



ITEM NO 1  
MEETING DATE March 16, 2016  
STAFF Ryan Mounce

## ADMINISTRATIVE HEARING OFFICER

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### STAFF REPORT

**PROJECT:** The Green Solution, FDP150045

**APPLICANT:** Kyle Speidell  
The Green Solution, LLC  
700 17<sup>th</sup> Street, Suite 2200  
Denver, CO 80202

**OWNERS:** Joe Dice & Ryan Null  
The Grow Shop LLC  
PO Box 1428  
Fort Collins, CO 80522

#### PROJECT DESCRIPTION:

This is a request for consideration of a consolidated Project Development Plan/Final Plan to convert an existing medical marijuana center to a retail marijuana store. In addition, the site will be platted and the rear portion of the existing 2,330 square foot building will be demolished to construct a 2,470 square foot addition. In total, the 1-story building will be approximately 4,800 square feet in size. The project site is located at 810 North College Avenue on a .31-acre lot in the Service Commercial (C-S) zone district.

**RECOMMENDATION:** Staff recommends approval of The Green Solution, consolidated Project Development Plan/Final Plan, FDP150045.

#### EXECUTIVE SUMMARY:

Staff finds the proposed The Green Solution consolidated Project Development Plan/Final Plan complies with all applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The consolidated Project Development Plan/Final Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The consolidated Project Development Plan/Final Plan complies with relevant standards of Article 3 – General Development Standards.

- The consolidated Project Development Plan/Final Plan complies with relevant standards located in Division 4.22 Service Commercial (C-S) of Article 4 – Districts.

## COMMENTS:

### 1. **Background**

The existing building was constructed in 1952 in Larimer County and the site was later annexed into Fort Collins as part of the North College Annexation in December 1959. The site has been utilized for a variety of retail and office-related uses and is currently occupied as a medical marijuana center.

The project location and frontage along North College Avenue fall within the boundaries of the North College Corridor Plan and the US287/SH14 Access Control Plan. These adopted plans lend policy guidance to reducing an overemphasis on vehicle parking, access, and infrastructure immediately along the corridor frontage. A recent City capital improvement project added new multi-modal infrastructure such as bike lanes, sidewalks, and streetscape amenities. In addition, the open access the property had to College Avenue was closed per recommendations from the US287/SH14 Access Control Plan. In the interim, parking and access to the site appears to be coming from a shared driveway north of the project boundaries.

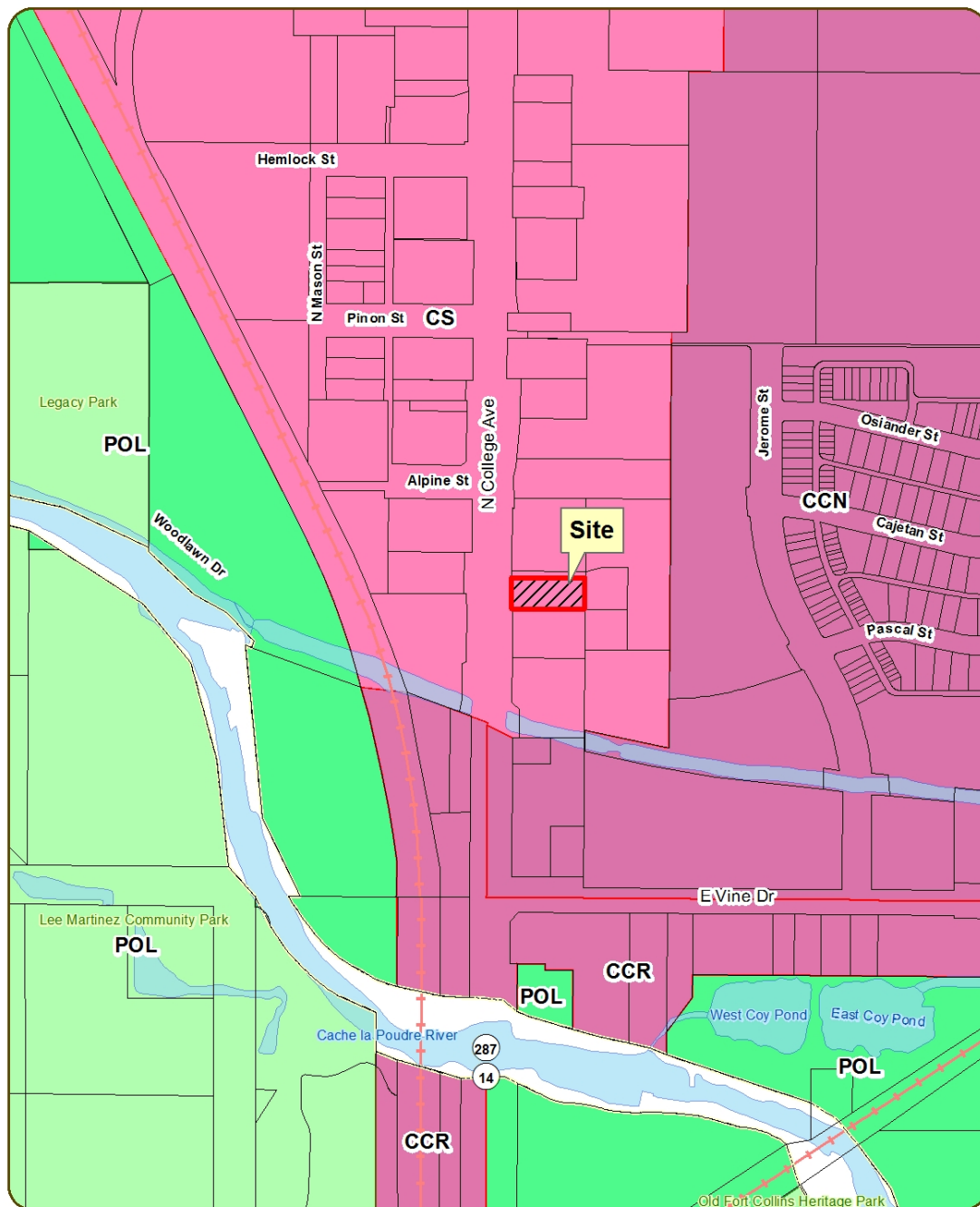
The surrounding zoning and land uses are as follows:

| Direction | Zone District  | Existing Land Uses               |
|-----------|--|----------------------------------|
| North     | Service Commercial (C-S)   | Indoor Recreation & Retail       |
| South     | Service Commercial (C-S)   | Vehicle Sales & Retail           |
| East      | Service Commercial (C-S), Community Commercial – North College (C-C-N) | Retail, Single-Family Homes      |
| West      | Service Commercial (C-S), Public Open Lands (P-O-L)                    | Retail, Restaurant, Natural Area |

A zoning vicinity map is presented on the following page:



### Map: The Green Solution Site & Zoning Vicinity Map



1 inch = 300 feet

## The Green Solution



**2. Compliance with Article 4 of the Land Use Code – Service Commercial (C-S), Division 4.22:**

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

*A. Section 4.22(B) – Permitted Uses*

Retail marijuana stores are a permitted use in the Service Commercial zone district, subject to Basic Development Review. This development is being processed as an Administrative (Type 1) review, as the development application was submitted prior to Land Use Code changes made in December 2015 altering the review process for retail marijuana stores from Administrative (Type 1) review to Basic Development Review in the Service Commercial district.

*B. Section 4.22(D) – Land Use Standards*

The maximum building height in the C-S district is 3-stories. The existing building and new addition are 1-story in height and comply with this zone district requirement.

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

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

*A. Section 3.2.1 – Landscaping and Tree Protection*

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

*3.2.1(D) – Tree Planting Standards*

Seven new trees will be planted onsite to meet tree stocking standards. The new trees will be positioned in a front-yard area and within new islands defining the reconfigured parking area.

The new trees meet standards for size, quantity, and minimum species diversity. One tree has been upsized to serve as mitigation for the removal of an existing Box Elder on the south side of the property.

### *3.2.1(D)(2) – Street Trees*

Canopy shade street trees were previously installed along the College Avenue frontage as part of a capital improvement project along College Avenue in 2014.

### *3.2.1(E)(2) – Landscape Area Treatment*

The proposal includes new landscaping areas to meet current Land Use Code requirements. A large area of asphalt located between the building and College Avenue will be removed and planted with turf, trees, and various shrubs. Foundation plantings will also be provided along the new building addition's north-facing elevation.

### *3.2.1(E)(4) – Parking Lot Interior Landscaping*

New landscape islands will define the beginning and end of the reconfigured parking aisle with planted shrubs and trees. The new islands meet Land Use Code requirements that 6% of the parking lot interior be landscaped.

### *3.2.1(E)(5) – Parking Lot Perimeter Landscaping*

The parking area for the project will remain abutting the north property line and features no perimeter screening, consistent with the lack of setbacks as described in Land Use Code Section 3.2.2(J) for buildings and uses with shared parking and access.

Proposed parking will be accessed off a driveway functioning as partial or shared access to three businesses: 810 N College Avenue, 814 N College Ave, and 830 N College Ave. Attachment 5 includes right-of-way and access language indicating the project site has access to 15-feet north of the project site, but less than the required 24-feet needed for a two-way drive aisle. Additional discussion on the drive-aisle requirement is provided in comments for Land Use Code Section 3.2.2(L).

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

The development will add four new protected bicycle parking spaces near the front entrance under a building canopy. The new bike parking spaces meet the four bicycle parking spaces required by the Land Use Code for a retail establishment.

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

As part of the proposed redevelopment, onsite parking will be altered to meet current code standards. Although the location of the parking along the north property will not change, the number and orientation of parking will be modified.

The current parking configuration features 13 diagonal spaces that do not meet standards for width and depth. After the proposed improvements, 10 wider, perpendicular spaces will remain with associated landscape islands, curb, walkways, and handicap spaces.

Minimum parking requirements for general retail are calculated based on two spaces for every 1,000 square feet of floor area. For the proposed 4,800 square foot building, a minimum of 10 vehicle spaces are required, and 10 spaces are proposed.

*D. Section 3.2.2(J) – Setbacks*

The reconfigured parking area has been pushed further east of North College Avenue to meet minimum setback requirements for vehicle use areas along an arterial street of 15-feet.

*E. Section 3.2.2(L) – Parking Stall Dimensions*

This Land Use Code section sets minimum dimensional standards for parking stalls and drive-aisles. The reconfigured site-parking meets dimensional standards for parking stalls that are 8-feet wide and 19-feet deep.

The Land Use Code standard for a two-way access drive serving the parking aisle is 24-feet. The project has provided copy of a deed (Attachment 5) indicating access to a 15-foot strip north of the project site along the shared driveway. Further research and demonstration of access of the full 24-foot width is needed to meet this Land Use Code standard. Staff is recommending a condition of approval that the project demonstrate existing access agreements are in place or the dedication of access easement(s) at least 24-feet wide north of the project boundary to serve the project's parking and trash enclosure.

F. *Section 3.2.4 – Site Lighting*

New building lighting will provide security illumination for building surrounds and the parking area. All light fixtures will comply with Land Use Code standards and will be fully shielded and down-directional. Light sources will use a lower color temperature range to reduce the perceived harshness of some types of LED lighting.

G. *Section 3.2.5 – Trash and Recycling Enclosures*

The proposed redevelopment will construct a new trash and recycling enclosure along the rear (east) property line. The enclosure is consistent with Land Use Code requirements and will be built on a concrete pad with separate walk-in access without the need to open the main gates.

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

The existing building and new addition will be similar in size, height, bulk, mass, and scale to its surroundings. Within the immediate context are other one-story buildings of similar height and scale.

The planned rear building has further been articulated through the use of projecting brick pilaster elements and trellises with climbing vines to create building bays of human-scaled proportions.

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

Materials for the building will be comprised primarily of brick and stucco, matching materials used on other nearby structures. The new building addition will utilize the same brick color and pattern already utilized on the front of the building to create consistency in design.

J. *Section 3.5.3(C)(2) – Orientation to Build-to Lines for Streetfront Buildings*

As part of the redevelopment of the site, the existing asphalt vehicle use area between the front of the building will be torn out and replaced with landscaping, meeting standards that do not permit vehicle use areas between buildings and the street.

For the construction of a new building, build-to line standards would also require the building to be located at least 10 and no more than 25-feet from the front property line. The existing building is located further than this 25-foot requirement, but as described in the code section concerning redevelopment of existing buildings, there is no reasonably feasible means to achieve this element of the build-to line standard.

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

In evaluating the request for The Green Solution consolidated Project Development Plan/Final Plan, FDP150045, Staff makes the following finds of fact:

- A. The consolidated Project Development Plan/Final Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
- B. The consolidated Project Development Plan/Final Plan complies with relevant standards located in Article 3 – General Development Standards.
- C. The consolidated Project Development Plan/Final Plan complies with relevant standards located in Division 4.22 Service Commercial District (C-S) of Article 4 – Districts.

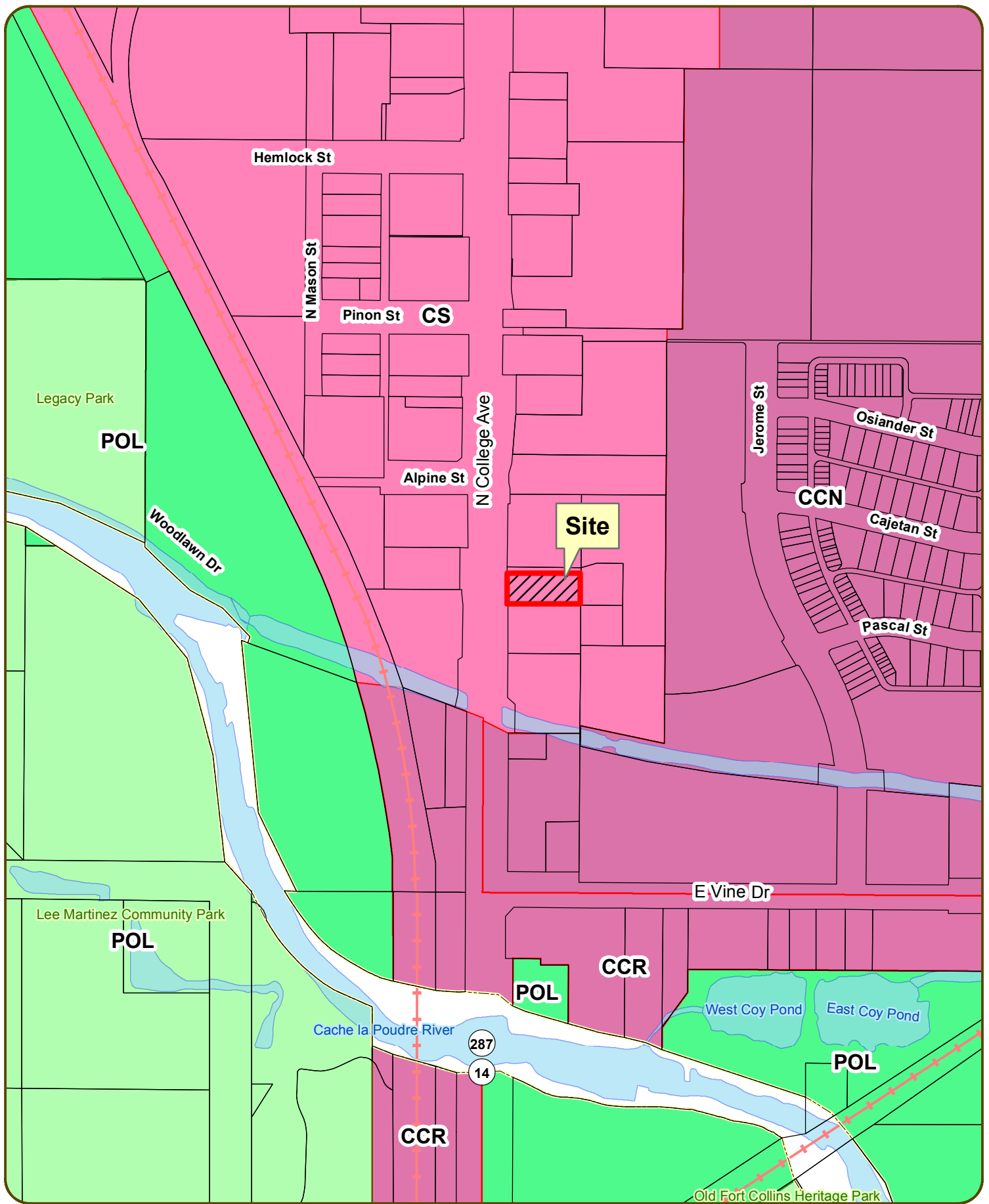
#### **RECOMMENDATION:**

Staff recommends approval of The Green Solution, FDP150045 with the following condition:

- Applicant shall demonstrate to the City's satisfaction existing access to the project's parking and trash enclosure areas or obtain access easement(s) a minimum of 24-feet wide capable of serving the project parking and trash enclosure.

#### **ATTACHMENTS:**

1. Zoning & Site Vicinity Map
2. Applicant's Statement of Planning Objectives
3. Planning Document Set (Site Plan, Landscape Plan, Elevations, Lighting Plan, Subdivision Plat)
4. Utility Plan
5. Shared driveway records (15-feet north of project boundary)



1 inch = 300 feet

## The Green Solution





**MEMO**

**To:** Ryan Mounce, Project Planner

**From:** Julie Rentz

**Date:** December 16, 2015

**Re:** 810 N. College Avenue  
Retail Marijuana Store and Cultivation Facility

**STATEMENT OF PLANNING OBJECTIVES**

The proposed project will expand an existing medical marijuana facility for use as a retail marijuana store. The current building, which has previously been expanded multiple times, is approximately 2,300 square feet. The previous expansions were not planned very well and have created an inconsistent space throughout the building. The objective is to unify the space and upgrade the building materials for an aesthetically appealing façade, which will be complimented by a strong and upgraded interior. The intent of the proposed improvements is to bring all concerns up to code for longevity of the property. The project will add approximately 2,500 square feet to the building. This will include removing one of the previous additions, which will help create consistency in the space.

This expansion will also help to accommodate a high traffic facility that allows patrons to move in and out of it with ease. It is expected that there will be up to 50 people in the building at any given time with no congestion. The facility has been designed to accommodate this type of traffic and sustain it effortlessly.

Additionally, the heating/cooling, electrical and plumbing systems will be updated to create a world class facility providing comfort for the customers. A state of the art negative pressure ventilation system will be installed, which will help to ensure that all odors are captured and destroyed prior to discharge. Landscape and flat work will also be upgraded for accessibility and beautification of the area. As a result of this project, the overall area will be enhanced so that the surrounding sites and City can be proud of this expansion and the revenue increase that will come with it by approving this addition.

The property at 810 N. College Avenue is currently zoned as Commercial Service with a Medical Marijuana Land Use. For the proposed project, the zoning will remain as Commercial Service with a Medical and Retail Marijuana Land Use. The parcel will be platted as part of the Project Development Plan.

**TRAFFIC IMPACT ANALYSIS**

A Traffic Impact Analysis is not required for this project. The proposed expansion was planned for approximately 50 people (employees and customers) in the building at any given time. There will be 5-10 employees on site depending on the time and day. It is anticipated that there will be approximately 100-150 vehicles per day entering the property with some additional pedestrian and bicycle traffic.



## **OWNER / APPLICANT INFORMATION**

The owner of the property to be developed is as follows:

The Grow Shop LLC

PO Box 1428, Ft. Collins, CO 80522

Contact: Joe Dice      Email: [Joseph@Dice.Global](mailto:Joseph@Dice.Global)      Phone: 775-385-5819

or

Contact: Ryan Null      Email: [ryan.fnull@gmail.com](mailto:ryan.fnull@gmail.com)

The applicant below will be leasing the property from the property owner listed above and will be performing the proposed improvements.

