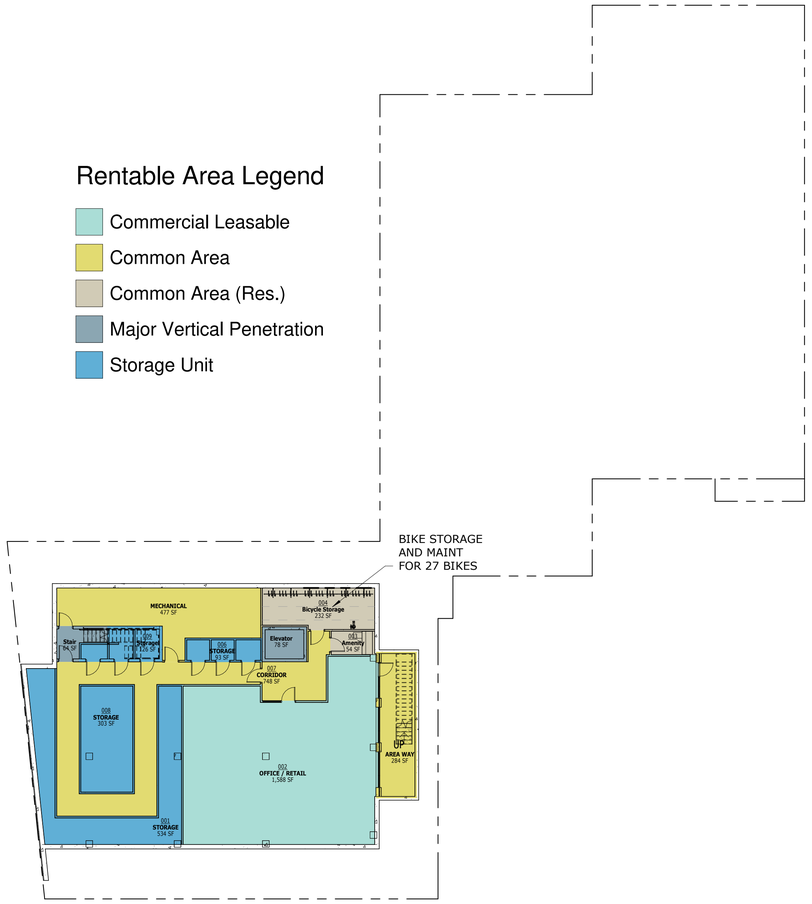
MATERIALS

DR09

4/19/2017 2:20:35 AM - **PLOT DATE**

Rentable Area Legend

- Commercial Leasable
- Common Area
- Common Area (Res.)
- Major Vertical Penetration
- Storage Unit

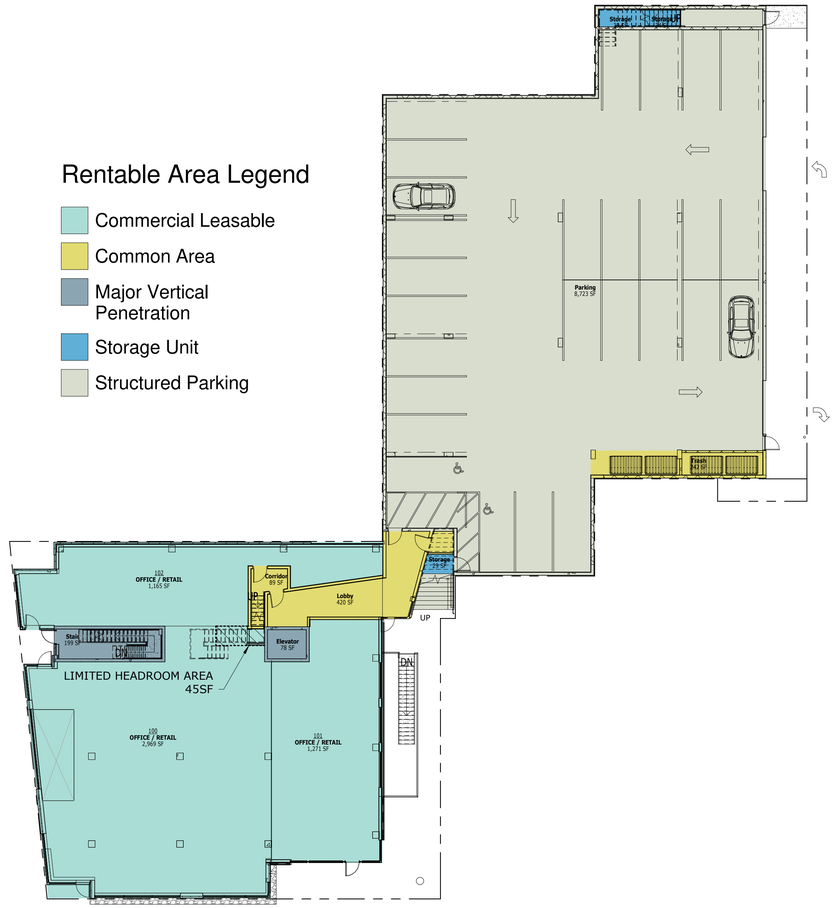


BASEMENT - Leasable Area

1/16" = 1'-0"

Rentable Area Legend

- Commercial Leasable
- Common Area
- Major Vertical Penetration
- Storage Unit
- Structured Parking



LEVEL 1 - Leasable Area

1/16" = 1'-0"

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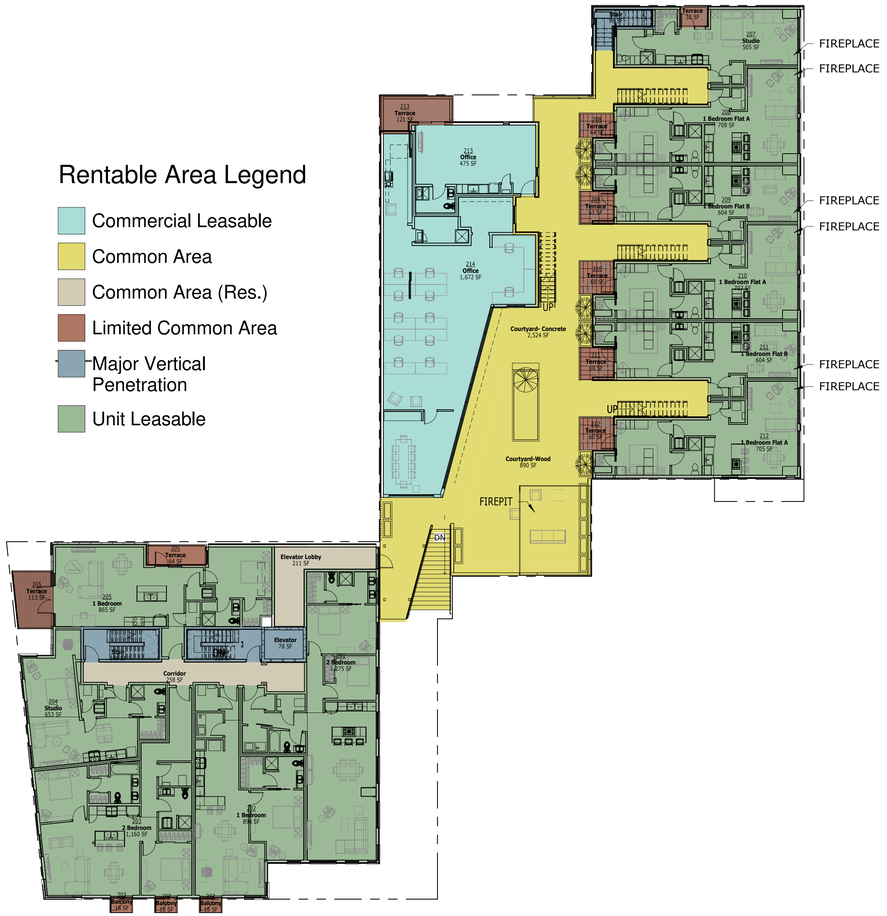
FLOOR PLANS
DR10

6/22/2017 11:36:46 AM - **PLOT DATE**

Rentable Area Legend

- Commercial Leasable
- Common Area
- Common Area (Res.)
- Limited Common Area
- Major Vertical Penetration
- Unit Leasable



LEVEL 2 - Leasable Area

Rentable Area Legend

- Common Area (Res.)
- Limited Common Area
- Major Vertical Penetration
- Storage Unit
- Unit Leasable



LEVEL 3 - Leasable Area

1/16" = 1'-0"

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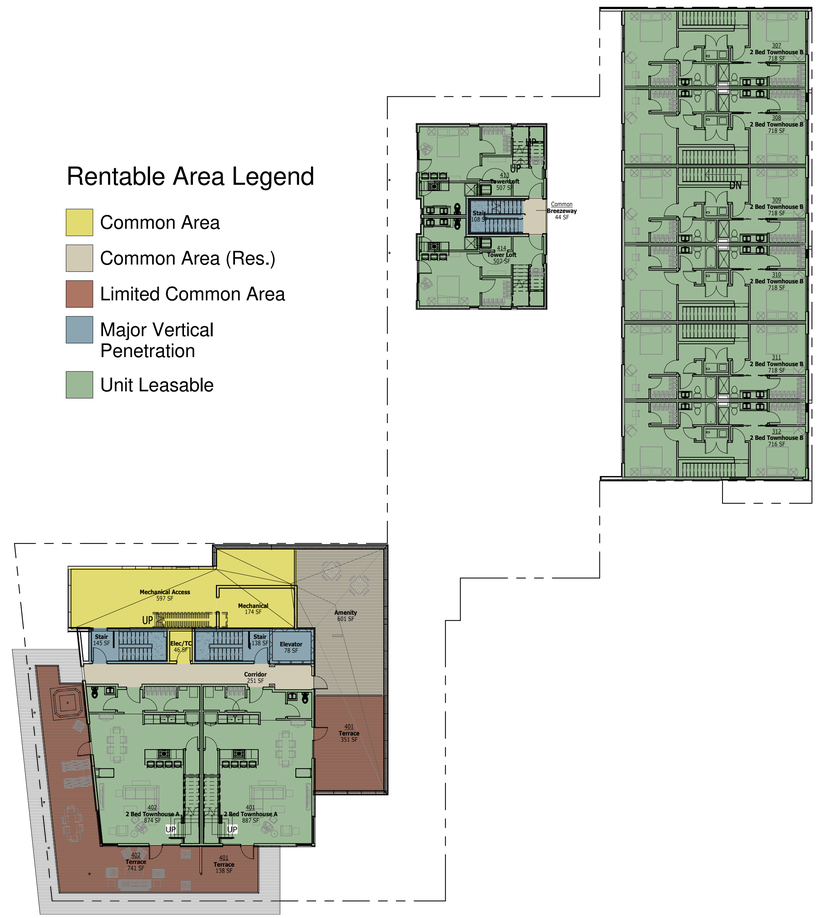
FLOOR PLANS
DR11

6/22/2017 11:42:36 AM - **PLOT DATE**

Rentable Area Legend

- Common Area
- Common Area (Res.)
- Limited Common Area
- Major Vertical Penetration
- Unit Leasable

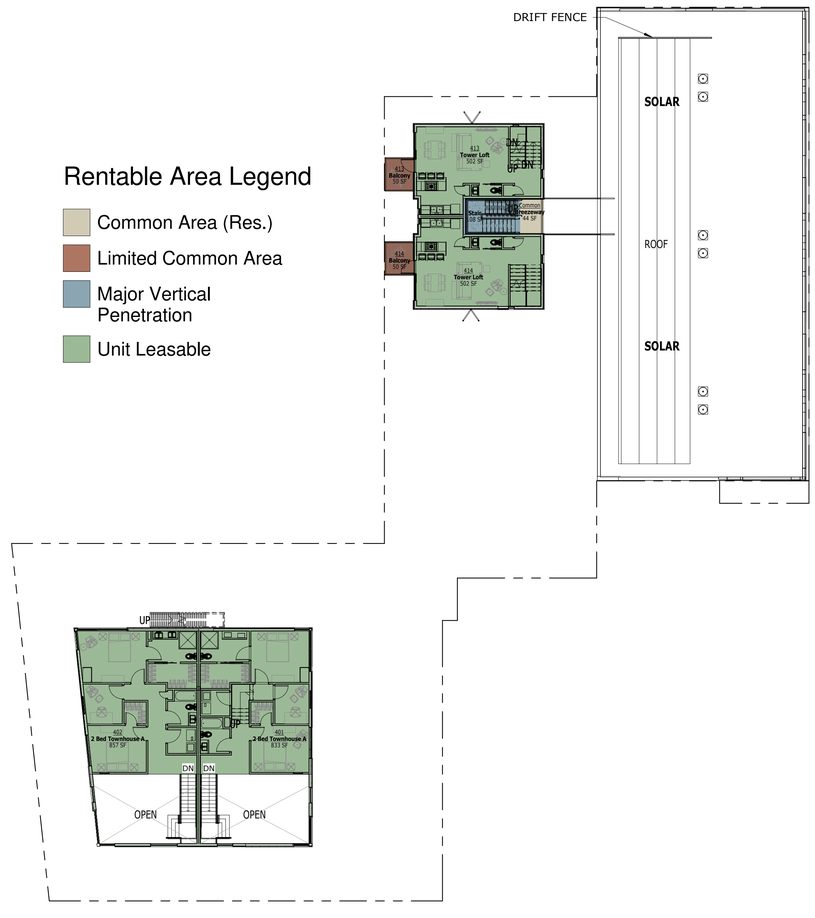


LEVEL 4 - Leasable Area

1/16" = 1'-0"

Rentable Area Legend

- Common Area (Res.)
- Limited Common Area
- Major Vertical Penetration
- Unit Leasable



Level 5 - Leasable Area

1/16" = 1'-0"

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1417

issue date:
26 May 2017

FLOOR PLANS
DR12

6/22/2017 11:45:44 AM - **PLOT DATE**

Rentable Area Legend

- Common Area
- Limited Common Area
- Major Vertical Penetration
- Unit Leasable



LEVEL CM - Leaseable Area

1/16" = 1'-0"

6/22/2017 11:46:54 AM - **PLOT DATE**

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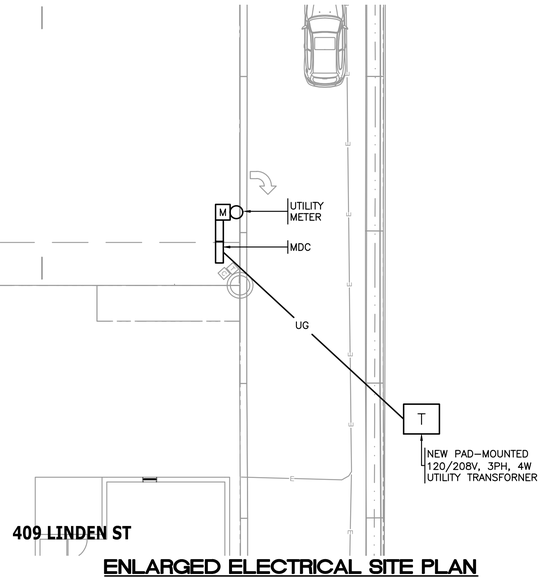
FLOOR PLANS
DR13

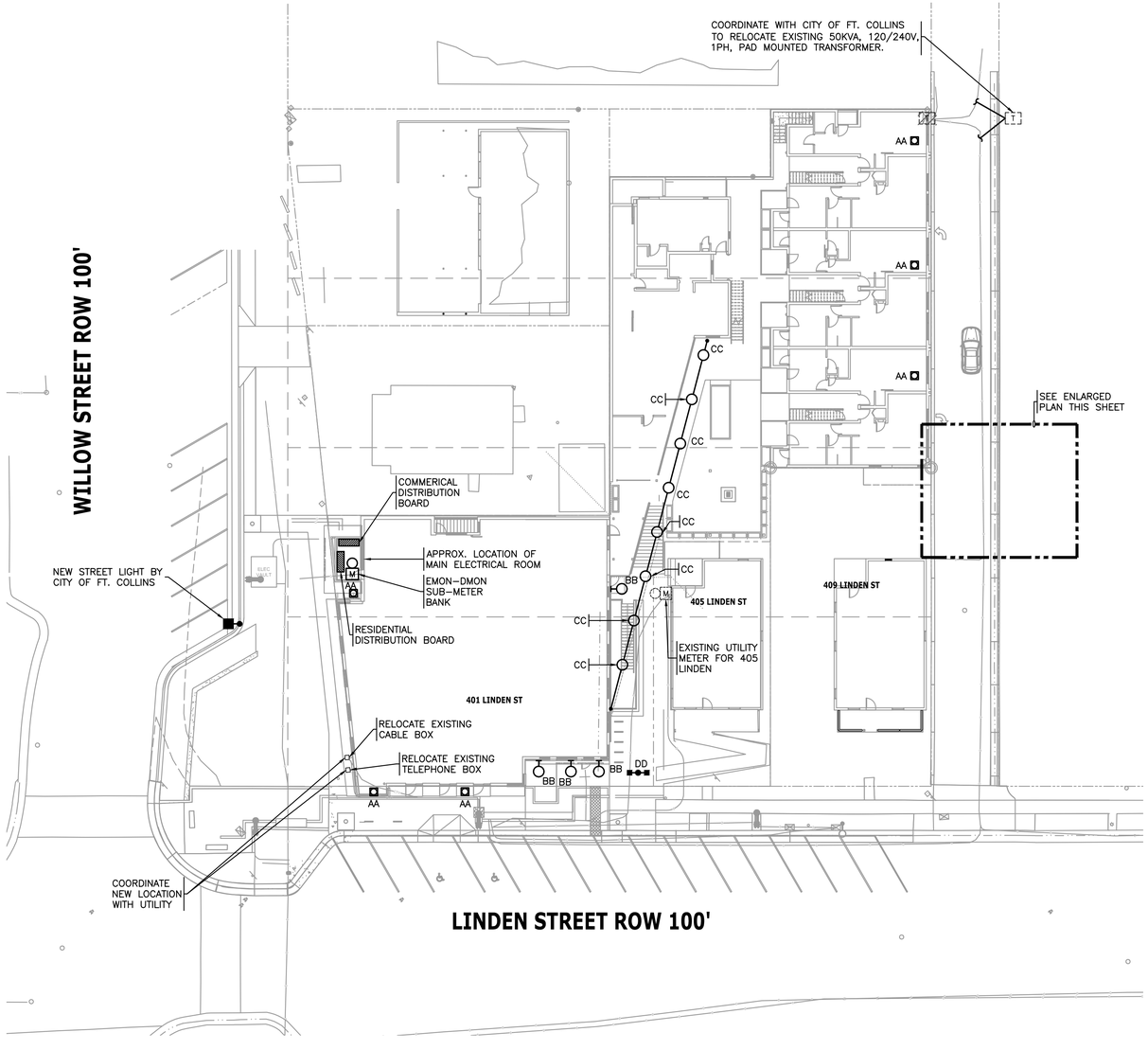


ENLARGED ELECTRICAL SITE PLAN

0 5 10 20

Scale: 1"=10'

NORTH



ELECTRICAL SITE PLAN

0 10 20 40

Scale: 1"=20'

NORTH

RJ McNutt + ASSOCIATES, LLC
ELECTRICAL ENGINEERING
4801 N. 20TH STREET, UNIT 252
GREELEY, COLORADO 80634
GREELEY, CO (O) 390-3966
FACSIMILE (800) 509-1048

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issue date:

15 June 2017

ELECTRICAL SITE PLAN

E100

G:\Projects 2016\Confluence (W) - 16108\Drawings\16108-E100.dwg Jun 21,2017 - 5:34pm black

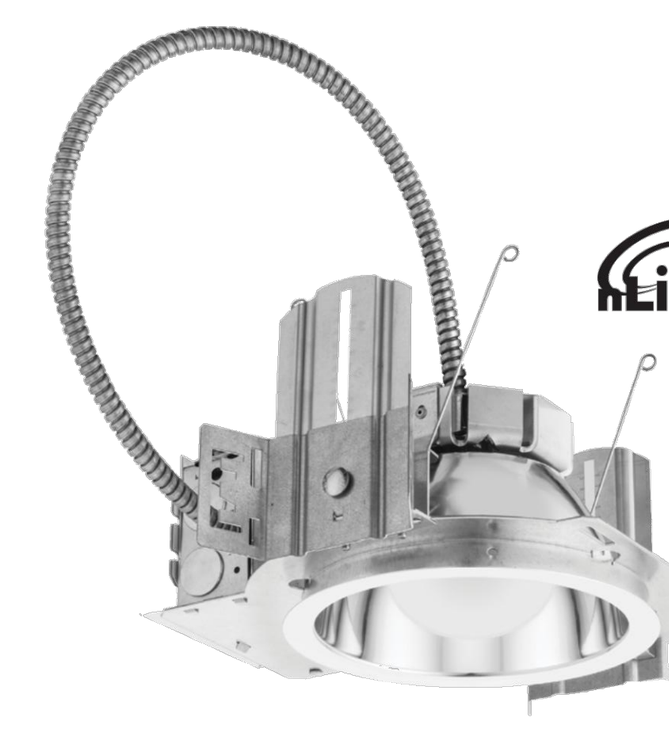
TYPE 'AA'

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LDN6

6" OPEN and WALLWASH LED
Non-IC
New Construction Downlight



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"-24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) eldoLED 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.
70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

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.

A+ Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6AR LSS MVOLT EZ10

LDN6						
Series	**Color temperature**	**Lumens**[1]		**Aperture/Trim Color**		**Finish**	**Voltage**
LDN6 6" round	27/ 2700K	05 500 lumens	25 2500 lumens	LO6 Downlight	AR Clear	LSS Semi-specular	MVOLT Multi-volt
	30/ 3000K	10 1000 lumens	30 3000 lumens	LW6 Wallwash	WR[2] White	LD Matte diffuse	120 120V
	35/ 3500K	15 1500 lumens	40 4000 lumens		BR[2] Black	LS Specular	277 277V
	40/ 4000K	20 2000 lumens	50 5000 lumens				347[3] 347V

Driver	**Options**			
EZ10 eldoLED 10% 0-10V	SF[4]	Single fuse	HAO	High ambient option
EZ1 eldoLED 1% 0-10V	TRW[5]	White painted flange	CP	Chicago Plenum
	TRBL[5]	Black painted flange	WL	Wet location
	ELR	Batterypack (remote)	RRL__	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
	EL	Batterypack		
	NPS80EZ[6]	nLight® dimming pack controls 0-10V eldoLED drivers.		
	NPS80EZER[6]	nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.	USPOM	US point of manufacture

Accessories: *Order as separate catalog number.*

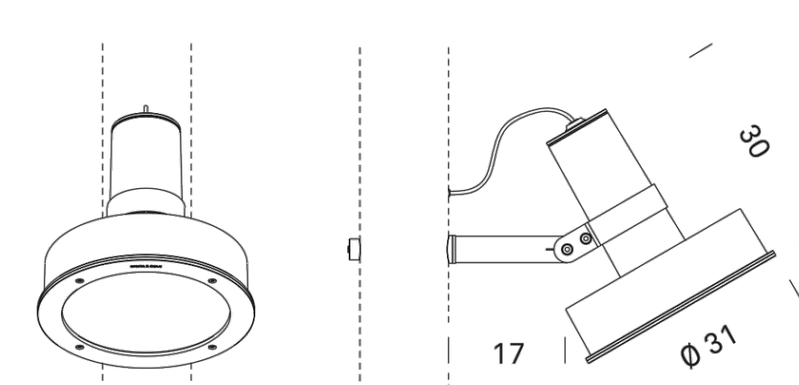
EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter [1]
SCA6	Sloped ceiling adapter. Refer to TECH-SCA for more options.

Notes
1 Overall height varies based on lumen package; refer to dimensional chart on page 3.
2 Not available with finishes.
3 Not available with emergency options.
4 120V only.
5 Available with clear (AR) reflector only.
6 Must specify voltage 120V or 277V.

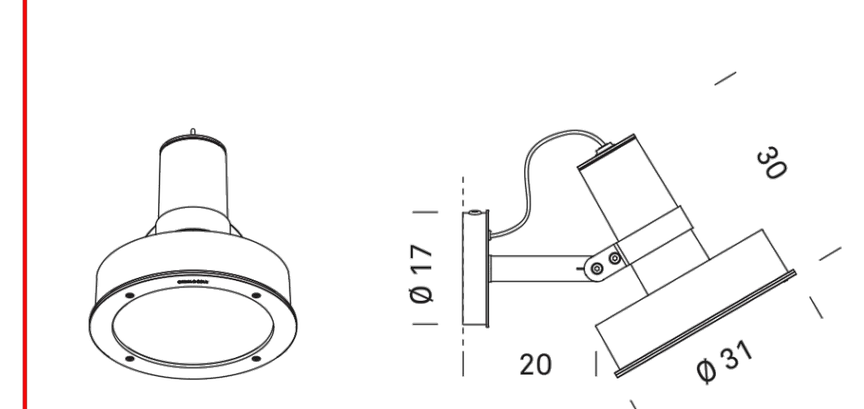
TYPE 'BB'

Settings
Configuraciones

Arne fixed to a pole
Arne fijación a columna



Arne fixed to a wall
Arne fijación a pared



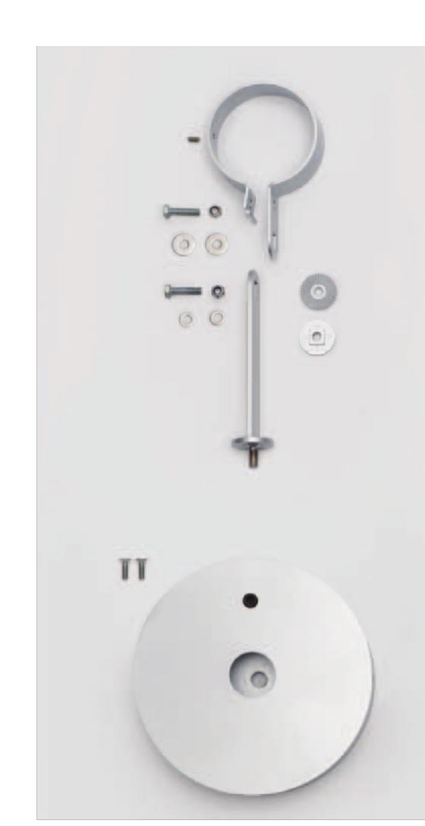
Sizes in cm
Cotas en cm











Arne fixed to a pole
Arne fijación a columna

Arne fixed to a wall
Arne fijación a pared

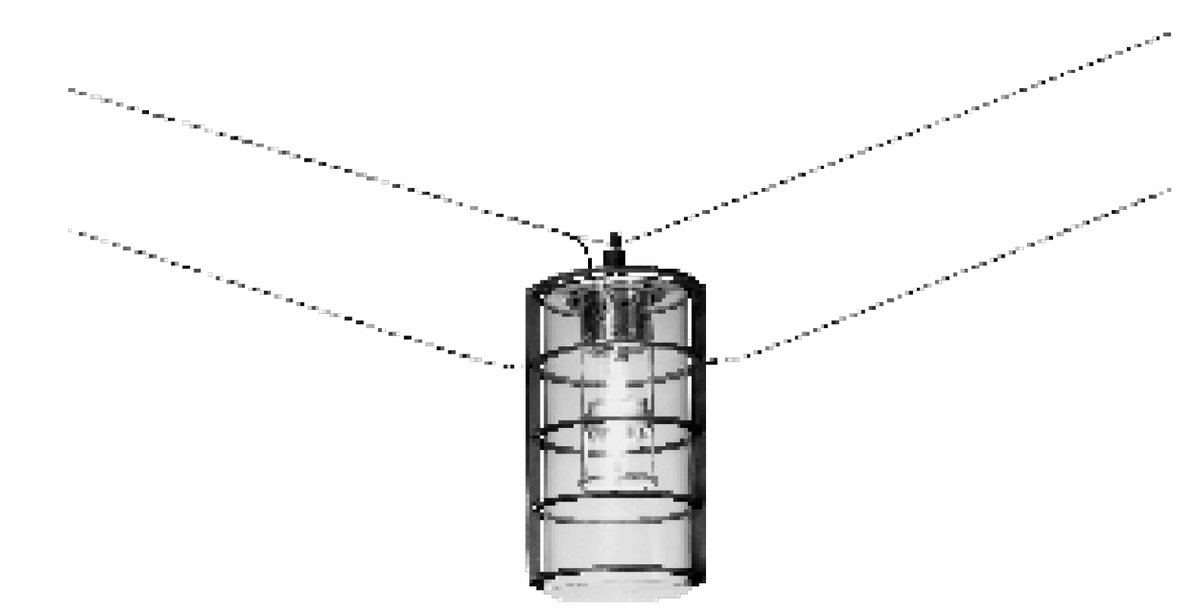
TYPE CC

.hess

VILLAGE UE LED

Specification

The contemporary form of VILLAGE adds a minimalist accent to modern architecture. Fabricated aluminum housing encircles the clear acrylic cylindrical lens. Electrical components are housed in a spun aluminum enclosure and mounted in the luminaire. Luminaire is finished in finely textured paint. All hardware is stainless steel. Standard colors; graphite grey. Special colors available. Structural design, stainless steel catenary cable, and fittings for mounting to support structure provided by others.



