

Conceptual Review Agenda

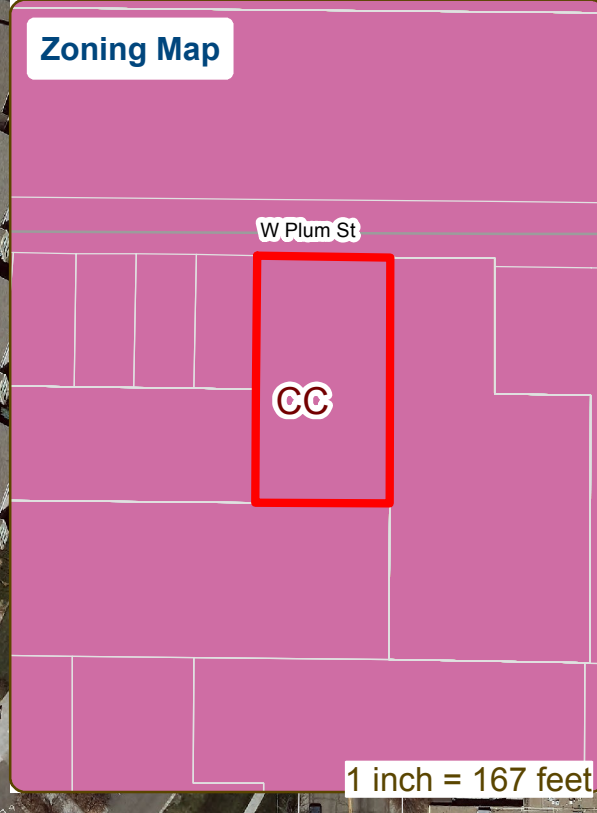
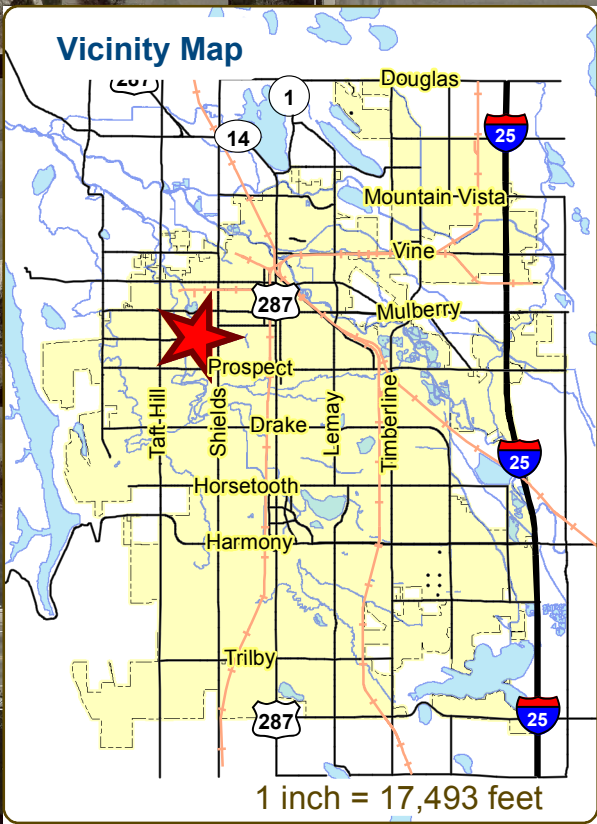
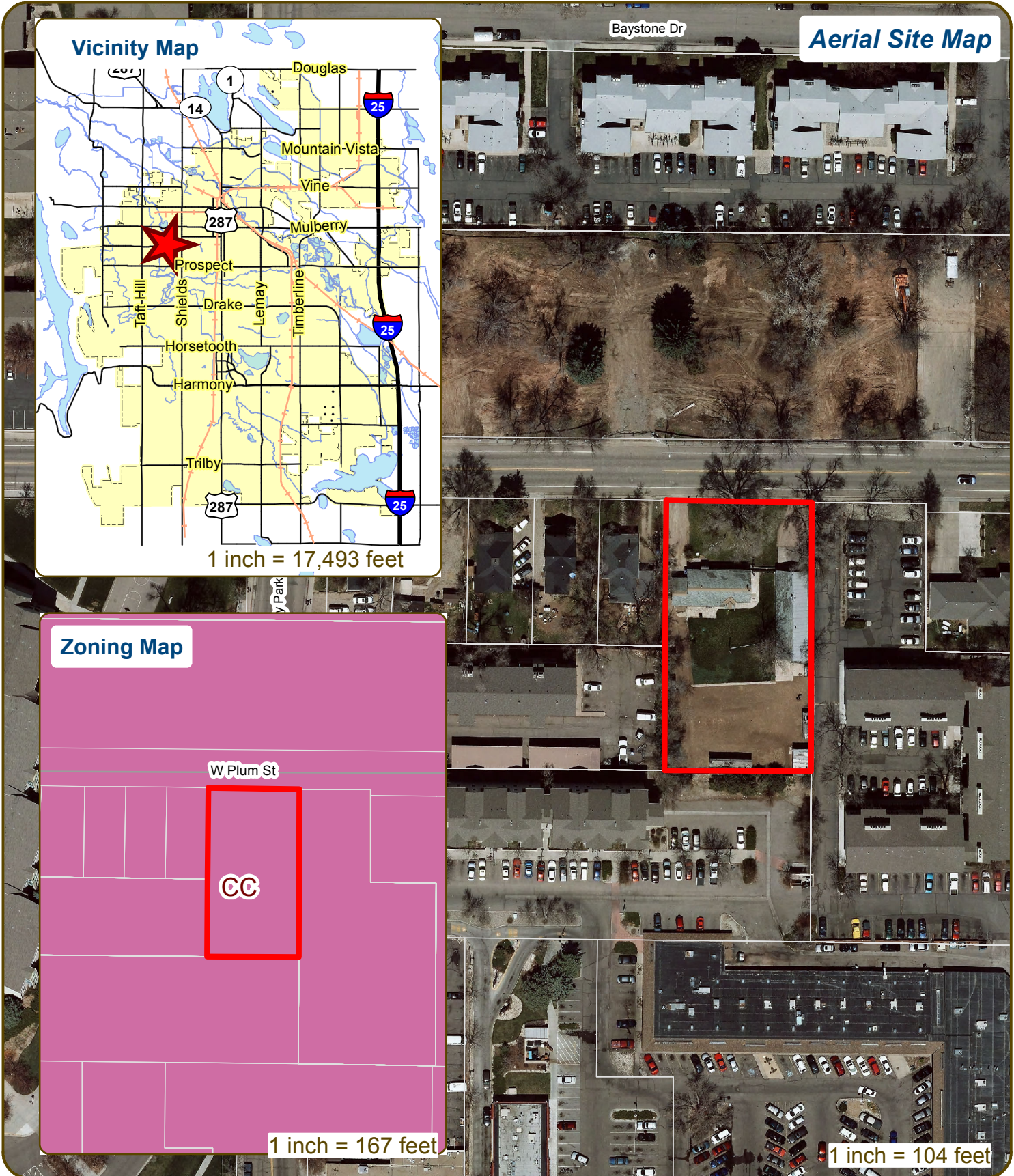
Schedule for 02/01/16 to 02/01/16

281 Conference Room A

Monday, February 1, 2016

Time	Project Name	Applicant Info	Project Description	Planner
9:30	1303 Plum St - Multi-family CDR160006	Rodney J King (901) 260-2720 rking@edrtrust.com	This is a request to construct a 42 unit, 137 bed multi-family building at 1303 Plum St (parcel #9715104028). The proposed development will be 5-stories with 98 parking spaces. The building will contain a parking structure with one level of parking below grade and the remainder provided on the first level. The site is located in the Community Commercial (CC) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Seth Lorson
10:15	1820 W Trilby Rd - Outdoor Storage CDR160007	Joey Maher (970) 324-4504 joey.maher@cpsagu.com	This is a request to construct a home and outdoor storage facility at 1820 W Trilby Rd (parcel #9610005701). The proposed home would be constructed on the front portion of the lot while the outdoor storage would be located at the rear of the lot. The storage area would be fenced and would have an access gate. The site is located in the Rural Lands (RUL) zone district. This proposal will be subject to the Addition of Permitted Use (APU) process.	Clay Frickey
11:00	2430 Overland Trail - Residential CDR160008	Kristin Turner (970) 532-5891 kristin@tbgroup.us	This is a request to construct a series of single-family and two-family homes at 2430 Overland Trail (parcel #9721300003). The proposed subdivision would include 21 duplexes and 61 single-family homes. The development would include a small park to serve the new subdivision and would provide continuity of Bluegrass Dr through to Overland Trail. The site is not currently within City limits. This proposal will be subject to Annexation and Initial Zoning.	Ted Shepard

1303 Plum St Multi-family



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



999 South Shady Grove Rd., Suite 600
Memphis, TN 38120
901.259.2500 phone
901.259.2594 fax
EdRtrust.com

Jan. 5, 2016

Clay Frickey
Associate Planner
City of Fort Collins
281 N. College Ave.
Fort Collins, CO 80524

RE: EdR Proposed Development —1303 W. Plum St.

Dear Mr. Frickey:

EdR, a national developer, owner and manager of high-quality, on- and off-campus collegiate housing, is proposing to develop a student housing project on Plum Street.

EdR proposes to build a six-story structure on 0.6 acres on Plum Street. The plan includes five stories above ground and a one-story basement, yielding a total building height of 63 feet.

The basement and first floor will be dedicated to parking facilities for our residents while the second through fifth floors will comprise residential units. With 42 units proposed onsite, a density of 70 units per acre will be achieved. Overall, the development will offer 137 total bedrooms and 90 parking spaces.