The Green Solution, LLC (Tenant)

700 17<sup>th</sup> Street, Suite 2200, Denver CO 80202

Contact: Kyle Speidell

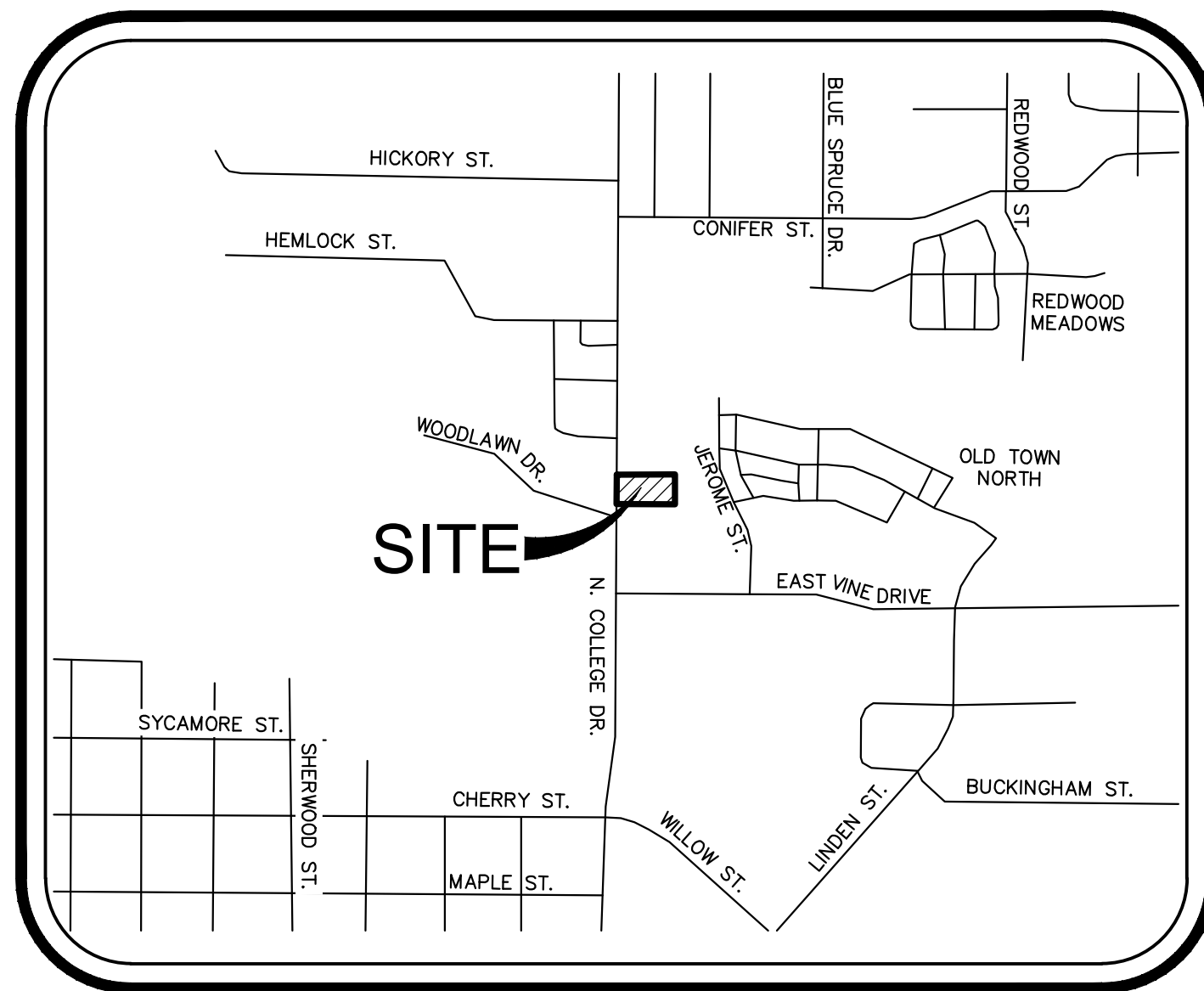
Email: [kyle@tgscolorado.com](mailto:kyle@tgscolorado.com)

Phone: 720-399-3840

## **PROJECT SCHEDULE**

The project is scheduled to start demolition on March 1, 2016 and will take approximately 4 months to complete construction. The project will be completed in a single phase.

810 N COLLEGE AVE  
LOT 1, TGS COLLEGE AVENUE SUBDIVISION  
A PART OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF FORT COLLINS AND COUNTY OF LARIMER, STATE OF COLORADO



**VICINITY MAP**  
NOT TO SCALE

## SHEET INDEX

|                                   |        |
|-----------------------------------|--------|
| COVER SHEET                       | 1 OF 8 |
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| LANDSCAPE PLAN (L-2)              | 4 OF 8 |
| BUILDING ELEVATIONS (A2.1)        | 5 OF 8 |
| LIGHTING PLAN (E1)                | 6 OF 8 |
| FLOODPLAIN SITE PLAN (1 OF 2)     | 7 OF 8 |
| FLOODPLAIN CROSS SECTION (2 OF 2) | 8 OF 8 |

**OWNER/DEVELOPER:**

THE GROW SHOP, LLC  
PO BOX 1428  
FORT COLLINS, CO 80522  
CONTACT: JOE DICE

**ENGINEER:**

MANHARD CONSULTING LTD  
8008 EAST ARAPAHOE COURT  
SUITE 110  
CENTENNIAL, CO 80112  
CONTACT: DANIEL MADRUGA PE

## LANDSCAPE ARCHITECT

NATURE'S DESIGN ASSOCIATES, LLC  
15674 INDIANA GULCH ROAD  
JAMESTOWN, CO 80455  
CONTACT: BECKY MARTINEK

**APPLICANT/TENANT**

THE GREEN SOLUTION, LLC  
700 17TH STREET, SUITE 2200  
DENVER, CO 80202  
CONTACT: KYLE SPEIDELL

**ARCHITECT:**

SICKBERT & ASSOCIATES  
5375 PENNSYLVANIA AVENUE  
BOULDER, CO 80303  
CONTACT: MIKE SICKBERT

**FLOOD PLAIN ENGINEER**

HIGH POINT ENGINEERING  
PO BOX 150894  
LAKEWOOD, CO 802015  
CONTACT: JOHN TOMPKINS

## LEGEND

|  |                                |
|--|--------------------------------|
|  | PROPERTY LINE                  |
|  | EASEMENT                       |
|  | CENTERLINE                     |
|  | SETBACK                        |
|  | BUILDING                       |
|  | EXISTING CURB AND GUTTER       |
|  | PROPOSED CURB AND GUTTER       |
|  | PROPOSED SPILL CURB AND GUTTER |
|  | PROPOSED SIDEWALK              |
|  | SAWCUT                         |
|  | PROPOSED STORM DRAIN           |
|  | EXISTING STORM DRAIN           |
|  | PROPOSED CATCH BASIN           |
|  | PROPOSED DRAIN MANHOLE         |
|  | PROPOSED SANITARY SEWER        |
|  | EXISTING SANITARY SEWER        |
|  | EXISTING WATER MAIN            |
|  | EXISTING GAS LINE              |
|  | EXISTING ELECTRICAL            |
|  | EXISTING TELECOM               |
|  | EXISTING SEWER MANHOLE         |
|  | EXISTING FIRE HYDRANT          |
|  | PROPOSED FIRE HYDRANT          |
|  | PROPOSED WATER VALVE           |
|  | PROPOSED WATER METER           |
|  | PROPOSED WATER                 |
|  | PROPOSED SEWER CLEANOUT        |
|  | PROPOSED FDC                   |
|  | EXISTING OVERHEAD ELECTRIC     |
|  | PROPOSED MAJOR CONTOUR         |
|  | PROPOSED MINOR CONTOUR         |
|  | EXISTING MAJOR CONTOUR         |
|  | EXISTING MINOR CONTOUR         |
|  | PROPOSED SIGN                  |
|  | EXISTING SIGN                  |
|  | PARKING COUNT SYMBOL           |

## ABBREVIATIONS

|        |                            |
|--------|----------------------------|
| ADI    | ADJUST                     |
| ARCH   | ARCHITECT                  |
| BOP    | BOTTOM OF PIPE             |
| B/W    | BACK OF WALK               |
| BM     | BENCHMARK                  |
| B/O    | BY OTHERS                  |
| BW     | BOTTOM OF WALL             |
| CB     | CATCH BASIN                |
| CL     | CENTERLINE                 |
| C.O.F. | CITY OF FORT COLLINS       |
| CONC   | CONCRETE                   |
| CY     | CUBIC YARD                 |
| DIA    | DIAMETER                   |
| DIP    | DUCTILE IRON PIPE          |
| E      | ELECTRIC                   |
| ELEV   | ELEVATION                  |
| EP     | EDGE OF PAVEMENT           |
| ESMT   | EASEMENT                   |
| EX     | EXISTING                   |
| FDC    | FIRE DEPARTMENT CONNECTION |
| FG     | FINISHED GRADE             |
| FF     | FINISHED FLOOR             |
| FFE    | FINISH FLOOR ELEVATION     |
| FES    | FLARED END SECTION         |
| FL     | FLOW LINE/ FIRE LANE       |
| G      | GROUND                     |
| G/F    | GRADE AT FOUNDATION        |
| G/S    | GARAGE SLAB                |
| GW     | GUY WIRE                   |
| HP     | HIGH POINT                 |
| HYD    | HYDRANT                    |
| INL    | INLET                      |
| INV    | INVERT                     |
| LP     | LOW POINT                  |
| ME     | MATCH EXISTING             |
| MAX    | MAXIMUM                    |
| MH     | MANHOLE                    |
| MIN    | MINIMUM                    |
| PA     | PUBLIC ACCESS              |
| PL     | PROPERTY LINE              |
| PP     | POWER POLE                 |
| PROP   | PROPOSED                   |
| PVC    | POLYVINYL CHLORIDE PIPE    |
| PV     | PAVEMENT                   |
| R      | RADIUS                     |
| ROW    | RIGHT-OF-WAY               |
| RCP    | REINFORCED CONCRETE PIPE   |
| SAN    | SANITARY SEWER             |
| SF     | SQUARE FOOT                |
| SMH    | SANITARY MANHOLE           |
| ST     | STORM SEWER                |
| SW     | SIDEWALK                   |
| SY     | SQUARE YARDS               |
| TB     | THRUST BLOCK               |
| TBR    | TO BE REMOVED              |
| T      | TELEPHONE                  |
| TC     | TOP OF CURB                |
| TF     | TOP OF FOUNDATION          |
| TO     | TOP OF PIPE                |
| TW     | TOP OF WALL                |
| TEMP   | TEMPORARY                  |
| U      | UTILITY                    |
| WM     | WATER MAIN                 |
| WSE    | WATER SURFACE ELEVATION    |

## OWNER'S ACKNOWLEDGMENT

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

OWNER (SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D. BY \_\_\_\_\_

(PRINT NAME) \_\_\_\_\_  
AS \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
WITNESS MY HAND AND OFFICAL SEAL.

\_\_\_\_\_  
 NOTARY PUBLIC ADDRESS

## PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D. BY \_\_\_\_\_

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

[illegible]

**Manhard**  
CONSULTING LTD

808 E. Aspinwall Court, Suite 110, Oremville, CT 06011    p: 860.768.0400    f: 860.768.0400    manhard.com

Construction Management • Environmental Remediation • Landslide Analysis • Planning  
Construction Management • Environmental Remediation • Landslide Analysis • Planning

## THE GREEN SOLUTION

810 N COLLEGE AVENUE FORT COLLINS, CO

# COVER SHEET

PROJ. MGR.: DJM  
PROJ. ASSOC.: JAR  
DRAWN BY: MAM  
DATE: 12/15/15

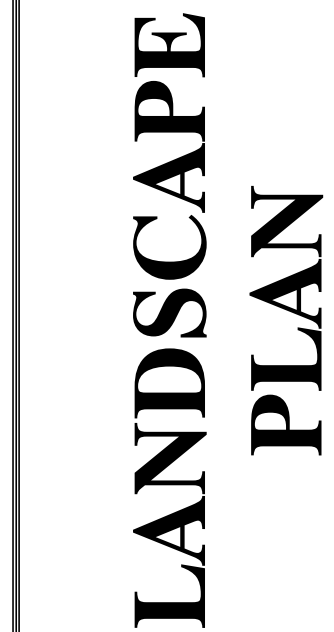
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01 OF 02

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**PRELIMINARY - NOT FOR CONSTRUCTION**

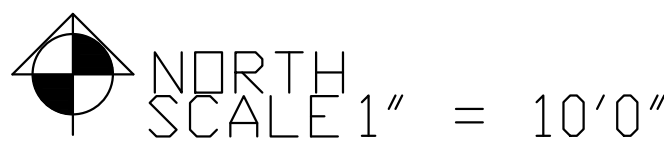




**The Green Solution**  
810 North College Avenue, Fort Collins, Colorado

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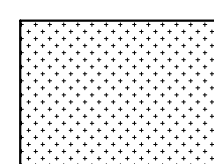
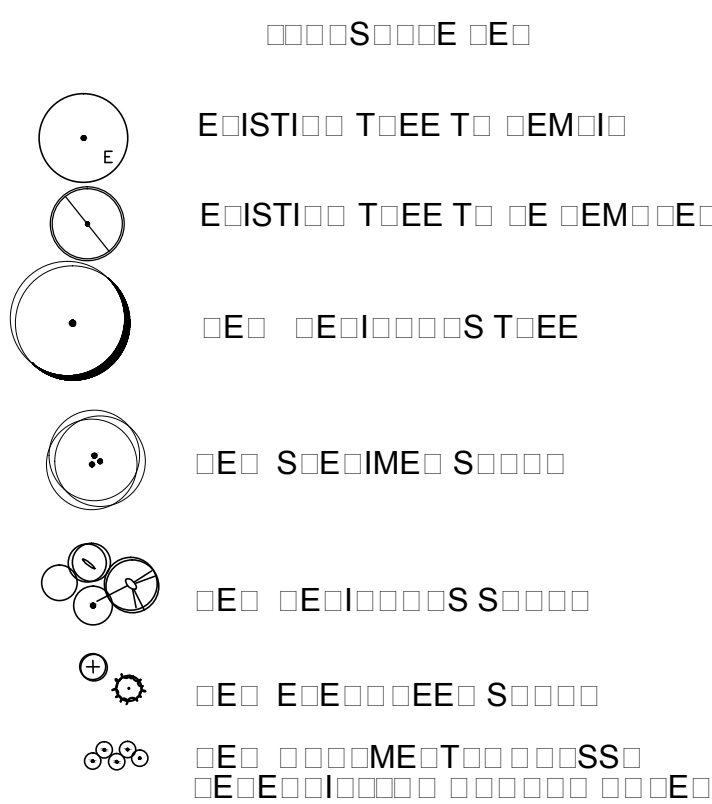
L-1



|   |   |                                 |
|---|---|---------------------------------|
| H | High water  | 18 gallons per s.f. per season  |
| M | Moderate water  | 10 gallons per s.f. per season  |
| L | Low water   | 0-3 gallons per s.f. per season |
| V | No additional irrigation water needed after establishment |                                 |

## DESIGN OBJECTIVE

Xeriscape principles have been incorporated throughout the design process, resulting in a low maintenance and low water using landscape.



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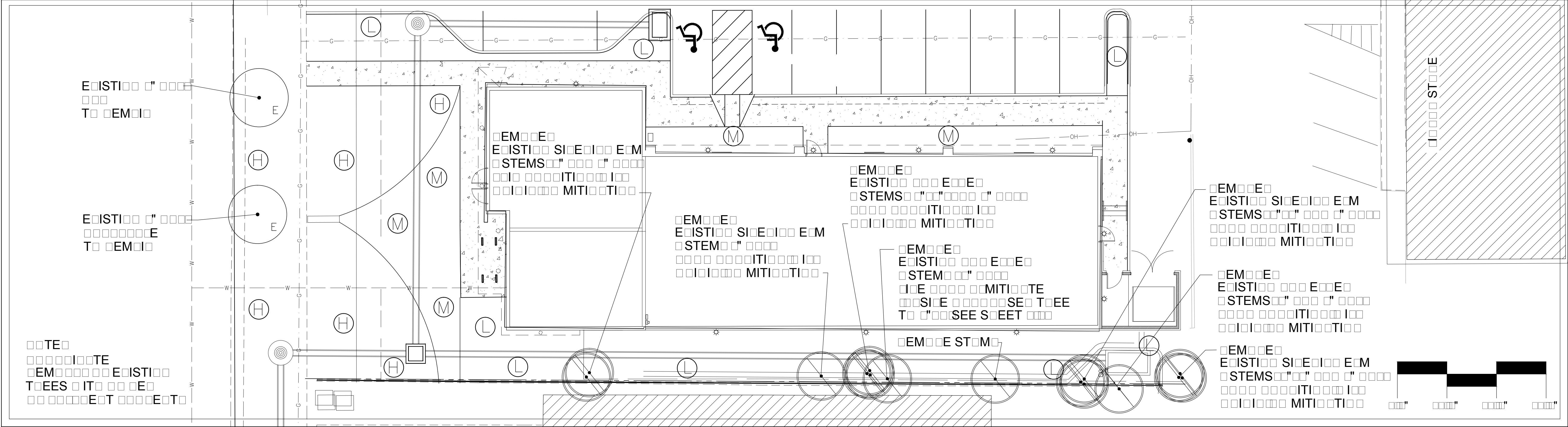
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## PLANT LIST





Tree Protection Notes:

- 1. All existing trees within the limits of the development and within any natural area buffer zones shall remain and be protected unless noted on these plans for removal.
- 2. Within the drip line of any protected existing tree, there shall be no cut or fill over a four-inch depth unless a qualified arborist or forester has evaluated and approved the disturbance.
- 3. All protected existing trees shall be pruned to the city of Fort Collins forestry standards. Tree pruning and removal shall be performed by a business that holds a current city of Fort Collins arborist license where required by code.
- 4. Prior to and during construction, barriers shall be erected around all protected existing trees with such barriers to be of orange fencing a minimum of four (4) feet in height, secured with metal T-posts, no closer than six (6) feet from the trunk or one-half (½) of the drip line, whichever is greater. There shall be no storage or movement of equipment, material, debris or fill within the fenced tree protection zone.
- 5. During the construction stage of development, the applicant shall prevent the cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil or any other material harmful to the life of a tree within the drip line of any protected tree or group of trees.
- 6. No damaging attachment, wires, signs or permits may be fastened to any protected tree.
- 7. Large property areas containing protected trees and separated from construction or land clearing areas, road rights-of-way and utility easements may be "ribboned off," rather than erecting protective fencing around each tree as required in subsection (g)(3) above. This may be accomplished by placing metal T-post stakes a maximum of fifty (50) feet apart and tying ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.
- 8. The installation of utilities, irrigation lines or any underground fixture requiring excavation deeper than six (6) inches shall be accomplished by boring under the root system of protected existing trees at a minimum depth of twenty-four (24) inches. The auger distance is established from the face of the tree (outer bark) and is scaled from tree diameter at breast height as described in the chart below:

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

- 9. 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.

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. The final landscape plan shall be coordinated with all other final plan elements so that the proposed grading, storm drainage, and other development improvements do not conflict with nor preclude installation and maintenance of landscape elements on this plan.
- 12. Minor changes in species and plant locations may be made during construction -- as required by site conditions or plant availability. Overall quantity, quality, and design concept must be consistent with the approved plans. In the event of conflict with the quantities included in the plant list, species and quantities illustrated shall be provided. All changes of plant species and location must have written approval by the city prior to installation.
- 13. All planting beds shall be mulched to a minimum depth of three inches.