PER ARCH.

Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Finish	Option
VA375	LVC - 2x2	WW -3000K	T5 - Type V	UNV - 120-277V	X - Catenary	DG - Dark Grey	DIM - 0-10vDC Dimming
		NW - 4000K	T3 - Type III			GG - Graphite Grey	TW - Through Wire
						SG - Silver Grey	N - None
						CC - Custom Color	

Ordering Information

.hess

VILLAGE UE LED

Specification

HOUSING
Ringed cage is fabricated from high strength 6061 aluminum alloy. Clear acrylic cylindrical lens assembly twists onto mounting plate at the top of the cage assembly and is secured with three socket head cap screws. Lens is sealed with one-piece silicone gasket. Power cable is sealed with weather-tight bushing at top of the luminaire. All hardware is stainless steel.

OPTICS
Optics consists of one LED module mounted within clear acrylic cylindrical lens. The module is comprised of an aluminum core PCB with four high-power LEDs and a single piece lens injection molded from optical quality acrylic. The lens redirects light output from the individual LEDs and is available in two distributions as a Type III asymmetric distribution or Type V symmetric distribution. Choice of color temperatures includes 3000K or 4000K with a CRI of 80+.

ELECTRICAL
Electronic LED driver supplies 700mA drive current to LED modules with input voltage range from 120v to 277v at 50/60Hz. Power consumption is 37 watts. 0-10v dimming and through-wire capabilities are available on request.

LED DELIVERED LUMEN OUTPUT / BUG RATING (Final results pending - contact factory)
3000K - 3800 lumens
4000K - 4000 lumens

NOTE: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for current technical data.

MOUNTING
Articulating cable hanger assembly is machined aluminum and is adjustable to level the luminaire. Cable hanger assembly will accommodate 1/4" - 1/2" diameter stainless steel cable. Side mounted 1/8" - 1/4" stainless steel stabilization cables (by others) attach to eyelets on opposite sides of the luminaire cage with swaged end fittings. (Structural design, stainless steel catenary and stabilization cables, and fittings for mounting to support structure provided by others). Contact factory for fitting suppliers.

WEIGHT: 30 lbs
EPA: 3.1 sq ft

FINISH
Standard finish is finely textured dark grey, graphite grey, or matte silver grey metallic. Special colors available on request.

INGRESS PROTECTION: IP54

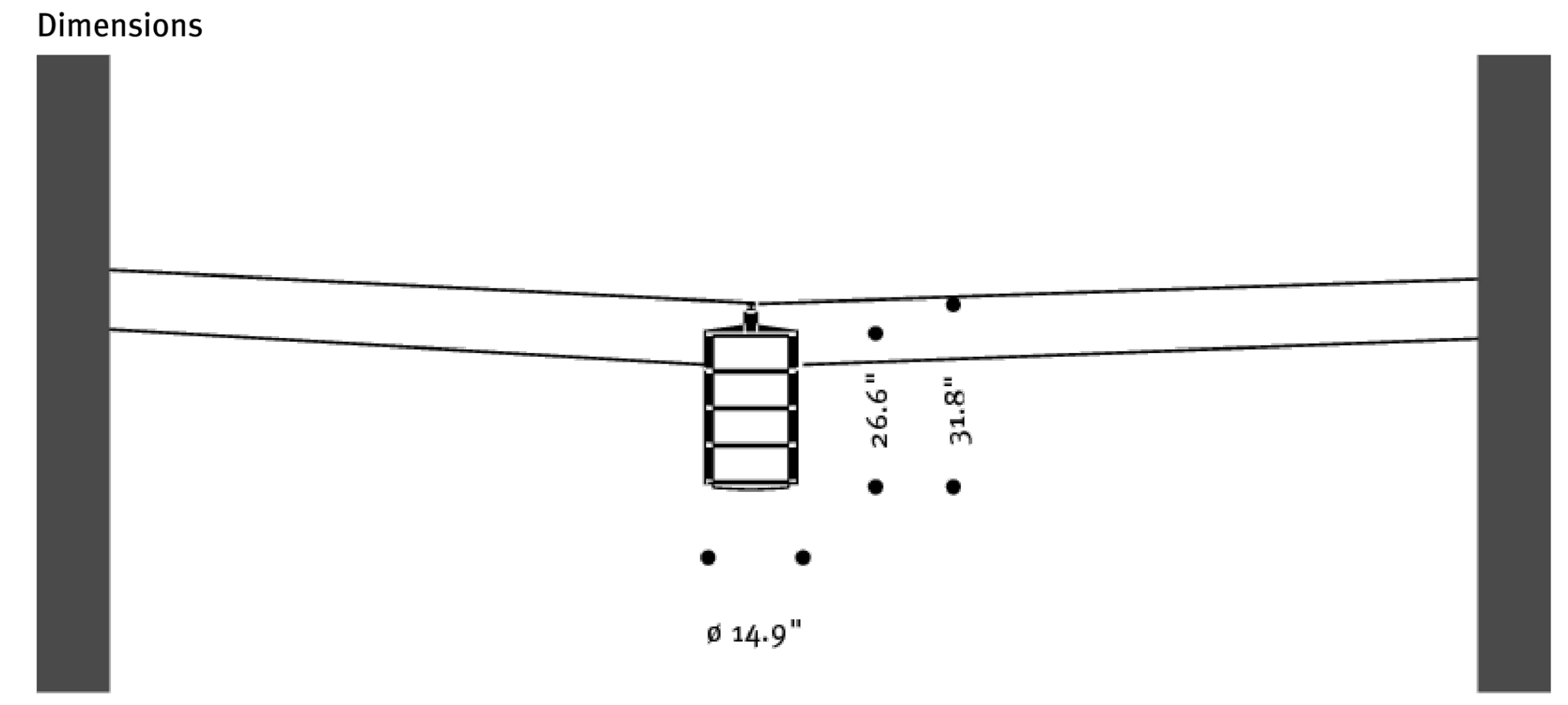
CERTIFICATION
CSA/US Certified for Wet Locations

WARRANTY
Limited product warranty period including LEDs is five years. Driver shall carry the manufacturer's limited warranty.

.hess

Additional information

Dimensions



Arne

TYPES 'BB' AND 'DD'

SANTA & COLE

Santa & Cole Team
2013

With simple shapes and a neat size, the Arne floodlight is practical and fits into all types of urban space. The LED module enables a range of compositions, number of LEDs, power, colour temperatures and optics. With a range of bracket types, it can easily be attached to various existing urban structures and has four configurations for attaching to pole, wall, hanging and catenary. (Compatible with the Latina, Sara, Rama and Candela street lamps from the Santa & Cole urban catalogue).

El proyector Arne busca la utilidad y la fácil integración en cualquier espacio urbano gracias a su simplicidad formal y tamaño reducido. Incorpora un módulo de tecnología LED que admite diferentes composiciones, número de LEDs, potencias, temperatura de color y ópticas. Sus distintos soportes de sujeción permiten una sencilla fijación a distintos soportes urbanos existentes. Se presenta con cuatro configuraciones distintas, fijación a columna, a muro, suspensión de techo y de catenaria. (Es compatible con las farolas Latina, Sara, Rama y Candela del catálogo urbano de Santa & Cole).

Materials and finishes

The floodlight is made of recycled aluminium with a paint finish. Interior heat sink made of anodised extruded aluminium.
Tempered glass diffuser.
All of the floodlight attachment brackets are made of stainless steel with a paint finish and the cables for hanging of stainless steel.

Luminaire

Street or flood optics unit. Adjustable electronic power supply. The lamp can be supplied with 350 mA or 500 mA.

Installation and maintenance

The piece is delivered in two parts: floodlight and attachment brackets.
Its simple attachment mechanism can be adapted to a range of poles and structures.
LED technology minimises functional maintenance of the luminaire.

Weight

18 LEDs 6 kg.
36 LEDs 6.5 kg.

Materiales y acabados

El proyector se fabrica en aluminio reciclado acabado pintado. Disipador interior de extrusión de aluminio anodizado.
Difusor de vidrio templado.
Todos los soportes de fijación del proyector son de acero inoxidable acabado pintado y el cableado para la suspensión de acero inoxidable.

Luminaria

Conjunto de lentes ópticas viarias o extensivas. Equipo electrónico regulable. Posibilidad de alimentar la lámpara de 350 mA a 500 mA.

Instalación y mantenimiento

El elemento se entrega desmontado en dos partes: proyector y soportes de fijación. Permite su adaptación a distintas columnas y estructuras, mediante sencillos mecanismos de fijación.
La tecnología LED minimiza el mantenimiento funcional de la luminaria.

Peso

18 LEDs 6 kg.
36 LEDs 6,5 kg.

Luminaire characteristics
Características luminaria

CE RoHS UL
IP 66 IK 08

Materials and finishes
Materiales y acabados

Luminaire unit
Conjunto luminaria

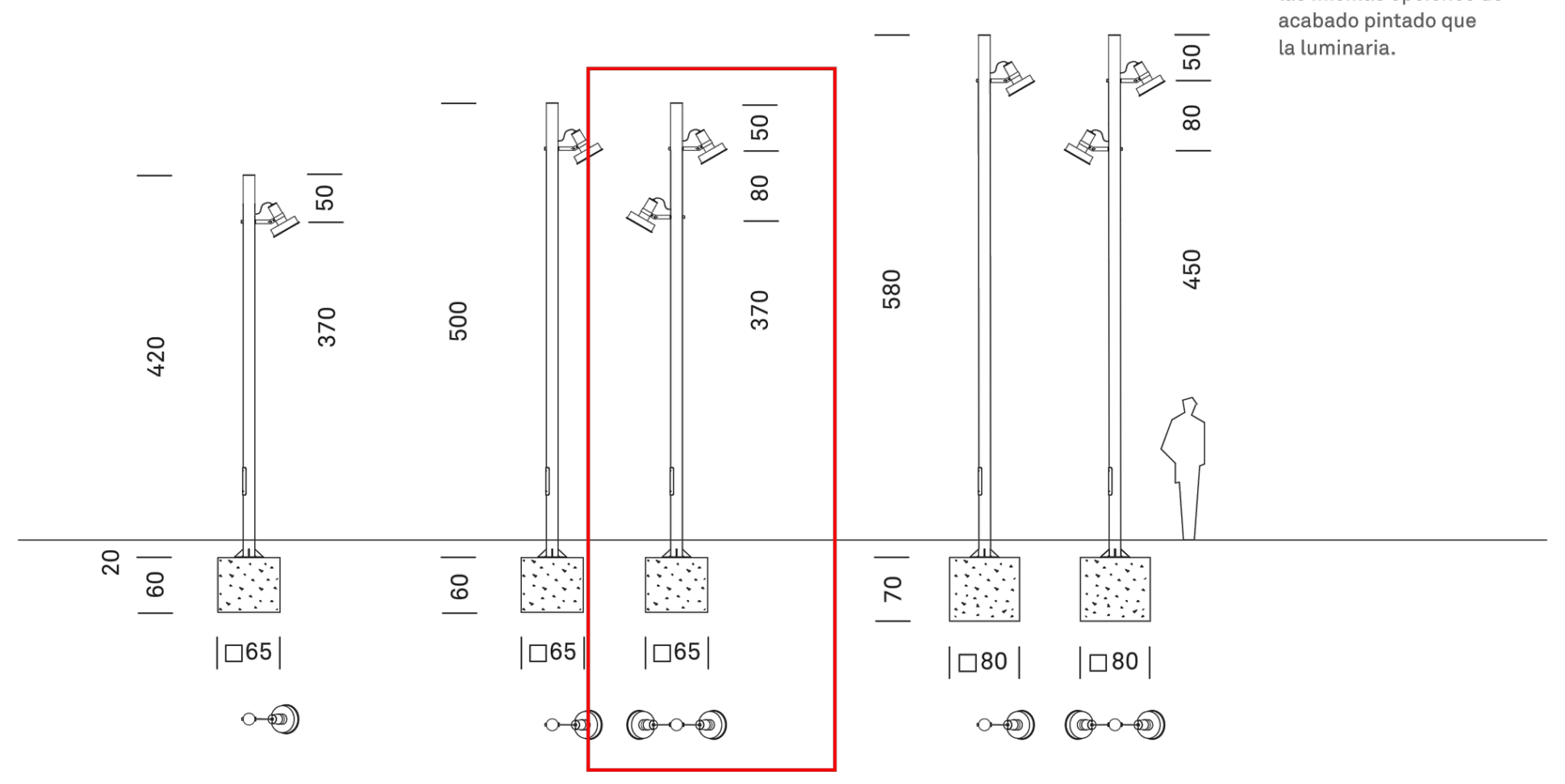
Aluminium injection / Inyección de aluminio
Painted / Pintado
RAL 9006

Aluminium injection / Inyección de aluminio
Painted / Pintado
RAL 9007

Aluminium injection / Inyección de aluminio
Painted / Pintado
RAL 7024

The poles, arms and clamps are manufactured with the same painted finish options as the luminaire.

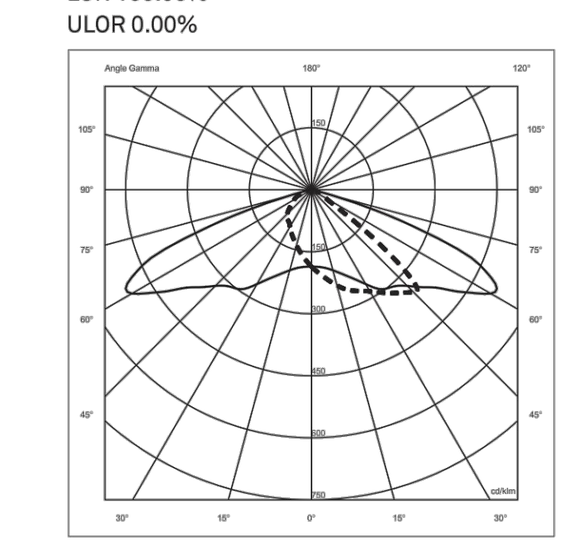
Las columnas y soportes de sujeción se fabrican con las mismas opciones de acabado pintado que la luminaria.



LED configurations
Configuraciones LED

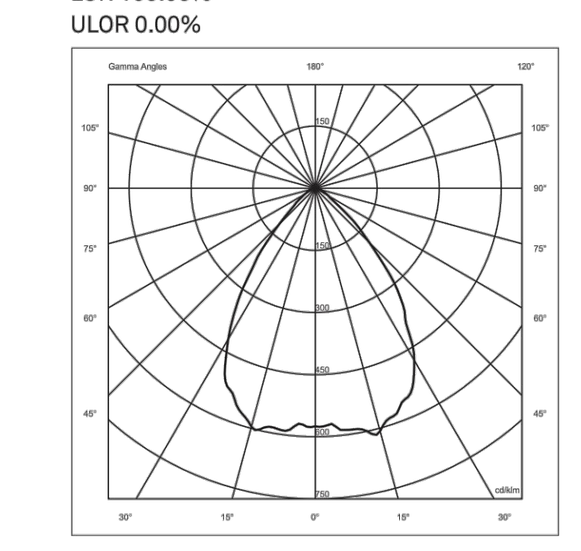
Colour temperature / Temperatura de color	4000K-CRI70 (min.) / 4000K-IRC70 (min.)		3000K-CRI80 (min.) / 3000K-IRC80 (min.)	
nº LEDS / nº LEDS	18	36	18	36
Operating current [mA] / Intensidad de funcionamiento [mA]	350 500	350 500	350 500	350 500
Nominal lamp power [W] / Potencia nominal de la lámpara [W]	17 25	34 50	17 25	34 50
System power [W] / Potencia del sistema [W]	21 30	40 55	21 30	40 58
Luminaire luminous flux [lm/W] / Flujo luminoso de luminaria [lm/W]	2.180 2.977	4.213 5.923	1.880 2.520	3.633 5.015
Luminaire efficacy [lm/W] / Eficacia de luminaria [lm/W]	104 99	105 102	90 84	91 86

STREET OPTICS
18 - 54 W LED (Nom. lamp power)
20 -60 W LED (System power)
LOR 100.00%
ULOR 0.00%



Max 637 cd/klm C25.00 G62.50

FLOOD OPTICS
18 - 54 W LED (Nom. lamp power)
20 -60 W LED (System power)
LOR 100.00%
ULOR 0.00%



Max 618 cd/klm C0.00 G14.00

* Updated data on **santacole.com**
Datos actualizados en **santacole.com**

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CITY OF FORT COLLINS
STATE OF COLORADO

project #:
1417
issue date:
15 June 2017

LIGHTING CUT SHEETS
E101

RESIDENTIAL BUILDING CALCULATIONS					
Unit	Sq Ft	W/SF	Watts/Unit	Qty	Total
2Bed	1150	3	3450	5	17250 W
1Bed+Den	840	3	2520	3	7560 W
1Bed (Reg)	630	3	1890	10	18900 W
1Bed (Lg)	825	3	2475	2	4950 W
Studio (Lg)	650	3	1950	8	15600 W

Appliance Load	Watts/Unit	Qty	Total
Two Appliance Circuits	3000	28	84000 W
Laundry Circuit	1500	28	42000 W
Range	12000	28	336000 W
Dishwasher	1200	28	33600 W
Disposal	1176	28	32928 W
Dryer	5000	28	140000 W
Furnace	1128	28	31584 W
Gas Water Heater	240	28	6720 W
Air Conditioning Units	2928	28	81984 W
Total			853076 W

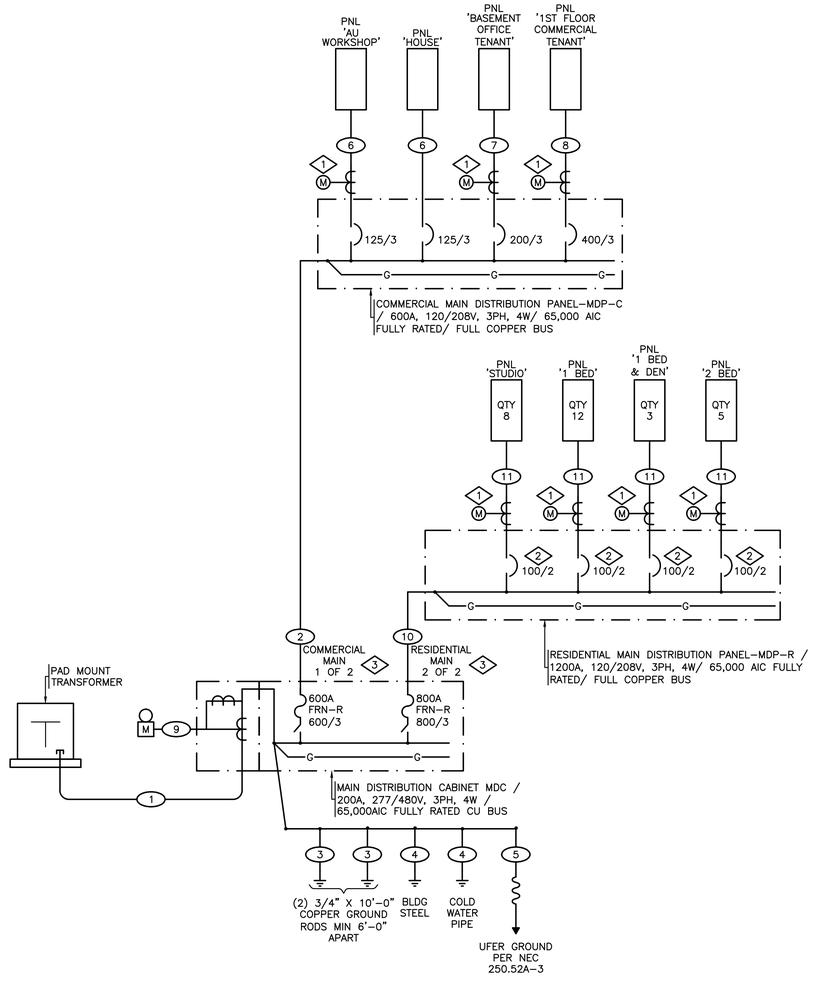
Demand Factor 26%	221800 W
At 240V 1PH	924 Amps
At 208V 3PH	616 Amps

Note: Per NEC 220 - 84 for 47 units a demand factor of 0.26 was used.

COMMERCIAL LOAD SUMMARY			
Space	Sq Ft	W/sf	Total
au Workshop Office	1500	12	18000 W
1st Floor Retail/Office	5000	12	60000 W
Basement Office/Storage	4000	12	48000 W
House Panel	EST		25000 W
TOTAL			151000 W
AT 208V 3 PH			419 AMPS

FEEDER SCHEDULE	
KEY	DESCRIPTION
1	6 RUNS [(4 #500 KCMIL XHHW CU) 3 1/2"C.]
2	2 RUNS [(4 #350 KCMIL XHHW CU & #1 CU GRD) 3 1/2"C.]
3	(#6 CU GRD) 3/4"C.
4	(#3/0 CU GRD) 1"C.
5	(#4 CU GRD) 3/4"C.
6	(4 #1/0 THWN CU & #6 CU GRD) 2"C.
7	(4 #3/0 THWN CU & #6 CU GRD) 2 1/2"C.
8	(4 #500 KCMIL THWN CU & #3 CU GRD) 4"C.
9	1 1/2"C WITH PULL STRING.
10	3 RUNS [(4 #300 KCMIL XHHW CU & #1/0 CU GRD) 3"C.]
11	(3 #1 THWN CU & #8 CU GRD) 2"C.

FLAG NOTES – THIS SHEET ONLY	
1	EMON–DMON SUB–METER FOR INDIVIDUAL TENANT METERING.
2	ALTERNATE PHASE CONNECTIONS; a AND b, b AND c, c AND a.
3	LABEL DISCONNECTS AS MAIN 1 AND 2.



ELECTRICAL ONE-LINE

N.T.S.

SECONDARY VOLTAGE
120/208V, 3PH, 4W, WYE

RJ McNutt + ASSOCIATES, LLC
ELECTRICAL ENGINEERS
4601 N 20TH STREET, UNIT 202
GREELEY, COLORADO 80634
GREELEY: (970) 350-3866
FACSIMILE: 1 (800) 508-0422

[au]workshop
ARCHITECTS+URBANISTS
www.auworkshop.co

405 Linden St
Fort Collins, CO, 80524
T - 970.430.5220
www.auworkshop.co

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CONFLUENCE

CITY OF FORT COLLINS
STATE OF COLORADO

project #:
1417
issue date:
15 June 2017

ELECTRICAL ONE-LINE
E102

G:\Projects 2016\Confluence (W) – 16108\Drawings\16108–E102.dwg Jun 21,2017 – 5:35pm black

CONFLUENCE

BEING A REPLAT OF PORTIONS OF LOTS 2, 4, 6 & 8, BLOCK 2, TOWN OF FORT COLLINS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land: A tract of land being a portion of Block 2, City of Fort Collins, located in the Northwest Quarter of Section 12, 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:

A tract of land being a portion of Lots 2, 4, 6, 8, Block 2, City of Fort Collins, located in the Northwest Quarter of Section 12, 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:

Considering the Northwesterly right of way line of Linden Street, monumented as shown on the Plat of Confluence, as bearing South 41°41'10" West and with all bearings contained herein relative thereto:

COMMENCING at the Northeast Corner of Lot 2, Block 2, Town of Fort Collins; thence along the Southeasterly line of said Lot 2 said line also being the Northwesterly right of way line of Linden Street, South 41°41'10" West, 47.50 feet to the **POINT OF BEGINNING**; thence continuing along said line, South 41°41'10" West, 122.50 feet to a point on the Northeasterly right of way line of Willow Street recorded at Book 399, Page 208 Larimer County Clerk and Recorder; thence along said line, North 54°19'22" West, 80.44 feet; thence departing said line, North 41°41'10" East, 83.42 feet; thence, North 48°18'50" West, 100.00 feet; thence, North 41°41'10" East, 47.50 feet; thence, North 48°18'50" West, 20.00 feet; thence, North 41°41'10" East, 47.50 feet to a point on the Southwesterly line of a 20 foot alley per Map of the Town of Fort Collins, also known as Poudre Street; thence along said line, South 48°18'50" East, 106.00 feet; thence departing said line, South 41°41'10" West, 47.50 feet; thence, South 48°18'50" East, 94.00 feet to the POINT OF BEGINNING.

The above described tract of land contains 19,922 square feet or 0.457 acres, more or less, and is subject to all easements and rights-of-way now on record or existing.

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 CONFLUENCE (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION:

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

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

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

OWNER:

BY:_____

STATE OF COLORADO)
)ss
COUNTY OF LARIMER)

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

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

LIENHOLDER:

BY:_____

STATE OF COLORADO)
)ss
COUNTY OF LARIMER)

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

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

MAINTENANCE GUARANTEE:

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

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

REPAIR GUARANTEE:

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

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

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

ATTORNEY'S CERTIFICATION

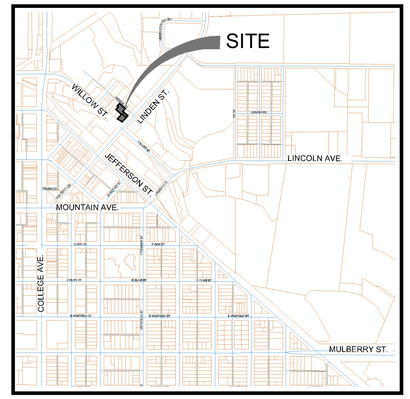
I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories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

Attorney:_____

Address: _____

_____

Registration No.:_____



N

VICINITY MAP

1" = 1000'

NOTICE

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

APPROVED AS TO FORM, CITY ENGINEER

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

_____
City Engineer

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES APPROVAL

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

_____
Director of Community Development and Neighborhood Services

SURVEYOR'S STATEMENT

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

DRAFT
05/30/17

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

NOTES:

1) The Basis of Bearings is the Northwesterly right of way line of Linden Street, as bearing South 41°41'10" West (assumed bearing) as monumented on drawing.

2) For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Property Information Binder Order Number FCC25144199 prepared by Land Title Guarantee Company, dated September 27, 2016.

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

4) There shall be no private conditions or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Section 12-120 - 12-122 of the City Code.

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

SECTION: ??
TOWNSHIP: ?N
RANGE: ?? W of the 6th PM

NORTHERN ENGINEERING
PHONE 970.221.4158
www.northernengineering.com
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

DATE: 05/30/17
SCALE: N/A
REVIEWED BY: B. Tessely
PROJECT: 998-003.01
DESIGNED BY:
DRAWN BY: M. Kirkside

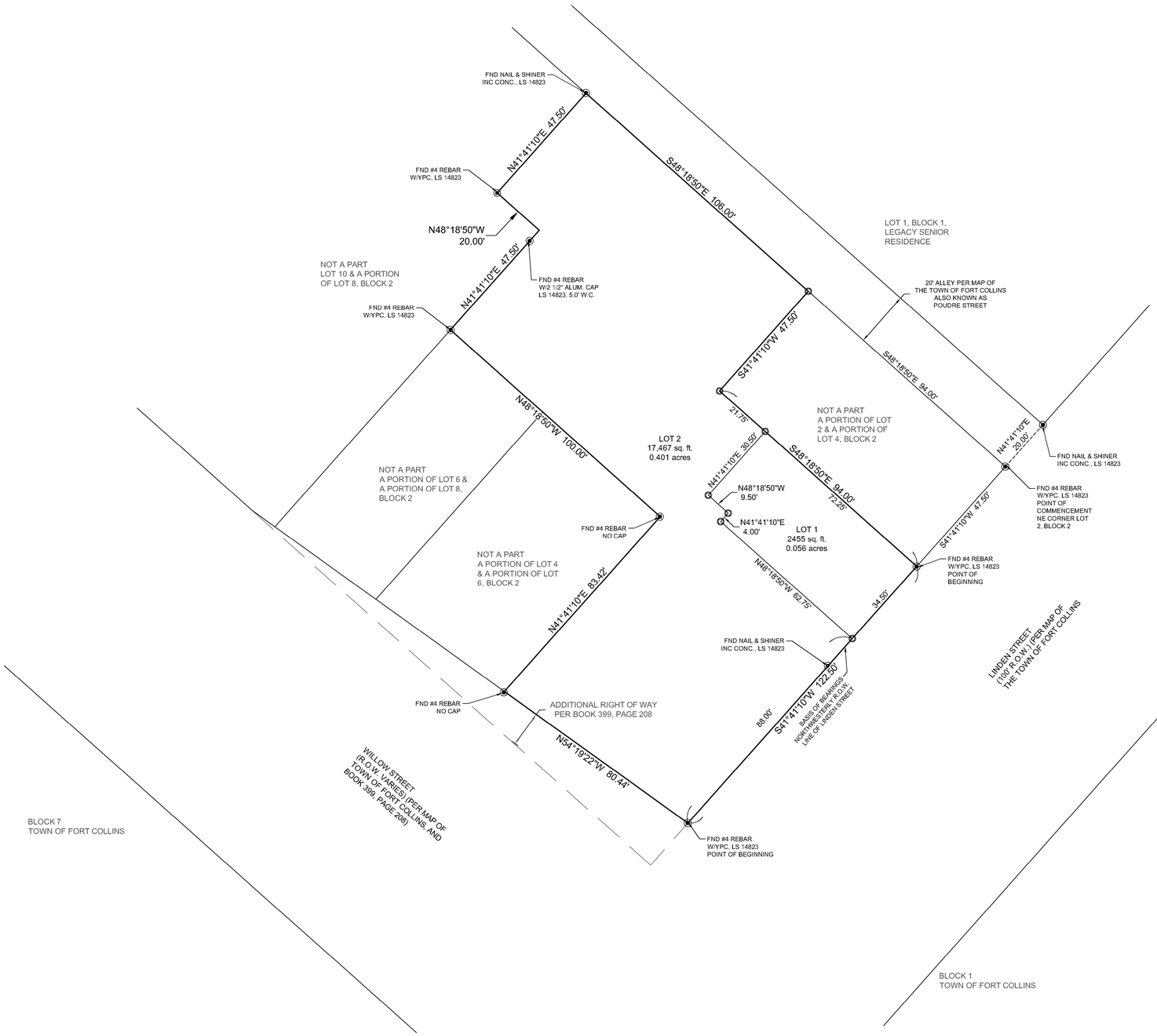
CONFLUENCE
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
1
Of 2 Sheets

DRAWING FILENAME: S:\Survey Jobs\998-003\Dwg\Plat\998-003 Plat.dwg LAYOUT NAME: Sheet 1 DATE: May 30, 2017 - 1:09pm CAD OPERATOR: mike
LIST OF SHEETS: [NES-standard-plat]

CONFLUENCE

BEING A REPLAT OF PORTIONS OF LOTS 2, 4, 6 & 8, BLOCK 2, TOWN OF FORT COLLINS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- BOUNDARY LINE
- LOT LINE
- ORIGINAL LOT LINE
- SET #4 REBAR w/1" BLUE PLASTIC CAP, LS 38470
- FOUND PROPERTY CORNER AS DESCRIBED

NORTH

20 0 .20 40 60 Feet

(IN U.S. SURVEY FEET)
1 inch = 20 ft.