The building will be a Type-V-A wood structure over Type-I-A concrete podium. The materials used in construction are concrete masonry units, brick and cementitious fiberboard.

Because fire department access will be available on one side only, we respectfully request approval to increase the fire hose "lay" to cover the entire building for fire protection purposes. EdR is willing to upgrade the fire-suppression system from 13R to full 13 sprinkler system to secure the increase. In addition we would add an exterior fire department connection on the southwest corner of the building, accessible at grade. This is the most remote point from Plum Street.

We hope you will look favorably upon these requests. EdR is eager to move forward with this exciting development.

Thank you,

A handwritten signature in blue ink, appearing to read 'Rodney J. King'. The signature is stylized and cursive.

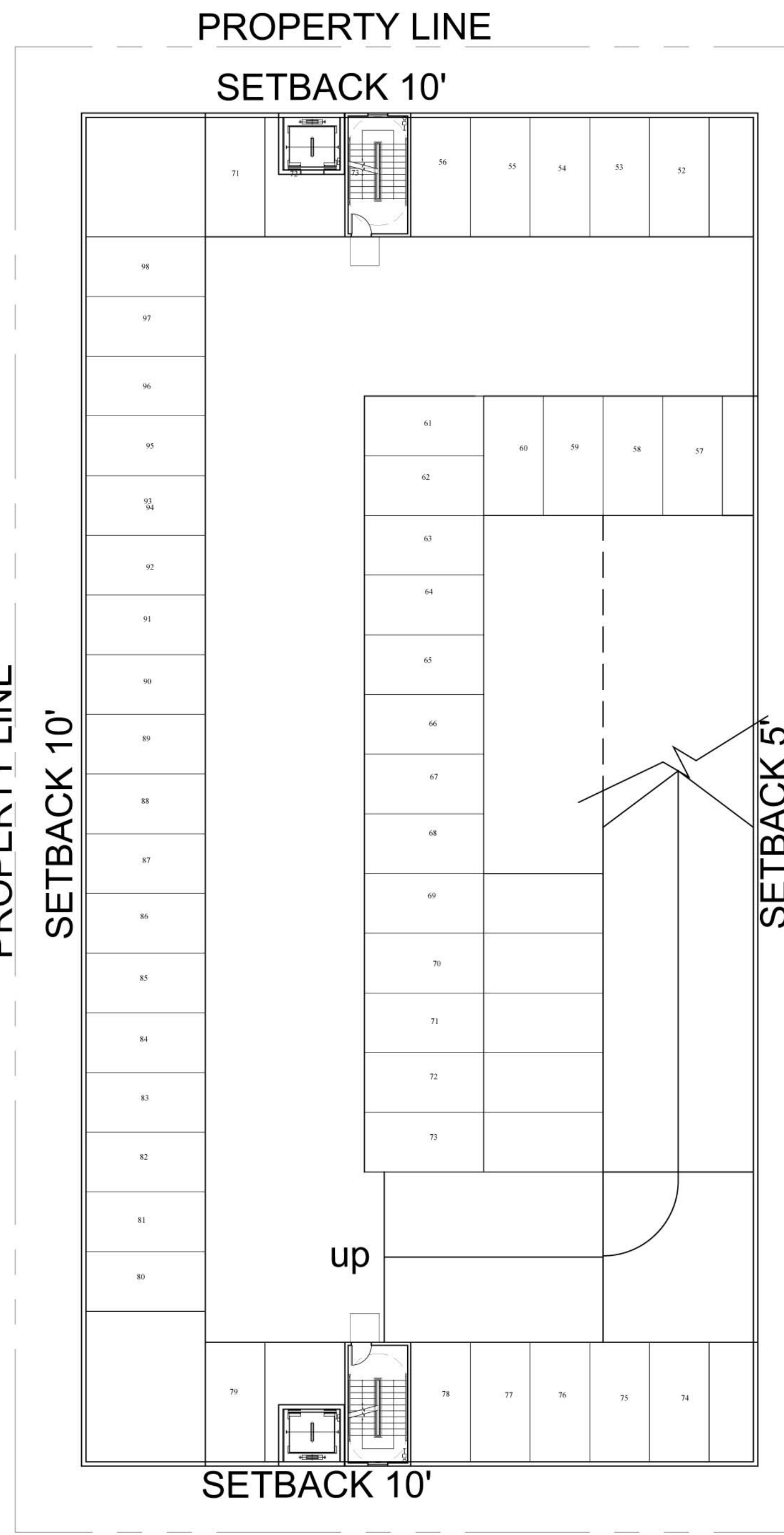
Rodney J. King

Vice President, Real Estate Development

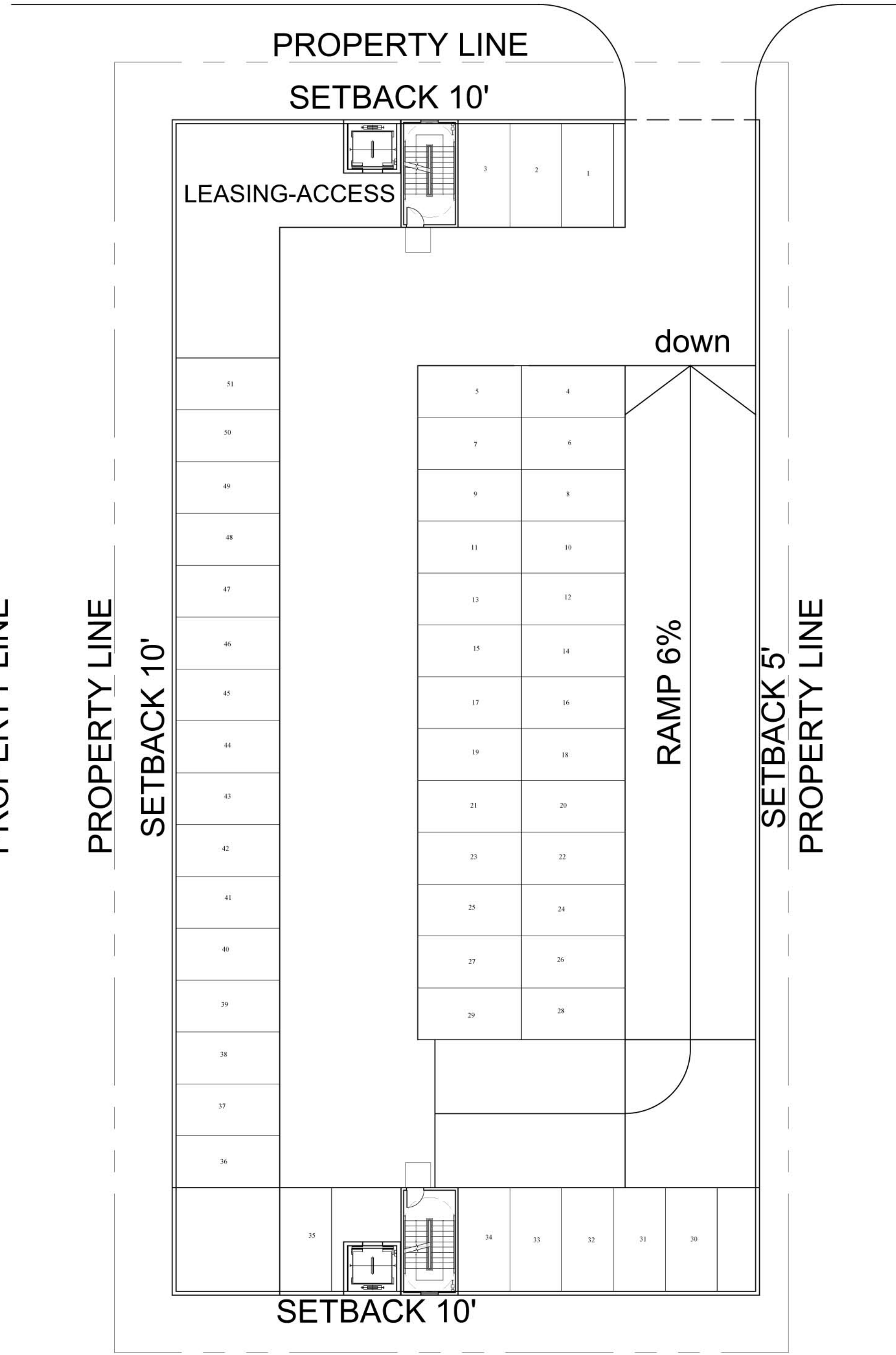
PLUM STREET

Club House @ 2nd

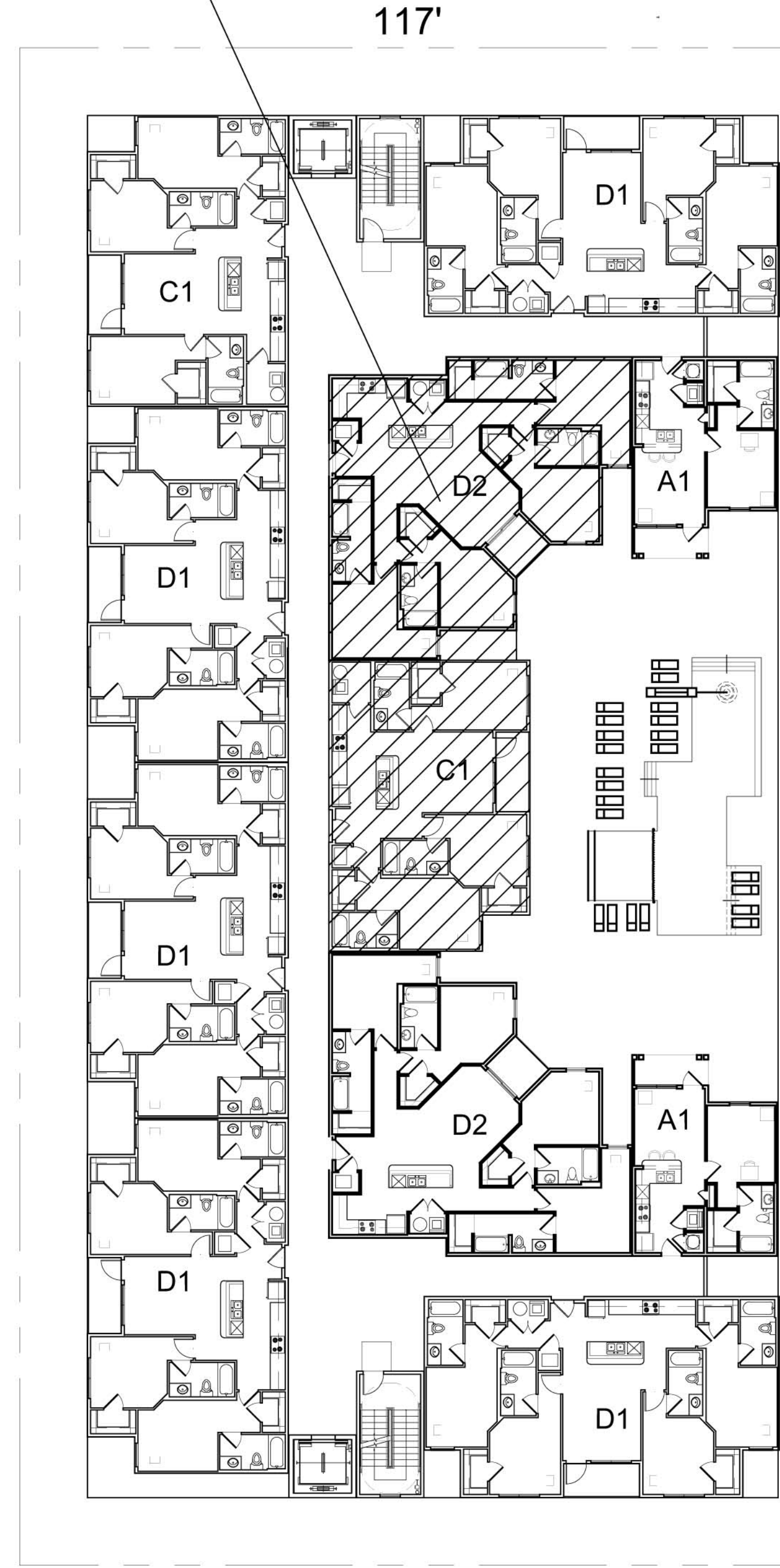
ENTRY / EXIT



Basement



1 st Floor



2 nd - 5 th floor



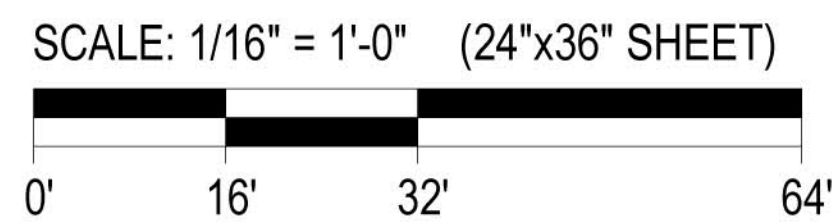
CHARACTER PERSPECTIVE

PLUM STREET PROJECT							EDR	2015628
UNIT TABULATION - 5 STORY							10/13/15	
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	514	8	8	19%	4,112	19%	
C1	3br/3ba	1,175	7	21	17%	8,225	17%	
D1	4br/4ba	1,422	20	80	48%	28,440	48%	
D2	4br/4ba	1,525	7	28	17%	10,675	17%	
TOTALS			42	137	100%	51,452	100%	

UNIT AVERAGE NET SF : 1,225

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA		
UNIT AVERAGE NET SF :	1,225	S.F.
ACREAGE:	0.60	ACRES
DENSITY:	70.0	UNITS/ACRE
CLUB HOUSE AREA	2,863	S.F.
PARKING:		
SURFACE PARKING	0	SPACES
GARAGE PARKINGS	98	SPACES
TOTAL PARKING SPACES	98	SPACES
	0.72	SPACES/BEDS



ARCHITECTURAL SITE PLAN

SP 01

PLUM STREET PROJECT

EDR

Nov 04, 2015

FORT COLLINS, CO

HPA#15628



HUMPHREYS & PARTNERS ARCHITECTS L.P.

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TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

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 Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.



March 01, 2016

Rodney J King
EdR
999 Shady Grove
Suite 600
Memphis, TN 38120

Re: 1303 Plum St - Multi-family

Description of project: This is a request to construct a 42 unit, 137 bed multi-family building at 1303 Plum St (parcel #9715104028). The proposed development will be 5-stories with 98 parking spaces. The building will contain a parking structure with one level of parking below grade and the remainder provided on the first level. The site is located in the Community Commercial (CC) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. If the plan is to rent by bedroom then a minimum 103 off-street parking spaces are required per the TOD parking requirements. If renting per dwelling unit then 56 off-street vehicle spaces are required per TOD requirements. Proposed plan shows 98 off-street parking spaces. Please refer to LUC 3.2.2 for parking regs.
2. A min. number of bicycle storage/parking spaces is required. Based on the numbers of bedrooms of one per bedroom a total of 137 bicycle storage spaces is required with 60% of these within enclosed areas and 40% outside.
3. Trash enclosures are required meeting LUC 3.2.5.
4. Elevation drawings should not include any exterior signage. Signage approval is by separate permit. Please note that the property is located in the Residential Neighborhood Sign District which will limit the amount and size of exterior signs.
5. The plans need to show mechanical equipment (vents, flues, RTU, meters, electric boxes, conduit) locations and how these are screened
6. A lighting is required. This is a photometric site plan with catalog cut-sheets of the proposed fixtures.

7. Any structure over 40ft in height requires a shadow analysis.

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. There is an existing 20-inch steel water main in Plum Street. There are two ¾" water service stubs for future use into this property. If this project requires a larger tap, then the existing water services must be abandoned at the main. Placement of the water meter box or vault should be planned for an area outside of the Plum Street ROW.
2. There is an existing 12-inch sanitary sewer line in Plum Street. There appears to be an existing sanitary sewer service to this property but the size is unknown and it is not currently active. If this project requires a new sewer tap, then the existing sewer service must be abandoned at the main.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study - at least a memo . Please have your traffic engineer contact me to scope the study.
2. Sidewalk improvements will be needed. The standard would require a detached walk.
3. Where will the required bike parking be located?
4. We'll need to work with you on driveway location including sight distance coming out of structured parking, and adjacency to other driveways.

Department: Stormwater Engineering

Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