H

High Water Use Hydrozone

M

Medium Water Use Hydrozone

L

Low Water Use Hydrozone

VL

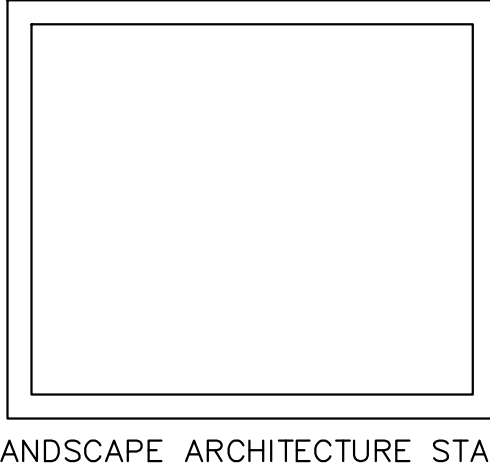
Very Low Water Use Hydrozone

NORTH

Scale 1" = 10'0"

Hydrozones correspond to water use categories on water budget and plant list.

| Annual Water Budget<br>Water Use Calculations               |                |                  |                    |
|---|----------------|------------------|--------------------|
|   | Square Footage | Gallons per S.F. | Gallons per Season |
| High Water Zones:   | 1,576          | 18               | 28,368             |
| Moderate Water Zones:                                       | 1,143          | 10               | 11,430             |
| Low Water Zones:  | 2,103          | 3                | 6,309              |
| Very Low Water Zones:                                       | 0              | 0                | 0                  |
| TOTAL:  | 4,822          |                  | 46,107             |
| Average Gallons per Square Foot per Season, All Zones: 9.56 |                |                  |                    |



LANDSCAPE ARCHITECTURE STAMP

EXISTING TREE PLAN  
HYDROZONE MAP  
ANNUAL WATER BUDGET  
LANDSCAPE NOTES

Licensed Landscape Architecture  
NATURE'S DESIGN  
ASSOCIATES LLC

15674 Indiana Gulch Rd.  
Jamestown, CO 80455

phone: 303-459-3333  
fax: 303-459-0644  
becky.martinek15674@gmail.com

LANDSCAPE PLAN

The Green Solution  
810 North College Avenue, Fort Collins, Colorado

Plan Date:

12/12/2015

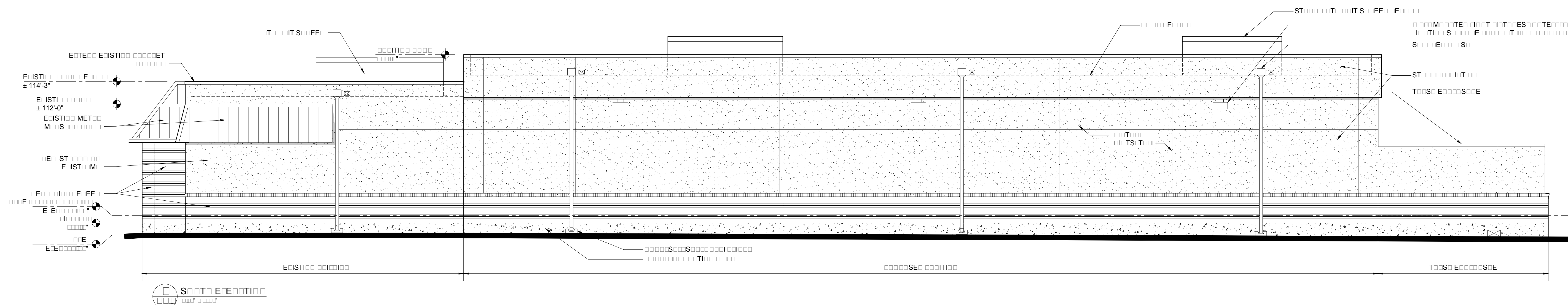
Revisions:

02/02/2016

Sheet Number:

L-2









## 6" LED Downlight LC6LED

120 or 277V  
0-10V Dimming Option

**APPLICATIONS:**  
LifeFrame Commercial (LC6LED) is a 6" commercial grade LED downlight with available outputs between 1000-1800 lumens. This is suitable to replace most CFL downlighting applications, while realizing substantial energy and maintenance savings. Rated for a minimum of 50,000 hours life (70% lumen maintenance) with ambient plenum temperatures up to 35°C (LED5), 28°C (LED6), 25°C (LED7). Free Air Flow around fixture is required for optimal life performance. This product is not recommended for use with 3rd party "FRET347" or isolation barriers.

**HOUSING:**  
One-piece 22 gauge non-corrosive steel platform. Pre-wired J-box with snap-on cover for easy access. Snap-in connector from driver compartment allows easy installation of light engine/trim assembly and can be upgraded to accommodate technology improvements.

**REFLECTOR:**  
High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WT) available as option.

**LED LIGHT ENGINE:**  
The LC6LED uses either 36, 48, 60 mid power Nichia LEDs, specifically mixed to provide a minimum of 80 CRI with 3 SDCM color consistency. The use of multiple mid power LEDs allows for optimal thermal management by effectively spreading the heat over a larger area and eliminating hot spots on the LEDs. A diffuse, yet highly transmissive lens obscures the view of the LEDs and creates a smooth, even look from below. The light engine is available in multiple Kelvin temperatures and the system is designed to provide optimal life and lumen maintenance (50,000 hours at 70% lumen maintenance). The reflector/light engine assembly is mechanically retained to the housing.

Order housing, reflector, and accessories separately

CATALOG NUMBER:

| HOUSING                         | VOLTAGE                                   | HOUSING OPTIONS  | TRIM APERTURE  | OUTPUT   | LED COLOR TEMP. | CRI | REFLECTOR FINISH | REFLECTOR OPTIONS | ACCESSORIES |
|---------------------------------|---|--|--|--|-----------------|-----|------------------|-------------------|-------------|
| <b>LC6LED</b><br>6" LED Housing | <b>120V</b><br><b>277V</b><br><b>347V</b> | <b>Blank</b><br>No Dimming<br>0-10V dimming<br>0-10% dimming<br>EM14<br>Baseline BSJ310C-DF Battery Pack with integral test switch and indicator light<br>EMR<br>Baseline BSJ310C Battery Pack with remote test switch and indicator light<br>CP-1<br>Chicago Planum | <b>6" LED</b><br>5" Open Reflector/Light Engine Assembly | 5" Dimmed<br>Delivered Lumen<br>6" LED<br>6" LED<br>7" LED<br>8" LED<br>9" LED<br>10" LED<br>11" LED<br>12" LED<br>13" LED<br>14" LED<br>15" LED<br>16" LED<br>17" LED<br>18" LED<br>19" LED<br>20" LED<br>21" LED<br>22" LED<br>23" LED<br>24" LED<br>25" LED<br>26" LED<br>27" LED<br>28" LED<br>29" LED<br>30" LED<br>31" LED<br>32" LED<br>33" LED<br>34" LED<br>35" LED<br>36" LED<br>37" LED<br>38" LED<br>39" LED<br>40" LED<br>41" LED<br>42" LED<br>43" LED<br>44" LED<br>45" LED<br>46" LED<br>47" LED<br>48" LED<br>49" LED<br>50" LED<br>51" LED<br>52" LED<br>53" LED<br>54" LED<br>55" LED<br>56" 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LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

[illegible]

**Manhard**  
CONSULTING LTD.

8008 E. Arapahoe Court, Suite 110, Greenwood, CO 80712 ph:303.708.0500 fax:303.708.0400 manhard.com

Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers

**TGS COLLEGE AVENUE SUBDIVISION**

CITY OF FORT COLLINS, COUNTY OF LARIMER, COLORADO

## FINAL PLAT

PROJ. MGR.: JMR  
PROJ. ASSOC.: BJP  
DRAWN BY: GDP  
DATE: 12/11/15  
SCALE: 1" = 20'

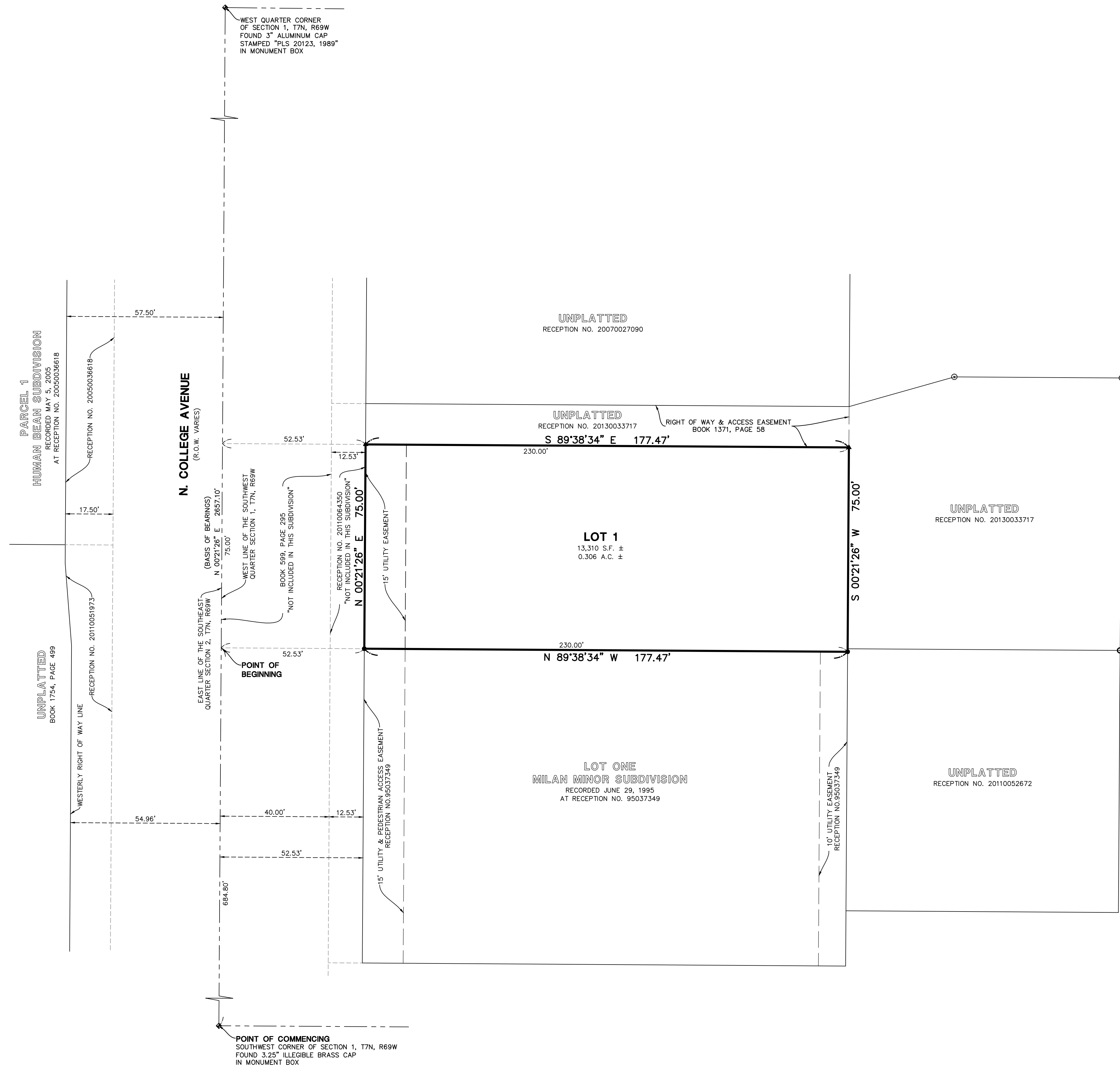
**SHEET**

**2 OF 2**

**TGS.FCC001.00**

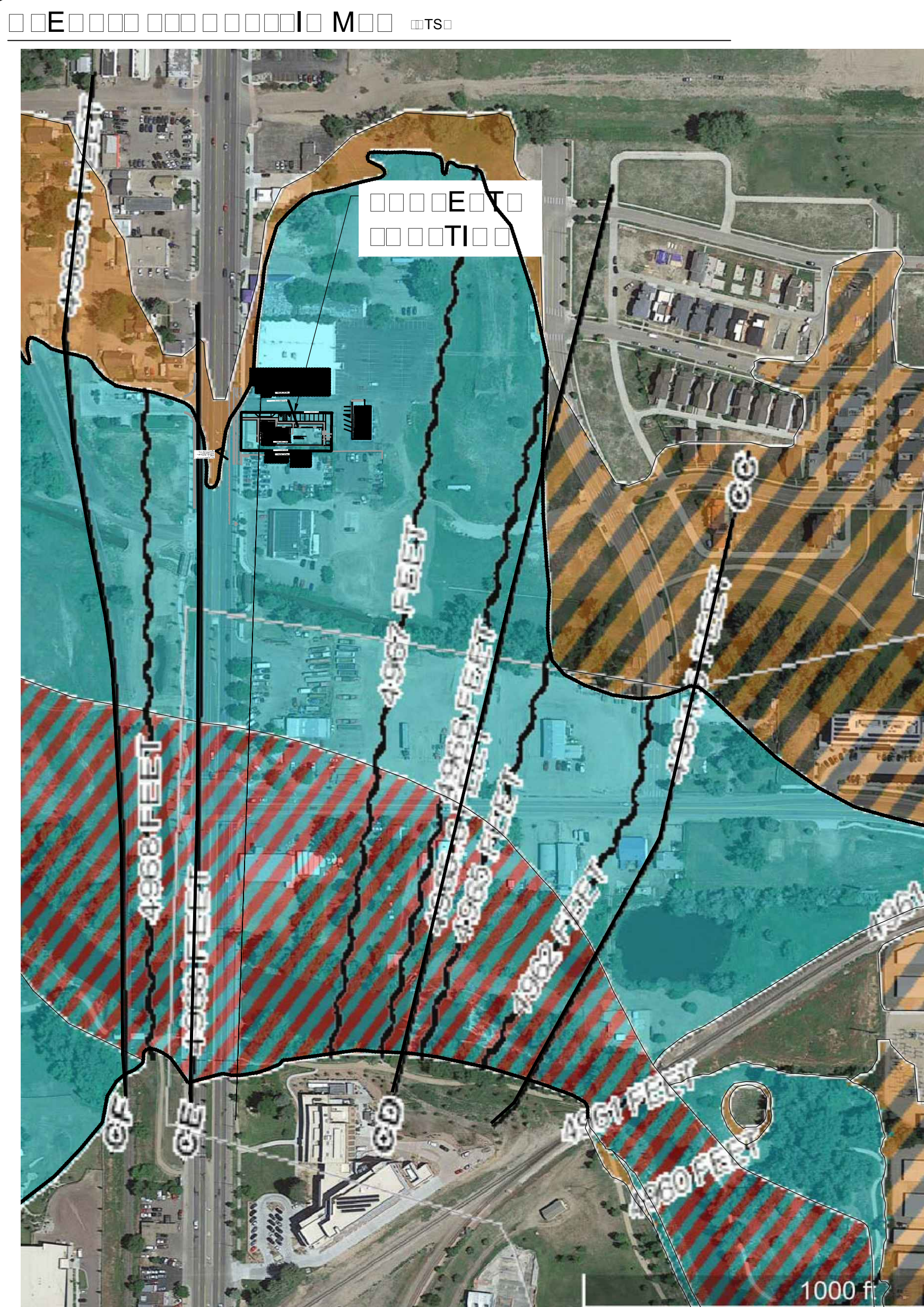


FOR AND ON BEHALF OF  
MANHARD CONSULTING



January 29, 2016 - 10:48 Dwg Name: P:\Tqsfcco01\dwg\Surv\Final Drawings\Plat of Subdivision\TGS.FCC001.01-PS.dwg Updated By: BPfohl

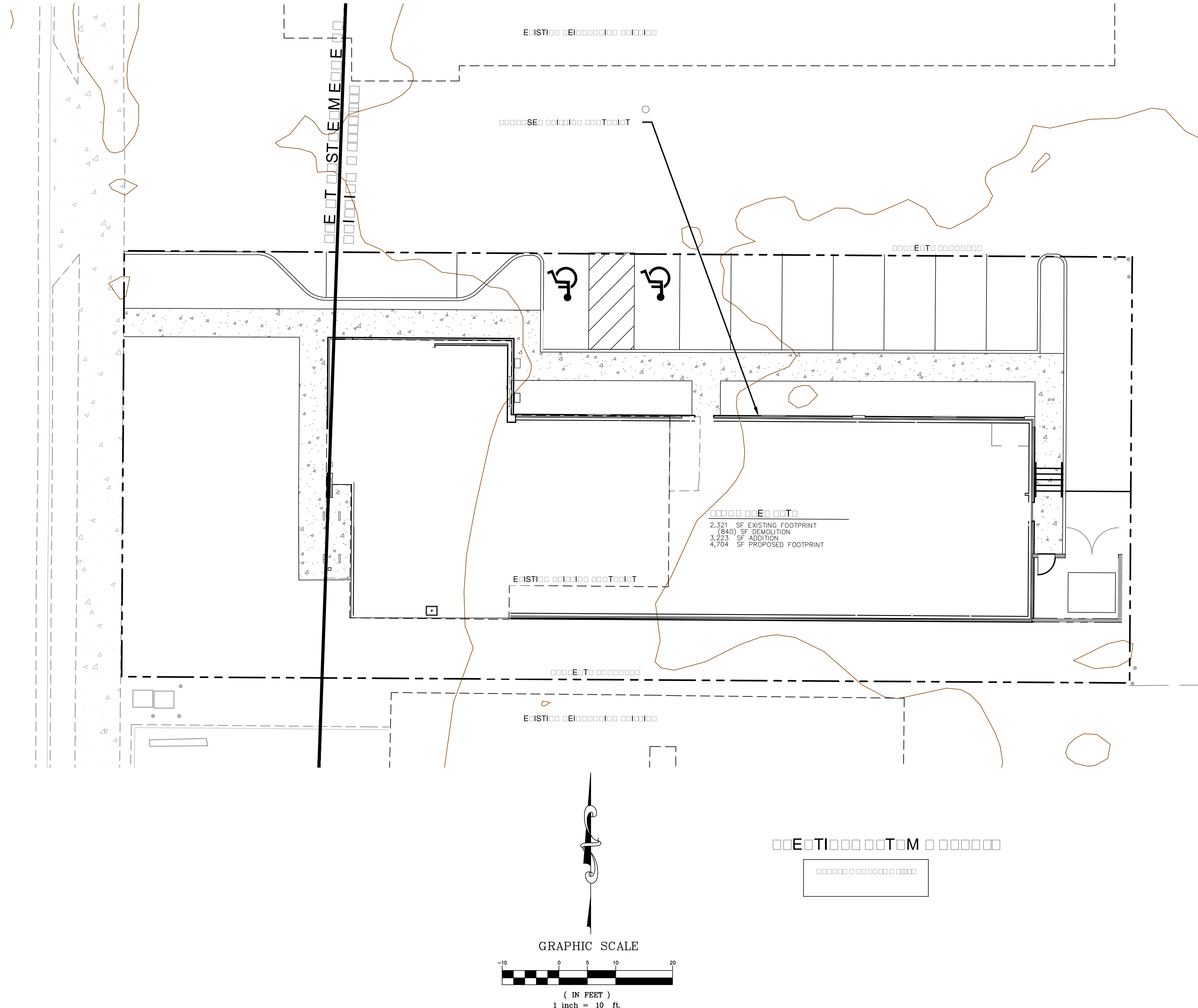




CE

SS SECTIONS

EXISTING LIMITS  
SUBMITTAL



EXISTING TOWN

SITE

WATER RESOURCES  
FLOODPLAIN  
MANAGEMENT  
SITE DEVELOPMENT

**HIGH  
POINT  
ENGINEERING**

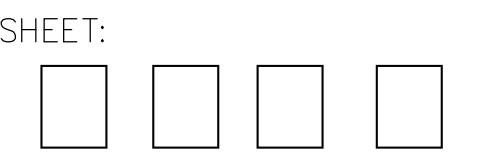
P.O. BOX 150894 • Lakewood, Colorado 80215  
PH: (720) 837-0648 • [www.FloodplainSpecialist.com](http://www.FloodplainSpecialist.com)