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

SECTION: 12
TOWNSHIP: 7 N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
PHONE: 970.221.4158
www.northernengineering.com
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

PROJECT: 998-003.01
DATE: 05/30/17
DESIGNED BY:
SCALE: 1"=20'
DRAWN BY: M. Kinkade
REVIEWED BY: B. Tessely

CONFLUENCE
CITY OF FORT COLLINS
STATE OF COLORADO

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

Sheet 2 Of 2 Sheets

DRAWING FILENAME: S:\Survey Jobs\998-003\Dwg\Plot\998-003 Plot.dwg LAYOUT NAME: Sheet 2 DATE: May 30, 2017 - 11:06pm CAD OPERATOR: mike
LIST OF XREFS: [NES-shorter-plot]

UTILITY PLANS FOR

CONFLUENCE LOT 2

BEING A REPLAT OF PORTIONS OF LOTS 2, 4, 6, & 8, BLOCK 2, TOWN OF FORT COLLINS LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

APRIL 2017



VICINITY MAP

1"=2000'

CONTACT INFORMATION

PROJECT TEAM:

DEVELEPOR
Confluence LLC
6950 South Jordan Road
Centennial, Colorado 80112
(303) 386-9223

BUILDING ARCHITECT
AU Workshop
405 Linden Street
Fort Collins, Colorado 80524
(970) 430-5220

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

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

UTILITY CONTACT LIST: *

UTILITY COMPANY		PHONE NUMBER
GAS---------- Xcel Energy----------	Stephanie Rich	(970) 225-7828
ELECTRIC-------- City of Fort Collins Light & Power--	Rob Irish	(970) 224-6167
CABLE---------- Xfinity----------	Don Kapperman	(970) 567-0245
TELECOM.--------Centurylink----------	Bill Johnson	(970) 490-7501
WATER---------- City of Fort Collins Utilities----------	Shane Boyle	(970) 221-6339
WASTEWATER- City of Fort Collins Utilities----------	Shane Boyle	(970) 221-6339
STORMWATER- City of Fort Collins Utilities----------	Shane Boyle	(970) 221-6339

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

** The underground utility locates are based upon the best available information at the time of locating. Contractor acknowledges that it is common for underground facility owner maps to have errors and omissions of data shown. Consequently, it is the Contractor's sole responsibility to field verify the location of all utilities prior to construction, and notify the Engineer of any discrepancies found.

SHEET INDEX

C000	COVER SHEET
C001	GENERAL & CONSTRUCTION NOTES
	SUBDIVISION PLAT (FOR REFERENCE ONLY)
C100	EXISTING CONDITIONS & DEMOLITION PLAN (SOUTH HALF)
C101	EXISTING CONDITIONS & DEMOLITION PLAN (NORTH HALF)
C200	HORIZONTAL CONTROL PLAN
C300	UTILITY PLAN (SOUTH HALF)
C301	UTILITY PLAN (NORTH HALF)
C400	GRADING PLAN (SOUTH HALF)
C401	GRADING PLAN (NORTH HALF)
C402	STORM SEWER A PLAN & PROFILE
C403	STORM SEWER B PLAN & PROFILE
C404	STORM SEWER C PLAN & PROFILE
C500	DRAINAGE PLAN
C600 - C602	CONSTRUCTION DETAILS

PROJECT BENCHMARKS:

PROJECT DATUM: NAVD88

BENCHMARK #1: City of Fort Collins Benchmark 3-00 on parapet wall at the northwest end of the Lincoln Ave. Bridge near the Northeast Corner of Lincoln Ave. and Willow St.
ELEVATION: 4967.33

BENCHMARK #2: City of Fort Collins Benchmark 3-13 approximately 40 ft south of the Linden St. Bridge over the Poudre River, on the west side of Linden St., on a storm inlet.
ELEVATION: 4962.27

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 - 3.18'

BASIS OF BEARINGS
Basis of Bearings is the Northwesterly right-of-way line of Linden Street as bearing S41°41'10" W (assumed bearing) as shown on the plat.

ORIGINAL FIELD SURVEY BY:

ORIGINAL FIELD SURVEY
NORTHERN ENGINEERING SERVICES, INC.
PROJECT NUMBER: 998-003
DATE: OCTOBER 2016

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.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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

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

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

CHECKED BY: _____ Water & Wastewater Utility _____ Date

CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

CHECKED BY: _____ _____ Date

Revisions:

No.		Date:
	REVIEW SET NOT FOR CONSTRUCTION	6/6/17

These drawings are instruments of service prepared by Northern Engineering Services, Inc. and are not to be used for any purpose or on any project unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
PHONE: 970.221.4158
www.northernengineering.com
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

DATE: 6/6/2017
SCALE: NTS
REVIEWED BY: C. Snowdon
PROJECT: 998-003
DESIGNED BY: F. Weigert
DRAWN BY: F. Weigert

CONFLUENCE LOT 2
COVER SHEET

Sheet
C000
of 10

DRAWING FILENAME: D:\Projects\998-003\Dwg\998-003_Cover.dwg LAYOUT NAME: Cover DATE: Jun 21, 2017 - 2:31pm CAD OPERATOR: fred
LIST OF SHEETS [SHS=Above]

GENERAL NOTES:

1. All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the City of Fort Collins.
2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
3. These public improvement construction plans shall be valid for a period of three years from the date of approval by the City of Fort Collins Engineer. Use of these plans after the expiration date will require a new review and approval process by the City of Fort Collins prior to commencement of any work shown in these plans.
4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the City of Fort Collins, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the City of Fort Collins Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the City of Fort Collins, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.
5. All sanitary sewer, storm sewer, and water line construction, as well as power and other "dry" utility installations, shall conform to the City of Fort Collins standards and specifications current at the date of approval of the plans by the City of Fort Collins Engineer.
6. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The Developer shall be responsible for unknown underground utilities.
7. The Developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
8. The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
9. If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the City of Fort Collins prior to beginning construction.
10. The Developer shall coordinate and cooperate with the City of Fort Collins, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.
11. No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.
12. The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.
13. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
14. A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or if water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.
15. The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (Contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the Storm Water Management Plan, and the Erosion Control Plan.
16. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
17. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.
18. The City of Fort Collins shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the City of Fort Collins failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
19. All recommendations of the Preliminary Drainage Report for Confluence Lot 2 dated April 19, 2017 by Northern Engineering Services, Inc., shall be followed and implemented.
20. Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan. All erosion control measures shall be maintained in good repair by the Developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping.
21. The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the the City of Fort Collins street inspector.
22. No work may commence within any improved or unimproved public Right-of-Way until a Right-of-Way Permit or Development Construction Permit is obtained, if applicable.
23. The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the the City of Fort Collins Inspector (Fort Collins - 221-6605) and the City of Fort Collins Erosion Control Inspector (Fort Collins - 221-6700) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the City of Fort Collins Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineer's absence. However, the City of Fort Collins reserves the right not to accept the improvement if subsequent testing reveals an improper installation.
24. The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the Developer shall be responsible for a re-design of the subject pavement section or, the Developer may use the City of Fort Collins' default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed Professional Engineer. The final report shall be submitted to the Inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the City of Fort Collins Engineer approves the final report.
25. The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets, and other locations requested by the the City of Fort Collins inspector. The engineer or surveyor must certify in a letter to the City of Fort Collins that these elevations conform to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the City of Fort Collins before installation of base course or asphalt will be allowed on the streets.
26. All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.
27. Portions of Larimer County are within overlay districts. The Larimer County Flood Plain Resolution should be referred to for additional criteria for roads within these districts.
28. All road construction in areas designated as Wild Fire Hazard Areas shall be done in accordance with the construction criteria as established in the Wild Fire Hazard Area Mitigation Regulations in force at the time of final plat approval.
29. Prior to the commencement of any construction, the contractor shall contact the Local Entity Forester to schedule a site inspection for any tree removal requiring a permit.
30. The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.
31. The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority. (The the City of Fort Collins, Larimer County, Colorado), for approval, prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
32. Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact the City of Fort Collins Traffic Operations Department, who will temporarily remove or relocate the sign at no cost to the contractor, however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.
33. The Developer is responsible for all costs for the initial installation of traffic signing and striping for the Development related to the Development's local street operations. In addition, the Developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the Development.
34. There shall be no site construction activities on Saturdays, unless specifically approved by the City of Fort Collins Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by the City of Fort Collins.
35. The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.
36. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.
37. The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.
38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the City of Fort Collins Engineer immediately.
39. The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the City of Fort Collins Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the City of Fort Collins Engineer.
40. The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:

    PROJECT DATUM: NAVD88

    BENCHMARK #1: City of Fort Collins Benchmark 3-00 on parapet wall at the northwest end of the Lincoln Ave. Bridge near the Northeast Corner of Lincoln Ave. and Willow St.
    ELEVATION: 4967.33

    BENCHMARK #2: City of Fort Collins Benchmark 3-13 approximately 40 ft south of the Linden St. Bridge over the Poudre River, on the west side of Linden St., on a storm inlet.
    ELEVATION: 4962.27

    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 - 3.18'

    BASIS OF BEARINGS
    Basis of Bearings is the Northwesterly right-of-way line of Linden Street as bearing S41°41'10" W (assumed bearing) as shown on the plat.
41. All stationing is based on centerline of roadways unless otherwise noted.
42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
43. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the City of Fort Collins Construction Inspector before any cuts are made. Patching shall be done in accordance with the City of Fort Collins Street Repair Standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer and/or the City of Fort Collins Inspector at the time the cuts are made.
44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.
45. Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.
46. After acceptance by the City of Fort Collins, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.
47. The City of Fort Collins shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: N.A.
48. Approved Variances are listed as follows:
    - None

CONSTRUCTION NOTES:

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

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

8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
9. The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.
10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.
11. No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.
12. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the City/County or Homeowners Association (HOA).
13. City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.
14. A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.
15. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City.

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 City of Fort Collins Engineer for approval, prior to any street construction activity, (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the City of Fort Collins Engineer in Fort Collins.
4. Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the City of Fort Collins Engineer.
5. Ft. Collins only. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.
6. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the City of Fort Collins Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.
7. All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Permit traffic control plan.
8. The Developer is required to perform a gutter water flow test in the presence of the City of Fort Collins Inspector and prior to installation of asphalt. Gutters that hold more than 1/4 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.
9. Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. and a single axle weight of at least 18,000 lbs. with pneumatic tires inflated to not less that 90 p.s.i.g. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the City of Fort Collins Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The City of Fort Collins Engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be preformed in the presence of an Inspector.

C. TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.
2. All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.
3. All signage shall be per the City of Fort Collins Standards and these plans or as otherwise specified in MUTCD.
4. All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.
5. All lane lines for concrete pavement should be epoxy paint.
6. Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the City of Fort Collins Traffic Engineer prior to permanent installation of striping and symbols.
7. Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.
8. Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.
9. All surfaces shall be thoroughly cleaned prior to installation of striping or markings.
10. All sign posts shall utilize break-away assemblies and fasteners per the Standards.
11. A field inspection of location and installation of all signs shall be performed by the City of Fort Collins Traffic Engineer or their designate. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.
12. The Developer installing signs shall be responsible for locating and protecting all underground utilities.
13. Special care shall be taken in sign location to ensure an unobstructed view of each sign.
14. Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period,the City of Fort Collins Traffic Engineer reserves the right to require additional signage and/or striping if the City of Fort Collins Traffic Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair wear on traffic markings).
15. Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

D. STORM DRAINAGE NOTES

1. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
2. All recommendations of the Preliminary Drainage Report for Confluence Lot 2 dated April 19, 2017 by Northern Engineering Services, Inc., shall be followed and implemented.
3. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must by submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall by submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

E. WATERLINE NOTE

1. All waterline and sanitary sewer construction shall conform to the Fort Collins Utility standards and specifications current to date of construction.
2. 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.
3. Water mains shall be poly-wrapped D.I.P, or PVC with tracer wire.
4. HDPE pipe may be used for 1-1/2 and 2 inch water services. The pipe shall meet the standards of AWWA 901, NSF Standard 61 and ASTM. The HDPE pipe shall be SDR 9 having a pressure rating of 200 psi. Stiffeners shall be used at all fittings and connections. Tracer wire shall be installed with the HDPE service, and shall extend up the curb stop. The curb stop shall be covered with a metal box and tracer wire test lid per City Water Detail 25.

EROSION CONTROL NOTES:

1. It should be noted that any erosion control plan serves only as a guideline to the Contractor. Staging and/or phasing of Best Management Practices (BMPS) is expected. Additional and/or different BMPS from those originally depicted may be necessary during construction due to changing site conditions or as required by local authorities.
2. The Erosion Control Plan is schematic in nature. As such, graphical symbols may not be to scale, nor are they necessarily shown in their exact location.
3. The Contractor shall be responsible for all permitting (city, state discharge permit, etc.) and compliance with governing authorities. It shall be the responsibility of the Contractor (or Permit Holder) to ensure erosion control measures are properly maintained and followed.
4. Erosion control practices, site protection, and revegetation methods shall follow city regulations.
5. See landscape plans for additional information on seeding/planting, revegetation, erosion fabric/blankets, irrigation, hardscape and other temporary and permanent site stabilization methods.
6. Contractor shall implement the appropriate erosion control measures according the the construction sequencing and level of site stabilization.
7. Contractor shall implement appropriate inlet protection for all storm drains, swales, ponds and rain gardens until site is fully stabilized.
8. Inlet protection shall be adapted, as necessary, to the surrounding surface type and condition (i.e., stake-driven wattles for bare soil, sand bags or gravel socks for pavement, etc.)
9. Contractor is responsible for stabilizing all slopes, particularly those steeper than 6:1. Crimp mulching, hydro mulching, erosion mats, temporary irrigation, and additional wattles or silt fencing may be necessary to establish vegetative cover and stabilize the slope.
10. Additional wattles, silt fence, or other measures, may be necessary to insure that each building pad is stabilized throughout construction. At no time shall sediment be allowed to cross the public sidewalks.
11. Construction waste storage (dumpsters) and portable sanitation units (construction toilets) shall be located at least fifty (50) feet from any stormwater inlet, wetland, or drainage way. Said facilities must be set in a containment area that will not allow pollutants to directly flow, seep, run off, or be washed into a body of water, wetland or drainage way. Dumpsters shall be located on flat, stable ground, and construction toilets shall be staked down.
12. The contractor and all subcontractors will cooperate with the City's Construction Inspectors by ceasing operations when winds are of sufficient velocity to create blowing dust which, in the Inspector's opinion, is hazardous to the public health and welfare.
13. See Standard Grading and Erosion and Sediment Control Construction Plan Notes on this sheet for additional erosion control notes.

PROJECT SPECIFIC NOTES:

1. The general notes for this project were taken verbatim from the adopted April 1, 2007 adopted LCUASS. Minor spelling corrections were made to those notes and the notes below are intended to amend the general notes for the project.
2. Where the General and Construction Notes refer to "Developer" substitute "Contractor".
3. Where the General and Construction Notes refer to "Local Entity" substitute "City of Fort Collins".
4. Contractor to verify specifications with the applicable addendums, revisions, and errata sheets.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below.
Call before you dig.

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

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

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

No.	Revisions:	By:	Date:

REVIEW SET
NOT FOR CONSTRUCTION
6/6/17

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

NORTHERN ENGINEERING
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158
www.northernengineering.com

PROJECT: 998-003	DESIGNED BY: F. Wegert	DRAWN BY: F. Wegert
DATE: 6/6/2017	SCALE: NTS	REVIEWED BY: C. Snowdon

CONFLUENCE LOT 2
GENERAL & CONSTRUCTION NOTES

Sheet
C001
of 10

DRAWING FILENAME: D:\Projects\998-003\Dwg\998-003_Cover.dwg LAYOUT NAME: Notes DATE: Jun 21, 2017 - 2:31pm CAD OPERATOR: fred
LIST OF XREFS: [NES-xborder]

10 0 10 20 30

(IN FEET)
1 INCH = 10 FEET

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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

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PRESERVE & PROTECT EXISTING FENCE

PRESERVE & PROTECT EXISTING FENCE

N48°18'50"W 100.00'

REMOVE EX. FENCE

DEMOLISH BRICK SHED

320 WILLOW STREET

PRESERVE & PROTECT EXISTING SHED

EX. SANITARY SEWER MH
RIM: 4971.49
INV IN: 4957.27 (NW)
INV OUT: 4957.19 (SE)

PRESERVE & PROTECT EXISTING TREE (TRUNK LOCATED ON NEIGHBORS PROPERTY)

EX. PROPERTY LINE
N41°41'10"E 83.42'

REMOVE EXISTING TREE NEXT TO BUILDING

REMOVE EXISTING CONCRETE PAD

REMOVE GAS METER

REMOVE EX. BOLLARDS

SEE SHEET C101
MATCHLINE

REMOVE EX. GAS SERVICE PER UTILITY COMPANY'S SPECIFICATIONS.

EX. RIGHT-OF-WAY

N41°41'22"W 89.44'

401 LINDEN STREET

REMOVE TREES (TYP.)

DEMOLISH 1 STORY STUCCO BUILDING

REMOVE EXISTING CONCRETE PAD

REMOVE EXISTING CONCRETE CHASE

RELOCATE BANK OF IRRIGATION VAULTS, CONTROLS, & WATER METER PER CITY OF FORT COLLINS.

REMOVE EX. ELECTRIC SERVICE AND METER PER UTILITY COMPANY'S SPECIFICATIONS.

RELOCATE EXISTING CABLE & TELEPHONE BOXES PER UTILITY COMPANY'S SPECIFICATIONS.

CONTRACTOR SHALL SAVE & RESTORE ANY DISTURBED EXISTING PAVERS/TIMELINE

RELOCATE EXISTING CABLE TELEVISION

REMOVE EXISTING TREE

REMOVE EXISTING CURB STOP AND WATER METER.

REMOVE EX. BIKE RACK

REMOVE EXISTING CONCRETE DRIVEWAY

WILLOW STREET
(ROW VARIES)

EX. ASPHALT PATH

EX. 6" DIP WATER MAIN

EX. SIDEWALK

PRESERVE & PROTECT TREE

S41°41'10"W 122.5'

PRESERVE & PROTECT EX. TREE

EX. 1" COPPER WATER SERVICE

REMOVE & RELOCATE EXISTING BENCH IF NECESSARY

EX. 12" C900 PVC WATER MAIN

CONTRACTOR TO KEEP EXISTING 6" LATERAL TO FIRE HYDRANT (SEE KEY NOTE #5 AND SHEET C300)

CONTRACTOR TO REMOVE & PLUG EXISTING ¾" WATER SERVICE AT THE MAIN PER CITY OF FORT COLLINS STANDARDS & REGULATIONS

EX. 7" COPPER WATER SERVICE

REMOVE EXISTING CONCRETE CHASE WITH SIDEWALK CULVERT

EX. 8"PVC SANITARY SEWER @ 0.40%

EX. 36" RCP STORM SEWER @ 1.89%

LINDEN STREET
(100' ROW)

REMOVE EXISTING CONCRETE PAD

REMOVE EX. FENCE

EX. RIGHT-OF-WAY

REMOVE EX. FENCE

REMOVE EX. FENCE

EX. TELEPHONE PEDESTAL TO BE REMOVED & TERMINATED IN PLACE

EXISTING CABLE TELEVISION PEDESTAL TO BE REMOVED AND RESPLICED INTO A VAULT

REMOVE & REPLACE EXISTING FENCE

S41°41'10"W 47.50'

NO BUILD EASEMENT

REMOVE & REPLACE EXISTING FENCE

EX. PROPERTY LINE

EX. 8" PE SANITARY SEWER @ 0.74%

SEE SHEET C101
MATCHLINE

REMOVE & REPLACE EXISTING AIR CONDITIONING UNIT FOR REGRADING IN THIS AREA

PRESERVE & PROTECT EXISTING FENCE

EX. FENCE

409 LINDEN STREET

RELOCATE ELECTRIC SERVICE PER UTILITY COMPANY'S SPECIFICATIONS. (SEE UTILITY & MEP PLANS)

405 LINDEN STREET

S48°18'50"E 94.00'

EX. PROPERTY LINE

REMOVE EX. FENCE

EXISTING DECK

EX. SANITARY SEWER MH
RIM: 4968.87
INV OUT: 4963.28 (NW)

POUDRE STREET
(20' ROW)

PRESERVE & PROTECT EXISTING FENCE

PRESERVE & PROTECT EX. BLOCK RETAINING WALL

PRESERVE & PROTECT EX. TELEPHONE PEDESTAL

PRESERVE & PROTECT EX. WATER METER & CURB STOP

EX. SIDEWALK

PRESERVE & PROTECT EX. WATER METER & CURB STOP

PRESERVE & PROTECT EX. TREE

EX. 1" WATER SERVICE

EX. 12" C900 PVC WATER MAIN

EX. SAN. SEWER MH
RIM: 4968.40
INV IN: 4959.06 (NE)
INV OUT: 4959.01 (SW)

PRESERVE & PROTECT EX. CABLE TELEVISION VAULT

KEY NOTES:

1. REMOVE AND RECONSTRUCT IN SAME LOCATION FIRST 10' OF EXISTING METAL & WOOD RAMP.
2. PRESERVE & PROTECT EXISTING LIGHT POLE.
3. PRESERVE & PROTECT EXISTING ELECTRIC VAULT.
4. PRESERVE & PROTECT EXISTING CABLE VAULT.
5. REMOVE EXISTING FIRE HYDRANT AND CONNECT PROPOSED FIRE SERVICE TO EXISTING 6" PIPE. (SEE SHEET C300)
6. PRESERVE & PROTECT EXISTING IRRIGATION VAULT.
7. PRESERVE & PROTECT EXISTING WATER VALVE.
8. REMOVE EXISTING SIGN
9. RELOCATE EXISTING SHED. COORDINATE NEW SHED LOCATION WITH OWNER OF 310 WILLOW STREET
10. PRESERVE & PROTECT EXISTING BIKE RACK.

LEGEND:

- APPROXIMATE LIMITS OF CONSTRUCTION
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
- EXISTING MAJOR CONTOUR 5015
- EXISTING MINOR CONTOUR 5013
- EXISTING STORM SEWER ST
- EXISTING TELEPHONE T
- EXISTING UNDERGROUND ELECTRIC E
- EXISTING GAS G
- EXISTING SANITARY SEWER SS
- EXISTING WATER W
- EXISTING CURB STOP
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER (W)
- EXISTING IRRIGATION BOX/CONTROL VALVE IRR
- EXISTING TRANSFORMER PAD
- EXISTING ELECTRIC METER (E)
- EXISTING ELECTRIC VAULT VAULT
- EXISTING LIGHT POLE
- EXISTING CABLE PEDESTAL C
- EXISTING CABLE VAULT VAULT
- EXISTING TELEPHONE PEDESTAL T
- EXISTING GAS METER G
- EXISTING STORM SEWER MANHOLE D
- EXISTING STORM SEWER INLET
- EXISTING SANITARY SEWER MANHOLE S
- EXISTING HANDICAP RAMP
- REMOVE EXISTING STRUCTURE/TREE/UTILITY
- EXISTING TREES
- SAWCUT LINE
- EXISTING CURB & GUTTER
- EXISTING FENCE
- REMOVE EXISTING FENCE
- EXISTING PAVERS
- EXISTING CONCRETE
- REMOVE EXISTING CONCRETE PAVEMENT OR SIDEWALK
- REMOVE EXISTING ASPHALT PAVEMENT
- MILL EXISTING ASPHALT
- PRESERVE & PROTECT EXISTING BUILDING
- REMOVE EXISTING BUILDING
- EXISTING RAISED DECK

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. CURB, GUTTER AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
4. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
5. LIMITS OF CONCRETE REPAIRS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. CONCRETE TO BE REMOVED JOINT TO JOINT.
6. THE REMOVAL OF CONCRETE SHALL BE TO THE NEAREST JOINT.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, PRIVATE FENCES, AND ABOVE GROUND OR UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
8. 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 ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
9. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
10. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
11. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ITEMS.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

CHECKED BY: _____ Water & Wastewater Utility _____ Date

CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

CHECKED BY: _____ Date

Revisions:

No.	Date:
	REVIEW SET NOT FOR CONSTRUCTION 6/6/17

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NORTHERN ENGINEERING
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301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

PROJECT: 998-003	DATE: 6/6/2017
DESIGNED BY: F. Wegert	SCALE: 1" = 10'
DRAWN BY: F. Wegert	REVIEWED BY: C. Snowdon

CONFLUENCE LOT 2

EXISTING CONDITIONS & DEMOLITION PLAN (SOUTH HALF)

Sheet
C100
of 10

DRAWING FILENAME: G:\Projects\998-003\Dwg\Civil\998-003_EXST.dwg LAYOUT NAME: Existing South DATE: Jun 21, 2017 - 2:31pm CAD OPERATOR: fred
LIST OF XREFS: [998-003_ALTST][NES-Above]

10 0 10 20 30

(IN FEET)
1 INCH = 10 FEET

NOTES:

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8. 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 ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
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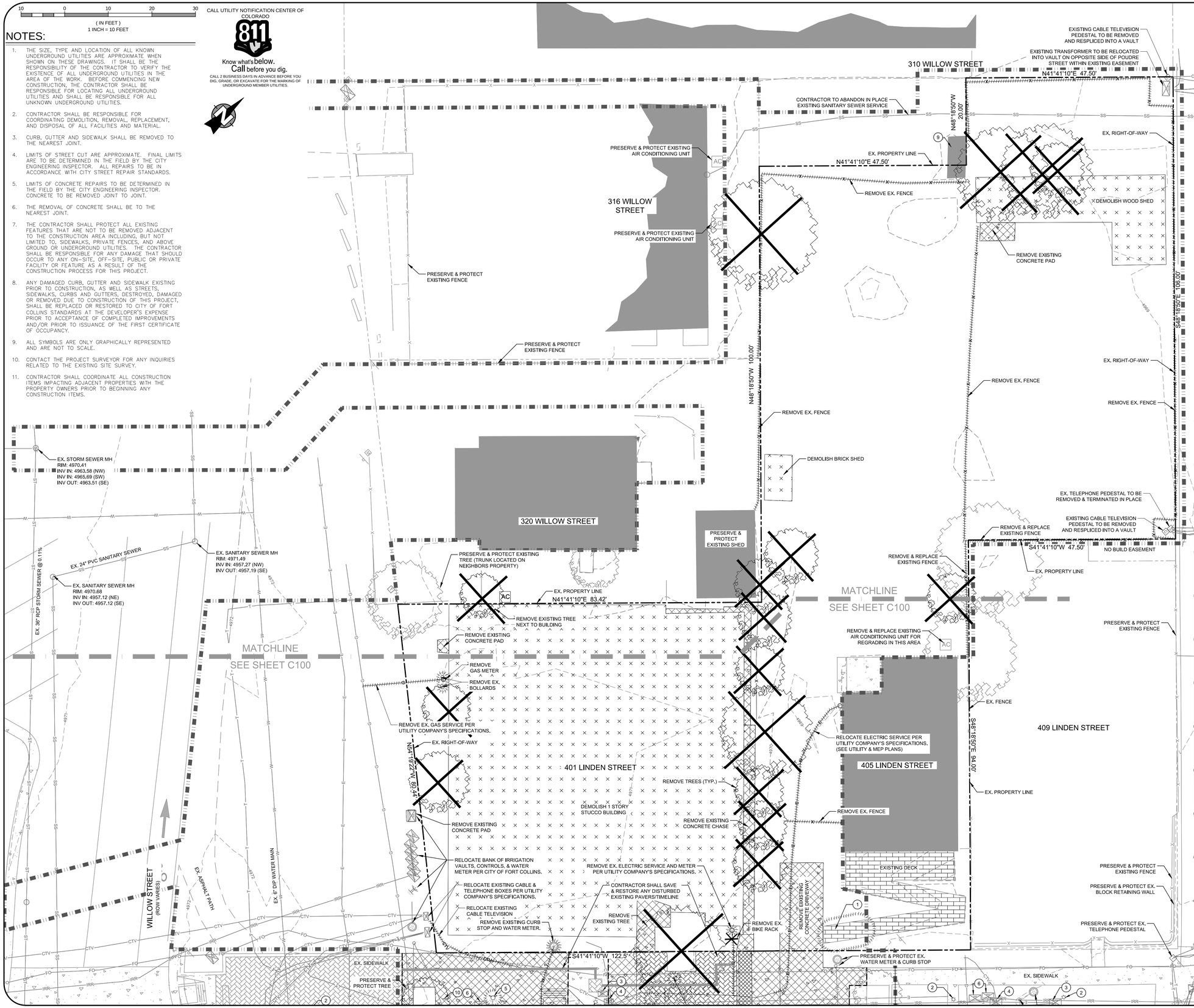

KEY NOTES:

1. REMOVE AND RECONSTRUCT IN SAME LOCATION FIRST 10' OF EXISTING METAL & WOOD RAMP.
2. PRESERVE & PROTECT EXISTING LIGHT POLE.
3. PRESERVE & PROTECT EXISTING ELECTRIC VAULT.
4. PRESERVE & PROTECT EXISTING CABLE VAULT.
5. REMOVE EXISTING FIRE HYDRANT AND CONNECT PROPOSED FIRE SERVICE TO EXISTING 6" LATERAL. (SEE SHEET C300)
6. PRESERVE & PROTECT EXISTING IRRIGATION VAULT.
7. PRESERVE & PROTECT EXISTING WATER VALVE.
8. REMOVE EXISTING SIGN
9. RELOCATE EXISTING SHED. COORDINATE NEW SHED LOCATION WITH OWNER OF 310 WILLOW STREET
10. PRESERVE & PROTECT EXISTING BIKE RACK.
11. CONTRACTOR TO DISCONNECT EXISTING SANITARY SEWER SERVICE AT MAIN AND ABANDON IN PLACE.