1. The site disturbs more than 10,000 sq-ft, therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. www.fcgov.com/erosion Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ jschlam@fcgov.com
2. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must be prepared in accordance with the Fort Collins Stormwater Criteria Manual.
3. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan.
4. When improvements are being added to an existing developed site, onsite detention is required when there is an increase in impervious area greater than 5000 square feet. If it is

greater, onsite detention is required with a 2-year historic release rate for water quantity. As such, it will be important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas will be required as a part of the submittal documents.

5. Water quality treatment is required as described in the Fort Collins Stormwater Criteria Manual. Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)
6. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - a. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - b. 75% of all newly added or modified impervious area must be treated by LID techniques.
7. Standard operating procedures (SOPs) for all onsite drainage facilities (including LID systems) will be included as part of the Development Agreement. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
8. Stormwater outfall/tie-in options for this site appear to be the following:
 - a. There is a private storm system across the street, on the north side of Plum Street that was installed as part of the District at Campus West project. Tie-in to this private system would require an agreement with that property owner and may also require the lines to be upsized for added capacity.
 - b. There is an existing 15" public storm system approximately 580' east of this property within Plum Street; however, tie-in to this storm system would require crossing a different private storm system that was installed for Scott Plaza.
 - c. Daylight stormwater discharge into Plum Street ROW at street level.
 - d. Discharge stormwater to the south into adjacent property owners if you can get their approval to do so and ultimately, drainage easements through those properties. The Lofts at Campus West, Town Square and Campus West Shopping Center are the three subdivisions that may have the space to route stormwater toward Elizabeth Street. You would need to work with those property owners if this is the direction you want to pursue.
9. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
10. There is a final site inspection required when the project construction is complete and the maintenance is handed over to an HOA or another maintenance organization.
11. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. AUTOMATIC FIRE SPRINKLER SYSTEM

Be advised that the City of Fort Collins no longer allows 13-R systems in multi-family residential buildings and as such, a full 13 system is mandatory (not optional as indicated in the 1/5/2016 letter from the project team). Additional relevant code requirements provided below. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

GROUP S-2 AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS

> IFC 903.2.9 & 903.2.9.1: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages (Group S-2 occupancy) in accordance with IBC 406.4 OR where located beneath other groups. Exception: Enclosed parking garages located beneath Group R3 occupancies.

BALCONIES AND DECKS

> IFC 903.3.1.2.1: Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

2. FIRE LANES

Fire access is required to within 150' of all exterior portions of the building perimeter. Calculating accessibility from Plum Street leaves the building approximately 230' out-of-access. The out-of-access condition can be reduce to approximately 50' if a cross access easement can be established with the property to the east, but that drive aisle will also be required to be dedicated as an EAE and meet minimum fire lane standards and provide a turnaround. See also PFA comment #3 (below) for specific fire lane requirements pertaining to buildings greater than 30' in height. Code language and fire lane specifications provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall be dedicated by separate document as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.
- > Additional access requirements exist for buildings greater than 30' in height. Refer to

Appendix D of the 2012 IFC or contact PFA for details.
International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

3. BUILDINGS EXCEEDING 30 FEET IN HEIGHT

Buildings exceeding 30' in height are required to meet aerial fire apparatus access requirements as per 2012 IFC Appendix D. In such cases where site limitations do not allow the code to be met, the fire marshal will allow the project team to present a formal plan for meeting the intent of the fire code via means of alternative compliance. Such a plan is required to be presented in writing for review and approval prior to issuance of a building permit. Code language provided below.