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| SHEET INDEX: |       | DESCRIPTION   |  |
|--------------|-------|---------------|--|
| ORIGIN DATE  | SHEET | DESCRIPTION   |  |
|              |       | SITE          |  |
|              |       | SS SECTIONS   |  |
|              |       | TOWN          |  |
|              |       | LARMER COUNTY |  |

|                 |            |
|-----------------|------------|
| SCALE:          | PROJ. NO.: |
| AS SHOWN        | 15-1158    |
| DRAWING STATUS: | REV. DATE: |
| SUB #1          | 02-01-16   |
| SHEET:          |            |
|                 |            |



[illegible]





## STANDARD NOTES

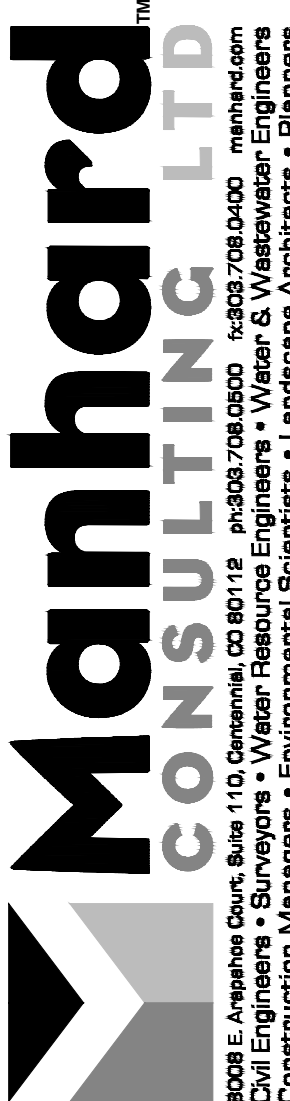
1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.
2. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
3. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE LOCAL ENTITY ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
4. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE LOCAL ENTITY, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE LOCAL ENTITY ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE LOCAL ENTITY, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
5. ALL SANITARY SEWER, STORM SEWER, AND WATER LINE CONSTRUCTION, AS WELL AS POWER AND OTHER "DRY" UTILITY INSTALLATIONS, SHALL CONFORM TO THE LOCAL ENTITY STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF APPROVAL OF THE PLANS BY THE LOCAL ENTITY ENGINEER.
6. LOCATION, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
7. THE ENGINEER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
9. IF A CONFLICT EXISTS BETWEEN EXISTING AND PROPOSED UTILITIES AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.
10. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
11. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE HELD PRIOR TO THE 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 DOWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DOWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
15. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, (303) 692-3590), THE STORM WATER DOWATERING PERMIT FOR CONSTRUCTION EROSION CONTROL PLAN, AND THE COLORADO EROSION CONTROL PLAN. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS).
16. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE LOCAL ENTITY, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY DEPARTMENT. CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR SINGLE FAMILY UNITS. FOR COMMERCIAL PROPERTIES, CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF ANY BUILDING PERMITS IN EXCESS OF THOSE ALLOWED PRIOR TO CERTIFICATION PER THE DEVELOPMENT AGREEMENT.
17. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES SUSTAINED IN THIS DEVELOPMENT AS A RESULT OF GROUNDWATER SEEPAGE, WHETHER RESULTING FROM GROUNDWATER FLOODING, STRUCTURAL DAMAGE OR OTHER DAMAGE CAUSED BY SUCH DAMAGE OR INJURIES ARE SUSTAINED AS A RESULT OF THE LOCAL ENTITY FAILURE TO PROPERLY MAINTAIN ITS WATER, WASTEWATER, AND/OR STORM DRAINAGE FACILITIES IN THE DEVELOPMENT.
18. ALL RECOMMENDATIONS OF THE FINAL DRAINAGE AND EROSION CONTROL STUDY (NAME OF THE STUDY AND DATE) BY [ENGINEERING FIRM] SHALL BE FOLLOWED AND IMPLEMENTED.
19. 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.
20. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED WITHIN 24 HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.
21. 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.
22. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE LOCAL ENTITY SHALL NOTIFY THE LOCAL ENTITY ENGINEERING INSPECTOR (FORT COLLINS - 221-6605) AND THE LOCAL ENTITY EROSION CONTROL INSPECTOR (FORT COLLINS - 221-6700) AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE LOCAL ENTITY ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY AS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE ENGINEER ABSENCE. HOWEVER, THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE AND PRIOR TO THE PLACEMENT OF CURB, GUTTER, SIDEWALK AND PAVEMENT. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE DEVELOPER MAY USE THE LOCAL ENTITY'S DEFAULT PAVEMENT THICKNESS SECTION(S). REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE LOCAL ENTITY ENGINEER APPROVES THE FINAL REPORT.
25. THE CONTRACTOR SHALL HIRE A LICENSED ENGINEER OR LAND SURVEYOR TO SURVEY THE CONSTRUCTED ELEVATIONS OF THE STREET SUBGRADE AND THE GUTTER FLOWLINE AT ALL INTERSECTIONS, INLETS, AND OTHER LOCATIONS REQUESTED BY THE LOCAL ENTITY INSPECTOR. THE ENGINEER OR SURVEYOR MUST CERTIFY IN A LETTER TO THE LOCAL ENTITY THAT THESE ELEVATIONS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. ANY DEVIATIONS SHALL BE NOTED IN THE LETTER AND THEN RESOLVED WITH THE LOCAL ENTITY BEFORE INSTALLATION OF BASE COURSE OR ASPHALT WILL BE ALLOWED ON THE STREETS.
26. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
27. PORTIONS OF LARIMER COUNTY ARE WITHIN OVERLAY DISTRICTS. THE LARIMER COUNTY FLOODPLAIN RESOLUTION SHOULD BE REFERRED TO FOR ADDITIONAL CRITERIA FOR ROADS WITHIN THESE DISTRICTS.
28. ALL ROAD OR CONSTRUCTION IN AREAS DESIGNATED AS WILDFIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.
29. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE LOCAL ENTITY FORESTER TO SCHEDULE A SITE INSPECTION FOR ANY TREE REMOVAL REQUIRING A PERMIT.
30. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
31. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (LOCAL ENTITY, COUNTY OR STATE). FOR APPROVAL. PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
32. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT LOCAL ENTITY TRAFFIC OPERATIONS DEPARTMENT, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN AT NO COST TO THE CONTRACTOR; HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.
33. THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THE DEVELOPMENT RELATED TO THE DEVELOPMENT'S LOCAL STREET OPERATIONS. IN ADDITION, THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE DEVELOPMENT.
34. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, UNLESS SPECIFICALLY APPROVED BY THE LOCAL ENTITY ENGINEER, AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE LOCAL ENTITY.
35. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
36. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
37. THE DEVELOPER SHALL HAVE, ONSITE AT ALL TIMES, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
38. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
39. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES. UPON COMPLETION OF THE WORK, THE CONTRACTOR(S) SHALL SUBMIT RECORD DRAWINGS TO THE LOCAL ENTITY ENGINEER.
40. THE DESIGNER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARKS (2) FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS. THE INFORMATION SHALL BE AS FOLLOWS:
- BENCHMARKS—LOCAL ENTITY SURVEY.
- B.M. NUMBER \_\_\_\_\_ ELEV.= \_\_\_\_\_
- DESCRIPTION \_\_\_\_\_
41. ALL STATIONING IS BASED ON CENTERLINE/FLOWLINE (INSERT PROPER WORD) OF ROADWAYS UNLESS OTHERWISE NOTED.
42. DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
43. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE LOCAL ENTITY CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ENTITY STREET REPAIR STANDARDS. THE FINISHED PATCH SHALL BLEND IN SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREA, MAY BE REQUIRED. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER AND/OR THE LOCAL ENTITY INSPECTOR AT THE TIME THE CUTS ARE MADE.
44. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THE CONDITION EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
45. STANDARD HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
46. AFTER ACCEPTANCE BY THE LOCAL ENTITY, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKSMANSHIP DEFECTS FOR A MINIMUM PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
47. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS: (LIST):
48. APPROVED VARIANCES ARE LISTED AS FOLLOWS: (PLAN SET MUST HAVE A LIST OF ALL APPLICABLE VARIANCES FOR THE PROJECT):

## ENGINEER NOTES

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
2. ALL CONSTRUCTION IN THE CITY RIGHT-OF-WAY SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
3. TRAFFIC AND PEDESTRIAN CONTROL SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION).
4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
5. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED WITH APPROPRIATE APPROVALS FROM THE CITY'S ENGINEERING DIVISION AS FIELD CONDITIONS WARRANT.
6. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
7. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, WQCD-P-82, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO 80246-1530. ATTENTION: PERMITS UNIT. PHONE (303) 692-3590.
8. 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 CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
9. THE CONTRACTOR SHALL REGULARLY PATROL THE PUBLIC LANDS ADJACENT TO THE DEVELOPMENT, REMOVE CONSTRUCTION DEBRIS AND KEEP CLEAN AND SAFE.
10. IN CASE OF CONFLICTS WITHIN DRAWINGS AND SPECS, THE MOST STRINGENT REQUIREMENTS, AS DETERMINED BY THE ENGINEER, SHALL GOVERN.

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## THE GREEN SOLUTION

**810 N COLLEGE AVENUE FORT COLLINS, CO**

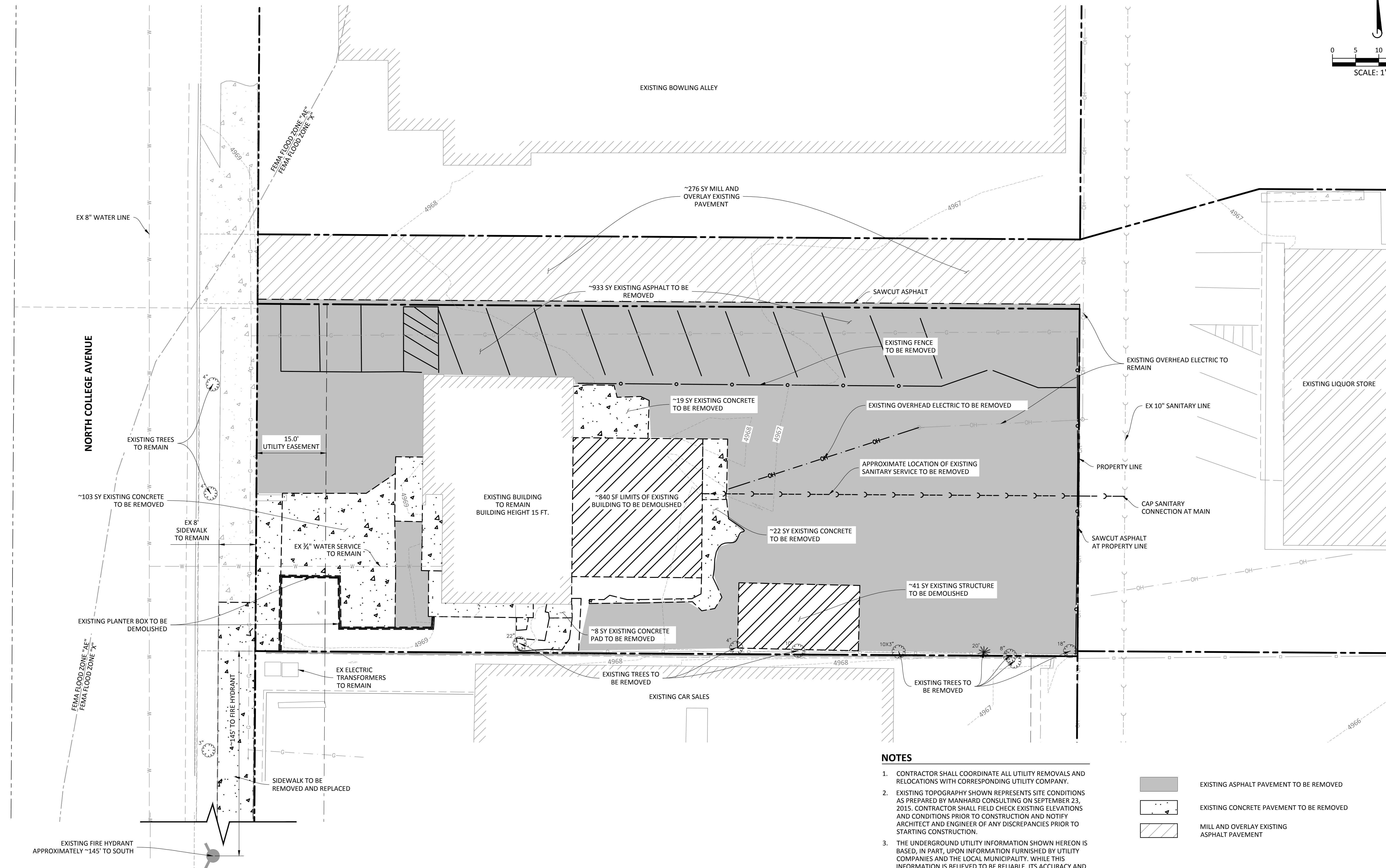
## GENERAL NOTES

PROJ. MGR.: DJM  
PROJ. ASSOC.: JAR  
DRAWN BY: STF  
DATE: 2/2/2016




SHEET

02 OF 14

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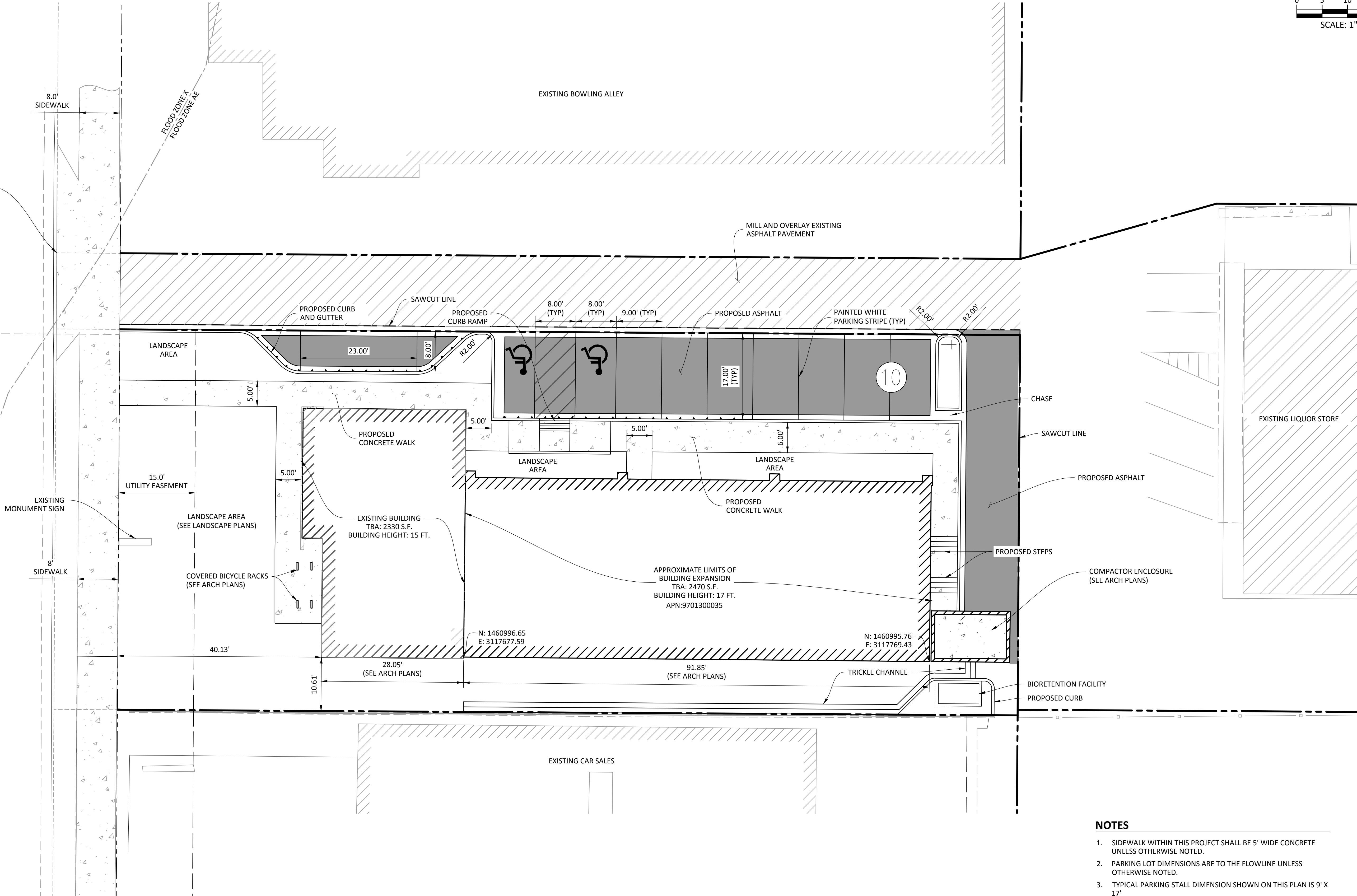
- ## NOTES

|   |  |
|---|--|
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED    |
|  | EXISTING CONCRETE PAVEMENT TO BE REMOVED   |
|  | MILL AND OVERLAY EXISTING ASPHALT PAVEMENT |

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NORTH COLLEGE AVENUE

MAIN INGRESS/EGRESS  
TO NORTH COLLEGE  
AVENUE



#### NOTES

1. SIDEWALK WITHIN THIS PROJECT SHALL BE 5' WIDE CONCRETE UNLESS OTHERWISE NOTED.
2. PARKING LOT DIMENSIONS ARE TO THE FLOWLINE UNLESS OTHERWISE NOTED.
3. TYPICAL PARKING STALL DIMENSION SHOWN ON THIS PLAN IS 9' X 17'
4. PARKING LOT CURB RADII ARE 5' AT FLOWLINE UNLESS OTHERWISE NOTED.
5. SEE ARCH PLANS FOR EXACT BUILDING DIMENSIONS, LOCATIONS OF DOORS, AND BUILDING LIGHTING LOCATIONS.