LEGEND:

- APPROXIMATE LIMITS OF CONSTRUCTION
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
- EXISTING MAJOR CONTOUR 5015
- EXISTING MINOR CONTOUR 5013
- EXISTING STORM SEWER ST
- EXISTING TELEPHONE T
- EXISTING UNDERGROUND ELECTRIC E
- EXISTING GAS G
- EXISTING SANITARY SEWER SS
- EXISTING WATER W
- EXISTING CURB STOP
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING IRRIGATION BOX/CONTROL VALVE
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC VAULT
- EXISTING LIGHT POLE
- EXISTING CABLE PEDESTAL
- EXISTING CABLE VAULT
- EXISTING TELEPHONE PEDESTAL
- EXISTING GAS METER
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING SANITARY SEWER MANHOLE
- EXISTING HANDICAP RAMP
- REMOVE EXISTING STRUCTURE/TREE/UTILITY
- EXISTING TREES
- SAWCUT LINE
- EXISTING CURB & GUTTER
- EXISTING FENCE
- REMOVE EXISTING FENCE
- EXISTING PAVERS
- EXISTING CONCRETE
- REMOVE EXISTING CONCRETE PAVEMENT OR SIDEWALK
- REMOVE EXISTING ASPHALT PAVEMENT
- MILL EXISTING ASPHALT
- PRESERVE & PROTECT EXISTING BUILDING
- REMOVE EXISTING BUILDING
- EXISTING RAISED DECK

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date
CHECKED BY: _____ Water & Wastewater Utility _____ Date
CHECKED BY: _____ Stormwater Utility _____ Date
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CHECKED BY: _____ Date

No. Revisions: Date:
REVIEW SET NOT FOR CONSTRUCTION 6/6/17

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NORTHERN ENGINEERING
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301 North Howes Street, Suite 100
Fort Collins, CO 80521

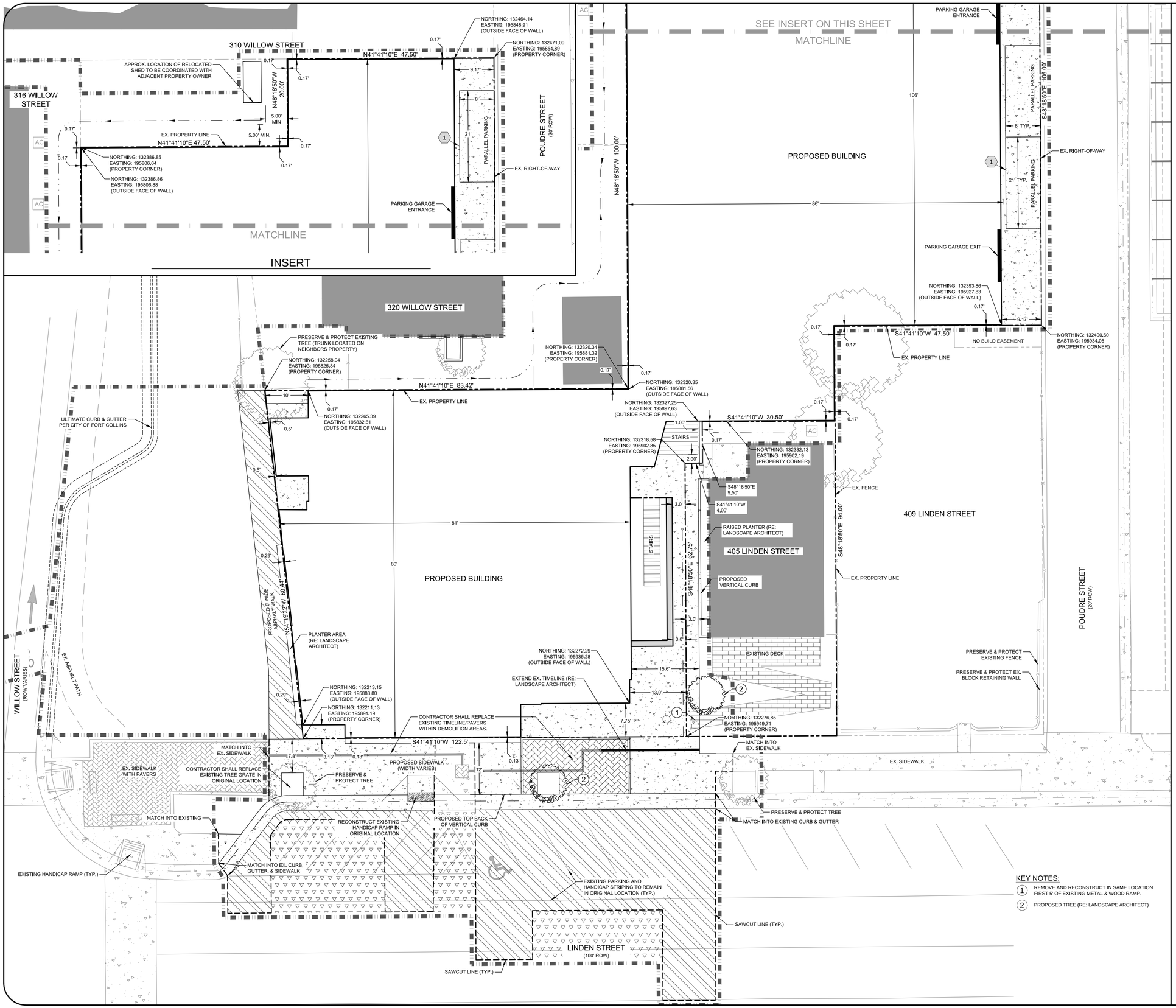
PROJECT: 998-003 | DESIGNED BY: F. Wegert | DRAWN BY: F. Wegert | DATE: 6/6/2017 | SCALE: 1" = 10' | REVIEWED BY: C. Snowdon

CONFLUENCE LOT 2

EXISTING CONDITIONS & DEMOLITION PLAN (NORTH HALF)

Sheet C101 of 10

DRAWING FILENAME: S:\Projects\998-003\dwg\Civil\998-003_EXST.dwg LAYOUT NAME: Existing North DATE: Jun 21, 2017 - 2:49pm CAD OPERATOR: fred
LIST OF XREFS: [998-003_ARCH] [NES-Border]



KEY NOTES:

1. REMOVE AND RECONSTRUCT IN SAME LOCATION FIRST 5' OF EXISTING METAL & WOOD RAMP.
2. PROPOSED TREE (RE: LANDSCAPE ARCHITECT)

10 0 10 20 30

(IN FEET)
1 INCH = 10 FEET

LEGEND:

- APPROXIMATE LIMITS OF CONSTRUCTION
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED VERTICAL CURB & GUTTER
- SAWCUT LINE
- EXISTING CONCRETE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT (FULL DEPTH)
- PROPOSED ASPHALT OVERLAY
- EXISTING BUILDING
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- EXISTING TREES

STRIPING AND SIGNAGE LEGEND:

(1) PROPOSED 4" SOLID WHITE LINE

NOTES:

1. FOR BUILDING LAYOUT REFERENCE ARCHITECTURAL PLANS. LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF WALL AND IS SHOWN FOR INFORMATION ONLY.
2. REFER TO APPROVED SITE ELECTRICAL PLANS FOR ALL SITE LIGHTING AS SHOWN ON THIS DRAWING.
3. ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE AND SITE FEATURES SUCH AS BENCHES, SEAT WALLS, LANDSCAPE WALLS, LANDSCAPE ROCK, MULCH, ETC.
5. CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE APPROVED ARCHITECTURAL DRAWINGS FOR ALL CONCRETE STEPS, HANDRAIL, FENCE, BIKE RACK, ETC DETAILS AND SPECIFICATIONS.
6. ALL HANDICAP RAMPS (PRIVATE AND PUBLIC) SHALL BE INSTALLED WITH TRUNCATED DOME WARNING DETECTION SYSTEMS PER LARIMER COUNTY URBAN AREA STREET STANDARD DETAILS.
7. ALL SIGNAGE SHALL BE PER CITY OF FORT COLLINS STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD. (REF. LCUASS SECTION 22.6.2)
8. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
9. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
10. CONCRETE SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
12. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
13. LIMITS OF CONCRETE REPAIRS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. CONCRETE TO BE REMOVED JOINT TO JOINT.
14. 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 ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
15. CONTRACTOR TO REFERENCE LATEST LANDSCAPE DRAWINGS FOR PROPOSED CONCRETE COLOR, JOINT PATTERN, ETC.. ALL SIDEWALKS SHALL BE A SANDSCAPE FINISH.
16. SEE ARCHITECTURAL PLANS FOR DIMENSIONS/DESIGN OF ALL BUILDING CONCRETE DOOR STOOPS.
17. ALL PROPOSED PAVEMENT SECTIONS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT COLLINS PRIOR TO CONSTRUCTION. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

CHECKED BY: _____ Water & Wastewater Utility _____ Date

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Revisions:

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301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

PROJECT: 998-003	DATE: 6/6/2017	REVIEWED BY: C. Snowdon
DESIGNED BY: F. Weigert	SCALE: 1" = 10'	
DRAWN BY: F. Weigert		

CONFLUENCE LOT 2

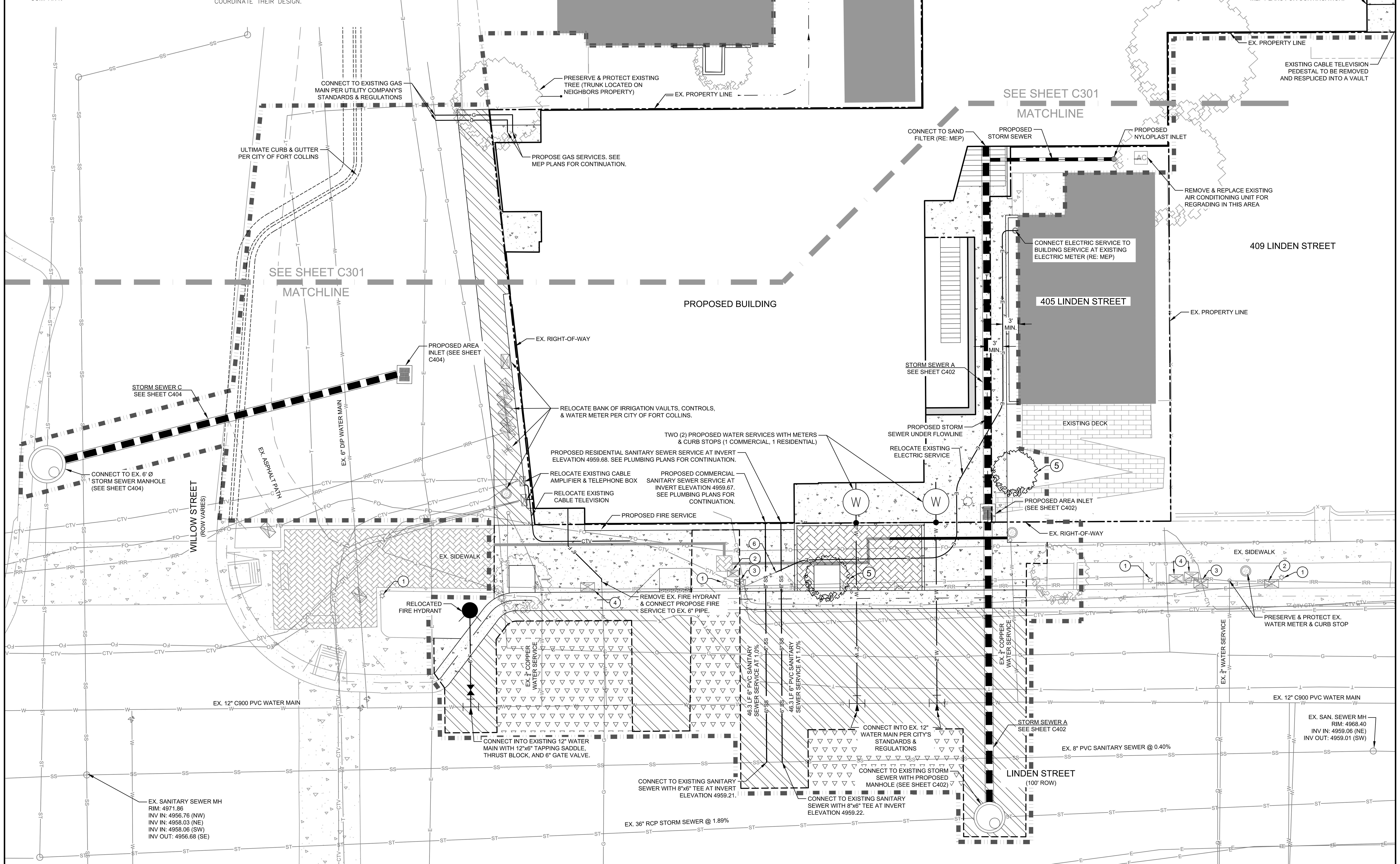
HORIZONTAL CONTROL PLAN

Sheet
C200
of 10

DRAWING FILENAME: D:\Projects\998-003\Dwg\Site\998-003_HCP.dwg LAYOUT NAME: HCP DATE: Jun 21, 2017 - 2:39pm CAD OPERATOR: fred
LIST OF XREFS: [998-003_ASSET] [998-003_ESTATE] [NES-Border]

DRY UTILITY NOTES

1. THE LOCATION OF PROPOSED DRY UTILITIES AS SHOWN ON THIS DRAWING ARE SHOWN FOR HORIZONTAL ALIGNMENTS ONLY AND ARE APPROXIMATE. FINAL DESIGNS OF DRY UTILITIES WILL BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY.
2. PHONE, INTERNET, CABLE AND FIBER SERVICE TO BE PROVIDED BY CENTURYLINK AND/OR COMCAST. THE PROVIDER SHALL MAKE THE CONNECTION FROM EXISTING SERVICE LINE AND PULL ALL CABLE WITHIN THE CONDUIT TO THE PROPOSED PEDESTAL. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING THE REQUIRED QUANTITY AND SIZE OF CONDUIT, AS DELINEATED BY THE PROVIDER, FROM THE CONNECTION POINT TO THE BUILDING AS SHOWN ON THIS PLAN. DEVELOPER WILL DETERMINE WHO THE PROVIDER WILL BE BETWEEN CENTURYLINK OR COMCAST.
3. ALL CONDUIT PLACED BY THE DEVELOPER FOR PHONE, INTERNET, CABLE AND FIBER SHALL BE EQUIPPED WITH PULL TAPE AND LOCATE WIRE PER THE SPECIFICATIONS OF EACH UTILITY COMPANY.
4. ELECTRIC SERVICE TO BE PROVIDED BY THE CITY OF FORT COLLINS. THE CITY SHALL INSTALL THE TRANSFORMER, VAULT, AND PRIMARY LINE FROM THE CONNECTION POINT AT THE EXISTING VAULT TO THE PROPOSED VAULT. THE COST OF THE PRIMARY LINE, TRANSFORMER, VAULT, AND THE INSTALLATION OF THE SECONDARY LINE FROM THE TRANSFORMER TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
5. ELECTRIC TRANSFORMER VAULT SIZE IS APPROXIMATE. COORDINATE FINAL LOCATION AND SIZE OF TRANSFORMER AND VAULT WITH APPROVED ARCHITECTURAL PLANS AND CITY OF FORT COLLINS LIGHT AND POWER.
6. XCEL SHALL INSTALL THE CONNECTIONS TO THE EXISTING GAS MAIN, AND INSTALL THE SERVICE TO GAS METER AT THE BUILDING AT THE DEVELOPERS EXPENSE.
7. IT IS RECOMMENDED THAT A DRY UTILITY COORDINATION MEETING TO BE SET UP BY THE CONTRACTOR AND/OR OWNER WITH ALL DRY UTILITY AGENCIES PRIOR TO CONSTRUCTION TO COORDINATE THEIR DESIGN.



KEY NOTES:

1. PRESERVE & PROTECT EXISTING LIGHT POLE.
2. PRESERVE & PROTECT EXISTING ELECTRIC VAULT.
3. PRESERVE & PROTECT EXISTING CABLE VAULT.
4. PRESERVE & PROTECT EXISTING IRRIGATION VAULT.
5. PROPOSED TREE (RE: LANDSCAPE ARCHITECT)
6. CONNECT TO EXISTING ELECTRIC LINE.

10 0 10 20 30
(IN FEET)
1 INCH = 10 FEET

LEGEND:

- APPROXIMATE LIMITS OF CONSTRUCTION
- EXISTING RIGHT–OF–WAY/PROPERTY LINE
- EXISTING STORM SEWER — ST
- EXISTING CABLE TELEVISION — CTV
- EXISTING TELEPHONE — T
- EXISTING FIBER OPTIC — FO
- EXISTING ELECTRIC — E
- EXISTING GAS — G
- EXISTING SANITARY SEWER — SS
- EXISTING WATER — W
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- PROPOSED 6" SANITARY SEWER SERVICE — 6" SS
- PROPOSED 2" DOMESTIC WATER SERVICE — 2" W
- PROPOSED 6" FIRE SERVICE — 6" F
- PROPOSED UNDERGROUND ELECTRIC — E
- PROPOSED TELECOMMUNICATIONS — T
- PROPOSED CABLE TELEVISION — CTV
- PROPOSED STORM SEWER
- EXISTING TREES
- PROPOSED LIGHTS (RE: ARCHITECT)

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. THE PLUMBING CONTRACTOR SHALL TERMINATE UTILITY LATERALS 5' OUTSIDE OF BUILDING UNLESS NOTED OTHERWISE. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL UTILITY CONNECTIONS INTO THE PROPOSED BUILDING SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL DRAWINGS.
3. REFER TO APPROVED SITE ELECTRICAL PLANS FOR ALL CONDUITS AND POWER LINE ROUTING FOR SITE LIGHTING.
4. WATER AND SEWER SERVICE PROVIDED BY THE CITY OF FORT COLLINS AND ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
5. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 4.5'. MAXIMUM COVER SHALL BE 5.5'.
6. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
7. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
8. WATER MAINS AND FIRE SERVICES SHALL BE AWWA C–900 PVC. WATER SERVICES SHALL BE TYPE K COPPER. HDPE PIPE MAY BE USED FOR 1 ½" AND 2" WATER SERVICES. SEE WATERLINE NOTE 4 ON SHEET C001 REGARDING 1 ½" AND 2" WATER SERVICES.
9. SANITARY SEWER SERVICES SHALL BE SDR–35 PVC UNLESS OTHERWISE NOTED.
10. ALL ROOF DRAIN CONNECTIONS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL. THE CONTRACTOR SHALL TERMINATE THE ROOF DRAIN LATERALS 5.0–FEET OUTSIDE OF BUILDING. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF THE ROOF DRAIN CONNECTIONS TO THE DOWNSPOUTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. THE CONNECTION TRANSITION FROM THE SITE HDPE ROOF DRAINS TO THE INTERNAL SCH40 PVC BUILDING DRAINS SHALL BE MADE WITH A HDPE TO PVC ADAPTER.
11. ALL PROPOSED STORM SEWER INFRASTRUCTURE, UNLESS SPECIFIED, SHALL BE PRIVATELY OWNED AND MAINTAINED.
12. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
13. LIMITS OF CONCRETE REPAIRS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. CONCRETE TO BE REMOVED JOINT TO JOINT.
14. 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.

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

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

No. | Revisions: | By: | Date:

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NORTHERN ENGINEERING
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Fort Collins, Colorado 80521
PHONE: 970.221.4158
www.northernengineering.com

PROJECT: 998–003 | DATE: 6/6/2017 | SCALE: 1" = 10'
DESIGNED BY: F. Wegert | DRAWN BY: F. Wegert | REVIEWED BY: C. Snowdon

CONFLUENCE LOT 2
UTILITY PLAN (SOUTH HALF)

Sheet C300 of 10

DRAWING FILENAME: D:\Projects\998-003\Dwg\Util\998-003_UTIL.dwg LAYOUT NAME: Utility Plan DATE: Jun 21, 2017 – 2:31pm CAD OPERATOR: fred
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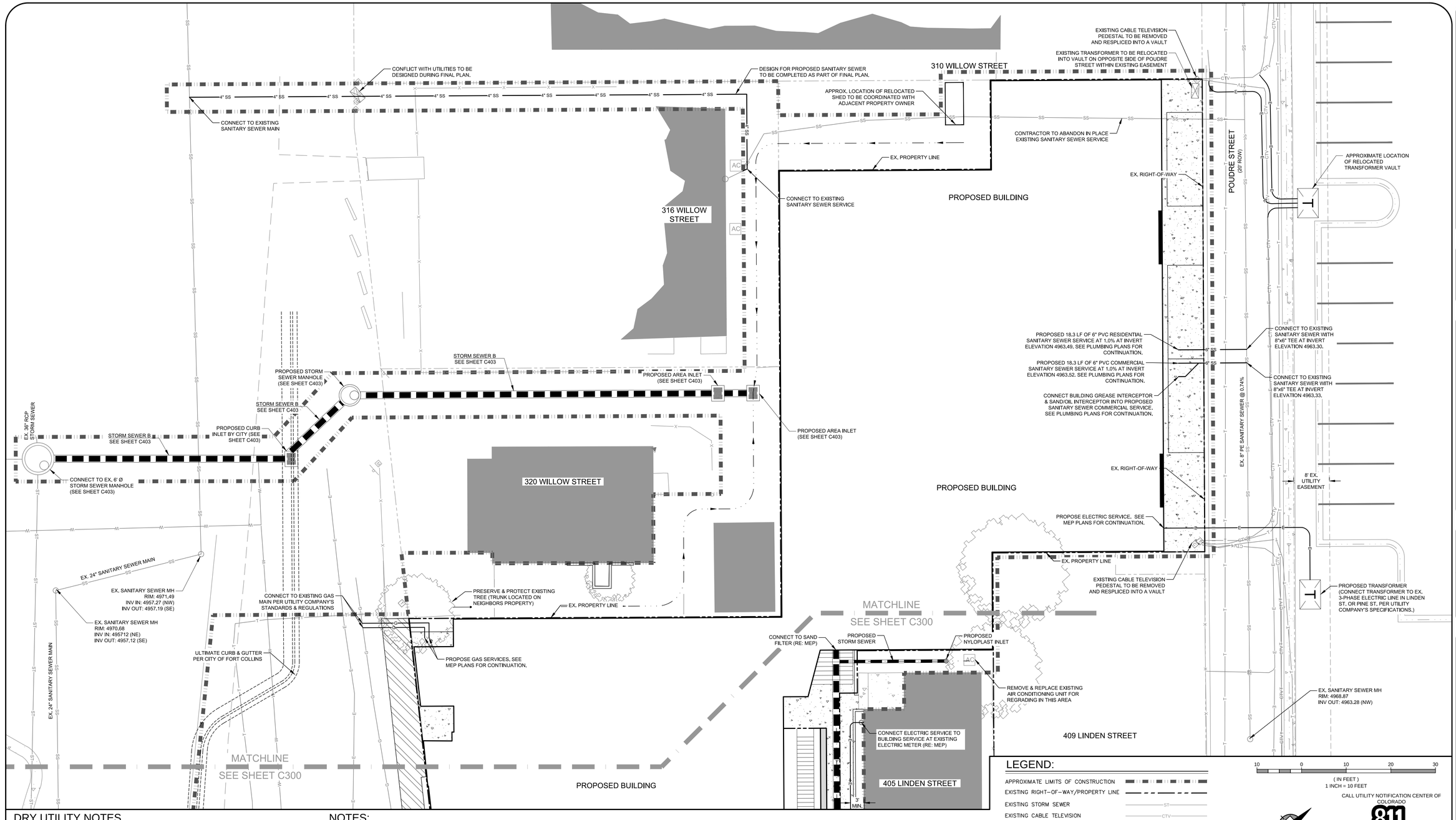

DRY UTILITY NOTES

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2. PHONE, INTERNET, CABLE AND FIBER SERVICE TO BE PROVIDED BY CENTURYLINK AND/OR COMCAST. THE PROVIDER SHALL MAKE THE CONNECTION FROM EXISTING SERVICE LINE AND PULL ALL CABLE WITHIN THE CONDUIT TO THE PROPOSED PEDESTAL. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING THE REQUIRED QUANTITY AND SIZE OF CONDUIT, AS DELINEATED BY THE PROVIDER, FROM THE CONNECTION POINT TO THE BUILDING AS SHOWN ON THIS PLAN. DEVELOPER WILL DETERMINE WHO THE PROVIDER WILL BE BETWEEN CENTURYLINK OR COMCAST.
3. ALL CONDUIT PLACED BY THE DEVELOPER FOR PHONE, INTERNET, CABLE AND FIBER SHALL BE EQUIPPED WITH PULL TAPE AND LOCATE WIRE PER THE SPECIFICATIONS OF EACH UTILITY COMPANY.
4. ELECTRIC SERVICE TO BE PROVIDED BY THE CITY OF FORT COLLINS. THE CITY SHALL INSTALL THE TRANSFORMER, VAULT, AND PRIMARY LINE FROM THE CONNECTION POINT AT THE EXISTING VAULT TO THE PROPOSED VAULT. THE COST OF THE PRIMARY LINE, TRANSFORMER, VAULT, AND THE INSTALLATION OF THE SECONDARY LINE FROM THE TRANSFORMER TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
5. ELECTRIC TRANSFORMER VAULT SIZE IS APPROXIMATE. COORDINATE FINAL LOCATION AND SIZE OF TRANSFORMER AND VAULT WITH APPROVED ARCHITECTURAL PLANS AND CITY OF FORT COLLINS LIGHT AND POWER.
6. XCEL SHALL INSTALL THE CONNECTIONS TO THE EXISTING GAS MAIN, AND INSTALL THE SERVICE TO GAS METER AT THE BUILDING AT THE DEVELOPERS EXPENSE.
7. IT IS RECOMMENDED THAT A DRY UTILITY COORDINATION MEETING TO BE SET UP BY THE CONTRACTOR AND/OR OWNER WITH ALL DRY UTILITY AGENCIES PRIOR TO CONSTRUCTION TO COORDINATE THEIR DESIGN.