AERIAL FIRE APPARATUS ACCESS ROADS - WHERE REQUIRED

> IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

AERIAL FIRE APPARATUS ACCESS ROADS - WIDTH

> IFC D105.2; FCLUC 3.6.2(B)2006; and Local Amendments: Aerial fire apparatus access roads shall have a minimum unobstructed width of 30 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

AERIAL FIRE APPARATUS ACCESS ROADS - PROXIMITY TO BUILDING

> IFC D105.3: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

4. ROOF ACCESS

> IFC 504.3: New buildings four or more stories in height shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with IFC 1009.12. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

5. FIRE STANDPIPE SYSTEM

> IFC Sections 905 and 913: Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2012 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor. An approved fire pump may be required to achieve this minimum pressure. Buildings equipped with standpipes are required to have a hydrant within 100 feet of the Fire Department Connection.

6. FDC

Unless otherwise approved by the authority having jurisdiction, the Fire Department Connection is required to be located on the street side and visible. Upon initial review, the southwest corner of the building would not seem an appropriate location for an FDC as proposed. Furthermore, a hydrant is required within 100' of an FDC for any building equipped with a standpipe. Code language provided below.

> IFC 912.2: Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

HYDRANT FOR STANDPIPE SYSTEMS

> IFC 507.1.1: Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections. Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

7. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM IEST

New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

8. FIRE PITS & GRILLS

Fire pits and grills fueled by natural gas are allowed. Wood burning or smoke producing fire pits and grills are prohibited. In addition, gas fired appliances require a 10' separation distance (both horizontal and vertical) from combustible construction or vegetation.

9. ROOFTOP VEGETATION

As applicable, rooftop gardens and landscaped roofs shall be shown to comply with IFC 317.

10. 2012 INTERNATIONAL FIRE CODE COMPLIANCE

As follow-up to the conceptual review meeting on 2/1/2016, I wanted to provide further commentary relative to our discussion on fire access. Fire access must meet both perimeter requirements (Section 503) and aerial requirements (Appendix D105). At this time, it appears that neither access category can be met with the proposed site plan. In order to proceed, the project team will need to present a formal proposal to the fire marshal which meets or exceeds the full intent of the fire code via alternative means of compliance. It is highly recommended that the project team look at high rise provisions of the 2012 IFC in order to determine ways in which the architectural design of the building will compensate for and overcome the site deficiencies. To what extent the project team must go in order to meet the intent of the code should be based upon the degree of code separation. In general, the farther away the site plan is from meeting the letter of the fire code, the more onerous will be the alternative means of compliance expected to compensate for the deficiency. Based upon recent development of other infill sites within Fort Collins, this particular site appears to be one of the more limited, unless a cross access emergency easement can be negotiated with the property to the east. Feel free to contact me at any time should you wish to discuss this further. Any formal proposal will require review and approval by the fire marshal.

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native landscaping is encouraged to the extent possible, as well as flowering plants and fruit-bearing trees and shrubs to attract birds and pollinators.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. ClimateWise program: fcgov.com/climatewise/
 2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 3. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 4. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 5. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com

Please consider the City's sustainability goals and ways for your development to engage with these efforts, and let me know if I can help connect you to these programs.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. 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.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Right-of-way dedication in a manner similar to Scott Plaza to the east is likely, and will be evaluated in conjunction with review of Plum Street design. This shall also include the standard utility easements that are to be provided behind the right-of-way (a 9 foot utility easement along Plum Street).
7. Vertical curb and gutter and detached sidewalk along Plum Street is required, and will be reviewed with a design of the project.
8. Sight distance will need to be reviewed for the parking garage/structure access and potential conflicts with the Plum Street sidewalk.
9. Street cuts to Plum Street will be subject to triple impact pavement fees.
10. Civil construction plans will be required. A Development Agreement will be required and recorded once the project is finalized with recordation costs paid for by the Developer.

11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. LCUASS parking setbacks (Figure 19-6) may apply and will need to be followed depending on parking design.
13. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
14. Doors are not allowed to open out into the right-of-way.
15. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
16. In regards to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. New development and system modification charges may apply. A link to our online electric fee estimator is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>
2. Each unit will have to be individually metered. The meters will have to be gained meter in one location near the transformer. Please provide the service size for each unit at the main disconnect.
3. Please coordinate transformer location with Light & Power as soon as possible. Transformers will have to maintain proper clearances, at least 3' side/rear and 8' frontal with nothing overhanging it. Transformer must be within 10' of a drivable surface.
4. It will need to be determined whether single phase or three phase power is required and if the units will be gas/electric heat.
5. There is single phase service coming from the west located south of 1311 & 1307 Plum St. If primary power needs to come from this transformer, a utility easement needs to be granted or verified that one exists in order to provide primary power to the site. The other alternative is there a vault located on the north side of Plum St. Primary power can be provided from here but will have to be bored underneath Plum St.
6. It is assumed there will be no commercial applications on this site?
7. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>.

7.

Department: Building Inspection

Contact: Sarah Carter, 970-416-2748, scarter@fcgov.com

1. Please schedule a pre-submittal meeting for this project. Pre-Submittal meetings assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective. Applicants of new commercial or multi-family projects should call 416-2748 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.
2. Construction shall comply with the following adopted codes as amended:
2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado
Fort Collins has amendments to most of the codes listed above. See the fcgov.com/building web page to view them.
3. Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.
Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.
Frost Depth: 30 inches.
Wind Load: 100- MPH 3 Second Gust Exposure B.
Seismic Design: Category B.
Climate Zone: Zone 5
Energy Code Use
 1. Single Family; Duplex; Townhomes: 2012 IRC Chapter 11 or 2012 IECC.
 2. Multi-family and Condominiums 3 stories max: 2012 IECC residential chapter.
 3. Commercial and Multi-family 4 stories and taller: 2012 IECC commercial chapter.

Planning Services

Contact: Seth Lorson, 970-224-6189, slorson@fcgov.com

1. The proposed project is in the Community Commercial (CC) district, and the following Land Use Code provisions apply:

Section 4.18

(D) Land Use standards

(2) Secondary Uses. All residential permitted uses, except mixed use dwellings in multistory mixed use buildings, shall be considered secondary uses in this zone district and...If the project contains less than ten (10) acres, the development plan must demonstrate how it contributes to the overall mix of land uses within the surrounding area, but shall not be required to provide a mix of land uses within the development.

(E) Development Standards

(1) Site Planning

(b) Central Feature or Gathering Place. At least one (1) prominent or central location within each geographically distinct Community Commercial District shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art. This feature and its amenities may be placed on blocks with community facilities.

(2) Block Requirements

(d) Building Height. ... All buildings shall be limited to five (5) stories.

2. The proposed project is also in the Transit-Oriented Development (TOD) Overlay Zone however most of the provisions of Section 3.10 only apply to properties south of Prospect Road.
3. According to Section 3.2.2(K)(1)(a)(1) parking requirements for rent-by-the-bedroom multi-family dwellings are 0.75 spaces per bedroom. Thus a proposal with 137 bedrooms requires a minimum of 103 parking spaces.
4. The City of Fort Collins has an ordinance that limits occupancy to 3 unrelated people per unit. However, Sec. 3.8.16(E)(2) permits expanding that limit if the development "has provided sufficient additional amenities, either public or private, to sustain the activities associated with multi-family residential development, to adequately serve the occupants of the development and to protect the adjacent neighborhood. Such amenities may include, without limitation, passive open space, buffer yards, on-site management, recreational areas, plazas, courtyards, outdoor cafes, limited mixed-use restaurants, parking areas, sidewalks, bikeways, bus shelters, shuttle services or other facilities and services."

Typically this includes some outdoor space.

5. Two weeks prior to submitting for the Project Development Plan (PDP), you must have a neighborhood meeting for which a notification to Affected Property Owners (APO) must be mailed per Sec. 2.2.2 The proposed project is subject to a Type 2 review with the Planning and Zoning Board.
6. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
10. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
11. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.