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PROJ. MGR.: DJM  
PROJ. ASSOC.: JAR  
DRAWN BY: STF  
DATE: 2/2/2016  
SHEET  
**04** OF **14**  
TGSFCC001

THE GREEN SOLUTION  
810 N COLLEGE AVENUE FORT COLLINS, CO  
SITE PLAN

**Manhard**  
CONSULTING LTD.  
8008 E. Arapahoe Court, Suite 110, Fort Collins, CO 80515  
Phone: 970.226.0000 Fax: 970.226.0000  
Email: info@manhard.com  
Construction Managers • Environmental Scientists • Planners

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| 1    | 12/15/15              | JAR      |
|      | 1ST SUBMITTAL TO CITY |          |

PRELIMINARY - NOT FOR CONSTRUCTION

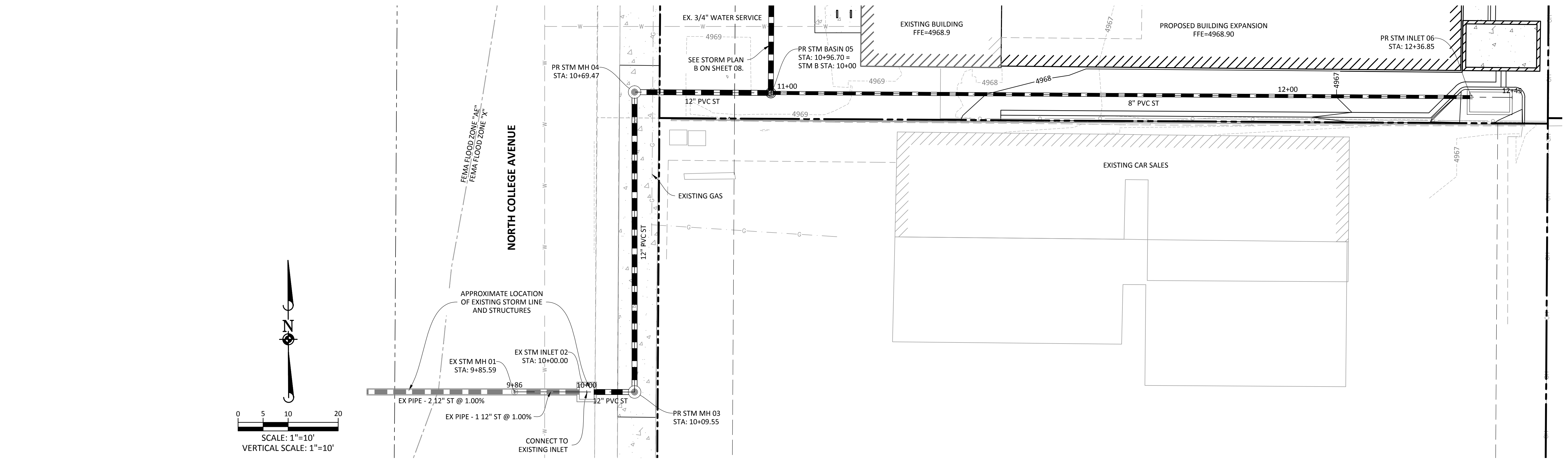




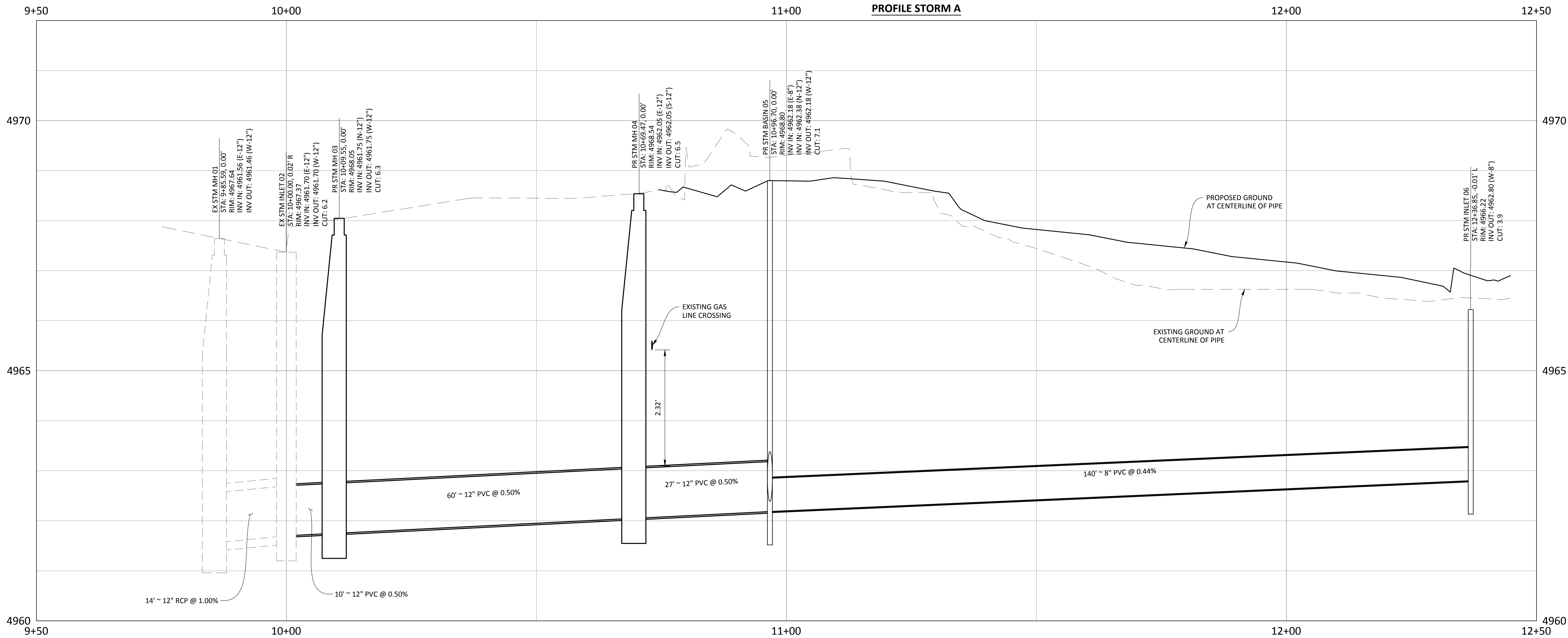




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PROFILE STORM A



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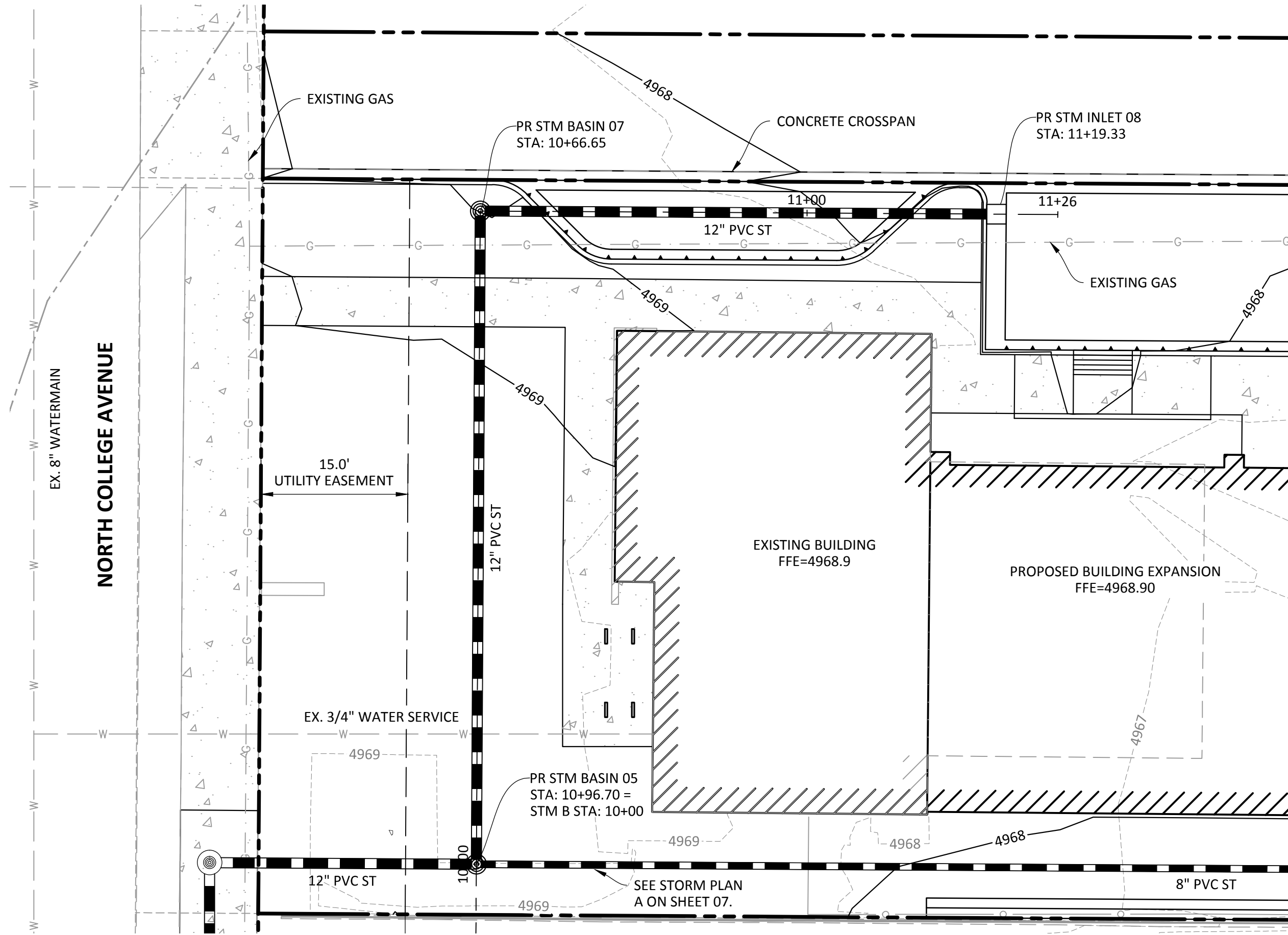
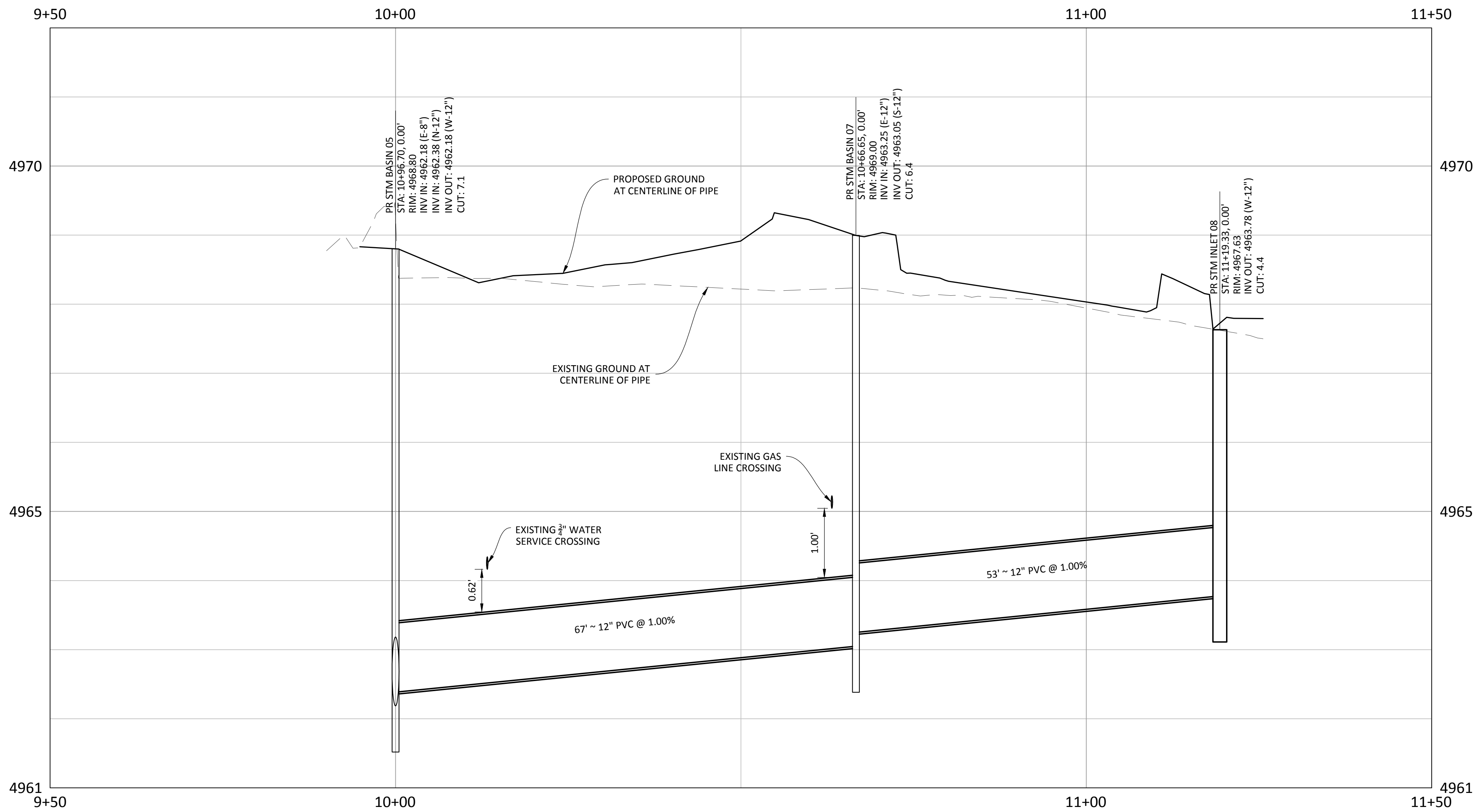
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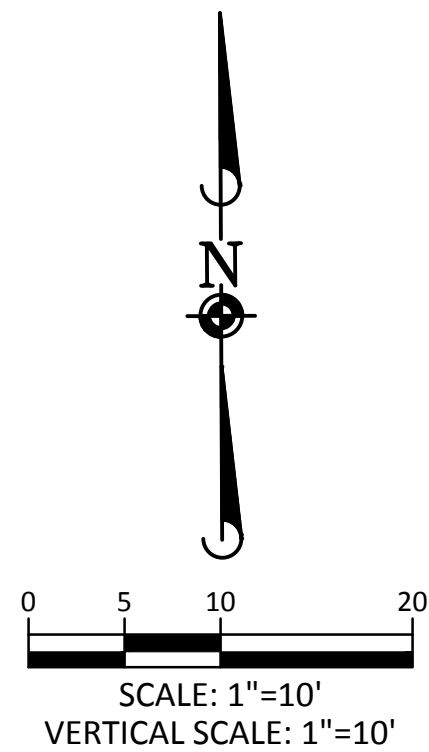
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| THE GREEN SOLUTION                    |           |
| 810 N COLLEGE AVENUE FORT COLLINS, CO |           |
| STORM PLAN & PROFILE A                |           |
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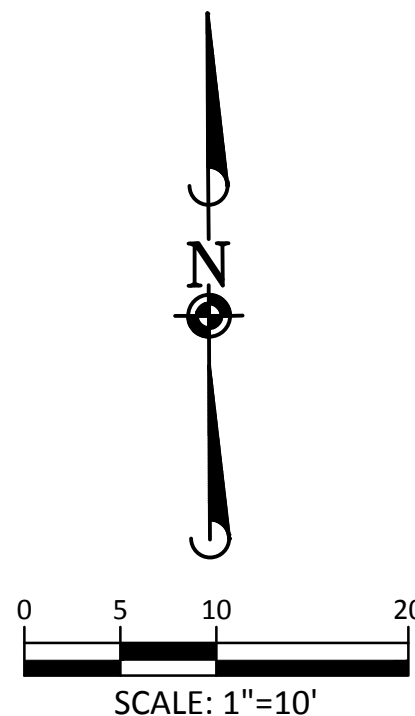
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PROFILE STORM B





1. THE CITY STORMWATER DEPARTMENT EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
2. ALL REQUIRED BMPs SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.). ALL OF THEIR REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT. PRE-DISTURBANCE VEGETATION SHALL BE MAINTAINED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
4. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPIING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL IS INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS OF WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE STORMWATER DEPARTMENT.
5. THE PROPERTY MUST BE WATERED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION ACTIVITIES SO AS TO PREVENT WIND-BOURNE EROSION. ALL LAND DISTURBING ACTIVITIES SHALL BE IMMEDIATELY DISCONTINUED WHEN FUGITIVE DUST IMPACTS ADJACENT PROPERTIES, AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.
6. ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES MUST BE INSPECTED AND REPAIRED OR RECONSTRUCTED AS NECESSARY AFTER EACH RUNOFF EVENT AND EVERY 14 DAYS IN ORDER TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY DRAINAGEWAY.
7. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER EROSION PREVENTING AND STABILIZING MEASURES. SEDIMENTING SHALL BE PROHIBITED.
8. CITY ORDINANCE PROHIBITS THE TRACKING, DROPPING, OR DEPOSITING OF SOILS OR ANY OTHER MATERIAL ONTO CITY STREETS BY TO FROM ANY VEHICLE. ANY INADVERTENT DEPOSITED MATERIAL SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR.