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. THE PLUMBING CONTRACTOR SHALL TERMINATE UTILITY LATERALS 5' OUTSIDE OF BUILDING UNLESS NOTED OTHERWISE. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL UTILITY CONNECTIONS INTO THE PROPOSED BUILDING SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL DRAWINGS.
3. REFER TO APPROVED SITE ELECTRICAL PLANS FOR ALL CONDUITS AND POWER LINE ROUTING FOR SITE LIGHTING.
4. WATER AND SEWER SERVICE PROVIDED BY THE CITY OF FORT COLLINS AND ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
5. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 4.5'. MAXIMUM COVER SHALL BE 5.5'.
6. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
7. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
8. WATER MAINS AND FIRE SERVICES SHALL BE AWWA C-900 PVC. WATER SERVICES SHALL BE TYPE K COPPER. HDPE PIPE MAY BE USED FOR 1 ½" AND 2" WATER SERVICES. SEE WATERLINE NOTE 4 ON SHEET C001 REGARDING 1 ½" AND 2" WATER SERVICES.
9. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.
10. ALL ROOF DRAIN CONNECTIONS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL. THE CONTRACTOR SHALL TERMINATE THE ROOF DRAIN LATERALS 5.0-FEET OUTSIDE OF BUILDING. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF THE ROOF DRAIN CONNECTIONS TO THE DOWNSPOUTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. THE CONNECTION TRANSITION FROM THE SITE HDPE ROOF DRAINS TO THE INTERNAL SCH40 PVC BUILDING DRAINS SHALL BE MADE WITH A HDPE TO PVC ADAPTER.
11. ALL PROPOSED STORM SEWER INFRASTRUCTURE, UNLESS SPECIFIED, SHALL BE PRIVATELY OWNED AND MAINTAINED.
12. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
13. LIMITS OF CONCRETE REPAIRS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. CONCRETE TO BE REMOVED JOINT TO JOINT.
14. 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.

LEGEND:

- APPROXIMATE LIMITS OF CONSTRUCTION
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
- EXISTING STORM SEWER (ST)
- EXISTING CABLE TELEVISION (CTV)
- EXISTING TELEPHONE (T)
- EXISTING FIBER OPTIC (FO)
- EXISTING ELECTRIC (E)
- EXISTING GAS (G)
- EXISTING SANITARY SEWER (SS)
- EXISTING WATER (W)
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- PROPOSED 6" SANITARY SEWER SERVICE (6" SS)
- PROPOSED 2" DOMESTIC WATER SERVICE (2" W)
- PROPOSED 6" FIRE SERVICE (6" F)
- PROPOSED UNDERGROUND ELECTRIC (E)
- PROPOSED TELECOMMUNICATIONS (T)
- PROPOSED CABLE TELEVISION (CTV)
- PROPOSED STORM SEWER
- EXISTING TREES
- PROPOSED LIGHTS (RE: ARCHITECT)

KEY NOTES:

1. PRESERVE & PROTECT EXISTING LIGHT POLE.
2. PRESERVE & PROTECT EXISTING ELECTRIC VAULT.
3. PRESERVE & PROTECT EXISTING CABLE VAULT.
4. PRESERVE & PROTECT EXISTING IRRIGATION VAULT.
5. PROPOSED TREE (RE: LANDSCAPE ARCHITECT)
6. CONNECT TO EXISTING ELECTRIC LINE.

10 0 10 20 30
(IN FEET)
1 INCH = 10 FEET

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

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

Revisions:

No.		Date:
	REVIEW SET NOT FOR CONSTRUCTION	6/6/17

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

NORTHERN ENGINEERING
PHONE: 970.221.4158
www.northernengineering.com
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

DATE: 6/6/2017
SCALE: 1" = 10'
REVIEWED BY: C. Snowdon
PROJECT: 998-003
DESIGNED BY: F. Wegert
DRAWN BY: F. Wegert

CONFLUENCE LOT 2

UTILITY PLAN (NORTH HALF)

Sheet C301 of 10

DRAWING FILENAME: G:\Projects\998-003\Dwg\Util\998-003_UTIL.dwg LAYOUT NAME: Utility North DATE: Jun 21, 2017 - 2:32pm CAD OPERATOR: fred
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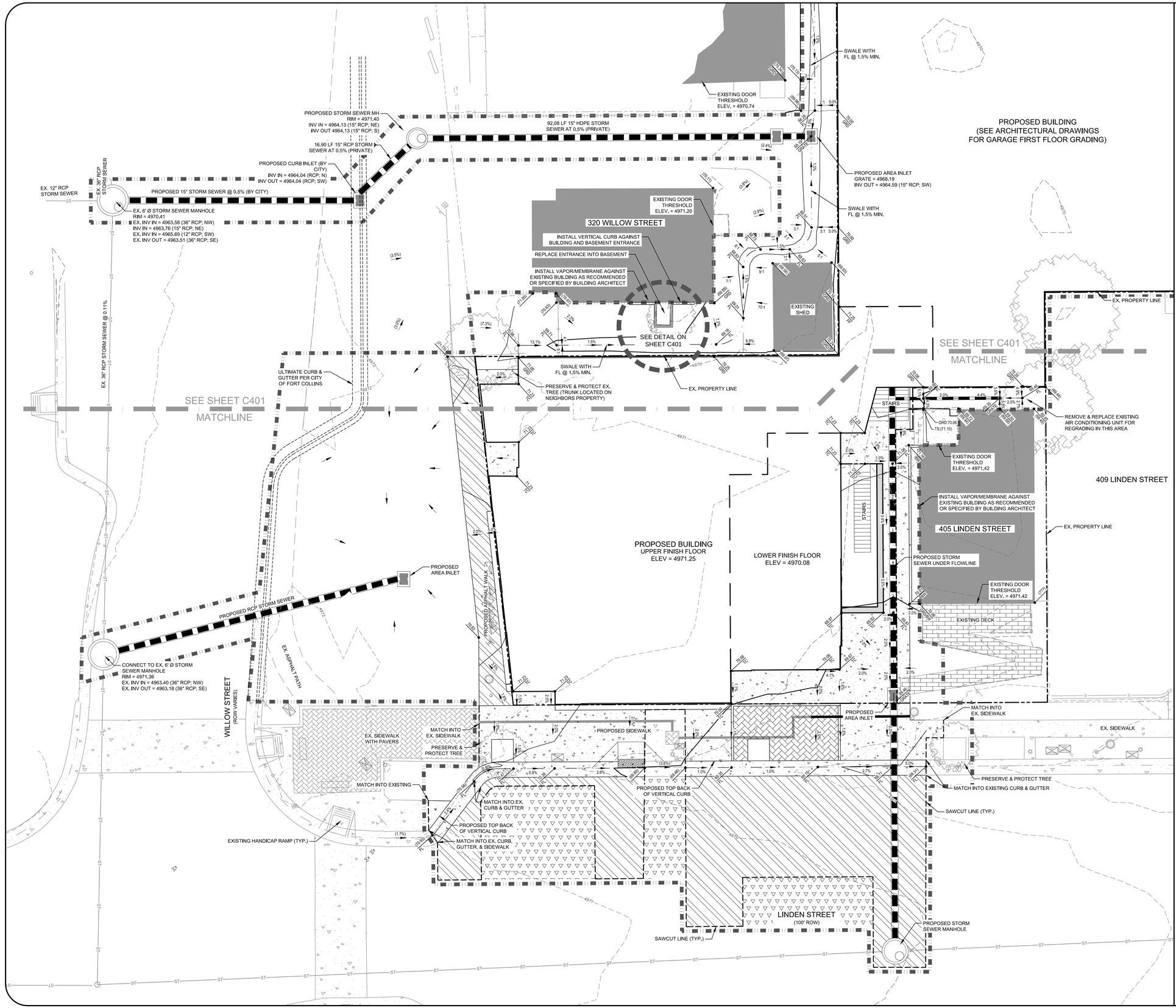

10 0 10 20 30
(IN FEET)
1 INCH = 10 FEET

LEGEND:

- APPROXIMATE LIMITS OF CONSTRUCTION
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED VERTICAL CURB & GUTTER
- SAWCUT LINE
- EXISTING CONCRETE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT (FULL DEPTH)
- PROPOSED ASPHALT OVERLAY
- EXISTING BUILDING
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- EXISTING AIR CONDITIONING UNIT (AC)
- EXISTING TREES
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING MAJOR CONTOUR (5015)
- EXISTING MINOR CONTOUR (5013)
- PROPOSED CONTOURS (80 / 79)
- PROPOSED SPOT ELEVATION (77.71)
  - TC – TOP OF CONCRETE
  - FL – FLOWLINE OF CURB
  - TBC – TOP BACK OF CURB
  - INV – INVERT
  - TOG – TOP OF GRATE
  - GRD – ELEVATION AT EXTERIOR WALL OR DOOR
- EXISTING SPOT ELEVATION (77.90)
- EXISTING GRADE (1.8%)
- PROPOSED GRADE 1.8%

NOTES:

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2. SPOT ELEVATIONS SHOWN ARE FLOWLINE, EDGE OF PAVEMENT, OR EDGE OF WALK UNLESS NOTED OTHERWISE.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED PER THE APPROVED LANDSCAPE PLANS.
4. ALL SOIL (NOT MULCH) IN LANDSCAPE BEDS ADJACENT TO BUILDINGS SHALL BE PLACED SUCH THAT THE TOP OF SOIL IS AT THE SAME ELEVATION AS ADJACENT SIDEWALK TO ALLOW FOR PROPER DRAINAGE.
5. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
6. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
7. LIMITS OF CONCRETE REPAIRS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. CONCRETE TO BE REMOVED JOINT TO JOINT.
8. SEE ARCHITECTURAL PLANS FOR DIMENSIONS/DESIGN OF ALL BUILDING CONCRETE DOOR STOOPS.
9. ALL PROPOSED PAVEMENT SECTIONS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT COLLINS PRIOR TO CONSTRUCTION. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
10. ALL ROOF DRAIN CONNECTIONS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL. THE CONTRACTOR SHALL TERMINATE THE ROOF DRAIN LATERALS 5.0-FEET OUTSIDE OF BUILDING. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF THE ROOF DRAIN CONNECTIONS TO THE DOWNSPOUTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. THE CONNECTION TRANSITION FROM THE SITE HDPE ROOF DRAINS TO THE INTERNAL SCH40 PVC BUILDING DRAINS SHALL BE MADE WITH A HDPE TO PVC ADAPTER.
11. THE SITE MUST BE SWEPT AND MAINTAINED TO PREVENT DIRT, SAW CUTTINGS, CONCRETE WASH, TRASH & DEBRIS, LANDSCAPE MATERIALS AND OTHER POLLUTANTS FROM ENTERING THE STORM SEWER AT ALL TIMES OR BMP'S WILL BE REQUIRED PER CITY OF FORT COLLINS REGULATIONS.

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date
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CHECKED BY: _____ Stormwater Utility _____ Date
CHECKED BY: _____ Parks & Recreation _____ Date
CHECKED BY: _____ Traffic Engineer _____ Date
CHECKED BY: _____ Date

Revisions: No. Date:
REVIEW SET
NOT FOR CONSTRUCTION
6/6/17

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NORTHERN ENGINEERING
PHONE: 970.221.4158
www.northernengineering.com
NE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

DATE: 6/6/2017 | SCALE: 1" = 10' | REVIEWED BY: C. Snowdon
PROJECT: 998-003 | DESIGNED BY: F. Wegert | DRAWN BY: F. Wegert

CONFLUENCE LOT 2

GRADING PLAN (SOUTH HALF)

Sheet C400 of 10

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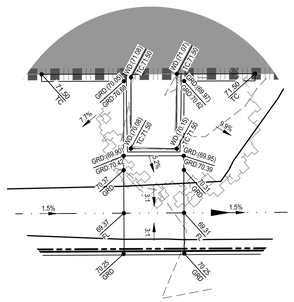
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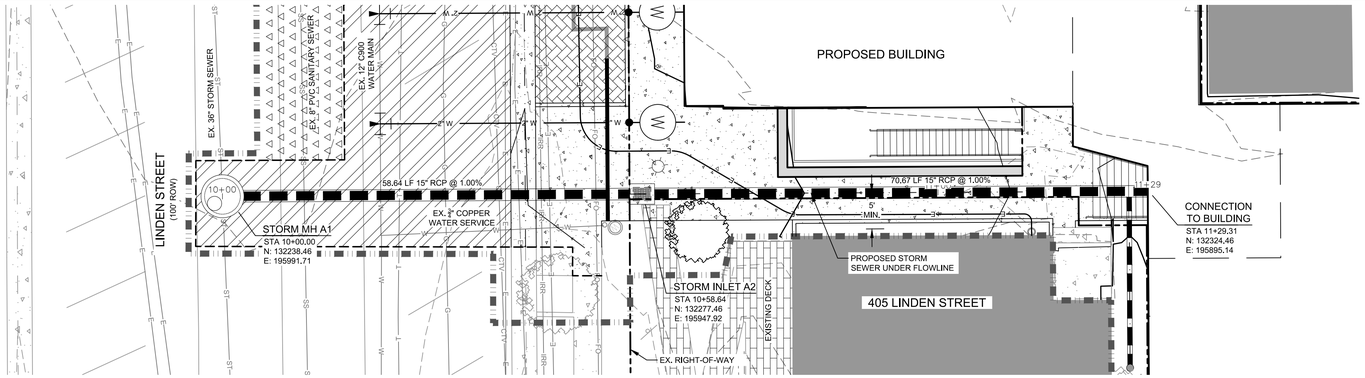

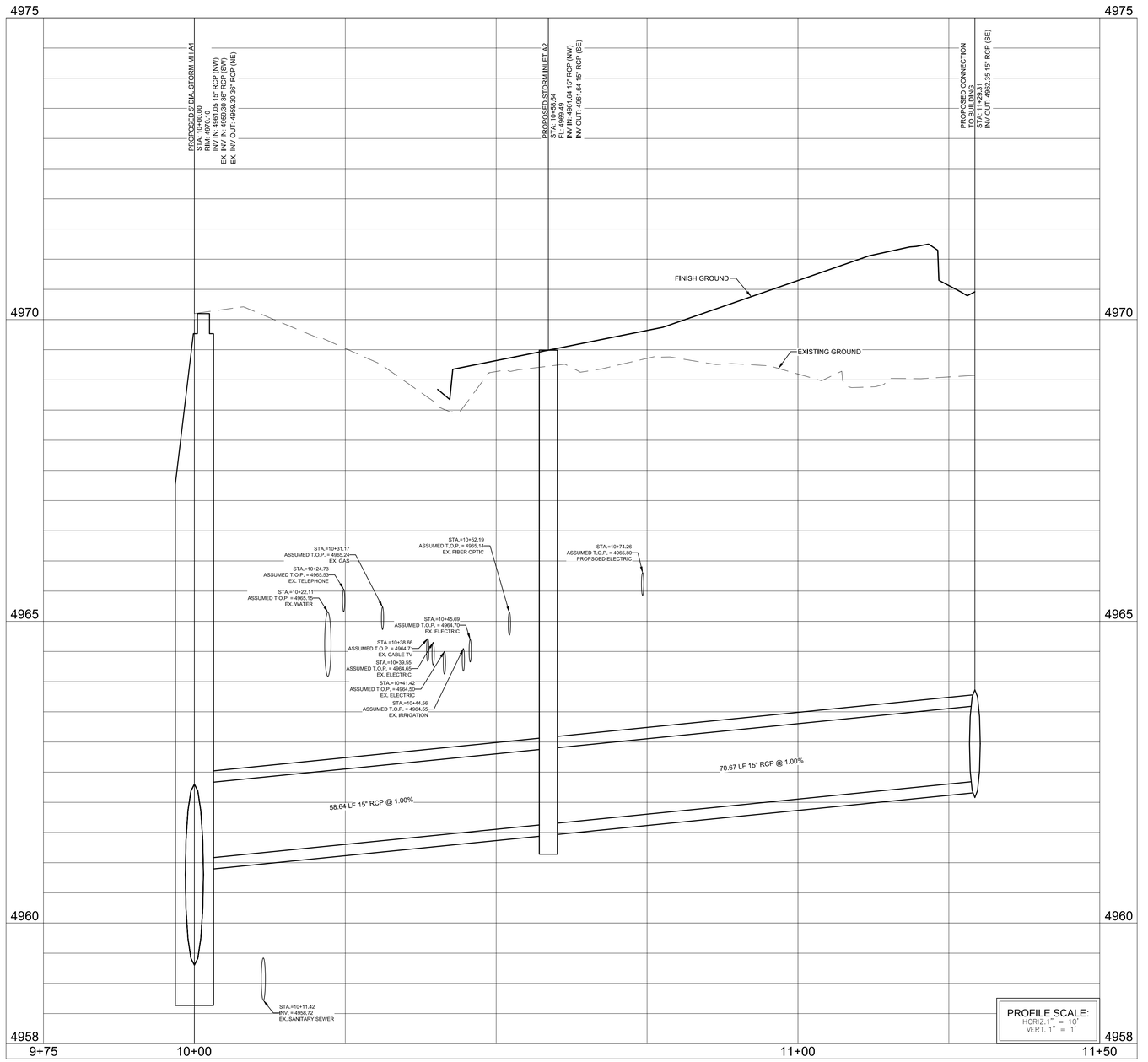

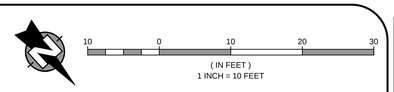

LEGEND:

- APPROXIMATE LIMITS OF CONSTRUCTION
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
- EXISTING STORM SEWER — ST
- EXISTING CABLE TELEVISION — CTV
- EXISTING TELEPHONE — T
- EXISTING FIBER OPTIC — FO
- EXISTING ELECTRIC — E
- EXISTING GAS — G
- EXISTING SANITARY SEWER — SS
- EXISTING WATER — W
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- PROPOSED 6" SANITARY SEWER SERVICE — 6" SS
- PROPOSED 2" DOMESTIC WATER SERVICE — 2" W
- PROPOSED 6" FIRE SERVICE — 6" F
- PROPOSED UNDERGROUND ELECTRIC — E
- PROPOSED TELECOMMUNICATIONS — T
- PROPOSED CABLE TELEVISION — CTV
- PROPOSED STORM SEWER
- EXISTING TREES
- PROPOSED LIGHTS (RE: ARCHITECT)

NOTES:

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2. THE PLUMBING CONTRACTOR SHALL TERMINATE UTILITY LATERALS 5' OUTSIDE OF BUILDING UNLESS NOTED OTHERWISE. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL UTILITY CONNECTIONS INTO THE PROPOSED BUILDING SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL DRAWINGS.
3. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND INLET BOX STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
4. MANHOLE DIAMETERS SHOWN ARE THE MINIMUM SIZE PER CITY STANDARD DETAIL D-3. CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (i.e., WITHIN PRE-CASTER'S TOLERANCES, ETC.).
5. CONTRACTOR SHALL PROVIDE A MINIMUM COVER OVER STORM SEWER PIPE DURING CONSTRUCTION IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
6. ALL ROOF DRAIN CONNECTIONS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL. THE CONTRACTOR SHALL TERMINATE THE ROOF DRAIN LATERALS 5.0-FEET OUTSIDE OF BUILDING. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF THE ROOF DRAIN CONNECTIONS TO THE DOWNSPOUTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. THE CONNECTION TRANSITION FROM THE SITE HDPE ROOF DRAINS TO THE INTERNAL SCH40 PVC BUILDING DRAINS SHALL BE MADE WITH A HDPE TO PVC ADAPTER.
7. ALL ON-SITE STORM SEWER AS SHOWN ON THESE DRAWINGS ARE PRIVATE.
8. STORM SEWER MAINS SHOWN ON THESE DRAWINGS ARE HIGH DENSITY POLYETHYLENE (HDPE) AND SHALL BE WATERTIGHT ADS N-12 OR APPROVED EQUAL. STORM SEWER MAINS SHOWN ON THESE DRAWINGS AS REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III RCP.
9. 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.

SCHEDULE OF INLETS:

INLET NUMBER	TYPE
STORM INLET A2	AREA INLET

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date
CHECKED BY: _____ Water & Wastewater Utility _____ Date
CHECKED BY: _____ Stormwater Utility _____ Date
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CHECKED BY: _____ Date

Revisions: No. Date:
REVIEW SET NOT FOR CONSTRUCTION 6/6/17

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NORTHERN ENGINEERING
PHONE: 970.221.4158
www.northernengineering.com
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

DATE: 6/6/2017
SCALE: 1" = 10'
REVIEWED BY: C. Snowdon
PROJECT: 998-003
DESIGNED BY: F. Weigert
DRAWN BY: F. Weigert

CONFLUENCE LOT 2

STORM SEWER A PLAN & PROFILE

Sheet C402 of 10

DRAWING FILENAME: D:\Projects\998-003\dwg\Storm\998-003_Storm-A.dwg LAYOUT NAME: Storm A DATE: Jun 21, 2017 - 2:32pm CAD OPERATOR: fred
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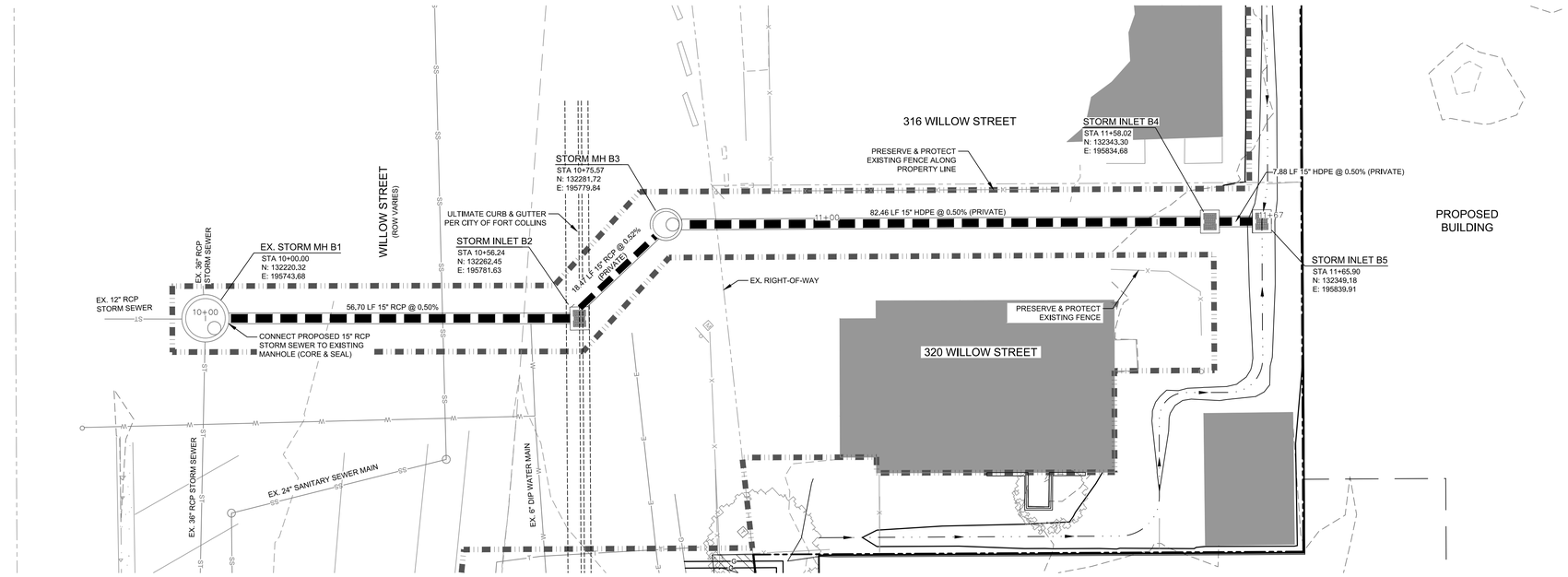

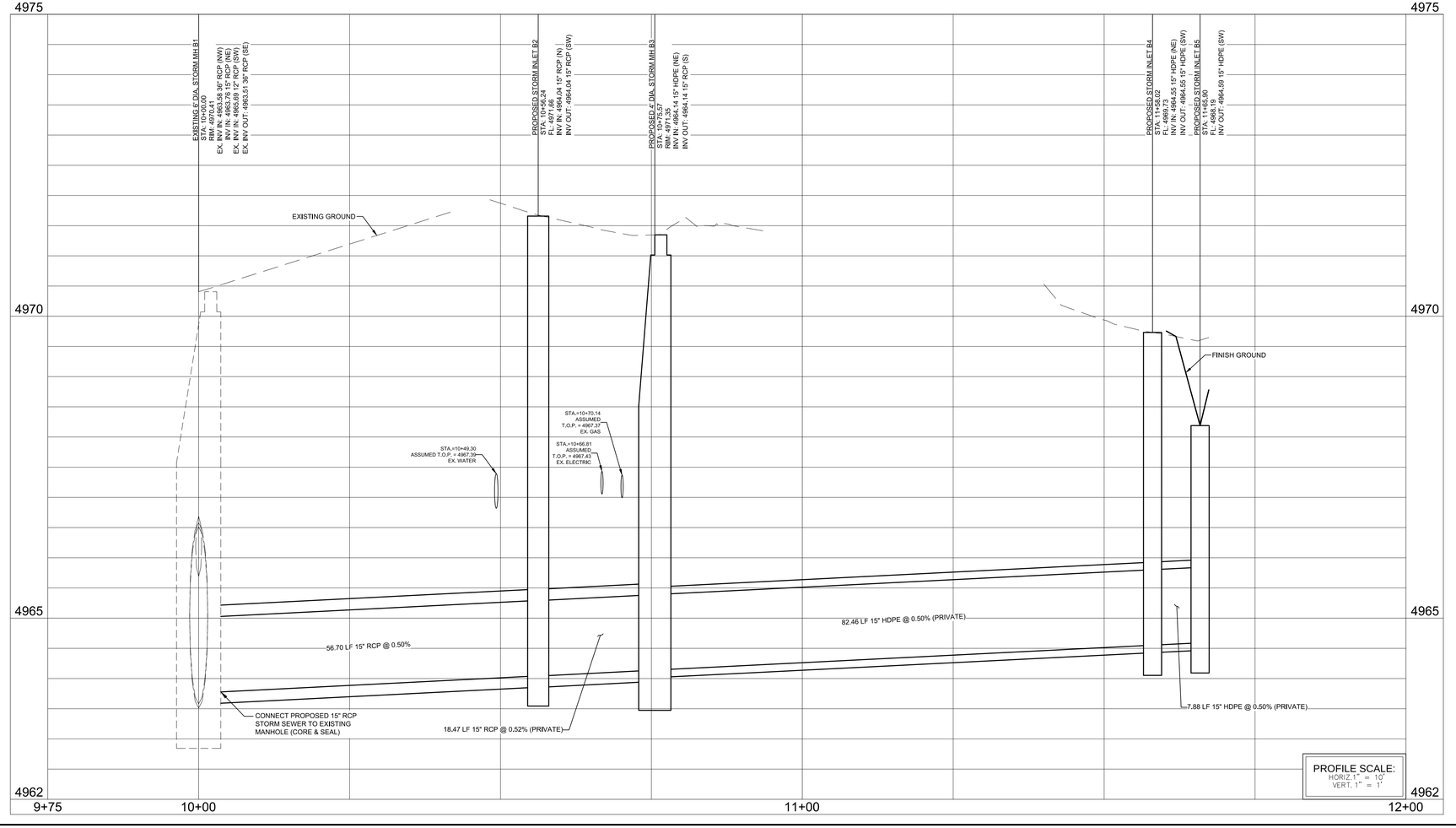

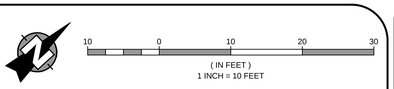

LEGEND:

- APPROXIMATE LIMITS OF CONSTRUCTION
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
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- PROPOSED LIGHTS (RE: ARCHITECT)

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3. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND INLET BOX STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
4. MANHOLE DIAMETERS SHOWN ARE THE MINIMUM SIZE PER CITY STANDARD DETAIL D-3. CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (i.e., WITHIN PRE-CASTER'S TOLERANCES, ETC.).
5. CONTRACTOR SHALL PROVIDE A MINIMUM COVER OVER STORM SEWER PIPE DURING CONSTRUCTION IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
6. ALL ROOF DRAIN CONNECTIONS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL. THE CONTRACTOR SHALL TERMINATE THE ROOF DRAIN LATERALS 5.0-FEET OUTSIDE OF BUILDING. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF THE ROOF DRAIN CONNECTIONS TO THE DOWNSPOUTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. THE CONNECTION TRANSITION FROM THE SITE HDPE ROOF DRAINS TO THE INTERNAL SCH40 PVC BUILDING DRAINS SHALL BE MADE WITH A HDPE TO PVC ADAPTER.
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SCHEDULE OF INLETS:

INLET NUMBER	TYPE
STORM INLET B2	AREA INLET
STORM INLET B4	AREA INLET
STORM INLET B5	AREA INLET

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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

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

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

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

Revisions: No. — Date:
REVIEW SET NOT FOR CONSTRUCTION 6/6/17

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

NORTHERN ENGINEERING
PHONE: 970.221.4158
www.northernengineering.com
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

DATE: 6/6/2017 | SCALE: 1" = 10' | REVIEWED BY: C. Snowdon
PROJECT: 998.003 | DESIGNED BY: F. Wegert | DRAWN BY: F. Wegert

CONFLUENCE LOT 2

STORM SEWER B PLAN & PROFILE

Sheet C403 of 10

DRAWING FILENAME: D:\Projects\998-003\dwg\Storm\998-003_Storm-B.dwg LAYOUT NAME: Storm B DATE: Jun 21, 2017 - 2:32pm CAD OPERATOR: fred
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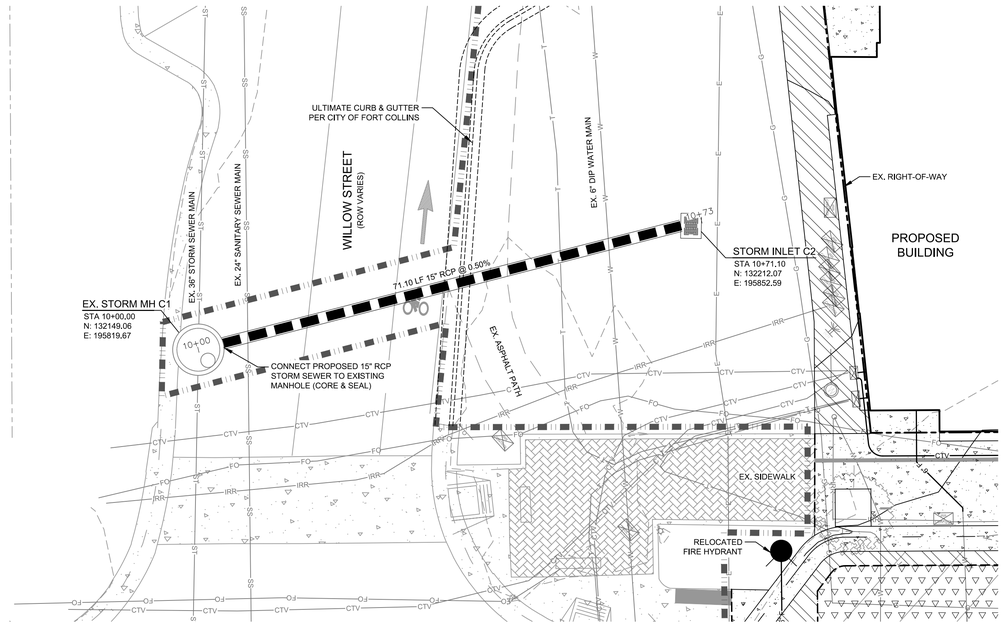

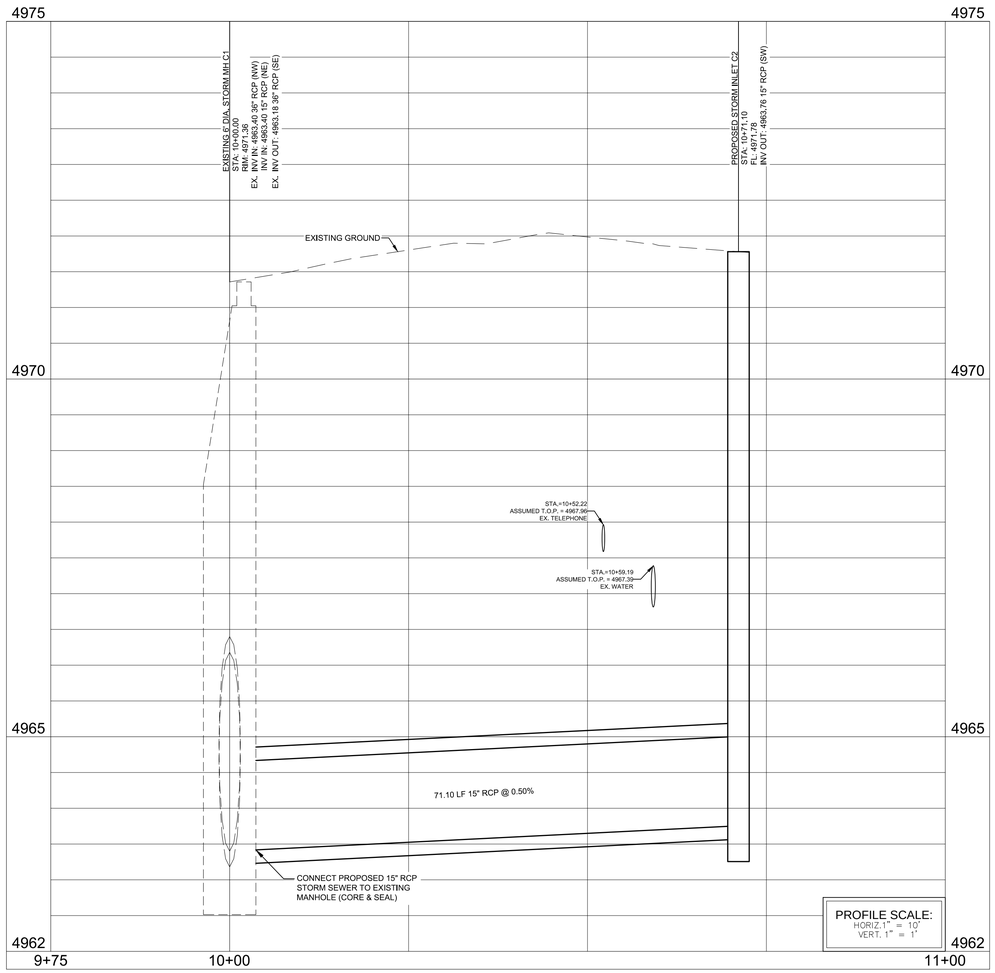

10 0 10 20 30
(IN FEET)
1 INCH = 10 FEET

LEGEND:

- APPROXIMATE LIMITS OF CONSTRUCTION
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
- EXISTING STORM SEWER — ST
- EXISTING CABLE TELEVISION — CTV
- EXISTING TELEPHONE — T
- EXISTING FIBER OPTIC — FO
- EXISTING ELECTRIC — E
- EXISTING GAS — G
- EXISTING SANITARY SEWER — SS
- EXISTING WATER — W
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- PROPOSED 6" SANITARY SEWER SERVICE — 6" SS
- PROPOSED 2" DOMESTIC WATER SERVICE — 2" W
- PROPOSED 6" FIRE SERVICE — 6" F
- PROPOSED UNDERGROUND ELECTRIC — E
- PROPOSED TELECOMMUNICATIONS — T
- PROPOSED CABLE TELEVISION — CTV
- PROPOSED STORM SEWER
- EXISTING TREES
- PROPOSED LIGHTS (RE: ARCHITECT)

NOTES:

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. THE PLUMBING CONTRACTOR SHALL TERMINATE UTILITY LATERALS 5' OUTSIDE OF BUILDING UNLESS NOTED OTHERWISE. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL UTILITY CONNECTIONS INTO THE PROPOSED BUILDING SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL DRAWINGS.
3. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND INLET BOX STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
4. MANHOLE DIAMETERS SHOWN ARE THE MINIMUM SIZE PER CITY STANDARD DETAIL D-3. CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (i.e., WITHIN PRE-CASTER'S TOLERANCES, ETC.).
5. CONTRACTOR SHALL PROVIDE A MINIMUM COVER OVER STORM SEWER PIPE DURING CONSTRUCTION IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
6. ALL ROOF DRAIN CONNECTIONS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL. THE CONTRACTOR SHALL TERMINATE THE ROOF DRAIN LATERALS 5.0-FEET OUTSIDE OF BUILDING. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF THE ROOF DRAIN CONNECTIONS TO THE DOWNSPOUTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS. THE CONNECTION TRANSITION FROM THE SITE HDPE ROOF DRAINS TO THE INTERNAL SCH40 PVC BUILDING DRAINS SHALL BE MADE WITH A HDPE TO PVC ADAPTER.
7. ALL ON-SITE STORM SEWER AS SHOWN ON THESE DRAWINGS ARE PRIVATE.
8. STORM SEWER MAINS SHOWN ON THESE DRAWINGS ARE HIGH DENSITY POLYETHYLENE (HDPE) AND SHALL BE WATERTIGHT ADS N-12 OR APPROVED EQUAL. STORM SEWER MAINS SHOWN ON THESE DRAWINGS AS REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III RCP.
9. 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.

SCHEDULE OF INLETS:

INLET NUMBER	TYPE
STORM INLET C2	AREA INLET

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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CHECKED BY: _____ Date

Revisions: No. Date:
REVIEW SET
NOT FOR CONSTRUCTION
6/6/17

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NE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

DATE: 6/6/2017
SCALE: 1" = 10'
REVIEWED BY: C. Snowdon
PROJECT: 998-003
DESIGNED BY: F. Wegert
DRAWN BY: F. Wegert

CONFLUENCE LOT 2

STORM SEWER C PLAN & PROFILE

Sheet
C404
of 10

DRAWING FILENAME: D:\Projects\998-003\Dwg\Storm\998-003_Storm-C.dwg LAYOUT NAME: Storm C DATE: Jun 21, 2017 - 2:32pm CAD OPERATOR: fred
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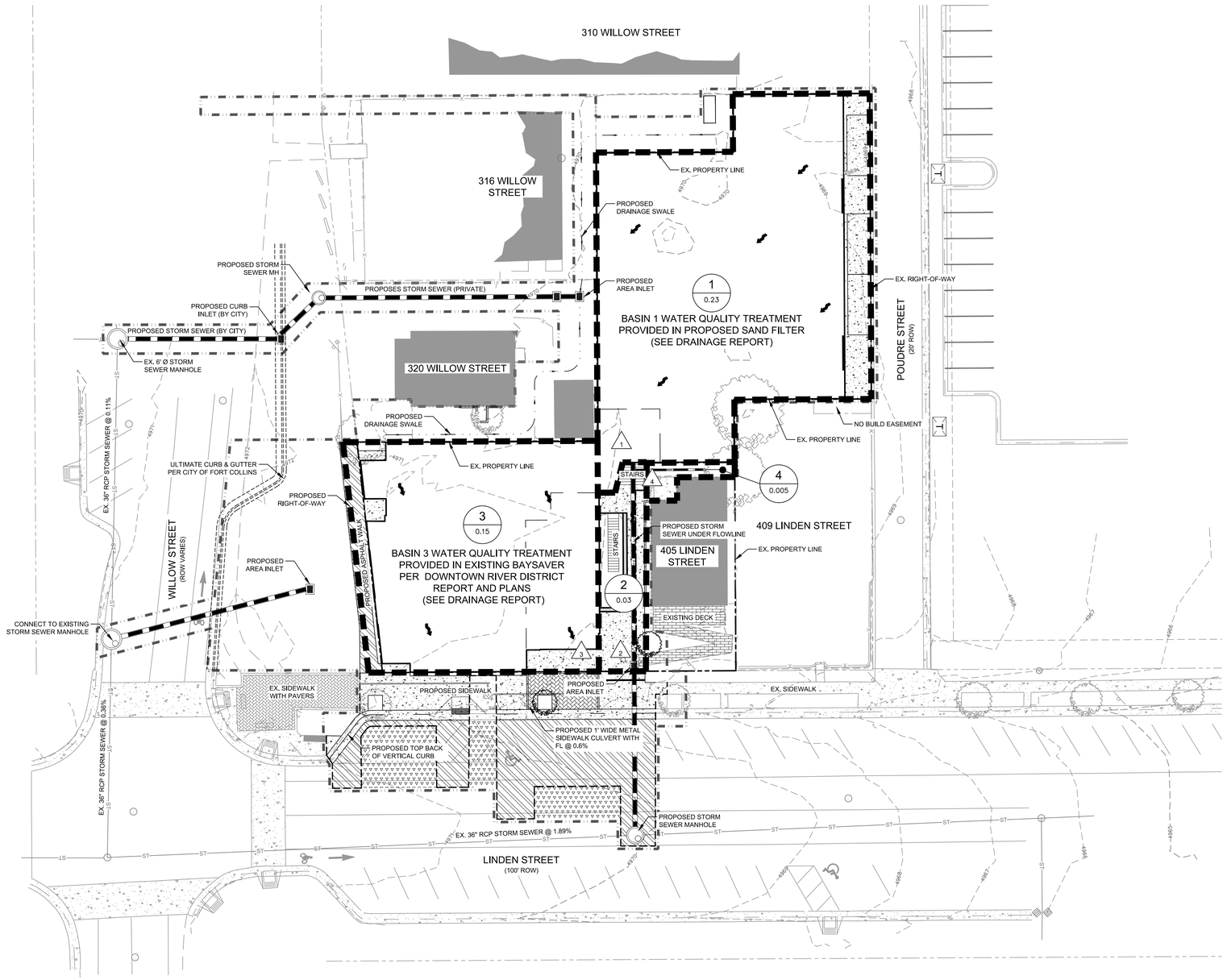

DRAINAGE SUMMARY TABLE								
DESIGN POINT	BASIN ID	TOTAL AREA (acres)	C2	C100	2-yr Tc (min)	100-yr Tc (min)	Q2 (cfs)	Q100 (cfs)
1	1	0.23	0.97	1.00	5.0	5.0	0.6	2.3
2	2	0.03	0.97	1.00	5.0	5.0	0.1	0.3
3	3	0.15	0.97	1.00	5.0	5.0	0.4	1.5
4	4	0.01	0.97	1.00	5.0	5.0	0.0	0.1

20 0 20 40 60

(IN FEET)
1 INCH = 20 FEET

LEGEND:

- APPROXIMATE LIMITS OF CONSTRUCTION
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED VERTICAL CURB & GUTTER
- SAWCUT LINE
- EXISTING CONCRETE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT (FULL DEPTH)
- PROPOSED ASPHALT OVERLAY
- EXISTING BUILDING
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- EXISTING TREES
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING MAJOR CONTOUR (5015)
- EXISTING MINOR CONTOUR (5013)
- PROPOSED CONTOURS (80 / 79)
- DESIGN POINT (A)
- FLOW ARROWS
- DRAINAGE BASIN LABEL (BASIN DESIGNATION B2 / BASIN AREA (AC) 1.45 ac)
- DRAINAGE BASIN BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN (UD)

NOTES:

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2. REFER TO THE "PRELIMINARY DRAINAGE REPORT FOR CONFLUENCE LOT 2" BY NORTHERN ENGINEERING, DATED APRIL 19, 2017 FOR ADDITIONAL INFORMATION.

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Revisions:

No.	Date:
	REVIEW SET NOT FOR CONSTRUCTION 6/6/17

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www.northernengineering.com
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301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

DATE: 6/6/2017
SCALE: 1" = 20'
REVIEWED BY: C. Snowdon
PROJECT: 998-003
DESIGNED BY: A.Cour
DRAWN BY: F. Weigert

CONFLUENCE LOT 2

DRAINAGE PLAN

Sheet
C500
of 10

DRAWING FILENAME: D:\Projects\998-003\Dwg\Drng\998-003_DRNG.dwg LAYOUT NAME: DRNG DATE: Jun 21, 2017 - 2:32pm CAD OPERATOR: fred
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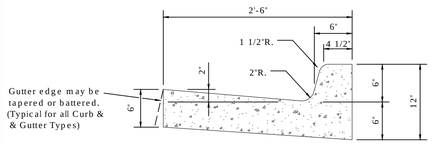
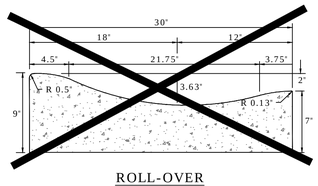
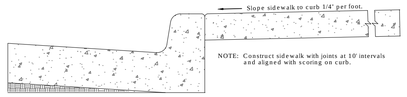


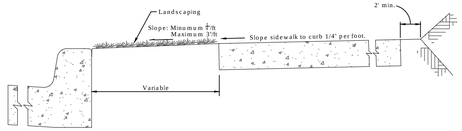
VERTICAL



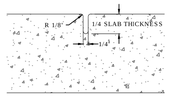
ROLL-OVER
(LOVELAND)



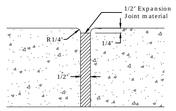
ATTACHED SIDEWALK DETAIL



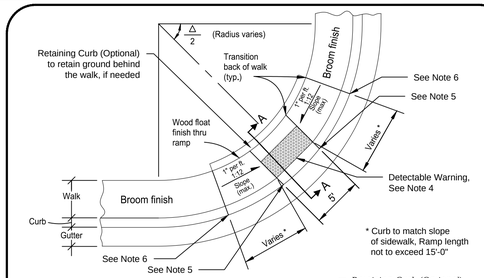
DETACHED SIDEWALK DETAIL



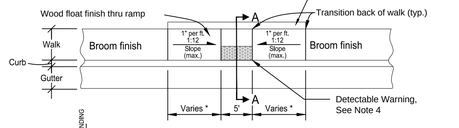
WEAKENED PLANE JOINT



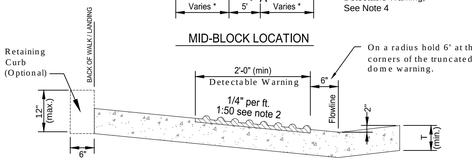
EXPANSION JOINT



CORNER LOCATION



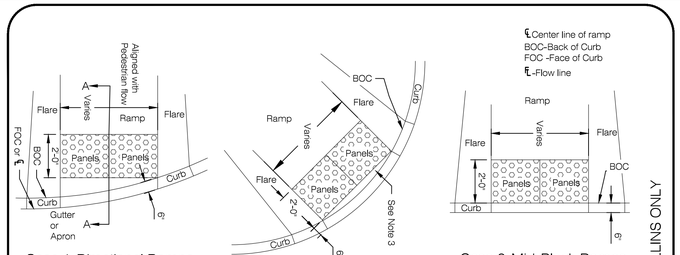
MID-BLOCK LOCATION



SECTION A-A

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.

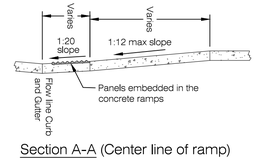
NOT TO SCALE



Case 1-Directional Ramps

Case 2-Non-Directional Ramps

Case 3-Mid-Block Ramps



Section A-A (Center line of ramp)

NTS

NOT TO SCALE

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:
4.5'	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.

FORT COLLINS ONLY

TRUNCATED DOME WARNING FOR ACCESS RAMPS

LARIMER COUNTY URBAN AREA STREET STANDARDS

CONSTRUCTION DRAWINGS

REVISION NO: 3

DATE: 02/17/15

DRAWING 1607

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

001 TYPICAL CURB & GUTTER — NOT TO SCALE

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

002 SIDEWALK DETAIL — NOT TO SCALE

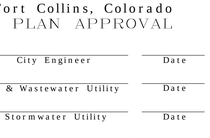
ACCESS RAMP DETAILS			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 02/17/15	1603

003 HANDICAP RAMP — NOT TO SCALE

004 TRUNCATED WARNING DOMES — NOT TO SCALE



005 CURB & GUTTER ALONG LINDEN STREET — NOT TO SCALE



006 PRIVATE CURB AND GUTTER — NOT TO SCALE

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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APPROVED: _____ City Engineer _____ Date

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CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

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Revisions:

No.	Date:

REVIEW SET
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PROJECT: 998-003
DESIGNED BY: F. Weigert
DATE: 6/6/2017
SCALE: Not to Scale
DRAWN BY: F. Weigert
REVIEWED BY: C. Snowdon

CONFLUENCE LOT 2

CONSTRUCTION DETAILS

Sheet
C600
of 10

DRAWING FILENAME: D:\Projects\998-003\dwg\Details\998-003 Details.dwg LAYOUT NAME: Site Details DATE: Jun 21, 2017 - 2:32pm CAD OPERATOR: fred
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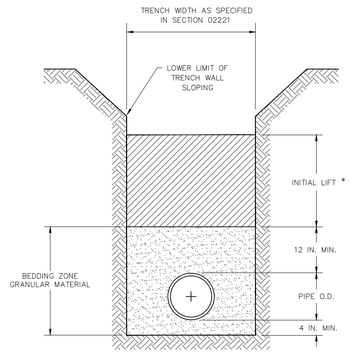


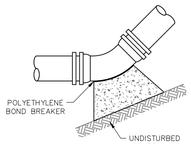
* INITIAL LIFT SHALL NOT EXCEED 2 FEET IN DEPTH.

NOTE:

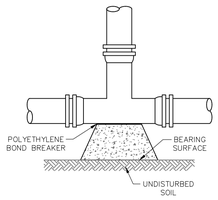
GRANULAR BEDDING MATERIAL SHALL BE A MINIMUM OF 4 INCHES BELOW BOTTOM OF PIPE AND A MINIMUM OF 12 INCHES ABOVE TOP OF PIPE.

CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580 FORT COLLINS, CO. 80550 (970) 221-6700	TITLE OF DRAWING: WATER MAIN BEDDING REQUIREMENTS (DIP & PVC)	REVISED DATE: 4/8/11 DETAIL 1

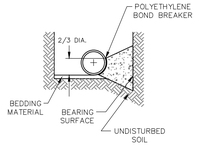
101 WATER BEDDING REQUIREMENTS — NOT TO SCALE



TYPICAL BEND



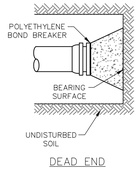
TEE



TYPICAL CROSS-SECTION

MINIMUM BEARING SURFACE AREA (SQ. FT.)					
PIPE SIZE	BENDS				TEE OR DEAD END
	11 1/4°	22 1/2°	45°	90°	
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.



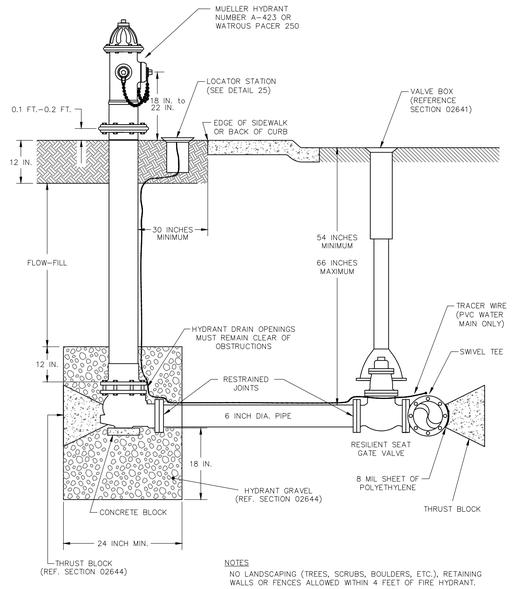
DEAD END

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 UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580 FORT COLLINS, CO. 80550 (970) 221-6700	TITLE OF DRAWING: STANDARD CONCRETE THRUST BLOCKS	REVISED DATE: 4/8/11 DETAIL 2

102 STANDARD CONCRETE THRUST BLOCKS — NOT TO SCALE



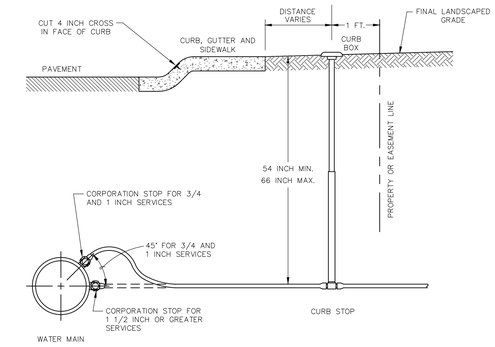
NOTES

NO LANDSCAPING (TREES, SCRUBS, BOULDERS, ETC.), RETAINING WALLS OR FENCES ALLOWED WITHIN 4 FEET OF FIRE HYDRANT.

FIRE HYDRANT PIPING, VALVES, ETC. SHALL BE WRAPPED IN POLYETHYLENE.

CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580 FORT COLLINS, CO. 80550 (970) 221-6700	TITLE OF DRAWING: FIRE HYDRANT INSTALLATION	REVISED DATE: 4/8/11 DETAIL 3

103 FIRE HYDRANT — NOT TO SCALE

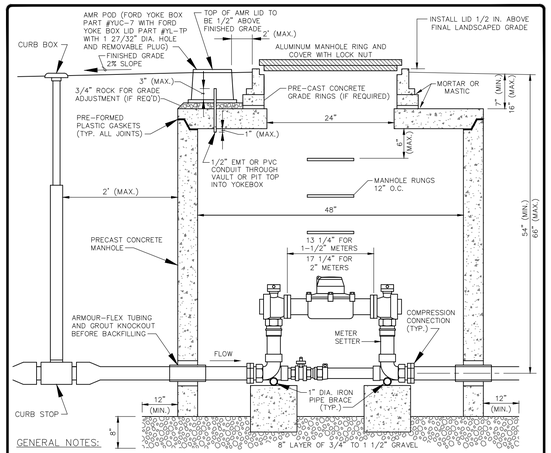


GENERAL NOTES

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 UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580 FORT COLLINS, CO. 80550 (970) 221-6700	TITLE OF DRAWING: TYPICAL WATER SERVICE	REVISED DATE: 4/12/11 DETAIL 11

104 TYPICAL WATER SERVICE — NOT TO SCALE

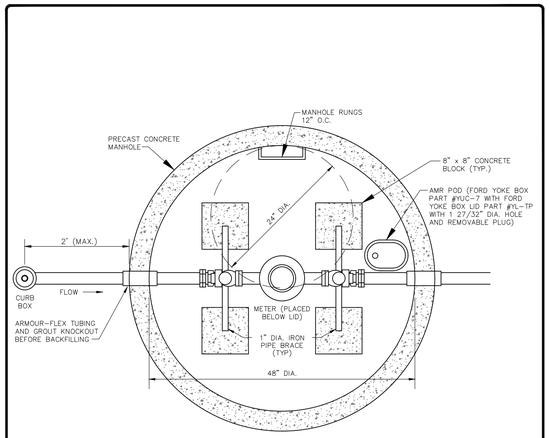


GENERAL NOTES:

1. SUPPORT METER SETTERS BY (2) 18 INCH LENGTHS OF 1 INCH IRON PIPE INSERTED THROUGH BRACE PIPE EYELETS AND SET ATOP (4) 8 INCH SQUARE CONCRETE BLOCKS.
2. DO NOT INSTALL IN ANY STREET, ALLEY, PARKING AREA, DRIVEWAY, SIDEWALK, DRAINAGE DITCH OR DETENTION BASIN.
3. NO LANDSCAPING (TREES, SHRUBS, BOULDERS, ETC.) OR RETAINING WALLS TO BE WITHIN 4 FEET OF METER PIT AND NO TREES WITHIN 10 FEET.
4. THE METER PIT AND AMR POD(S) MUST REMAIN OPEN AND ACCESSABLE FOR METER READING AND MAINTENANCE.
5. SLOPE GROUND SURROUNDING METER PIT AWAY FROM LID AT 2% GRADE OR GREATER.
6. MAKE NO PLUMBING CONNECTIONS (TEES, COUPLINGS, ETC.) IN METER PIT.
7. ALL TEES, COUPLINGS AND CONNECTION FITTINGS TO BE A MINIMUM OF 5 FEET FROM METER PIT WALL ON OUTLET SIDE.
8. GRADE ACCEPTANCE AFTER METER PIT INSTALLATION REQUIRES THAT THE OWNER ADJUST METER PIT COVER TO 1/2 INCH ABOVE LANDSCAPED FINAL GRADE.
9. IF A PRESSURE REDUCING VALVE IS REQUIRED BY PLUMBING CODE, IT SHALL BE INSTALLED INSIDE THE BUILDING, IMMEDIATELY FOLLOWING THE MAIN SHUT-OFF VALVE.
10. A SEPERATE AMR POD MUST BE INSTALLED FOR EACH METER REGISTER.

CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580 FORT COLLINS, CO. 80550 (970) 221-6700	TITLE OF DRAWING: STANDARD SETTING FOR 1-1/2 IN. AND 2 IN. WATER METERS	REVISED DATE: 4/11/11 DETAIL 16A

105 WATER BEDDING REQUIREMENTS — NOT TO SCALE



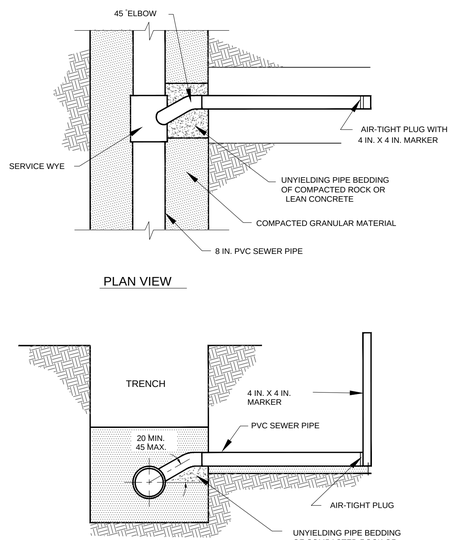
PLAN VIEW

GENERAL NOTES:

1. LOCATION AND ALIGNMENT OF AMR POD ON PIT TOP CAN VARY.
2. SEE DETAIL 16-A FOR ADDITIONAL METER PIT INFORMATION.

CITY OF FORT COLLINS UTILITIES – WATER FIELD OPERATIONS P.O. BOX 580 FORT COLLINS, CO. 80550 (970) 221-6700	TITLE OF DRAWING: STANDARD SETTING FOR 1 1/2 IN. AND 2 IN. WATER METERS (PLAN VIEW)	REVISED DATE: 4/11/11 DETAIL 16B

106 STANDARD CONCRETE THRUST BLOCKS — NOT TO SCALE



PLAN VIEW

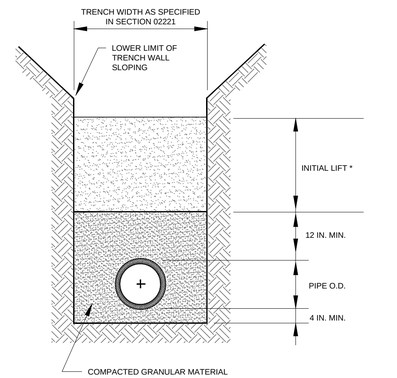
CROSS VIEW

NOTE: WYE CONNECTION NOT ALLOWED ON VCP

SERVICE WYE DETAIL

SEWER CONSTRUCTION DETAILS	APPROVED:	DETAIL WW-9
	DATE REVISED: 4/11/11	
	DRAWN BY: NBJ	

107 TYPICAL SANITARY SEWER SERVICE — NOT TO SCALE



* COMPACTED GRANULAR MATERIAL CONFORMING TO CDDH #67

BEDDING REQUIRMENTS

SEWER CONSTRUCTION DETAILS	APPROVED:	DETAIL WW-1
	DATE REVISED: 4/11/11	
	DRAWN BY: NBJ	

108 SANITARY SEWER BEDDING REQUIREMENTS — NOT TO SCALE

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

CHECKED BY: _____ Water & Wastewater Utility _____ Date

CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

CHECKED BY: _____ Date

Revisions: No. Date:

REVIEW SET NOT FOR CONSTRUCTION 6/6/17

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

NORTHERN ENGINEERING
PHONE: 970.221.4158
www.northernengineering.com
NE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

DATE: 6/6/2017
SCALE: Not to Scale
REVIEWED BY: C. Snowdon
PROJECT: 998-003
DESIGNED BY: F. Weigert
DRAWN BY: F. Weigert

CONFLUENCE LOT 2
CONSTRUCTION DETAILS

Sheet C601 of 10

DRAWING FILENAME: D:\Projects\998-003\Dwg\Details\998-003 Details.dwg LAYOUT NAME: Utility Details DATE: Jun 21, 2017 - 2:32pm CAD OPERATOR: fred
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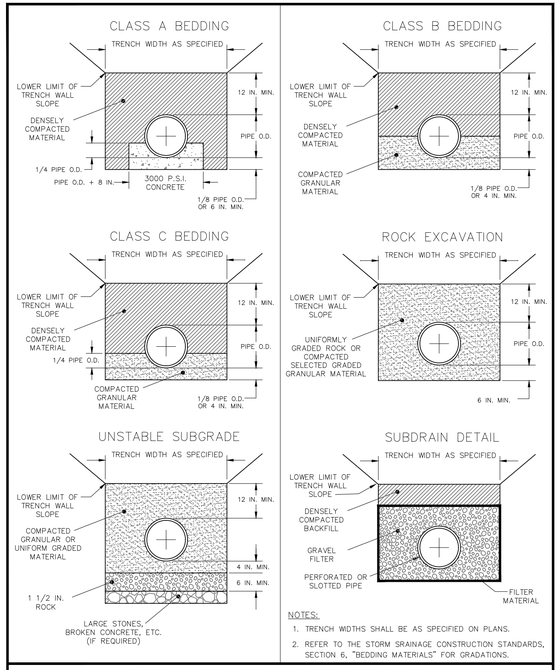


NOTES:

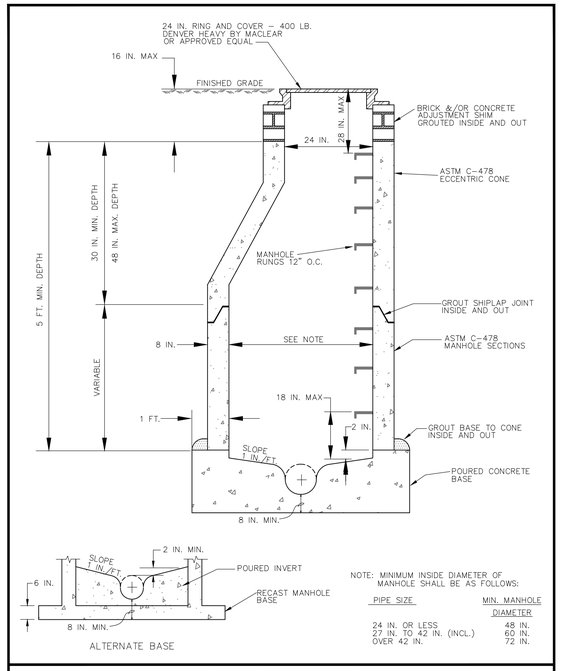
1. TRENCH WIDTHS SHALL BE AS SPECIFIED ON PLANS.
2. REFER TO THE STORM SRAINAGE CONSTRUCTION STANDARDS, SECTION 6, "BEDDING MATERIALS" FOR GRADATIONS.

STORMWATER BEDDING REQUIREMENTS

City of Fort Collins	CITY OF FORT COLLINS UTILITIES FORT COLLINS, CO. (970) 221-6700	STORMWATER CONSTRUCTION DETAILS	APPROVED: DATE: 1/12/00 DRAWN BY: SKC	DETAIL D-1

201 STORMWATER BEDDING REQUIREMENTS

NOT TO SCALE



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

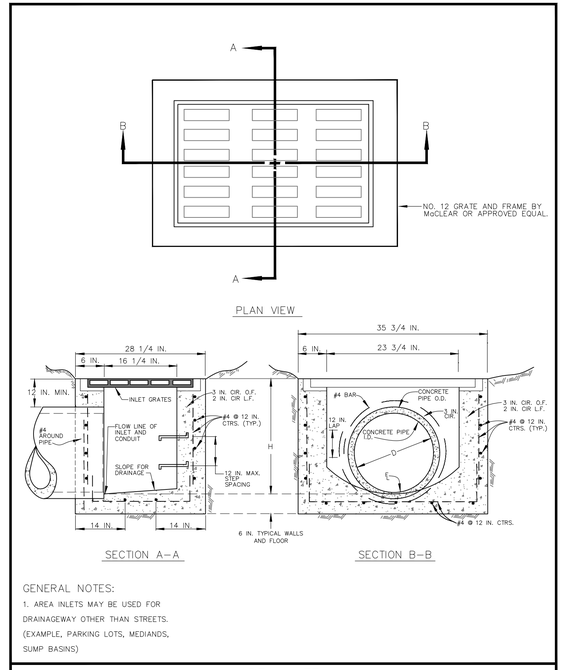
PIPE SIZE	MIN. MANHOLE DIAMETER
24 IN. OR LESS	48 IN.
27 IN. TO 42 IN. (INCL.)	60 IN.
OVER 42 IN.	72 IN.

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

202 STORM SEWER MANHOLE

NOT TO SCALE



GENERAL NOTES:

1. AREA INLETS MAY BE USED FOR DRAINAGEWAY OTHER THAN STREETS. (EXAMPLE, PARKING LOTS, MEDIANDS, SUMP BASINS)

AREA INLET

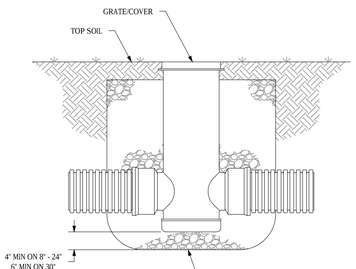
City of Fort Collins	CITY OF FORT COLLINS UTILITIES FORT COLLINS, CO. (970) 221-6700	STORMWATER CONSTRUCTION DETAILS	APPROVED: DATE: 12/8/00 DRAWN BY: NBJ	DETAIL D-9A

203 AREA INLET

NOT TO SCALE

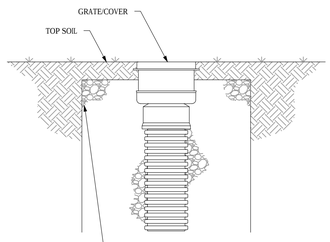
NON TRAFFIC INSTALLATION

DRAIN BASIN



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

INLINE DRAIN



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

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205 NYLOPLAST INLET

NOT TO SCALE

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

CHECKED BY: _____ Water & Wastewater Utility _____ Date

CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

CHECKED BY: _____ _____ Date

Revisions:

No.	Date:
	REVIEW SET NOT FOR CONSTRUCTION 6/6/17

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NORTHERN ENGINEERING
PHONE: 970.221.4158
www.northernengineering.com
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

PROJECT: 998-003
DESIGNED BY: F. Weigert
DRAWN BY: F. Weigert
DATE: 6/6/2017
SCALE: Not to Scale
REVIEWED BY: C. Snowdon

CONFLUENCE LOT 2

CONSTRUCTION DETAILS

Sheet C602 of 10

DRAWING FILENAME: D:\Projects\998-003\dwg\Details\998-003 Details.dwg LAYOUT NAME: Storm Details DATE: Jun 21, 2017 - 2:32pm CAD OPERATOR: fred
LOT OF XREFS: [NES--Anchor]

DELICH ASSOCIATES Traffic & Transportation Engineering
2272 Glen Haven Drive Loveland, Colorado 80538
Phone: (970) 669-2061 Fax: (970) 669-5034

MEMORANDUM

TO: Jason Kersley, [au] workshop
City of Fort Collins

FROM: Matt Delich

DATE: February 3, 2017

SUBJECT: Confluence Transportation Impact Study
(File: 1708ME01)



This memorandum addresses the transportation impacts of the proposed Confluence development in the northwest quadrant of the Linden/Willow intersection in Fort Collins. The site location is shown in Figure 1. The Confluence development is a mixed-use development consisting of 47 apartment units, a small office component, and a commercial (retail/restaurant) component. The scope of this study was discussed with the Fort Collins Traffic Operations staff. A brief memorandum was requested. The Base Assumptions form is provided in Appendix A.

Figure 2 shows the current geometry at the Linden/Willow intersection. Linden Street and Willow Street are classified as two-lane collector streets according to the Fort Collins Master Street Plan. The Linden/Willow intersection has all-way stop sign control. There are sidewalks along some properties. There are bicycle lanes along Linden Street and at some locations along Willow Street.

The most recent peak hour counts at the Linden/Willow intersection were collected in September 2014. Due to approved/expected developments (Old Elk; Jefferson Restaurant; Old Town, Block 6) in the area, the background peak hour traffic (2020) is considered to be that shown in Figure 3. Table 1 shows the morning and afternoon peak hour operation at the Linden/Willow intersection using the 2020 background peak hour traffic. The Linden/Willow intersection currently meets the City of Fort Collins Motor Vehicle LOS Standards during the morning and afternoon peak hours with existing control and geometry. Calculation forms are provided in Appendix B. A description of level of service for unsignalized intersection from the 2010 Highway Capacity Manual is provided in Appendix B. Table 4-3 (revised per staff comments regarding type of intersection) showing the Fort Collins Motor Vehicle LOS Standards (Intersections) are also provided in Appendix B.

Figure 4 shows the site plan for the Confluence development. A parking garage will be provided, primarily for the apartment land use. Access to the parking garage will be via an existing alley to the north. Other parking will on the adjacent/nearby streets and the parking facilities in the downtown Fort Collins area.

Trip generation is important in considering the impact of a development such as this upon the existing street system. A compilation of trip generation information contained in Trip Generation, 9th Edition, ITE was used to estimate the trips that would be generated by the proposed/expected uses at a site. A trip is defined as a one-way vehicle movement from origin to destination. Table 2 shows the expected trip generation on a daily and peak hour basis.

Directional distribution of the generated trips is shown in Figure 5. Figure 6 shows the site generated peak hour traffic assignment of the Confluence. The traffic assignment reflects that a portion of the site generated traffic will impact the Linden/Willow intersection. It is expected that some vehicle trips will park elsewhere in the Fort Collins Downtown area.

Figure 7 shows the short range (2020) total morning and afternoon peak hour traffic at the Linden/Willow intersection. Table 3 shows the short range (2020) total morning and afternoon peak hour operation at the Linden/Willow intersection. Calculation forms are provided in Appendix C. The Linden/Willow intersection will meet the City of Fort Collins Motor Vehicle LOS Standards during the morning and afternoon peak hours with the existing control and geometry.

As requested by City staff, sight lines at the Linden/Alley intersection were evaluated. A field check was conducted for vehicles exiting the alley to Linden Street. To the north, the sight line extended across the bridge (>500 feet). This exceeds the intersection sight distance requirement. To the south, the sight line was to the Linden/Willow intersection (>250 feet). With the existing all-way stop sign control at this intersection, this sight distance is adequate.

This area of Fort Collins is considered to be a Pedestrian District. There is no expectation that parking can be found in front of a given business in the downtown. There is on-street parking along almost all streets in the area. There are two parking garages (Mason and Remington) in the downtown. The walking distance from the Confluence to either garage is 1800-1900 feet. While 0.25 miles (1320 feet) is frequently referred to as a typical walking distance, in downtown areas longer distances are often deemed to be acceptable. This is due to the visual interest, existing sidewalk infrastructure, and security in the area. Street crossings are controlled and safe. The pedestrian level of service in downtown Fort Collins is generally acceptable.

It is concluded that the Linden/Willow intersection will meet the City of Fort Collins Motor Vehicle LOS Standards with the existing all-way stop sign control and the existing geometry. Sight lines and distances are adequate at the Linden/Alley intersection. Parking will be provided at the site. It is expected that patron parking will occur on adjacent streets and within the Fort Collins downtown area.

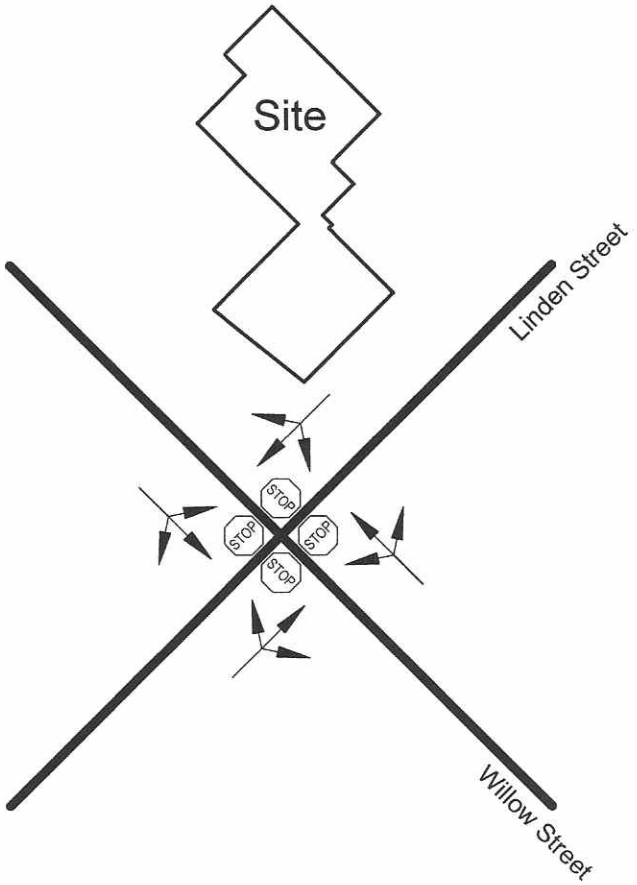


SCALE: 1"=300'

SITE LOCATION

Figure 1

DELICH ASSOCIATES



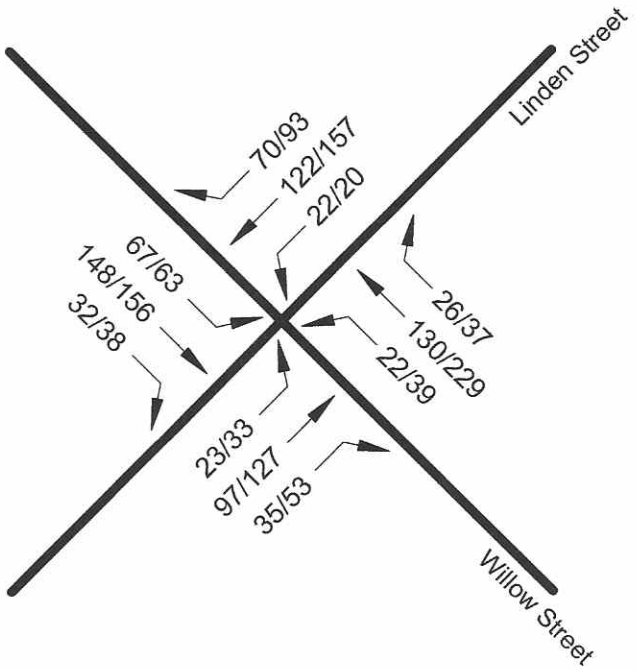
- Denotes Lane

CURRENT GEOMETRY

Figure 2

DELICH ASSOCIATES

Confluence TIS, February 2017



SHORT RANGE (2020) BACKGROUND
PEAK HOUR TRAFFIC

Figure 3

DELICH ASSOCIATES

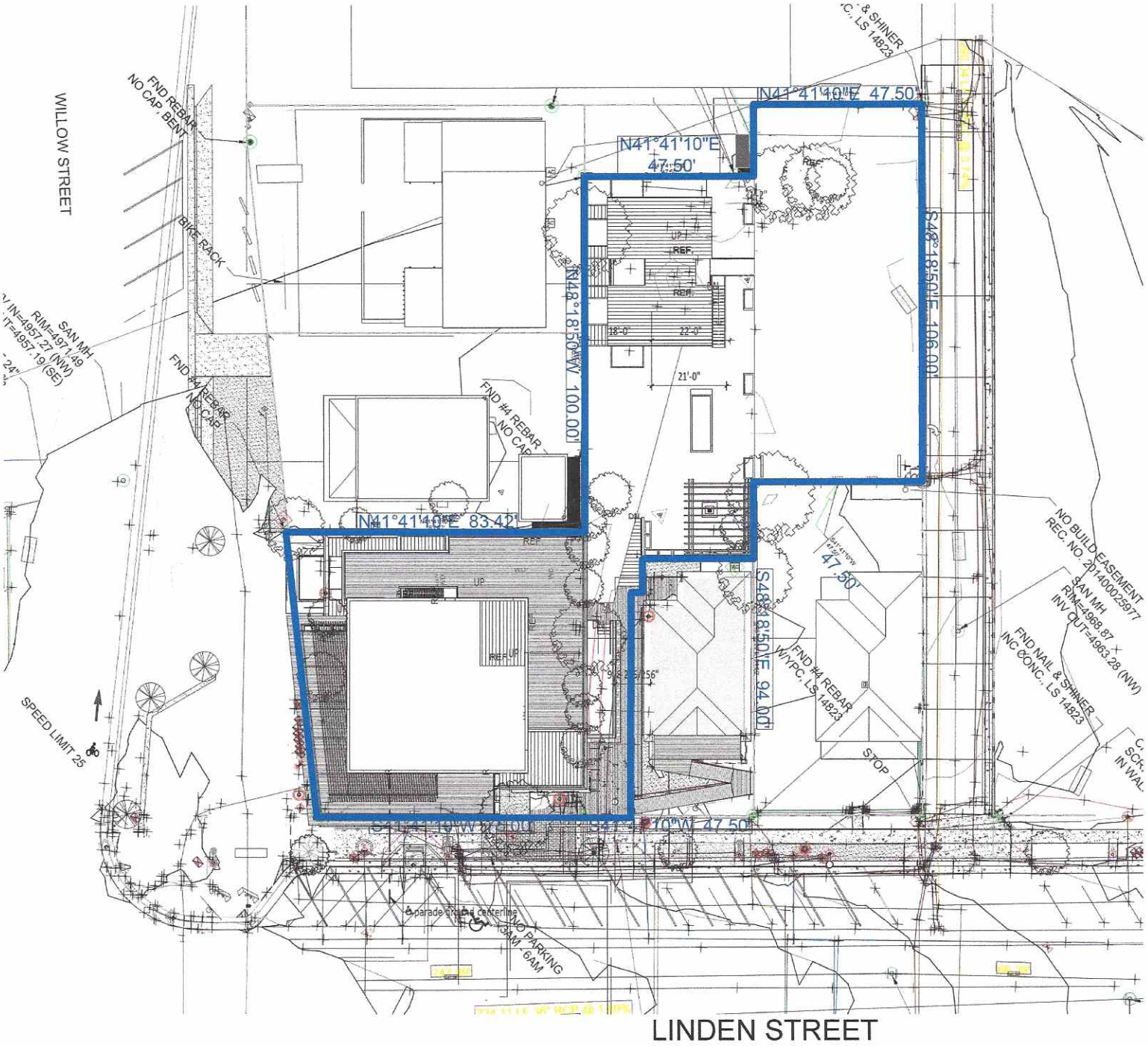
Confluence TIS, February 2017

TABLE 1 Background (2020) Peak Hour Operation			
Intersection	Movement	Level of Service	
		AM	PM
Linden/Willow (all-way stop sign)	EB	B	C
	WB	B	C
	NB	B	B
	SB	B	C
	OVERALL	B	C

TABLE 2 Trip Generation												
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
220	Apartment	47 dwelling units	EQ	408	EQ	5	EQ	22	EQ	28	EQ	15
710	Office	1.5 KSF	11.03	16	1.37	2	0.19	0	0.25	0	1.24	2
	Commercial	5.0 KSF										
826	Specialty Retail		44.32	222	0.76	4	0.60	3	1.19	6	1.52	8
932	Sit-down Rest.		127.15	636	5.95	30	4.86	24	5.91	29	3.94	20
	Average			430		17		14		18		14
	TOTAL			854		24		36		46		31

TABLE 3 Short Range (2020) Total Peak Hour Operation			
Intersection	Movement	Level of Service	
		AM	PM
Linden/Willow (all-way stop sign)	EB	B	C
	WB	B	C
	NB	B	C
	SB	B	C
	OVERALL	B	C

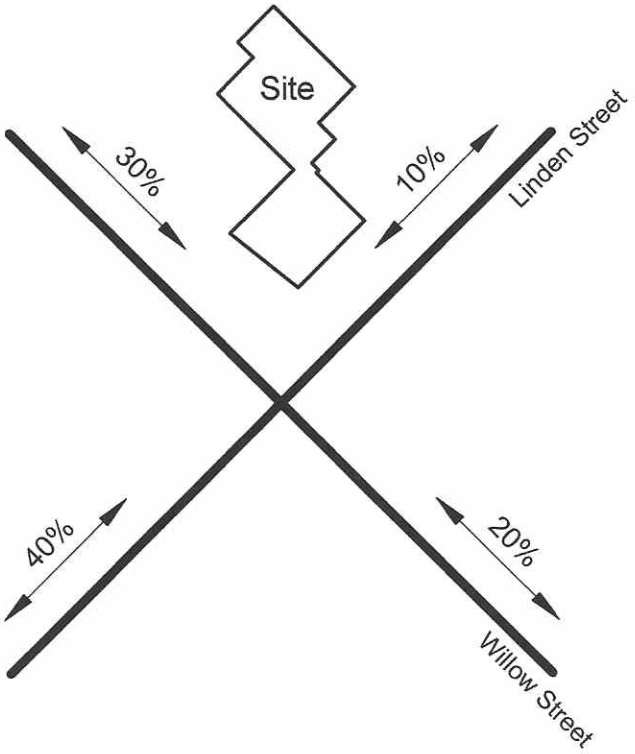
SCALE: 1"=40'



SITE PLAN

Figure 4

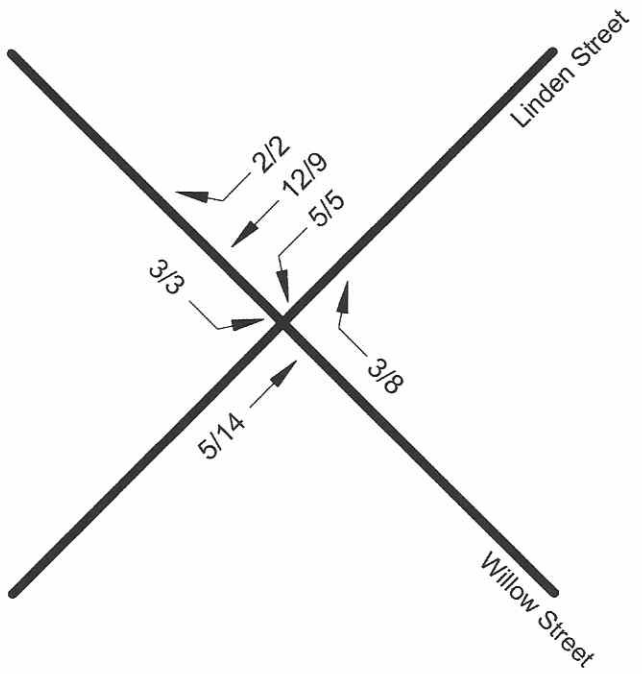
DELICH ASSOCIATES



TRIP DISTRIBUTION

Figure 5

DELICH ASSOCIATES

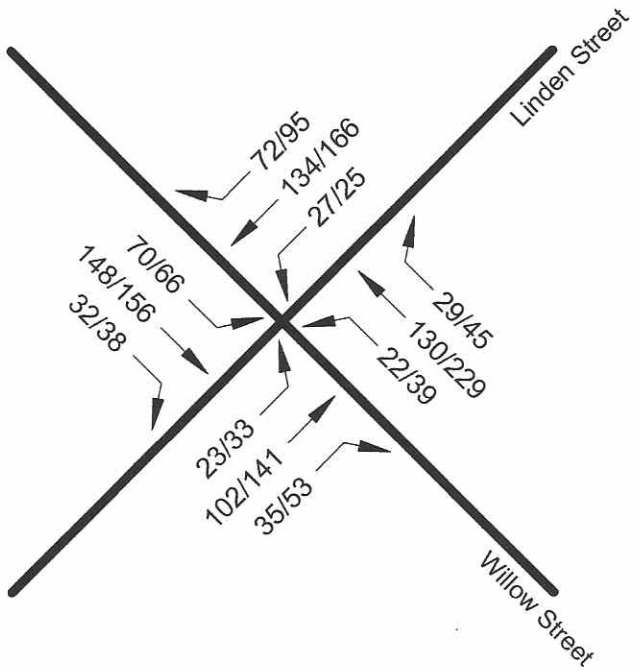


SITE GENERATED PEAK HOUR TRAFFIC

Figure 6

DELICH ASSOCIATES

Confluence TIS, February 2017



SHORT RANGE (2020) TOTAL PEAK HOUR TRAFFIC

Figure 7

DELICH ASSOCIATES

APPENDIX A

Attachment A
Transportation Impact Study
Base Assumptions

Project Information		
Project Name	CONFLUENCE	
Project Location	NW QUADRANT OF LINDEN/WILLOW	
TIS Assumptions		
Type of Study	Full: NO	~~Intermediate~~: MEMO
Study Area Boundaries	North: SITE (ALLEY)	South: WILLOW
	East: LINDEN	West: LINDEN
Study Years	Short Range: 2020	Long Range: N/A
Future Traffic Growth Rate	(OLD ELK 2016) (2%)	ADD 'OLD TOWN, CROWNE'
Study Intersections	1. All access drives	5.
	2. LINDEN/WILLOW	6.
	3.	7.
	4.	8.
Time Period for Study	AM: 7:00-9:00 / PM: 4:00-6:00	Sat Noon: NO
Trip Generation Rates	T.G. 9th (ATTACHED)	
Trip Adjustment Factors	Passby: N/A	Captive Market: N/A
Overall Trip Distribution	SEE ATTACHED SKETCH	
Mode Split Assumptions	N/A	
Committed Roadway Improvements	NOT AWARE OF ANY	
Other Traffic Studies	LINDEN/JEFFERSON RESTAURANT	
Areas Requiring Special Study		