- 12.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use

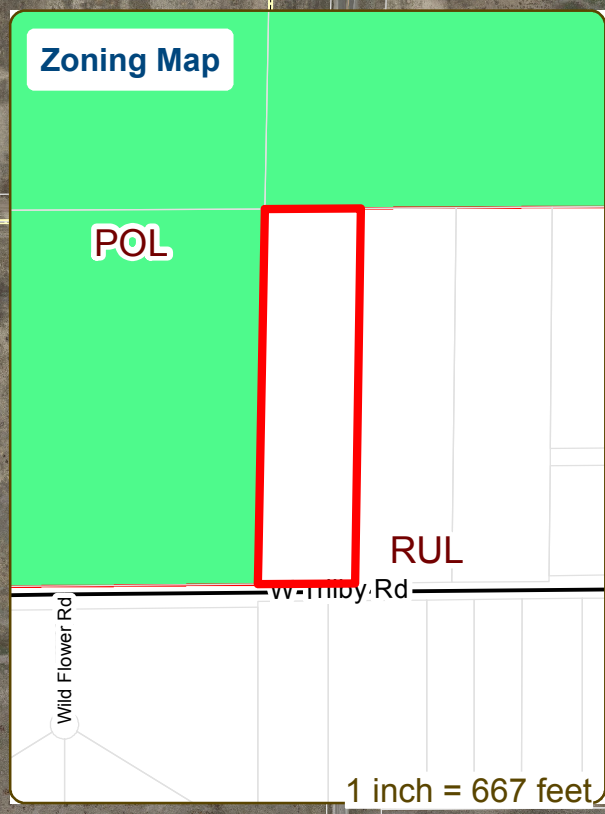
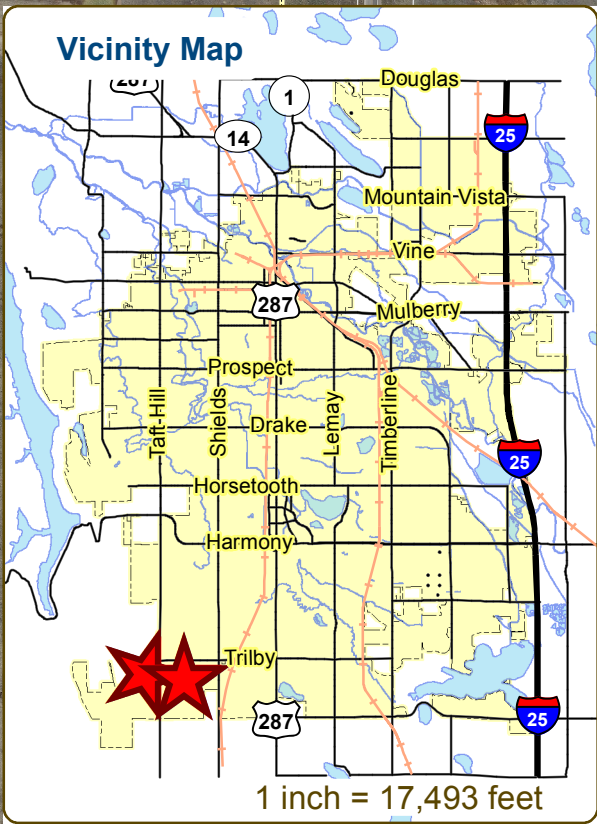
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
970-416-2341

1820 W Trilby Rd Outdoor Storage

Aerial Site Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

JOEY MAHER

Business Name (if applicable) n/a

Your Mailing Address 6520 ORBIT WAY

Phone Number 970-324-4504 Email Address joey.maher@cpsagu.com

Site Address or Description (parcel # if no address) PARCEL # 9610005701 1820
~1300' DEEP X 325' WIDE 1820 W. TRILBY RD

Description of Proposal (attach additional sheets if necessary) PUT PERMANENT DWELLING ON SOUTH END OF PROPERTY & MAKE NORTH END OF PROPERTY AN OUTDOOR RV/CAMPER/TRAILER STORAGE AREA (ALL GRAVEL-NO PAVEMENT) SEE PLAN ATTACHED

Proposed Use RUL Existing Use RUL

Total Building Square Footage n/a S.F. Number of Stories n/a Lot Dimensions ~1300' X 325'

Age of any Existing Structures n/a

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [X] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area n/a S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



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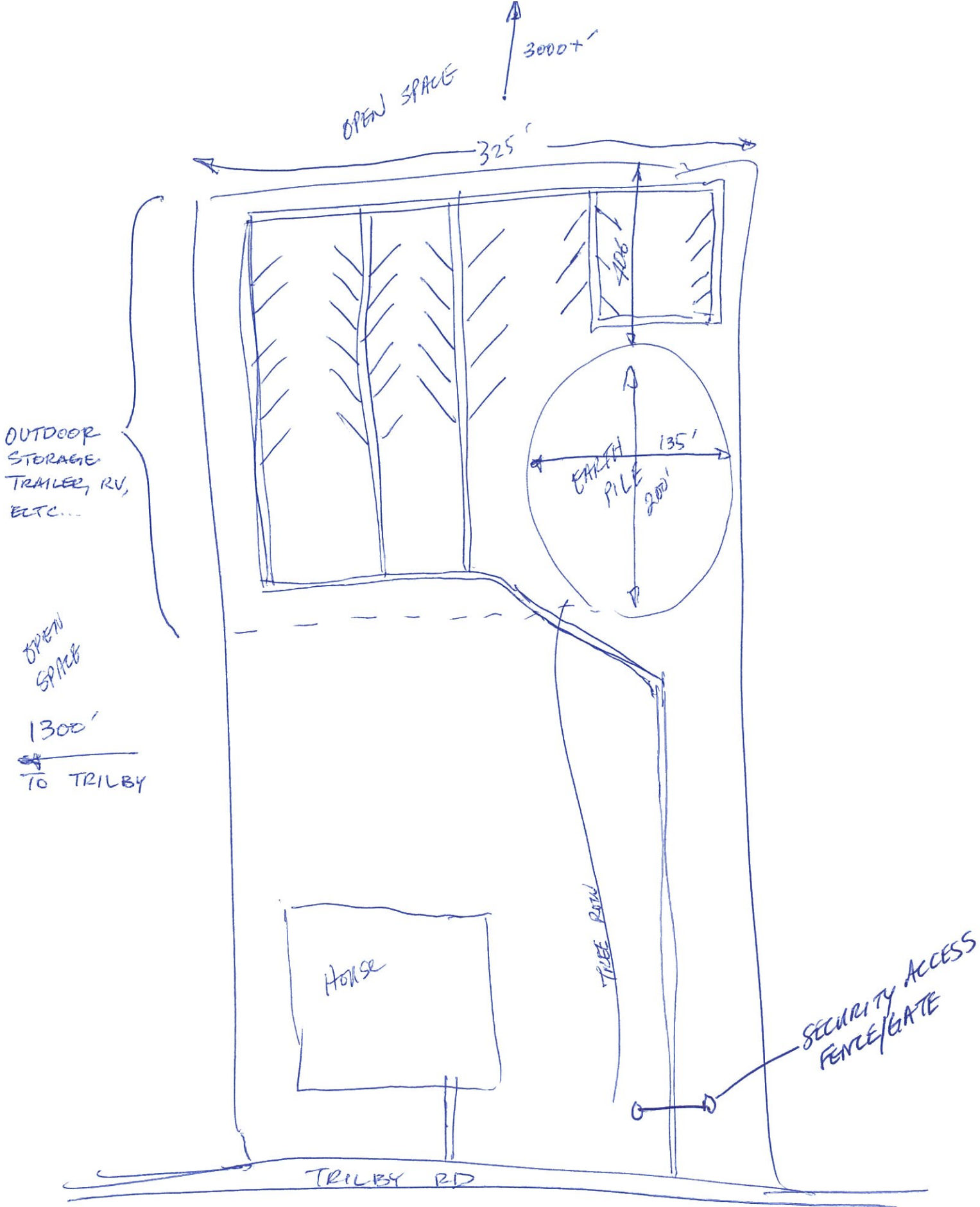
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PARCEL # 9610005701-1820



February 05, 2016

Joey Maher
6520 Orbit Way
Fort Collins, CO 80525

Re: 1820 W Trilby Rd - Outdoor Storage

Description of project: This is a request to construct a home and outdoor storage facility at 1820 W Trilby Rd (parcel #9610005701). The proposed home would be constructed on the front portion of the lot while the outdoor storage would be located at the rear of the lot. The storage area would be fenced and would have an access gate. The site is located in the Rural Lands (RUL) zone district. This proposal will be subject to the Addition of Permitted Use (APU) process.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. It appears that the property is platted as LOT 1, SCHEEL MRD S-68-88, FTC.
2. Fencing shall be solid. Fences taller than 6' will require building permits meeting setback and fire protection requirements. Fencing required to setback from the property lines in order to accommodate a 5' wide landscaped perimeter around the fence. Fencing may also have to be articulated at specified linear feet maximum creating a new fence line.
3. A 5' landscaping strip required along the east property line where driveway abuts to. A minimum 15' landscape strip is required on the south property line. Portions of the driveway may have to be paved depending on Engineering requirements reducing drag out and paving to the actual storage yard.
4. A lighting plan is required. This usually includes a photometric site plan with catalog cut-sheets of the proposed fixtures.
5. A share drive is required for both the new house and the storage facility.
6. A landscape plan is required.

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. This property is located in the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. You will need to contact them for water and sewer service and requirements.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. We'll need to get an estimate of the anticipated traffic associated with the proposal to determine whether any further traffic analysis or traffic impact study is needed. How large of a facility will this be (sf, or number of spaces, or anticipated number of customers per day, etc).
2. Only one driveway will be allowed off an arterial.
3. Standards indicate that new traffic onto an arterial requires the addition of a left turn lane, or restriction of the driveway to right-in, right-out.
4. Work with engineering on whether there are any required road frontage improvements (sidewalk, etc.)

Department: Stormwater Engineering

Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

1. The site disturbs more than 10,000 sq-ft, therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. www.fcgov.com/erosion Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ jschlam@fcgov.com
2. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must be prepared in accordance with the Fort Collins Stormwater Criteria Manual.
3. The design of this site must conform to the drainage basin design of the Fossil Creek Master Drainage Plan.
4. If there is an increase in imperviousness greater than 1000 square feet a drainage report, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. If there is less than 1,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 but more than 350 square feet of new impervious area, a site grading and erosion control plan is required instead of a complete construction plan set. Please note that gravel surfacing does create some imperviousness and will need to be accounted for in your calculations.
5. Low Impact Development (LID) requirements are mandatory on all new or redeveloping property in the City of Fort Collins. This includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one

of the two following options:

- a. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - b. 75% of all newly added or modified impervious area must be treated by LID techniques.
6. Standard operating procedures (SOPs) for all onsite drainage facilities (including LID systems) will be included as part of the Development Agreement. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
 7. Directly north and adjacent to this site is Smith Creek (located within the Fossil Creek Master Drainage Basin). Along the creek there exists a City regulated High Risk floodway and an Erosion Buffer zone. Please note that if you propose to direct developed stormwater to the north towards the creek, any improvements within the floodway or erosion buffer zone will have specific requirements from the City Floodplain Administrator. Please contact Heidi Hansen with any questions about these comments or to schedule a meeting to discuss any requirements for development in the floodplain. hhansen@fcgov.com 970-221-6854.
 8. As a part of the Fossil Creek Drainage Basin Master Plan, there are stormwater pipe improvements planned for areas along Trilby Road in the vicinity of your property. The timing of installation of these improvements is unknown at this time.
 9. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
 10. There is a final site inspection required when the project construction is complete and the maintenance is handed over to an HOA or another maintenance organization.
 11. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES

Fire access is required to within 150' of all portions of the storage facility. A fire lane, meeting minimum standards will be required. It will need to be dedicated by separate document as an Emergency Access Easement. Code language and fire lane specifications are provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the

building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall be designated on the plat as an Emergency Access Easement.
 - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
 - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons (compacted road base would be acceptable in this application).
 - > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
 - > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
 - > Be visible by painting and/or signage, and maintained unobstructed at all times.
- International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

MARKING

2012 IFC503.3: Where required by the fire code official, approved signs or other approved notices that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

2. SECURITY GATES

Gating of the facility will need to comply with minimum access standards as provided below.