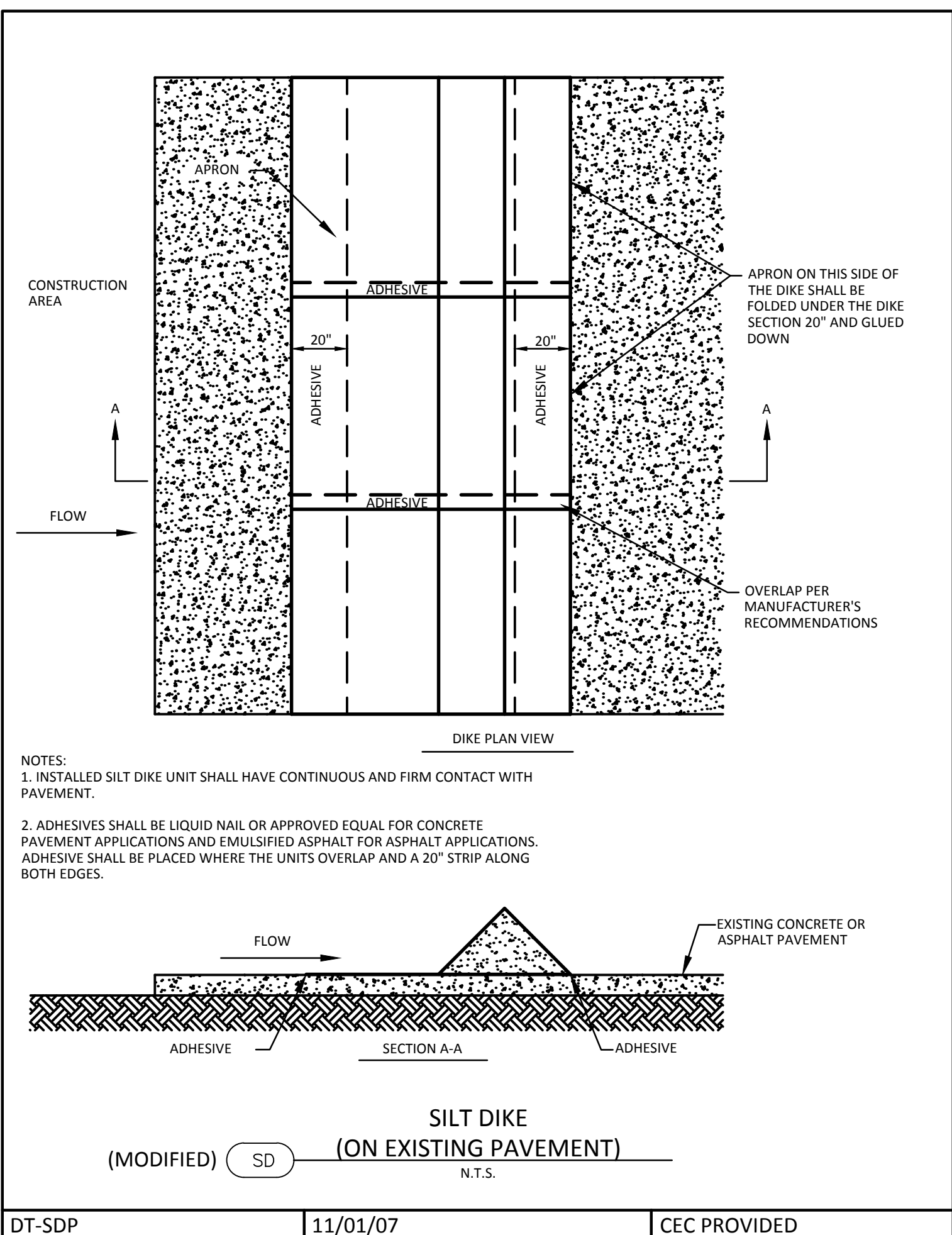
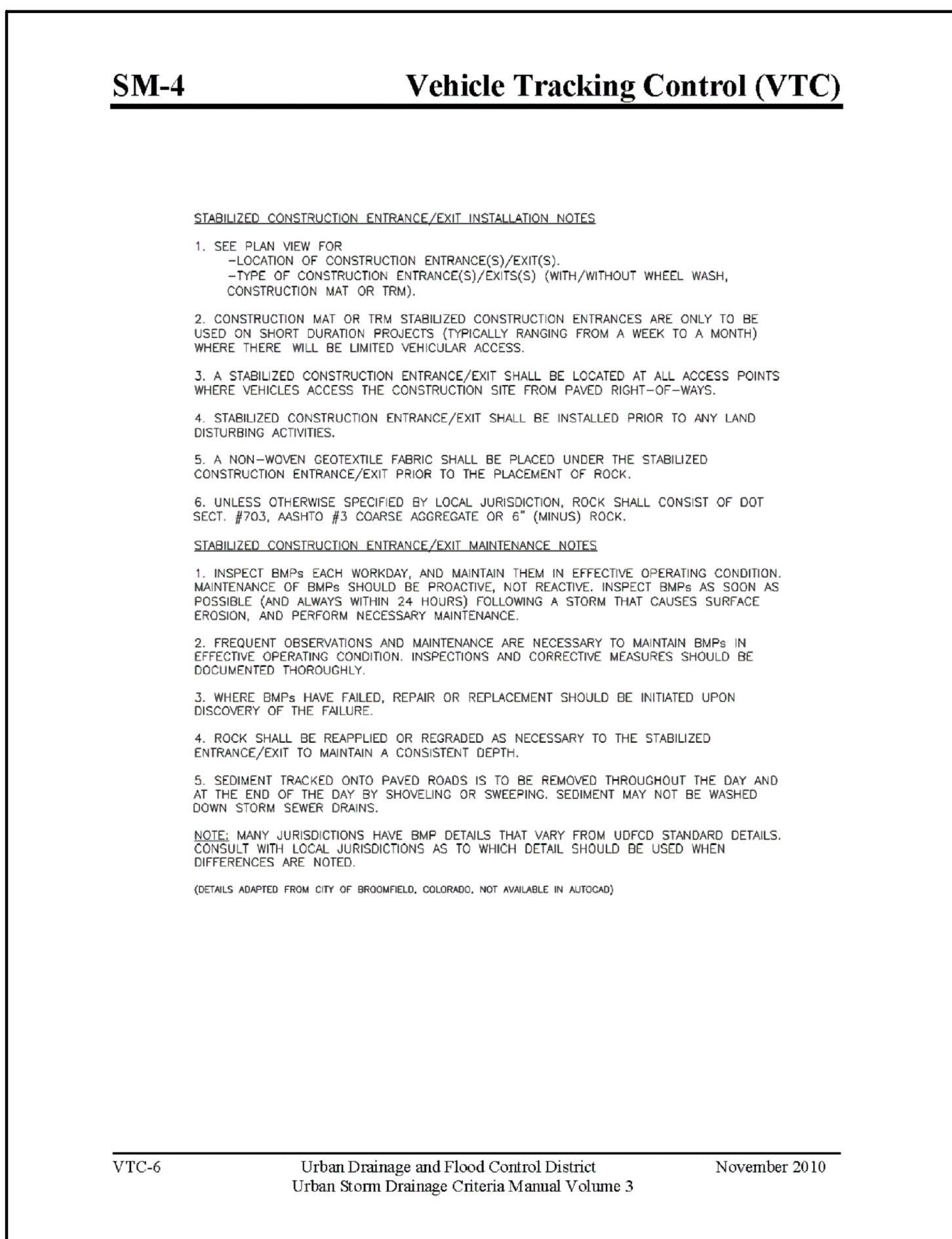
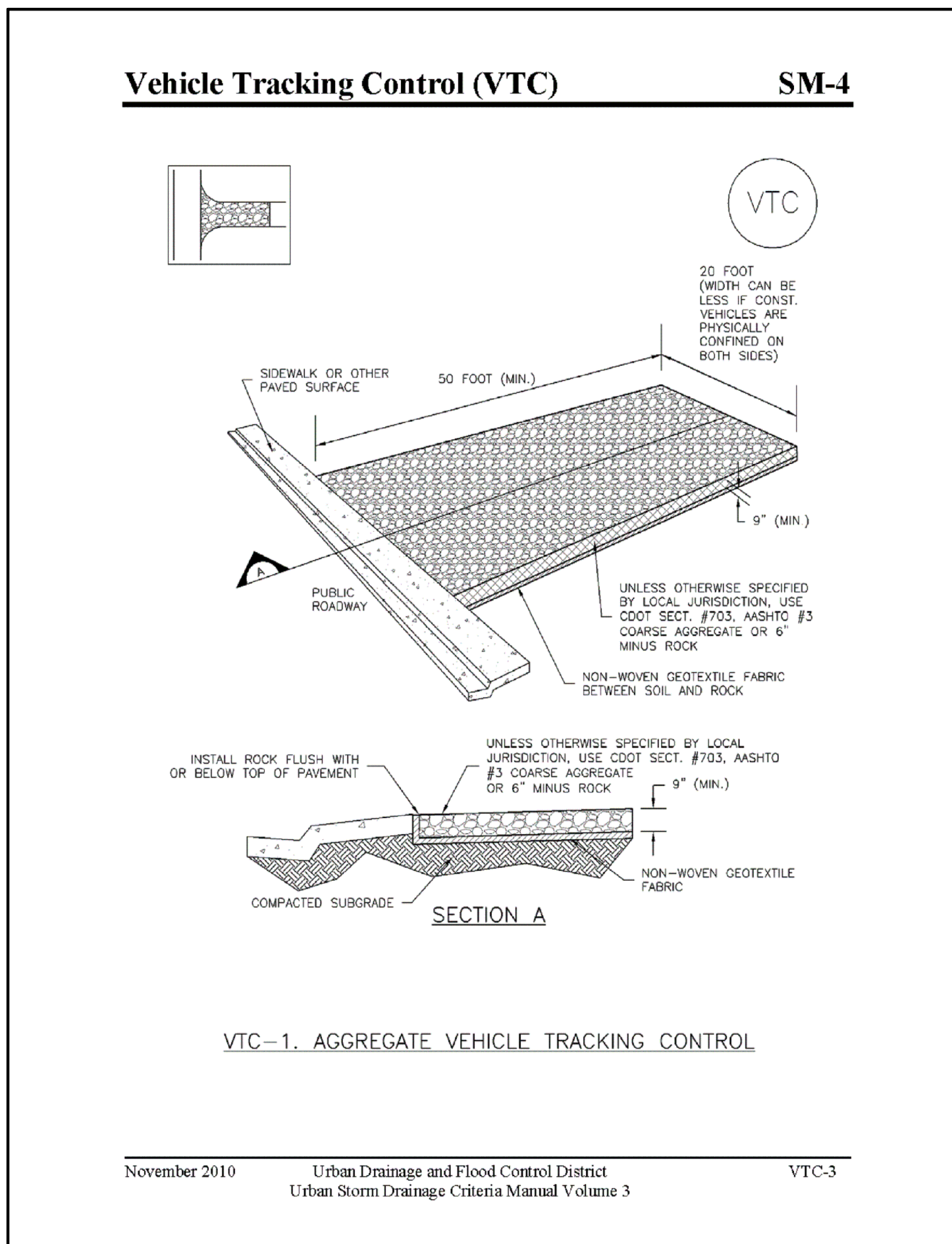
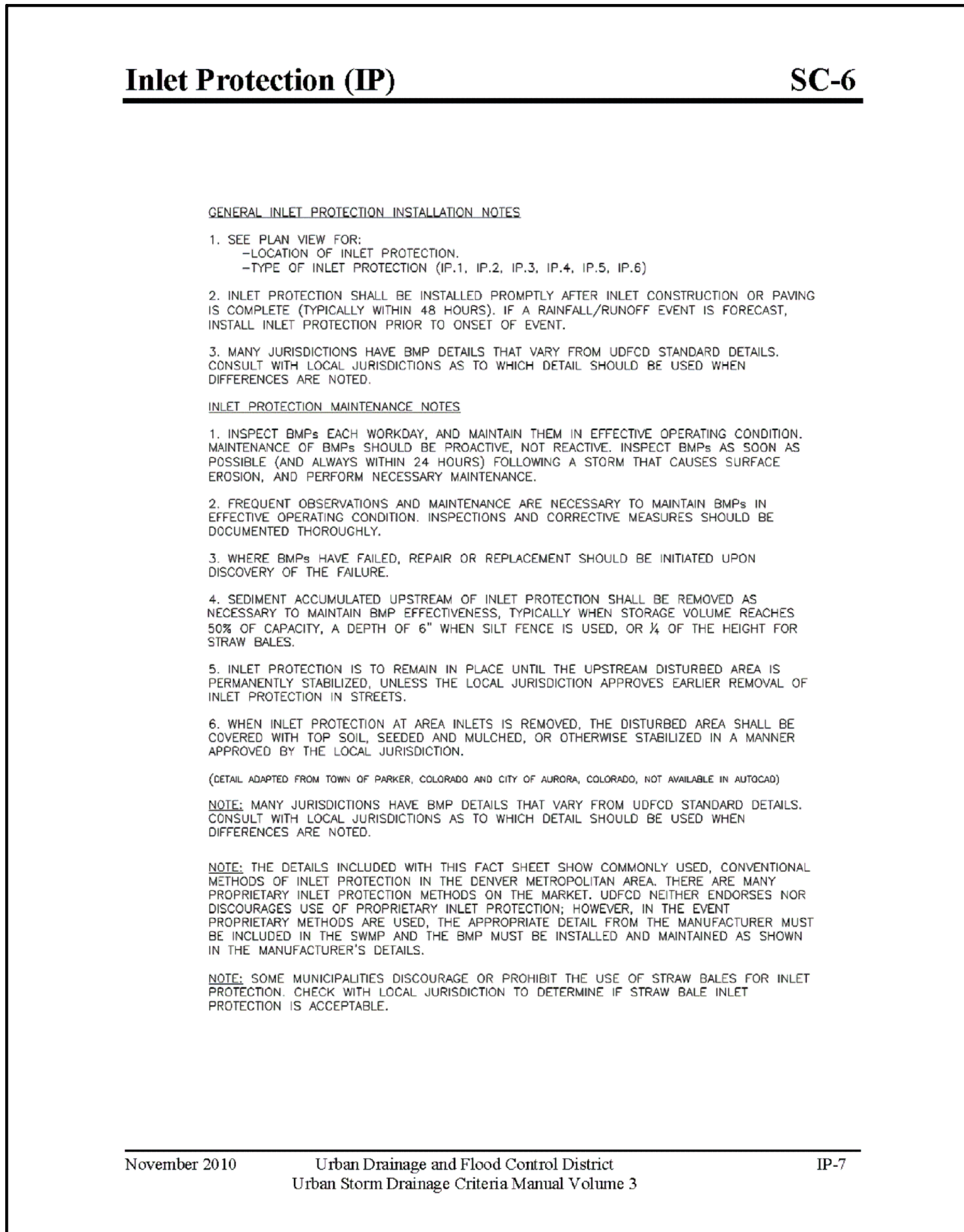
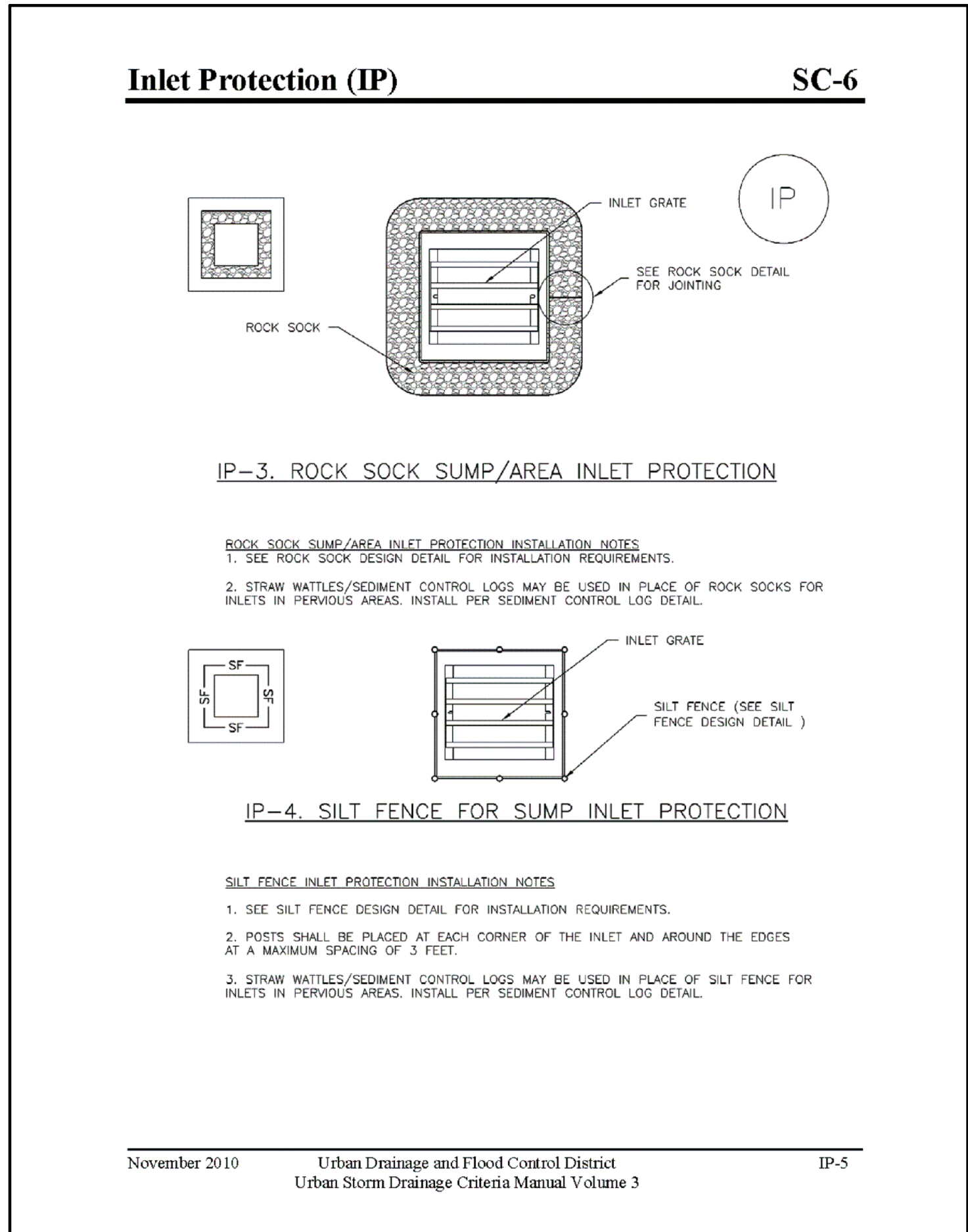
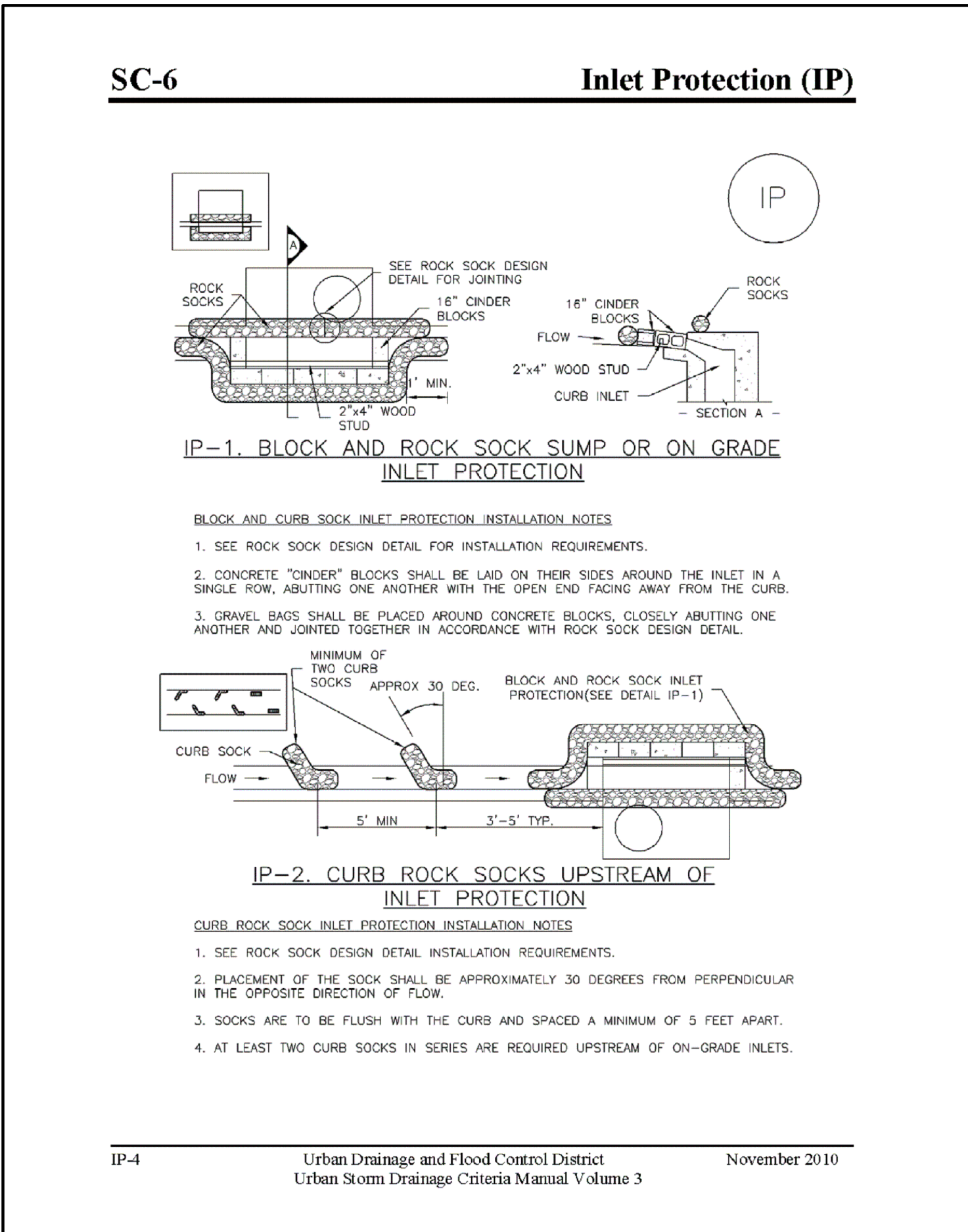
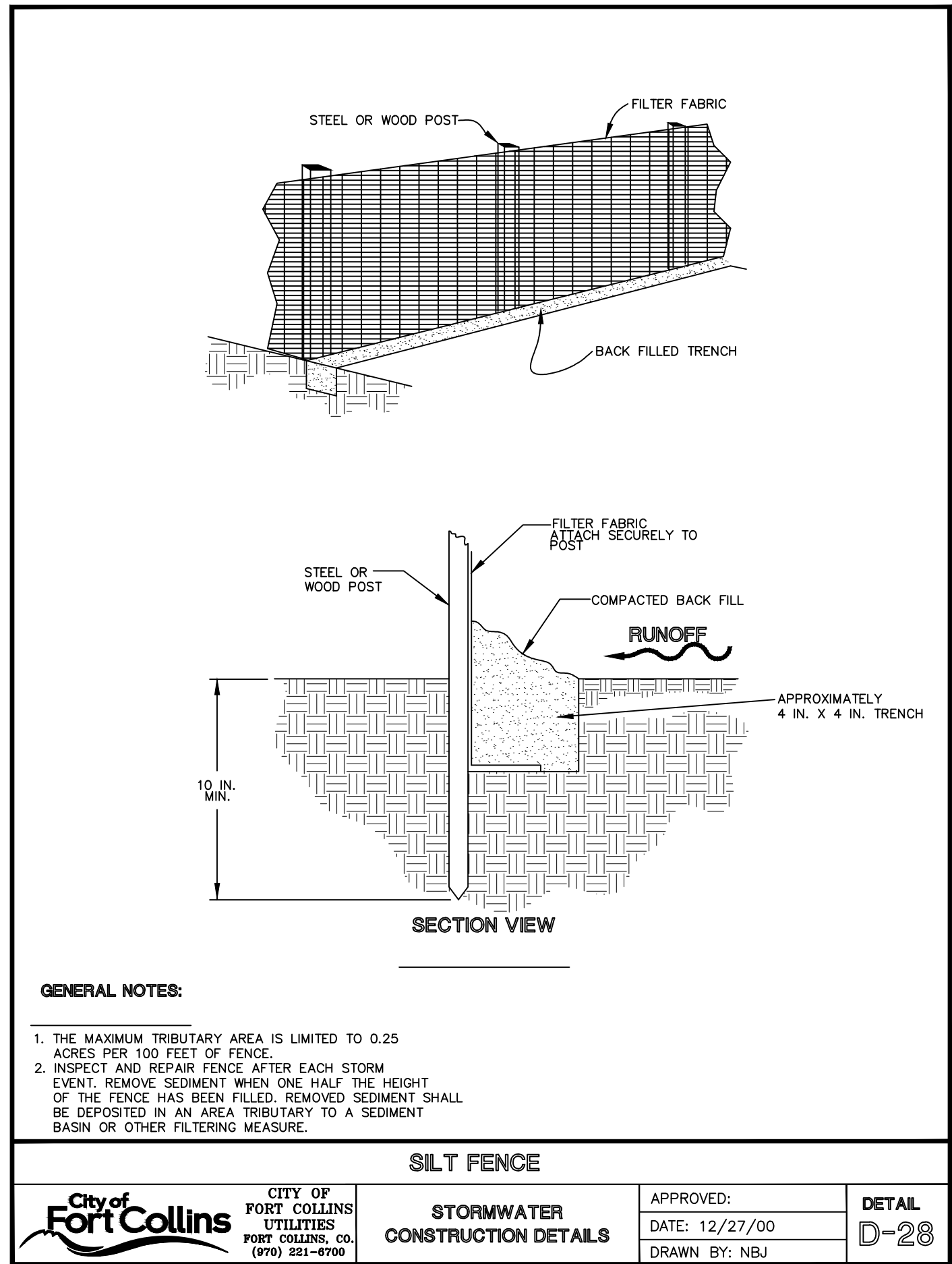
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STORMWATER QUALITY BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO MINIMIZE SOIL EROSION, SEDIMENTATION, INCREASED POLLUTANT LOADS, AND CHANGED WATER FLOW CHARACTERISTICS RESULTING FROM LAND DISTURBING ACTIVITY, TO THE MAXIMUM EXTENT PRACTICABLE, SO AS TO MINIMIZE POLLUTION OF RECEIVING WATERS.