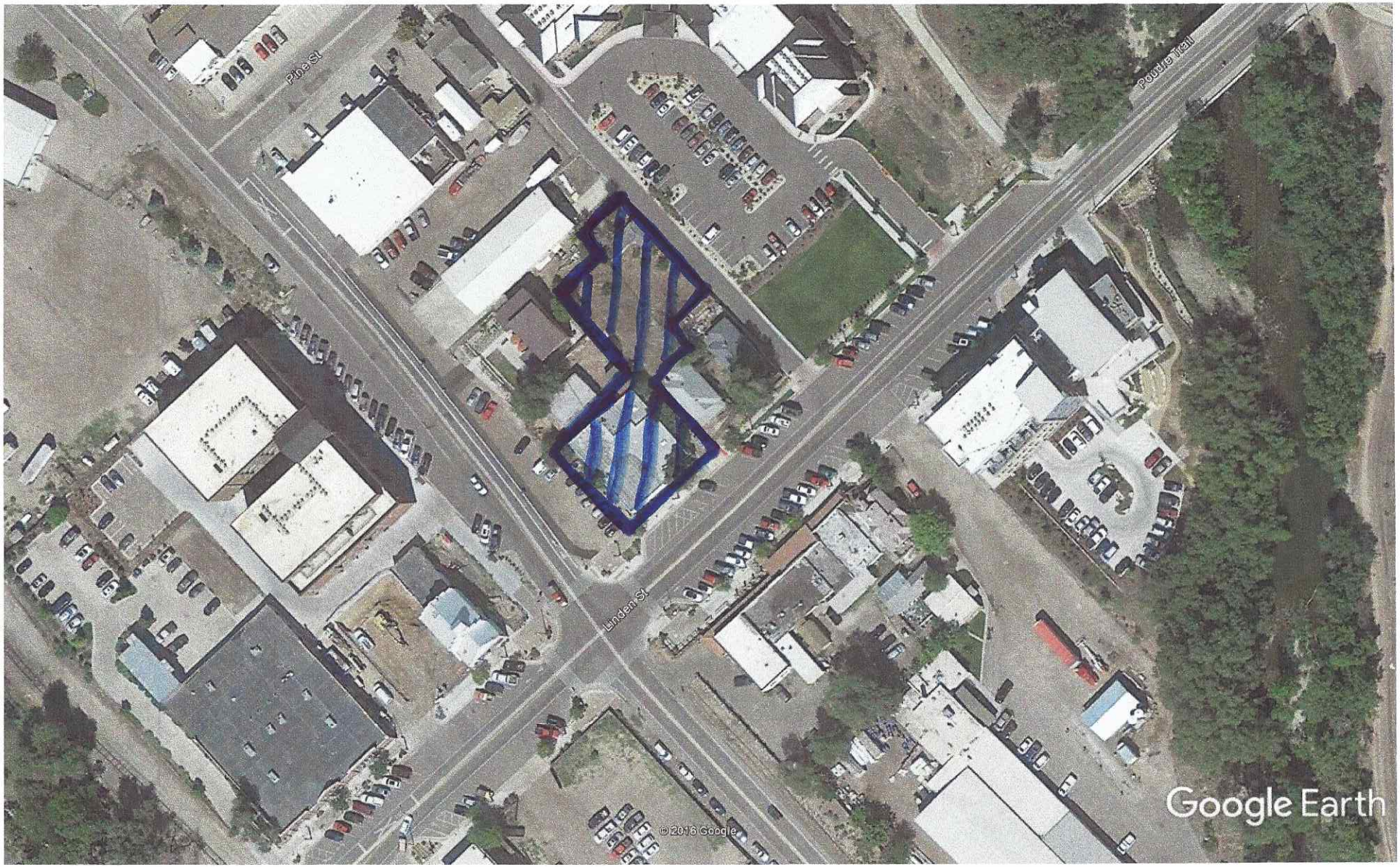
Date: FEBRUARY 1, 2017

Traffic Engineer: DELICH ASSOCIATES

Local Entity Engineer: _____

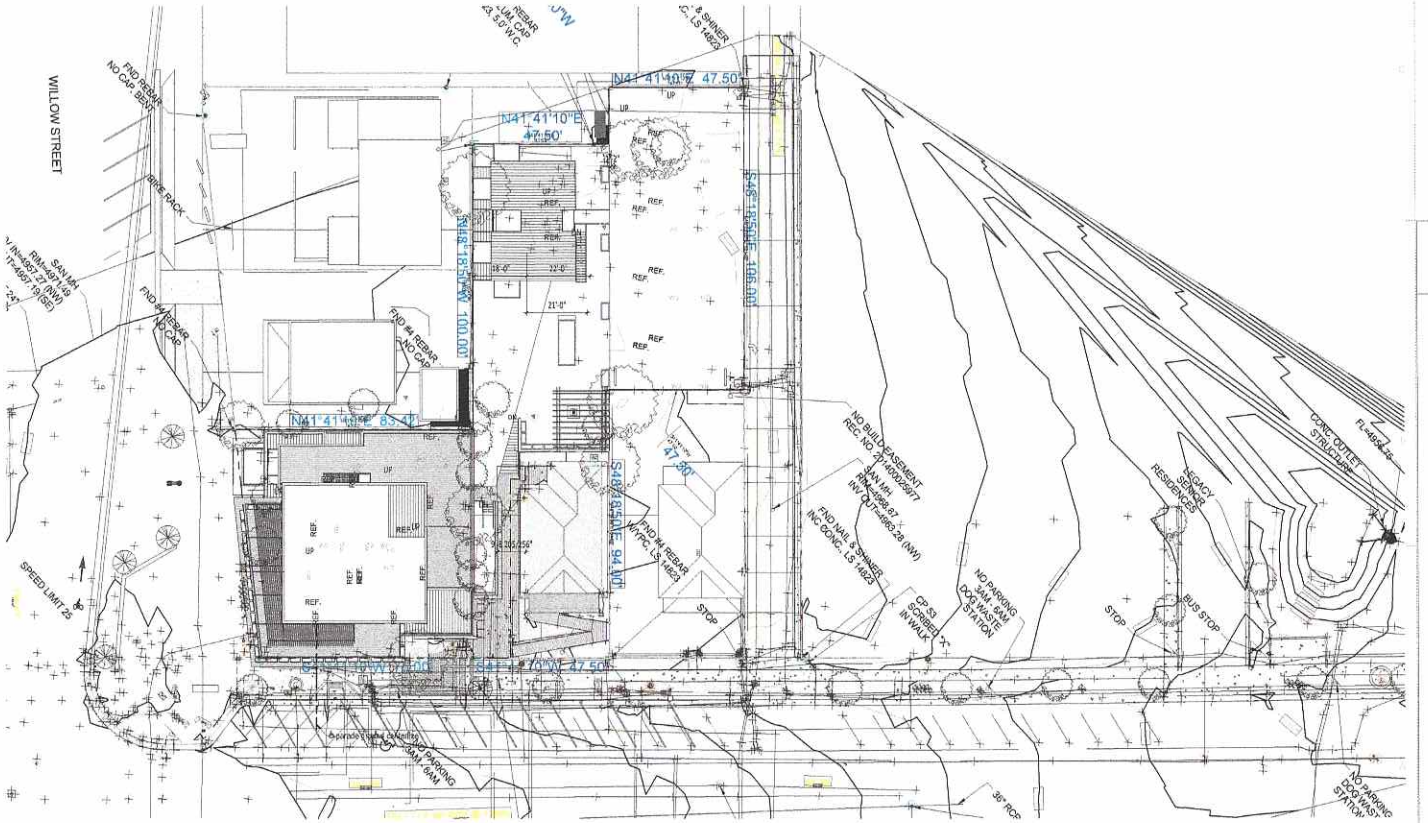
1708 BAF

1208 Plans TG 3



Google Earth feet 700 meters 200

SITE LOCATION



1 SITE
1" = 20'-0"

auworkshop
405 Linden St
Fort Collins, CO, 80524
T + 970.430.5220
www.auworkshop.co

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CONFLUENCE
SPACE FOUNDRY
401 LINDEN ST
FORT COLLINS, CO
80524

project #:
1417
issue date:
11 January 2017

SITE PLAN
AS101
SCHEMATIC DESIGN

4

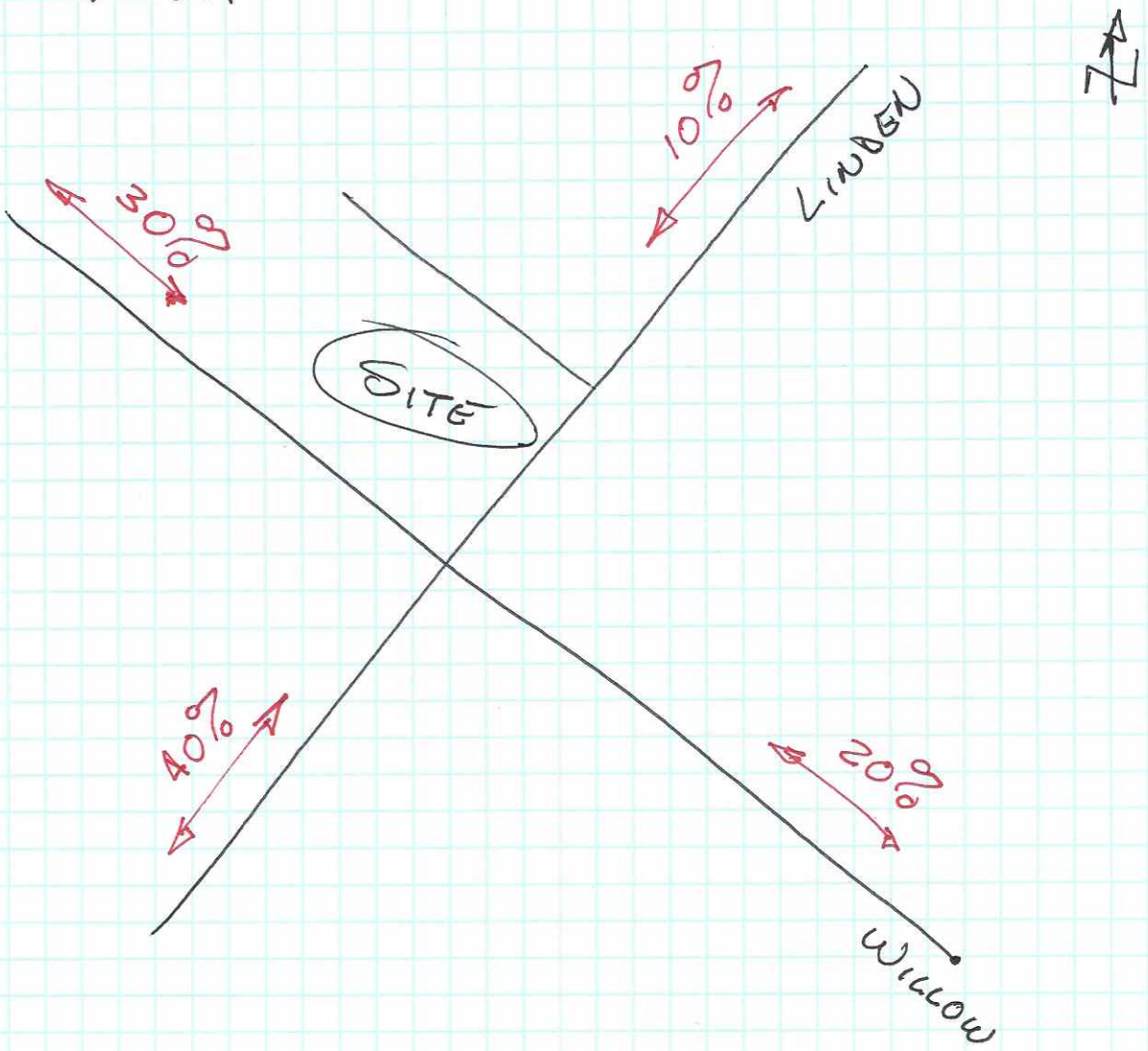
1/12/2017 8:55:46 AM - PLOT DATE

CONFLUENCE

Trip Generation

Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
220	APARTMENTS	47 D.U.	6.65	312	0.10	5	0.41	19	0.40	19	0.22	10
		→	EQ	408	EQ 20%	5	EQ 80%	22	EQ 65%	28	EQ 35%	15
		ASSIGNMENT FOR APARTMENTS (ALLEY)										
710	OFFICE (LEVEL 2)	1.5 KSF	11.03	16	1.37	2	0.19	0	0.25	0	1.24	2
	COMMERCIAL	5.0 KSF										
826	SPECIALTY RETAIL		44.32	222	0.76	4	0.60	3	1.19	6	1.52	8
932	SIT-DOWN RESTAURANT		127.15	636	5.95	30	4.86	24	5.91	29	3.94	20
	AVERAGE			430		17		14		18		14
	TOTAL			854		24		36		46		31
	LIKELY THAT ONLY A PORTION OF OFFICE AND COMMERCIAL WILL FIND ON-STREET PARKING AT/NEAR THE SITE. USE 50%.											

TRIP DISTRIBUTION



APPENDIX B

Intersection	
Intersection Delay, s/veh	11.1
Intersection LOS	B

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	67	148	32	0	22	130	26	0	23	97	35
Future Vol, veh/h	0	67	148	32	0	22	130	26	0	23	97	35
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	73	161	35	0	24	141	28	0	25	105	38
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	11.9	10.7	10.4
HCM LOS	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	15%	27%	12%	10%
Vol Thru, %	63%	60%	73%	57%
Vol Right, %	23%	13%	15%	33%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	155	247	178	214
LT Vol	23	67	22	22
Through Vol	97	148	130	122
RT Vol	35	32	26	70
Lane Flow Rate	168	268	193	233
Geometry Grp	1	1	1	1
Degree of Util (X)	0.256	0.397	0.291	0.342
Departure Headway (Hd)	5.476	5.326	5.407	5.3
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	655	674	664	677
Service Time	3.521	3.365	3.45	3.343
HCM Lane V/C Ratio	0.256	0.398	0.291	0.344
HCM Control Delay	10.4	11.9	10.7	11.1
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	1	1.9	1.2	1.5

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	22	122	70
Future Vol, veh/h	0	22	122	70
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	24	133	76
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	11.1
HCM LOS	B

Intersection	
Intersection Delay, s/veh	15.6
Intersection LOS	C

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	63	156	38	0	39	229	37	0	33	127	53
Future Vol, veh/h	0	63	156	38	0	39	229	37	0	33	127	53
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	68	170	41	0	42	249	40	0	36	138	58
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	15.3	17.2	14
HCM LOS	C	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	15%	25%	13%	7%
Vol Thru, %	60%	61%	75%	58%
Vol Right, %	25%	15%	12%	34%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	213	257	305	270
LT Vol	33	63	39	20
Through Vol	127	156	229	157
RT Vol	53	38	37	93
Lane Flow Rate	232	279	332	293
Geometry Grp	1	1	1	1
Degree of Util (X)	0.413	0.489	0.57	0.506
Departure Headway (Hd)	6.423	6.307	6.186	6.206
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	558	570	580	578
Service Time	4.487	4.369	4.245	4.267
HCM Lane V/C Ratio	0.416	0.489	0.572	0.507
HCM Control Delay	14	15.3	17.2	15.5
HCM Lane LOS	B	C	C	C
HCM 95th-tile Q	2	2.7	3.6	2.8

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	20	157	93
Future Vol, veh/h	0	20	157	93
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	22	171	101
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	15.5
HCM LOS	C

UNSIGNALIZED INTERSECTIONS

Level-of-Service	Average Total Delay sec/veh
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Table 4-3
Fort Collins (GMA and City Limits)
Motor Vehicle LOS Standards (Intersections)

	Overall	Any Approach leg	Any Movement
Signalized	D[1]	E	E[2]
Unsignalized Arterial / Arterial Collector / Collector	E[3]	F[4]	
Unsignalized Arterial / Collector Arterial / Local Collector / Local Local / Local	D[3]	F[4]	
Roundabout	E [3,5]	E[54]	E[5]

[1] In mixed use district including downtown as defined by structure plan, overall LOS E is acceptable

[2] Applicable with at least 5% of total entering volume

[3] Use weighted average to identify overall delay

[4] Mitigation may be required

[5] Apply unsignalized delay value thresholds to determine LOS

APPENDIX C

Intersection	
Intersection Delay, s/veh	11.5
Intersection LOS	B

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	70	148	32	0	22	130	29	0	23	102	35
Future Vol, veh/h	0	70	148	32	0	22	130	29	0	23	102	35
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	76	161	35	0	24	141	32	0	25	111	38
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	12.2	10.9	10.7
HCM LOS	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	14%	28%	12%	12%
Vol Thru, %	64%	59%	72%	58%
Vol Right, %	22%	13%	16%	31%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	160	250	181	233
LT Vol	23	70	22	27
Through Vol	102	148	130	134
RT Vol	35	32	29	72
Lane Flow Rate	174	272	197	253
Geometry Grp	1	1	1	1
Degree of Util (X)	0.269	0.41	0.301	0.377
Departure Headway (Hd)	5.56	5.426	5.501	5.366
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	643	663	651	669
Service Time	3.614	3.474	3.555	3.417
HCM Lane V/C Ratio	0.271	0.41	0.303	0.378
HCM Control Delay	10.7	12.2	10.9	11.7
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	1.1	2	1.3	1.8

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	27	134	72
Future Vol, veh/h	0	27	134	72
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	29	146	78
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	11.7
HCM LOS	B

Intersection	
Intersection Delay, s/veh	16.9
Intersection LOS	C

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	66	156	38	0	39	229	45	0	33	141	53
Future Vol, veh/h	0	66	156	38	0	39	229	45	0	33	141	53
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	72	170	41	0	42	249	49	0	36	153	58
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	16.3	18.7	15.1
HCM LOS	C	C	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	15%	25%	12%	9%
Vol Thru, %	62%	60%	73%	58%
Vol Right, %	23%	15%	14%	33%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	227	260	313	286
LT Vol	33	66	39	25
Through Vol	141	156	229	166
RT Vol	53	38	45	95
Lane Flow Rate	247	283	340	311
Geometry Grp	1	1	1	1
Degree of Util (X)	0.452	0.512	0.601	0.55
Departure Headway (Hd)	6.594	6.517	6.362	6.369
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	543	551	565	563
Service Time	4.677	4.596	4.436	4.447
HCM Lane V/C Ratio	0.455	0.514	0.602	0.552
HCM Control Delay	15.1	16.3	18.7	17
HCM Lane LOS	C	C	C	C
HCM 95th-tile Q	2.3	2.9	4	3.3

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	25	166	95
Future Vol, veh/h	0	25	166	95
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	27	180	103
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	17
HCM LOS	C

Planning, Development & Transportation

Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

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970.224.6134- fax
fcgov.com

MEMORANDUM

DATE: June 30, 2017
TO: Hearing Officer
TH: Tom Leeson, Director of Community Development & Neighborhood Services
Jason Holland, City Planner
FR: Maren Bzdek, Senior Historic Preservation Planner

RE: **Landmark Preservation Commission (LPC) Findings of Fact and Conclusions Pertaining to Confluence (PDP170001)**

As provided for in Land Use Code Section 3.4.7(F)(6), in its consideration of the approval of plans for properties containing or adjacent to designated, eligible or potentially eligible sites, structure, objects or districts, the Decision Maker shall receive, and consider in making its decision, a written recommendation from the Landmark Preservation Commission. This memorandum contains the Landmark Preservation Commission's Findings of Fact and its motion for this project.

At its May 17, 2017 Regular Meeting, the Landmark Preservation Commission conducted a review of the development project known as Confluence (PDP170001) as authorized under LUC Section 3.4.7(F)(6).

The Landmark Preservation Commission adopted the following motion on **a vote of 5-0**:

"That the Landmark Preservation Commission recommend to the Decision Maker approval of the Confluence project (PDP170001), finding it is in compliance with the standards contained in Land Use Code section 3.4.7 in regard to compatibility with the character of the project's area of adjacency for the following reasons:

- *The project does not impact the individual eligibility for designation of the historic properties in the defined area of adjacency.*
- *The project design uses a massing strategy at the transition edges that is compatible with the historic context and situates taller elements at the interior of the project site.*
- *The project includes primary building materials on the elevations immediately abutting historic properties that are reflective of the dominant historic materials.*
- *The project provides multiple design elements that create visual ties to buildings within the adjacent historic context.*

Landmark Preservation Commission

Meg Dunn, Chair
Per Hogestad, Vice Chair
Doug Ernest
Bud Frick
Kristin Gensmer
Dave Lingle
Mollie Simpson
Alexandra Wallace
Belinda Zink

City Council Chambers
City Hall West
300 Laporte Avenue
Fort Collins, Colorado

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

Video of the meeting will be broadcast at 1:30 p.m. the following day through the Comcast cable system on Channel 14 or 881 (HD). Please visit http://www.fcgov.com/fctv/ for the daily cable schedule. The video will also be available for later viewing on demand here: http://www.fcgov.com/fctv/video-archive.php.

Regular Meeting
May 17, 2017
Minutes – Excerpt for Confluence

- **CALL TO ORDER**

  Chair Dunn called the meeting to order at 5:32 p.m.

- **ROLL CALL**

  PRESENT: Dunn, Zink, Hogestad, Wallace, Gensmer, Ernest, Frick
  ABSENT: Lingle, Simpson
  STAFF: McWilliams, Bzdek, Bumgarner, Yatabe, Schiager

*****BEGIN EXCERPT*****

3. CONFLUENCE (PDP170001) - DEVELOPMENT REVIEW

PROJECT DESCRIPTION: This proposal is a mixed-use project of residential, office, commercial space, and parking on a 0.4-acre site at 401, 405, and 409 Linden Street in the River Downtown Redevelopment District (RDR). Final review will be a Type 1 hearing with a hearing officer.

APPLICANT: Jason Kersley, [au]workshop, llc., 405 Linden Street

Ms. Gensmer recused herself due to a conflict, and Mr. Frick recused himself because he was not present at the 2015 review of this project.

Staff Report

Ms. Bzdek presented the staff report. She discussed the relevant Code and the Commission's role in the process. She reviewed the background and staff analysis, and provided recommendations for the area of adjacency.

Mr. Yatabe asked the members to confirm whether they were present for the 2015 review of this proposal, and if not, whether they had reviewed the materials from that meeting. Mr. Ernest said he had reviewed the materials. Chair Dunn confirmed she was there. Ms. Zink was there and also reviewed materials.

Applicant Presentation

Jason Kersley gave the Applicant presentation, including historical context, zoning summary, site plan, and responses to Code requirements. He reviewed the Commission's comments from their 2015 development review and explained how their design addresses them. He talked about the materials, where they are placed on the building, and how they relate to the surrounding historic context.

Public Input

None

Commission Questions

Mr. Ernest pointed out a discrepancy in the address for the sign shop at 320 Willow. Mr. Kersey said the Assessor's map shows 320, but the number on the building is 326.

Upon Mr. Hogestad's request, Mr. Kersey reviewed the materials again, pointing out their locations.

Ms. Zink asked about the fenestration and window patterns. Mr. Kersey explained that they used storefront windows for the retail portion, and the residential windows are aluminum clad wood.

Mr. Hogestad asked how the cement board is scored and mounted, and whether it's a rainscreen. Mr. Kersey replied that it was a raw concrete panel rainscreen. He passed around samples of all the materials.

Mr. Hogestad asked how the wood would be treated, and Mr. Kersey said it would be stained.

Ms. Zink asked about the coursing for the stone, and the mortar for the brick. Mr. Kersey said the brick would have standard gray mortar, and the stone would be rubble.

Mr. Hogestad asked for details about the concrete panels, such as how they are scored, how the corners are made, what the header and sill look like, how the storefront fits into it, and how they are attached to the wood tower piece. Mr. Kersey said there would be an open butt joint at the corner. He said the panel size would be 2' x 10' vertical, but they are still working through the details. Mr. Hogestad expressed concern that they don't have the detail worked out. Mr. Kersey assured him that they would get there.

Chair Dunn asked about the rust on the corrugated panels dripping to the sidewalk. Mr. Kersey said there is a sunshade to catch that, and a narrow patch of grass to catch anything that gets past that.

Mr. Hogestad asked about the signage. Mr. Kersey explained it would be a ghost sign in lighter colored stain.

Mr. Kersey responded to additional Commission questions about materials and colors, pointing out their placement.

Chair Dunn asked about the Camp Collins sign, noting that it should be "Fort" Collins, not "Camp" Collins, and the year should be 1864, not 1866. Mr. Ernest suggested they come back to discuss the sign further.

Chair Dunn asked whether the small building behind the outbuilding is part of the eligibility. Ms. Bzdek said she would have to look into that.

Area of Adjacency

Chair Dunn asked the Commission about their thoughts on the area of adjacency. Mr. Ernest stated he is comfortable with Staff's recommendations.

Mr. Hogestad moved that the Landmark Preservation Commission adopt the area of adjacency as listed in the staff report for the proposed Confluence project.

Mr. Ernest seconded. The motion passed 5-0.

Commission Discussion

Mr. Hogestad expressed amazement at the detail and volume of materials included. He said the project meets all the criteria, but he feels that the whole project is a lot of little pieces in need of a unifying element that brings it all together. He clarified that was not meant as a criticism, just a comment.

Mr. Ernest commented that the Applicants responded to the Commission's concerns from the 2015 review. He recognized the complexity of differentiating between the three separate buildings, and is comfortable with the result. Mr. Hogestad responded that the materials are varied on each building, and that the project was overly detailed and struggling for identity.

Ms. Zink commented that the scale in relation to the historic buildings is reasonable, considering that the historic buildings are simple and traditional, and these are complicated, modern buildings.

Chair Dunn referenced Section 3.4.7(F)(3), and asked the Commission members whether the project met the requirement to maintain the existing distribution of materials on the block. Mr. Hogestad said it meets the intent of the Code.

Ms. Wallace said the materials fit well in the River District area, and she appreciated the nod to surrounding architecture. She wondered if the project's application of the Code might be too literal.

Chair Dunn said she was intrigued by the way the coloring of the corrugated metal felt familiar to the brick in some of the buildings in the area. Mr. Hogestad said the corrugation has a connotation of industry and warehouse, and prefers the color of this metal over galvanized. Ms. Zink said the metal also relates to the railroad tracks.

Chair Dunn asked for comments relating to Section 3.4.7(F)(1). Mr. Ernest said while the new structure is quite dissimilar in size to the historic structures, he agreed with the Staff analysis that the stepped back massing and other setbacks have addressed that.

Mr. Hogestad said the fine grain of detail actually helps to make the buildings appear and feel smaller.

Chair Dunn said it complies well in terms of step backs and the placement of taller sections in the interior. She is concerned about the section behind the house, but it is interior, so it does comply with the Code.

Mr. Hogestad expressed concern that the final details of how it comes together are missing, and they always ask for that in a final review. Mr. Hogestad said it could take months to develop that detail, and maybe in this particular instance, it isn't necessary to wait for it. Ms. Zink commented that they usually have more generic detail, not that fine level of detail. Mr. Hogestad stressed the importance of the details to the execution and appearance of the project, adding that the finished product must look like what they are approving. Mr. Hogestad said he is confident the Applicant will figure out the solutions, and suggested they could move forward based on the assumption it will be well-executed.

Chair Dunn requested comments about Section 3.4.7(F)(2). Ms. Zink said the alignment in this case is more general, and that the heights are similar enough. In terms of window patterns, Ms. Zink said the other buildings don't have windows that establish a pattern. Mr. Ernest agreed. Ms. Zink said the windows and cornices fit in with the River District. Ms. Wallace said it is a new entity, so it can't be matched up with anything comparable. Mr. Hogestad added that the window proportion is historic in nature.

Chair Dunn commented that the signage acknowledging the Fort serves as a connection to the focal point required by Section 3.4.7(F)(4).

Commission Deliberation

Mr. Ernest moved that the Landmark Preservation Commission recommend to the Decision Maker approval of the Confluence project (PDP170001), finding it is in compliance with the standards contained in Land Use Code Section 3.4.7 in regard to compatibility with the character of the project's area of adjacency for the following reasons:

- ***The project does not impact the individual eligibility for designation of the historic properties in the defined area of adjacency.***
- ***The project design employs a massing strategy at the transition edges that is compatible with the historic context and situates taller elements at the interior of the project site.***
- ***The project includes primary building materials on the elevations immediately abutting historic properties that are reflective of the dominant historic materials.***
- ***The project provides multiple design elements that create visual ties to buildings within the adjacent historic context.***

Ms. Zink seconded.

Mr. Hogestad recognized the huge effort to design this building, and again noted that it was not his intent to criticize the design work. He stated he'd never seen so much detail so closely tied to the Land Use Code and Design Guidelines. He hopes the Applicant will come back for a complimentary review of the proposed Fort Collins signage. Chair Dunn agreed.

Mr. Ernest stated he would support the motion, commenting on the project's compliance with the various sections of 3.4.7. He added that the Applicant also did a good job of applying the River District Guidelines without subordinating the Land Use Code provisions.

The motion passed 5:0.

*****END EXCERPT*****