> IFC 503.6: The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

2012 IFC D103.5: Gates securing fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width for vehicle access shall be 20 feet.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with an unapproved padlock, or chain and padlock, unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

3. WATER SUPPLY

A fire hydrant is required within 300' of any commercial building and within 400' of any residential building. Upon preliminary review, the closest hydrant appears to be approximately 650' to the east of the proposed residential footprint. As such, the home would need to have a residential fire sprinkler system installed to offset the hydrant distance and any future development on the site may trigger installation of a hydrant. Code language provided below.

> IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter. Outside the Urban Growth Area, hydrants to provide 500 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500' of a known natural habitat and feature and possesses characteristics that support its inclusion on the natural habitat and features inventory map, including native grassland. The ECS should address the development plan's design in terms of meeting General Standard 3.4.1 (C), as well as items (a) through (l) under 3.4.1 (D)(1). Please contact me if you would like to discuss the scope and requirements of the ECS further. Also note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.
2. Please note the buffer zone standard of 50' for isolated patches of native grassland, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Furthermore, within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone.
3. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
In regard to LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian rhythms for both humans and wildlife. Please consider a warmer color temperature (3000K or less) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.
4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native landscaping is encouraged as well.
5. This project must also comply with the following standard, as it is adjacent to the Cathy Fromme Prairie Natural Area, Section 3.4.1(L) Compatibility with Public Natural Areas or Conserved Land. If the project contains or abuts a publicly owned natural area or conserved land, the development plan shall be designed so that it will be compatible with the management of such natural area or conserved land. In order to achieve this, the development plan shall include measures such as barriers or landscaping measures to minimize wildlife conflicts, setbacks or open space tracts to provide a transition between the development and the publicly owned natural area or conserved land, and educational signage or printed information regarding the natural values, management needs and potential conflicts associated with living in close proximity to such natural area or conserved land.

The Land Use Code requires that whenever a project abuts a Natural Area, then compatibility with and reasonable public access to that Natural Area is required. Please ensure your ECS addresses this code requirement, see Section 3.4.1(L)(M) for more information.

6. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. Green Building Program: <http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 2. Solar Energy: <http://www.fcgov.com/utilities/residential/renewables/solar-contractors-resources>, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 3. Urban Agriculture: <http://www.fcgov.com/developmentreview/urbanagriculture.php>

Please consider the City's sustainability goals and ways for your development to engage with these efforts.

Department: Engineering Development Review

Contact: Katie Sexton, 970-221-6501, ksexton@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. 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. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
4. Street standards require that frontage improvements (including curb, gutter, and sidewalk) for the 2-lane arterial street cross-section be installed as part of the project.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. ROW will need to be dedicated to accommodate a 2-lane arterial street per the Master Street Plan. A standard utility easement will need to be provided behind the right-of-way (15 foot along an arterial).
7. Trilby Road will need to be evaluated to determine whether or not the property has adequate access to the improved arterial street network per LUC 3.3.2 (F).
8. Minimum driveway spacing on a 2-lane arterial is 460 feet - the house and storage area would need to share an access. The access should align with the driveway across Trilby Rd.
9. The security gate should be set back far enough to provide sufficient space for vehicles towing trailers/boats to get off of the roadway.
10. A traffic study will be required to determine whether or not a left turn lane needs to be installed with this project.

11. Overhead utilities will need to be undergrounded or conduit be provided.
12. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
13. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
14. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
15. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
16. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
17. Doors/gates are not allowed to open out into the right-of-way.
18. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
19. In regards to construction of this site: The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. Currently Fort Collins does not provide power to this area. This is being annexed from PVREA. However power is scheduled to be installed along Trilby Rd in spring time frame.
2. New development and system modification charges may apply. A link to our online electric fee estimator is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>

3. If power is required for the storage area, please contact Light & Power regarding our commercial application processes.
4. Will the house require gas/electric heat. Please provide the service panel main disconnect size for billing and transformer sizing purposes.
5. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>.

Planning Services

Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. Outdoor storage is not an allowed use in the Rural Lands (RUL) zone district.
2. Since outdoor storage is not an allowed use, this project will be subject to the Addition of Permitted Use (APU) process. The APU process requires two neighborhood meetings, a public hearing at the Planning and Zoning Board, and approval by City Council. Staff would not support outdoor storage as a use on this parcel.
3. A single-family detached home would be allowed on this site since the parcel is greater than 10 acres in size. That development would be subject to Administrative (Type I) review. The decision maker for Type I reviews is a hearing officer and hears the project at a public hearing.
4. If you decide to pursue a single-family detached home on this lot, the home must be setback at least 80 feet from Trilby Rd.
5. Any single-family detached home must also be setback 50 feet from the side lot line.
6. The maximum building height in the RUL zone district is three stories.
7. The proposed addition of permitted use is subject to Section 1.3.4 Addition of Permitted Uses, of the LUC. The proposed use is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request will be required to hold a neighborhood information meeting prior to formal submittal of the project. Type 2 development proposals are subject to the neighborhood meeting requirement, per Section 2.2.2 of the LUC. Please contact me at 221-6750, to assist you in setting a date, time, and location for a meeting. A planner and possibly other City staff, would be present to facilitate the meeting.
8. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
9. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
10. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
11. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
12. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
13. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use

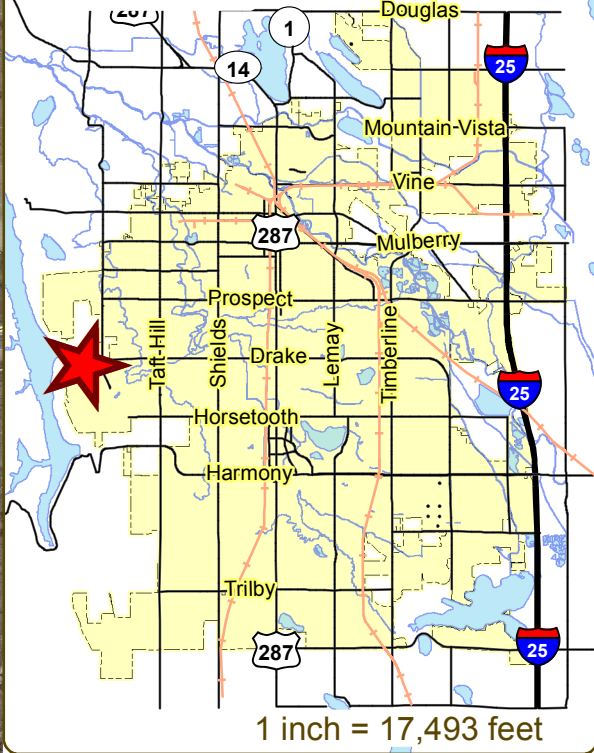
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

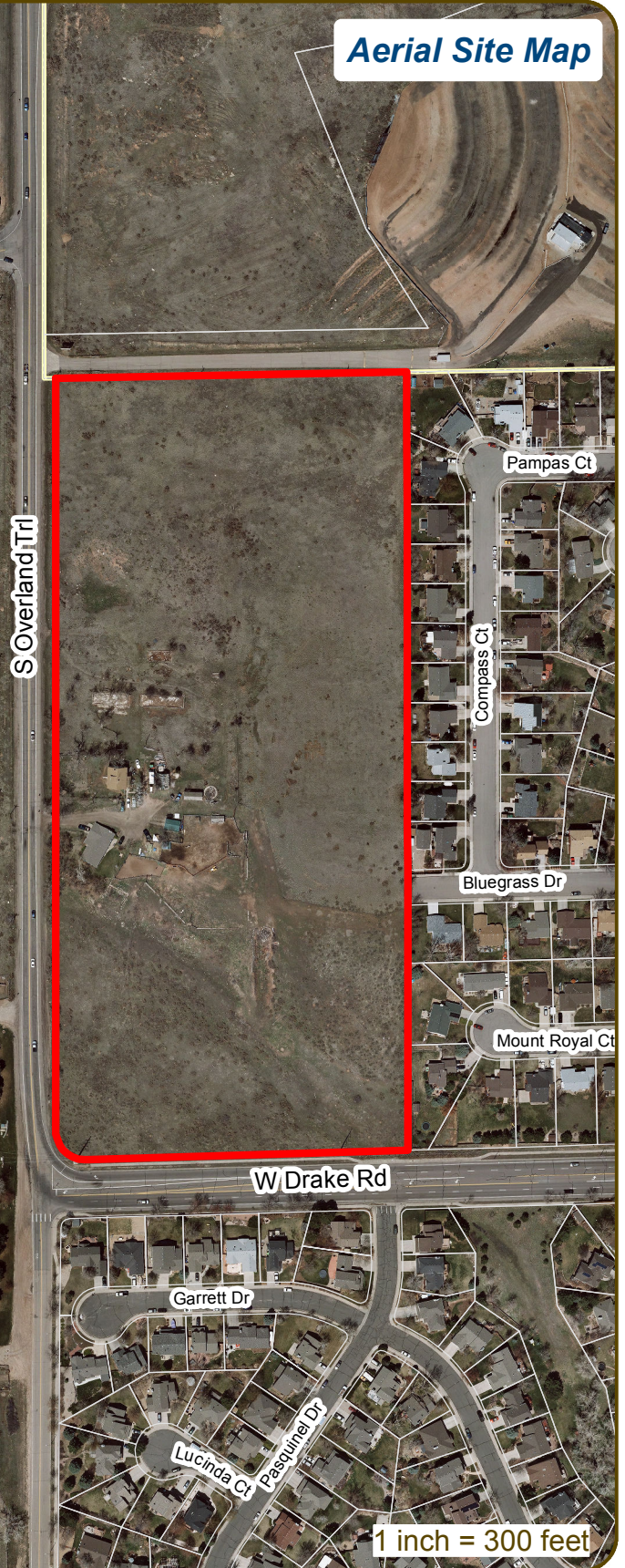
City of Fort Collins
Building Services
Plan Review
970-416-2341