|  |  |
|--|--|
|  | PROPERTY LINE  |
|  | LIMITS OF DISTURBANCE  |
|  | EXISTING MAJOR CONTOUR   |
|  | EXISTING MINOR CONTOUR   |
|  | PROPOSED MAJOR CONTOUR   |
|  | PROPOSED MINOR CONTOUR   |
|  | EXISTING STORM SEWER   |
|  | CONSTRUCTION FENCE   |
|  | CW<br>CONCRETE WASHOUT AREA<br>PER UDFCF DETAIL MM-1             |
|  | ECB<br>EROSION CONTROL BLANKET<br>PER UDFCF DETAIL EC-6          |
|  | IPA<br>INLET PROTECTION FOR AREA INLETS<br>PER UDFCF DETAIL SC-6 |
|  | IPS<br>INLET PROTECTION, CURB<br>PER UDFCF DETAIL SC-6           |
|  | RS<br>ROCK SOCK PER UDFCF DETAIL SC-5                            |
|  | SP<br>STOCKPILE MANAGEMENT PER<br>UDFCF DETAIL MM-2              |
|  | SD<br>SILT DIKE PER DETAIL SD                                    |
|  | SF<br>SILT FENCE PER CITY OF FORT<br>COLLINS DETAIL D-28         |
|  | SSA<br>STABILIZED STAGING AREA<br>PER UDFCF DETAIL SM-6          |
|  | VTC<br>VEHICLE TRACKING CONTROL<br>PER UDFCF DETAIL SM-4         |
|  | PT<br>PORTABLE TOILET  |
|  | FINAL STABILIZATION (PER APPROVED<br>LANDSCAPE PLANS)            |



Plotted: 2/22/2016 12:34 PM Day Name: P:\Infraco01\Draw\Eng\Final Drawings\Plans\Utility Plans\Erosion Control Details.dwg Updated By: rmcquire



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PROJ. MGR.: DJM  
PROJ. ASSOC.: JAR  
DRAWN BY: STF  
DATE: 2/2/2016  
SHEET  
10 OF 14  
TGSFCC001

THE GREEN SOLUTION  
810 N COLLEGE AVENUE FORT COLLINS, CO  
EROSION CONTROL DETAILS - 1

**Manhard**  
CONSULTING LTD  
800 E. Arapahoe Court, Suite 110, Fort Collins, CO 80513  
Phone: 970.221.0000 Fax: 970.221.0000  
manhard.com  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

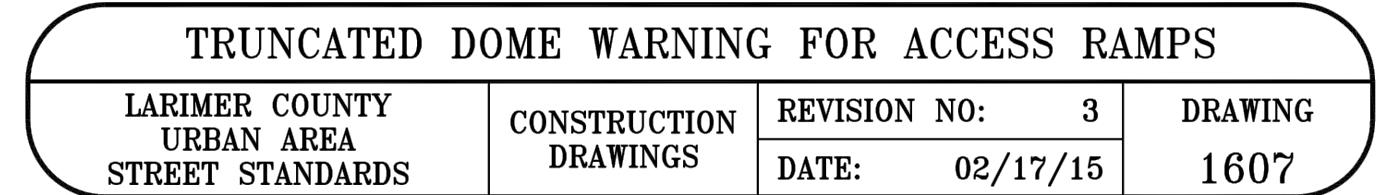
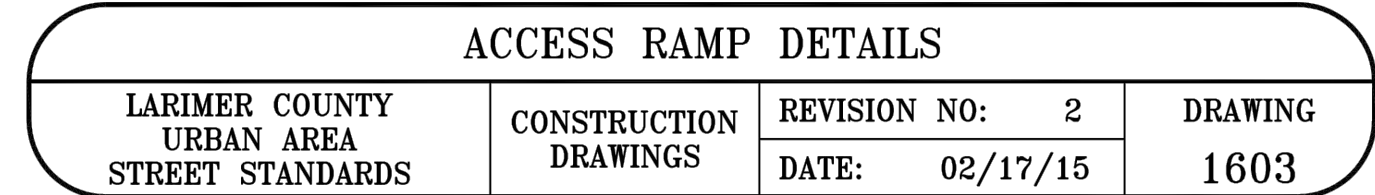
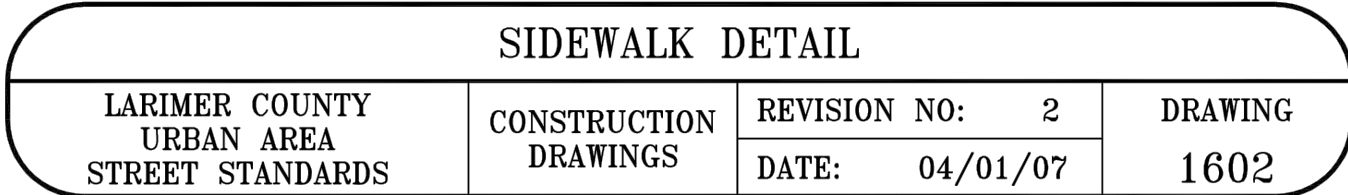
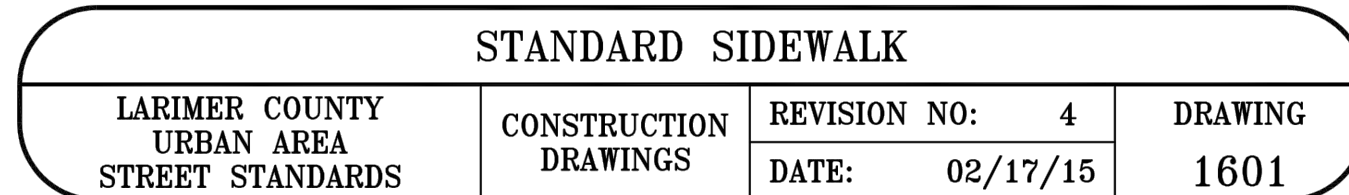
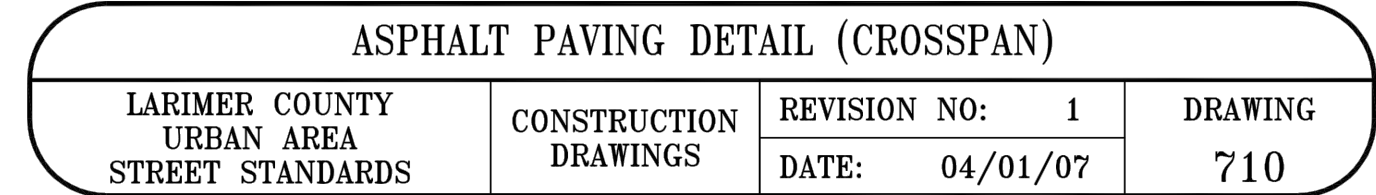
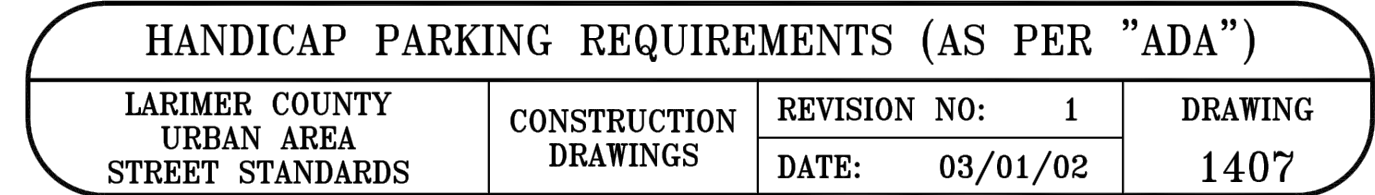
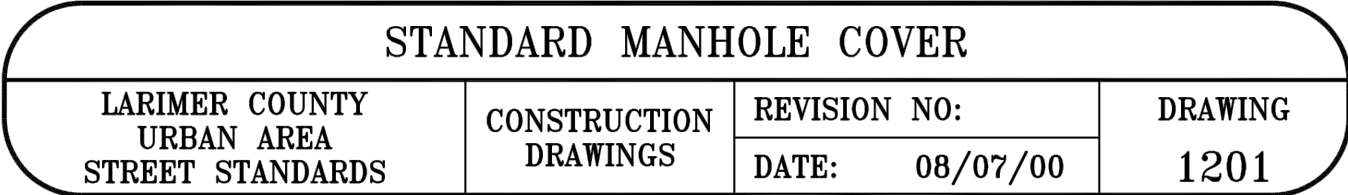
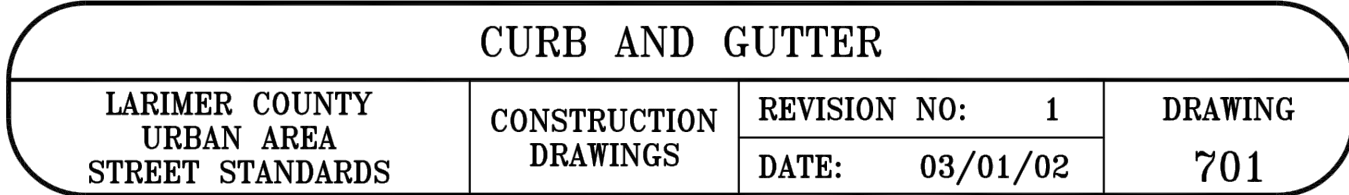
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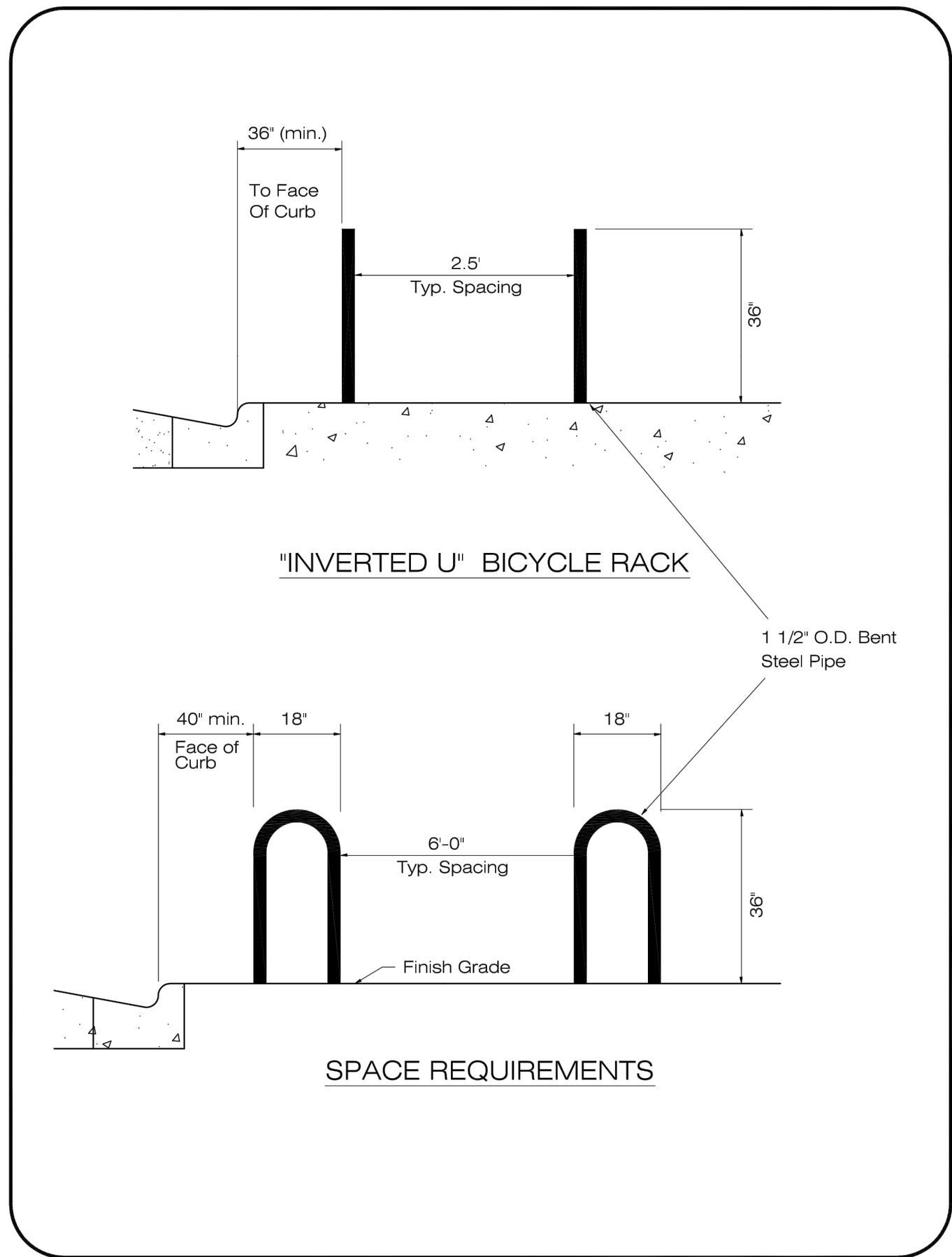
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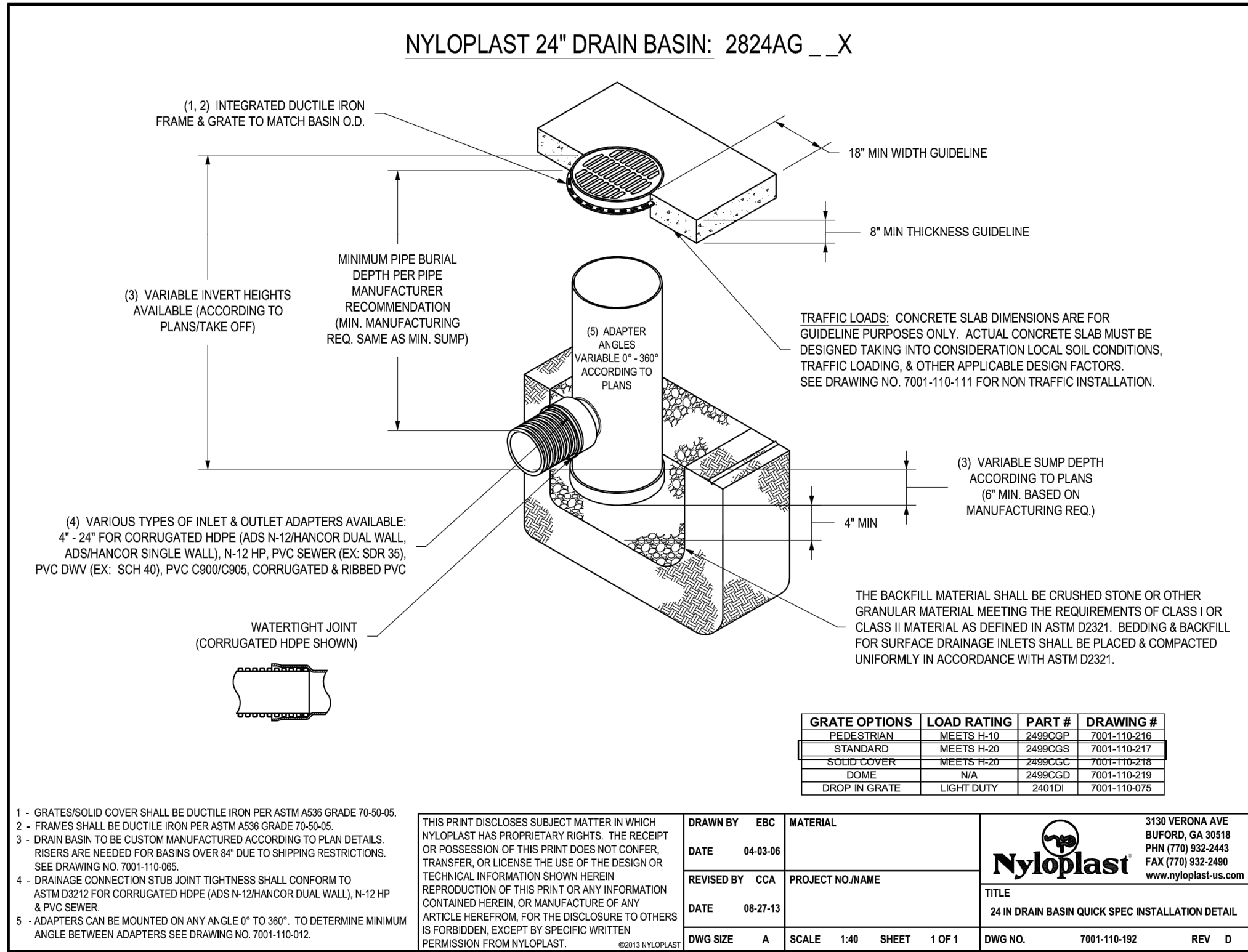
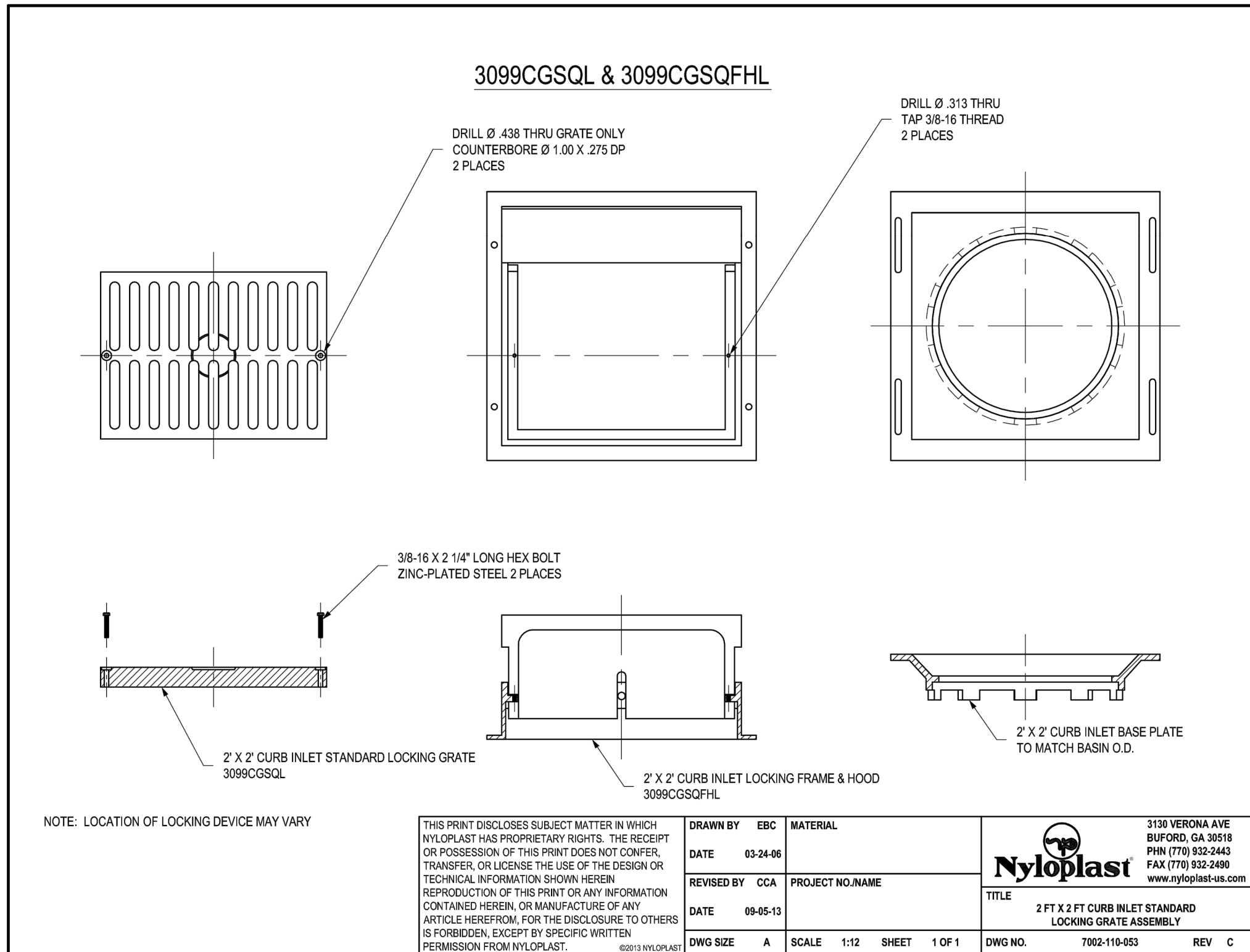
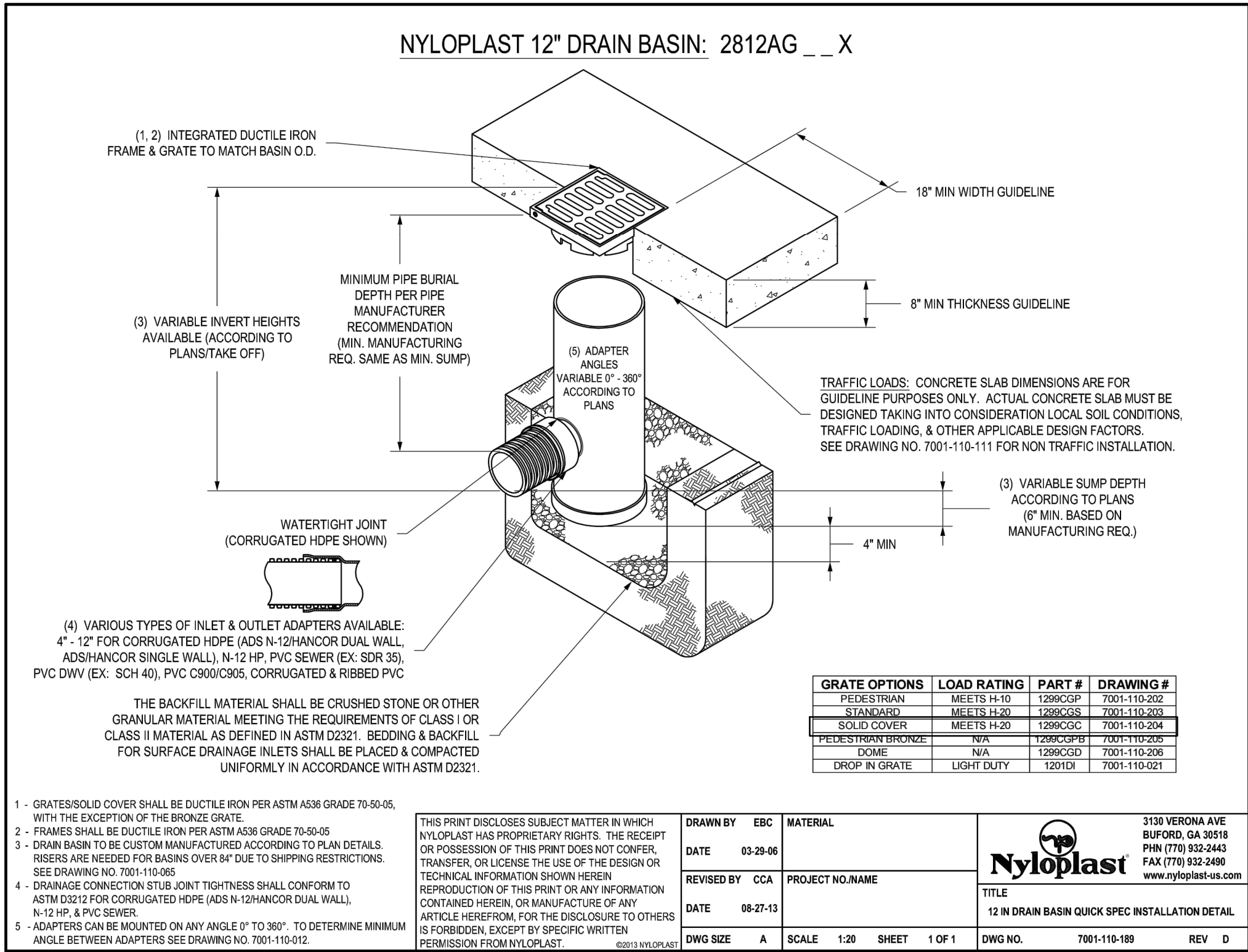
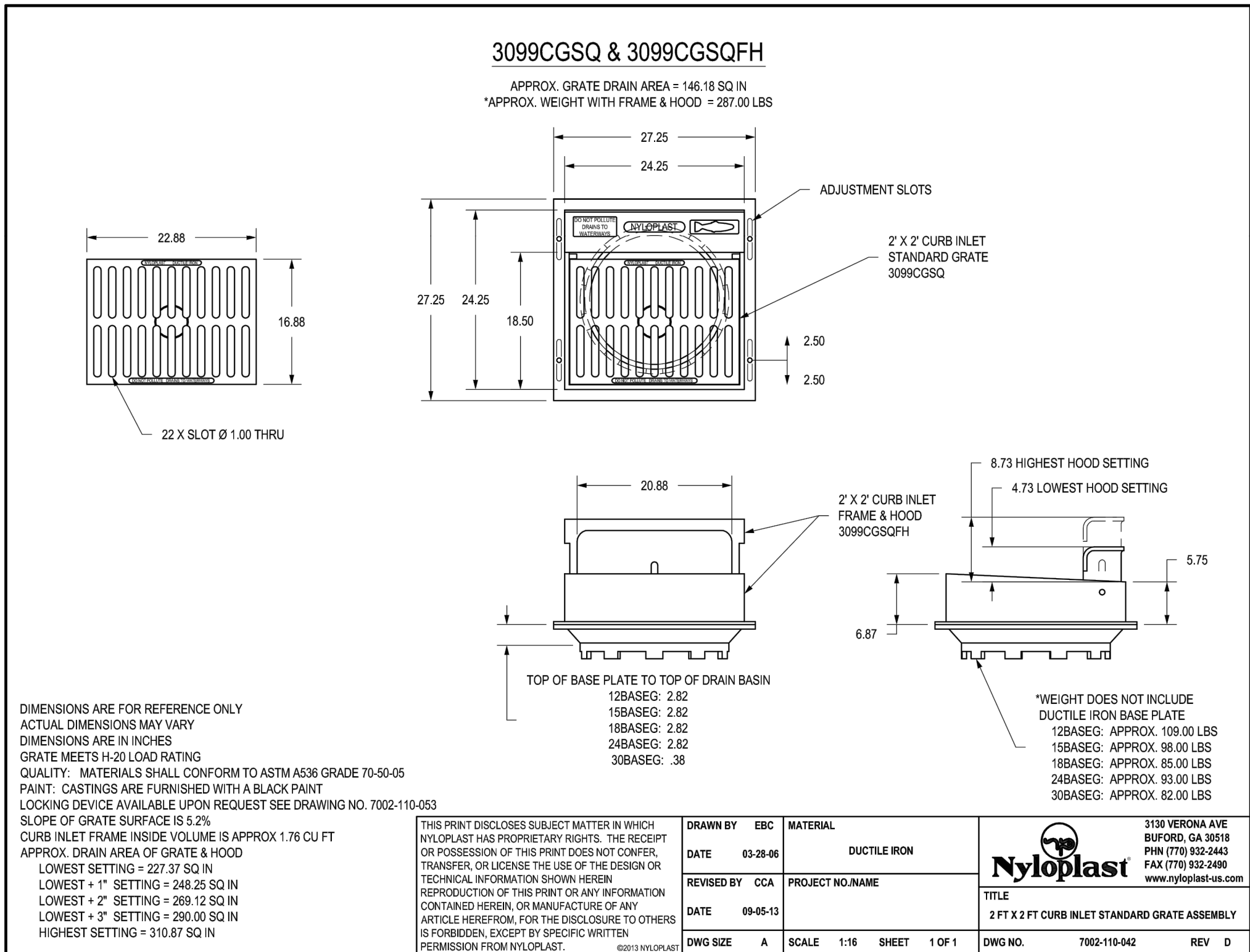
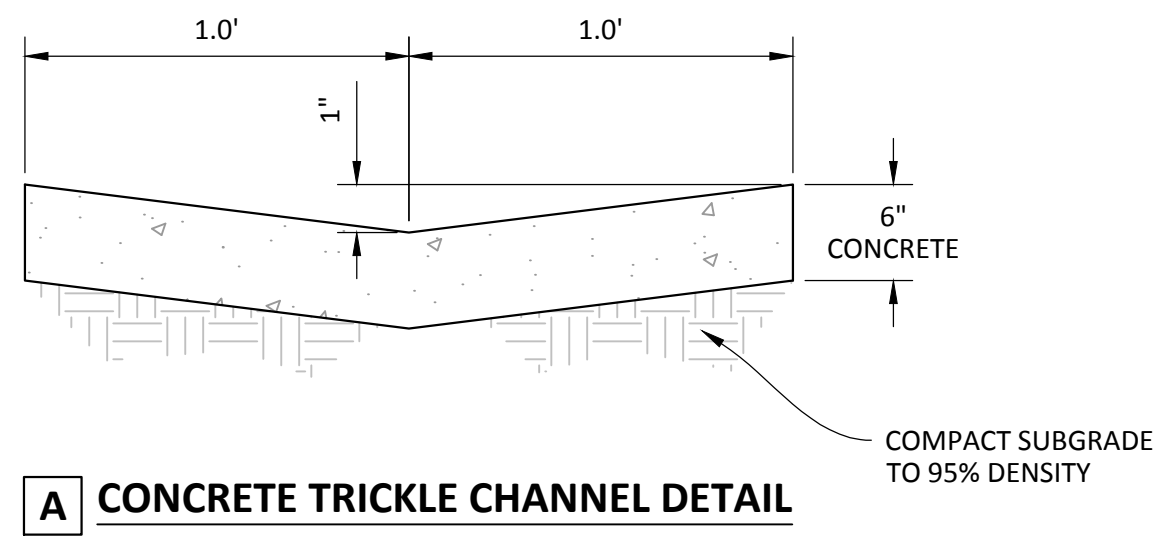




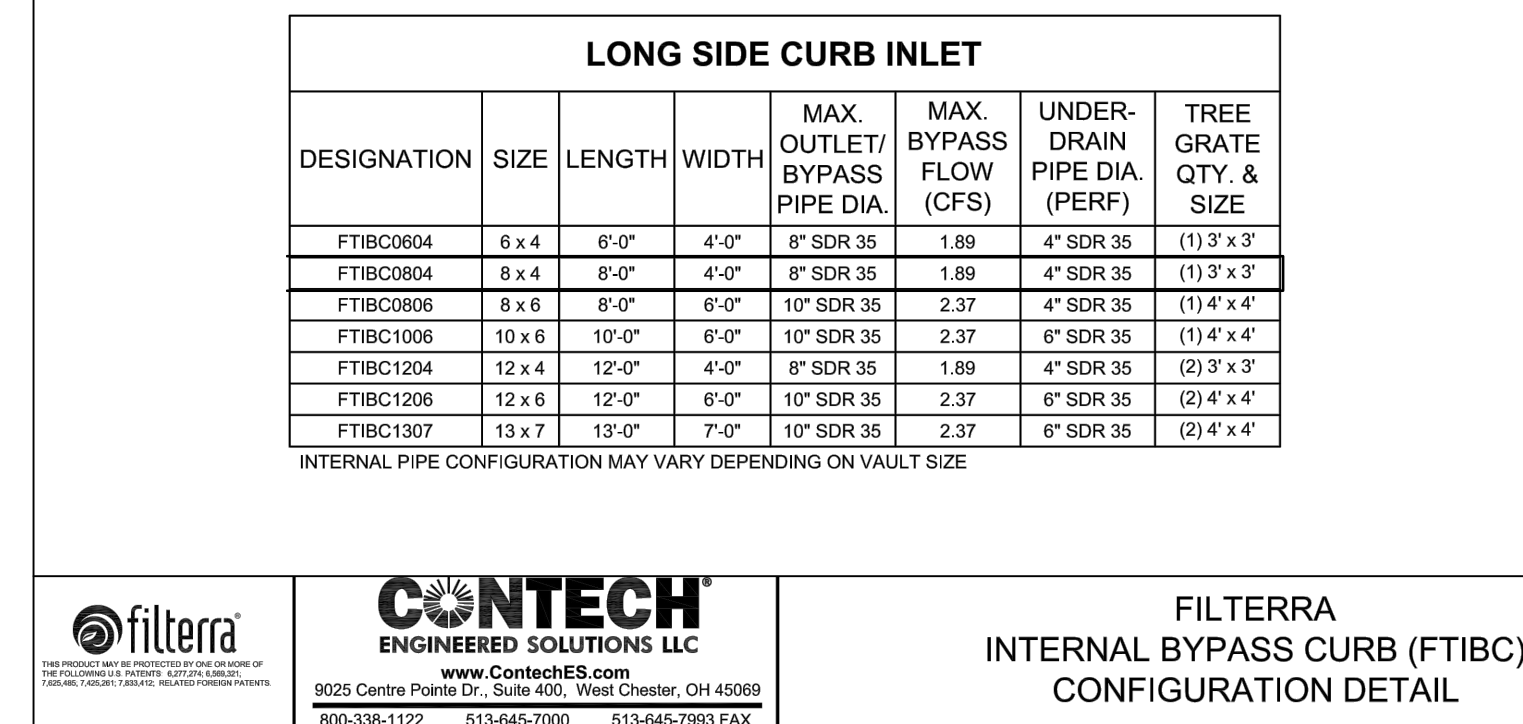




| BICYCLE RACK DETAILS                             |                          |                |                 |
|--|--------------------------|----------------|-----------------|
| LARIMER COUNTY<br>URBAN AREA<br>STREET STANDARDS | CONSTRUCTION<br>DRAWINGS | REVISION NO: 1 | DRAWING<br>1703 |
|  |                          | DATE: 03/01/02 |                 |







1371

PAGE 58

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Reception No. 937497

Recorder.

RECORDER'S STAMP

**THIS DEED**, Made this 3/3 day of August 1967, between  
**MABEL V. BAINER, HOMER DEE WELLS and JOAN I. WELLS,**  
 and **VIRGIL C. BICKEL and MAE M. BICKEL**

of the \_\_\_\_\_ County of Larimer and State of  
 Colorado, of the first part, and  
**LLOYD L. BICKEL and ELLA MAYE BICKEL**

of the \_\_\_\_\_ County of Larimer and State of Colorado, of the second part:  
**WITNESSETH**, that the said parties of the first part, for and in consideration of the sum of  
 Ten Dollars and other good and valuable consideration

DOLLARS,

to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcel of land, situate, lying and being in the \_\_\_\_\_ County of Larimer and State of Colorado, to-wit:  
 The North 15 feet of the following described property, to-wit: A portion of the SW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 1, Township 7 North, Range 69 West of the 5th P.M., more particularly described as follows: Beginning at a point 689.6 feet North of the Southwest corner of Section 1, Township 7 North, Range 69 West of the 6th P.M.; thence North 85.2 feet; thence East 230 feet; thence South 205.4 feet; thence West 230 feet; thence North 120.2 feet to the point of beginning, RESERVING, HOWEVER, unto grantors a right of way and easement across said property and any part thereof so as to provide access to the property lying to the South thereof at any point.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators do covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the encasing and delivery of these presents they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature severally except easements and rights of way existing or of record and restrictive covenants now of record and deed of trust now of record in favor of Wesley B. George and Hazel M. George which deed of trust, however, grantors agree to pay, and general taxes for the year 1967, payable in 1968, which grantees assume and agree to pay.

parties of the first part shall and lawfully have and lawfully shall hereunto set their hand and seal on the day and year first above written.

Signed, Sealed and Delivered in the Presence of

**Mabel V. Bainer** (SEAL)  
**Homer Dee Wells** (SEAL)  
**Joan I. Wells** (SEAL)  
**Virgil C. Bickel** (SEAL)

STATE OF COLORADO,  
 County of Larimer

The foregoing instrument was acknowledged before me this 3/3 day of August 1967, by **Mabel V. Bainer, Homer Dee Wells and Joan I. Wells, and Virgil C. Bickel and Mae M. Bickel.**

My commission expires

My Commission expires May 26, 1969

Witness my hand and official seal.

*John David Sullivan*  
 Notary Public.