2430 Overland Trail Residential

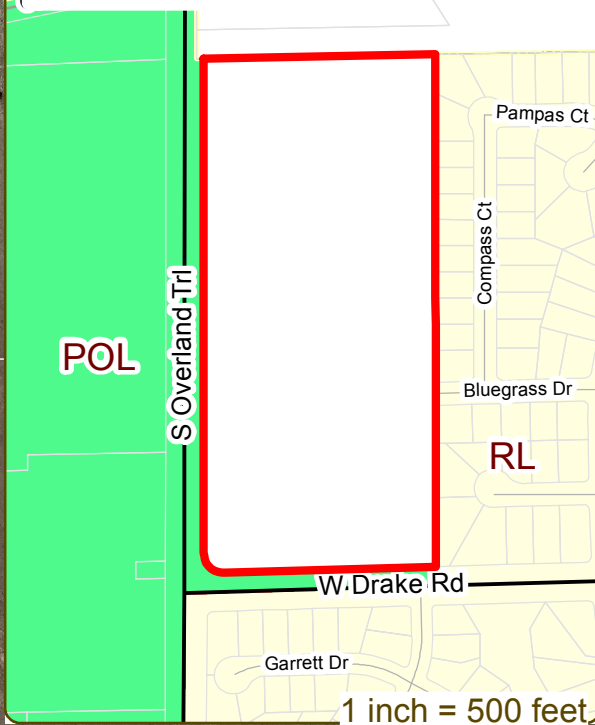
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Kristin Turner (TB Group - Consultant)

Jeff Mark (Owner)

Business Name (if applicable) Lorson South Land Corp

Your Mailing Address 212 N Wahsatch Ave. ste 301 Colorado Springs, CO 80903

Phone Number (719) 635-3200 Email Address jmark@landhuisco.com

Site Address or Description (parcel # if no address) 9721300003

Description of Proposal (attach additional sheets if necessary)

This is a proposal for residential development.

Proposed Use Residential Existing Use Agriculture

Total Building Square Footage S.F. Number of Stories Lot Dimensions 60'x100' & 45'x110'

Age of any Existing Structures N/A

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.



Increase in Impervious Area S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



LAND USE SUMMARY

	DUPLEX.....	21 (42)
	60' x 100'	
	SINGLE FAMILY.....	51
	45' x 110'	
	TOTAL.....	93

HERRING PROPERTY - CONCEPT PLAN

1.14.16



March 01, 2016

Kristin Turner
TB Group
444 Mountain Ave.
Berthoud, CO 80513

Re: 2430 Overland Trail - Residential

Description of project: This is a request to construct single-family and two-family dwellings or single family attached dwellings at 2430 Overland Trail (parcel #9721300003) located at the northeast corner of Overland Trail and West Drake Road. The proposed P.D.P. would include 21 two-family or single family attached dwellings and 61 single-family homes. The development would include a small private park. Bluegrass Drive would be extended west through to Overland Trail. The site is not currently within City limits and would require Annexation and Initial Zoning into the L-M-N zone per the City's Structure Plan Map. As proposed, the project would be subject to Administrative Review (Type One).

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ted Shepard, at 970-221-6343 or tshepard@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. The structure plan indicates that the property would be a Low-Density Mixed-Use zoning designation. The proposed housing is permitted though please note your designation of duplex lots below.
2. The property requires platting.
3. Duplex lots are 2 dwelling units on a single fee-simple lot. If attached housing is to go to the narrower lots these may be single family attached housing meaning each dwelling is on it's own fee-simple lot. If that is the case please identify these as single family attached dwellings and not duplex lots.

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. There is an existing 20-inch DIP water main in Overland Trail and a 16-inch DIP main in Drake Road. There is a 6-inch main in Bluegrass Drive that is stubbed at the property line.

This project will be required to connect into that water main in Bluegrass Drive and loop through the site with a secondary connection in either Overland or Drake.

2. There is an existing 8-inch PVC sanitary sewer main that terminates in a manhole near the southeast corner of this site. There is also an 8-inch sanitary sewer main that terminates in a manhole near the west end of Bluegrass Drive.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. Please have your traffic engineer contact me to scope the study.
2. Work with the engineering department on necessary frontage improvements to Overland.
3. Circulation looks good and the connection to the east will be very nice.

Department: Stormwater Engineering

Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

1. The site disturbs more than 10,000 sq-ft, therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. www.fcgov.com/erosion Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email [@ jschlam@fcgov.com](mailto:jschlam@fcgov.com)
2. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must be prepared in accordance with the Fort Collins Stormwater Criteria Manual.
3. This property is situated in two major drainage basins. Canal Importation Basin is located on the northerly half of the site and Spring Creek Basin is located on the southerly half. The design of this site must conform to those master drainage basin requirements as well the Fort Collins Stormwater Criteria Manual.
4. As a part of the Spring Creek Drainage Basin Master Plan, there is a regional detention basin planned for the west side of Overland Trail. Eventual implementation of this basin may reduce flows down Dixon Creek, but because the timing of this improvement is unknown, existing-condition flows should be planned for.
5. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. If the developed stormwater design for this site proposes a drainage basin transfer, the 2-year historic release rate from each basin will still be upheld. For instance, if you propose to route all stormwater southerly into the Spring Creek Basin, the 2-year historic release rate from that basin will still be required and you wouldn't be allowed a larger release from this basin even if you had zero release in the Canal Importation Basin.
6. Stormwater outfall/tie-in options for this site appear to be the following:
 - a. In the Canal Importation Basin, there is a City owned and maintained drainage channel in the Brown's Farm 3rd Subdivision (Brown's Channel). It is located approximately 650' east of

the northeast corner of the property. Connection of the channel from its existing terminus to this project site would require an easement from the drive-in movie theatre property.

b. In the Spring Creek Basin, Dixon Creek runs through the property and outfalls into an existing 18" storm pipe that goes under Drake Road.

7. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs).
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
8. Low Impact Development (LID) requirements are mandatory on all new or redeveloping property in the City of Fort Collins. This includes sites required to be brought into compliance with the Land Use Code. LID is to provide a higher degree of water quality treatment for 75% of all newly added or modified impervious areas.
9. Standard operating procedures (SOPs) for all onsite drainage facilities (including LID systems) will be included as part of the Development Agreement. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
10. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
11. There is a final site inspection required when the project construction is complete and the maintenance is handed over to an HOA or another maintenance organization.
12. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. WATER SUPPLY

A fire hydrant is required within 400' on any residential home as well as on 800' centers. This condition will be required within the residential subdivision, and an additional hydrant will be required along Overland Trail to correct a hydrant separation deficiency there. Code language provided below.

> IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

2. FIRE LANES

Fire access is required to within 150' of all exterior portions of each residence and meet

current code requirements for dead-end roads. Code language provided below.

CUL-DE-SACS

> FCLUC 3.6.2(B): Cul-de-sacs are permitted only if they do not exceed 660 feet in length and have a turnaround at the end with a minimum outside turning radius of 50 feet (100 foot diameter).

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site possesses characteristics that support its inclusion on the natural habitat and features inventory map, including Dixon Creek and native upland plains shrubland. The ECS should address the development plan's design in terms of meeting General Standard 3.4.1 (C), as well as items (a) through (l) under 3.4.1 (D)(1). Please contact me if you would like to discuss the scope and requirements of the ECS further. Also note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal. The ECS should also address 3.4.1 (F)(2) ζ Connections: If the development site contains existing natural habitats or features that connect to other off-site natural habitats or features (Pine Ridge Natural Area), to the maximum extent feasible the development plan shall preserve such natural connections. If natural habitats or features lie adjacent to (meaning in the region immediately round about) the development site, but such natural habitats or features are not presently connected across the development site, then the development plan shall, to the extent reasonably feasible, provide such connection. Such connections shall be designed and constructed to allow for the continuance of existing wildlife movement between natural habitats or features and to enhance the opportunity for the establishment of new connections between areas for the movement of wildlife.
2. Please note the buffer zone standard of 50' for naturalized storm drainage channels and isolated patches of native shrubland, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Furthermore, within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone.
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In regard to LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian rhythms for both humans and wildlife. Please consider a warmer color temperature (3000K or less) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.

4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native landscaping is encouraged as well.
5. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "... (4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed

development.

6. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. Green Building Program: <http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 2. Solar Energy: <http://www.fcgov.com/utilities/residential/renewables/solar-contractors-resources>, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 3. Urban Agriculture: <http://www.fcgov.com/developmentreview/urbanagriculture.php>
 4. Nature in the City Strategic Plan: fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/, contact Justin Scharton at 970-221-6213 or jscharton@fcgov.com

Please consider the City's sustainability goals and ways for your development to engage with these efforts.

Department: Engineering Development Review

Contact: Marc Ragasa, 970.221.6603, mragasa@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. 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.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site needs to meet ADA standards. If they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall also include the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial and 9 foot along all other street classifications). Drake Road and Overland Trail would both require the 15' easements, while all the internal streets will require the 9' easement.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. The project will be required to connect to and extend Bluegrass Drive west to Overland Trail.
9. A street connection/stub will be needed to the property to the north.
10. A reimbursement for the property's Drake Road frontage is due for this project. If paid in 2016 the amount due is \$220 per liner foot of frontage, due at the time of the first building permit.

11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. In accordance with Section 24-95 of the City Code, the Developer is responsible for constructing the local portion of public street adjacent to the property prior to the issuance of the first building permit. Improvements to Overland Trail (classified as a 4 lane arteria) will be required at the time of development of the property. Curb, gutter and sidewalks will need to be constructed in their ultimate location.
13. All roadways servicing the duplex units would be private drives.
14. Depending on the TIS for the property, additional improvements may be needed on Overland Trail (center turn lane, right turn lane, etc.). The intersection of Drake Road and Overland Trail will also need to be looked at to determine what sort of pedestrian ramp is needed.
15. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.
16. Refer to LCUASS Table 7-3 for driveway spacing requirements. It appears the driveways for the homes on Bluegrass off of Overland Trail won't meet the minimum spacing requirements. Also, verify that the access to the site (Bluegrass Drive) meets the spacing requirements.
17. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
18. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
19. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
20. In regards to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. New development and system modification charges may apply. A link to our online electric fee estimator is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>

2. Currently there is single phase power on the southwest and central eastern part of the development.

3. Please contact Light & Power Engineering Department if you have any questions at 970.221.6700. Please reference our Electric Construction, Policies Practices & Procedures to ensure requirements and policies are met.
<http://www.fcgov.com/utilities/business/builders-and-developers>
4. Transformer and metering locations will need to be coordinated with Light & Power. It is recommended to have the electric meters gained on one side (opposite of gas) for the duplexes. Transformers will need to be within 10' on drive over surface and have an 8' frontal and 3' side/rear clearance to include landscaping.
5. Secondary services for duplexes will be responsible of developer/electrician to install. Light & Power will provide service to the transformer and first secondary box (if applicable).
6. Streetlights will need to be placed along public streets. A 40 feet separation on both sides of the light is required between shaded trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.

Department: Building Inspection

Contact: Sarah Carter, 970-416-2748, scarter@fcgov.com

1. Please schedule a pre-submittal meeting for this project. Pre-Submittal meetings assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective. Applicants of new commercial or multi-family projects should call 416-2748 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.
2. Construction shall comply with the following adopted codes as amended:
 - 2012 International Building Code (IBC)
 - 2012 International Residential Code (IRC)
 - 2012 International Energy Conservation Code (IECC)
 - 2012 International Mechanical Code (IMC)
 - 2012 International Fuel Gas Code (IFGC)
 - 2012 International Plumbing Code (IPC) as amended by the State of Colorado
 - 2014 National Electrical Code (NEC) as amended by the State of Colorado
 Fort Collins has amendments to most of the codes listed above. See the fcgov.com/building web page to view them.
3. Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.
 Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.
 Frost Depth: 30 inches.
 Wind Load: 100- MPH 3 Second Gust Exposure B.
 Seismic Design: Category B.
 Climate Zone: Zone 5
 Energy Code Use
 1. Single Family; Duplex; Townhomes: 2012 IRC Chapter 11 or 2012 IECC.
 2. Multi-family and Condominiums 3 stories max: 2012 IECC residential chapter.
 3. Commercial and Multi-family 4 stories and taller: 2012 IECC commercial chapter.

Planning Services

Contact: Ted Shepard, 970-221-6343, tshepard@fcgov.com

1. The parcel will need to be annexed into the City. Per the City's Structure Plan Map, the zoning will be L-M-N, Low Density Mixed-Use Neighborhood. The Annexation and Zoning procedure requires an Initiating Resolution by City Council, followed by a recommendation by

the Planning and Zoning Board, followed by two readings by City Council. This process takes approximately four months. While, to a degree, the A & Z process may run concurrently with the P.D.P., the A & Z process must be completed prior to a public hearing on the P.D.P.

2. The Conceptual Review application does not make it clear as to exactly what is meant by the term “duplex.” In the L-M-N zone, the proposed use could either of the following: Dwelling, two-family shall mean a dwelling containing two (2) dwelling units, or Dwelling, single-family attached shall mean a single-family dwelling attached to one (1) or more dwellings or buildings, with each dwelling located on its own separate lot. Please clarify. (Please note that the Land Use Code does not contain the terms duplex or townhome.)
3. The proposed land uses and density are permitted under L-M-N zoning subject to review by the Administrative Hearing Officer (Type One Review).
4. Although land uses that are permitted per the Administrative Hearing process are not required to have neighborhood information meeting, staff recommends that a neighborhood meeting be held so that residents of the Brown Farm become aware that Bluegrass Drive will be extended west to intersect with Overland Trail.
5. Please note that the alleys will be privately owned and not dedicated to the City of Fort Collins as public right-of-way and should be labeled as such.
6. All public streets will be required to feature street trees at no greater than 40-foot intervals to be planted in the parkway. Please contact Light and Power to get a preliminary design of the street light locations as street trees must be kept at least 40-feet from public roadway lighting. In order to not have an 80-foot gap, ornamental trees may be placed to within 15 feet of a public street light. Note that this requirement includes all internal streets as well as Overland Trail and West Drake Road.
7. Staff recommends that the common area streetscaping along Overland Trail and West Drake Road be planted in a dense manner, with a series of undulating earthen berms, in order to attenuate the road noise associated with arterial street traffic.
8. Regarding the eight lots in the cul-de-sac south of Dixon Creek, there needs to be a break between the side lots lines of two lots in order to provide a bike/pedestrian connection to the public sidewalk of either Overland Trail or West Drake Road.
9. The same comment applies to the northwest area of the project where a connecting walkway from the internal streets to Overland Trail will be required.
10. Where the 11 single family lots back onto the Dixon Creek private park, and for the eight cul-de-sac lots, there needs to be uniform treatment of the rear property lines for consistency.
11. In the northeast corner, there is a pie-shaped lot that does not extend to the limits of the project boundary. This leaves an awkward triangle that appears to be inaccessible except to owners of the subject lot. If this is to be a stormwater detention pond, then access needs to be provided for maintenance.
12. Is it possible to save any existing trees? Note that any existing tree that is proposed to be removed must be evaluated by the City Forester per Section 3.2.1(F) and mitigated per the value of the tree(s).
13. Please note that the park proposed for the southeast area will be private and should be designated and labeled as such.
14. Please work with the U.S. Postal Service in advance as to the best locations for the cluster boxes otherwise they may be placed in an area that is unexpected.
15. Where the private alleys terminate at the east and west property lines, there needs to be a solid screen to block headlights.
16. In order to comply with Section 3.5.2, please a typical building envelope layout for both housing types that shows compliance with all minimum setback requirements. The Lot Typicals can also show the street tree locations.

17. Please be aware of the garage door standards so that garages do not dominate the streetscape. Where single family lots adjoin two streets or private alleys, please consider side or rear-loading the garages.
18. Where drainage conveyances are used to direct stormwater, please consider natural characteristics versus concrete pans.
19. The applicant is encouraged to install soft paths to provide access to the private park.
20. Three new street names will be needed. Be sure that new names are not duplicates (or phonetic sound-alikes) of any existing street within the local 911 calling area which includes Larimer County. Street names should be reflective of the local vernacular in order to create a sense of place and be relatively easy to pronounce and spell. Please refer to www.larimer.org/streets to check for duplicates.
21. Per the documents submitted, and by averaging the two length and two width dimensions, the parcel is size is 20.85 acres. In the L-M-N zone district, Section 4.5(D)(2) requires a mix of housing types such that three housing types are required on parcels containing 20 acres or more. There are ten housing types to choose from but a single housing type must not constitute more than 80% or less than 5% of the total number of dwelling units.
22. The L-M-N zone requires that 90% of the dwellings in the project be within one-third of a mile to either a public park or a neighborhood park. If the park is private, it must be at least one acre and comply with the other standards in Section 4.5(D)(6).
23. The requirement to provide a local street stub to the north property line is found in Section 3.6.3(F) - "Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels."
24. Regarding the applicant's question about the use of Private Drives or Street-Like Private Drives, please note that Section 3.6.2(N) states that:

Private drives shall not be permitted if by plan or circumstance such drives would, in the judgement of the City Engineer, attract through traffic in such volumes as to render such drives necessary as connections between developments, neighborhoods or other origins and destinations outside of the development plan.

Staff interprets this standard in such a way as to require that the necessary street stub to the north be dedicated as a public street.

25. With Bluegrass Drive being an extension of a public street, and with the street stub to the north required being a public street, it would seem awkward to administer and maintain any of the remaining internal streets as private drives.
26. Regarding the applicant's question about the feasibility of replacing the single family dwellings with either two family dwellings or single family attached dwellings, please note that greater the divergence between the proposed project and the existing neighborhood (with regard to housing types, lot sizes, density, etc.), the greater the need to comply with the compatibility standards found in Section 3.5.1, particularly along the east property line.
27. Minimum required parking for two family dwellings and single family attached dwellings is subject to the ratios found in Section 3.2.2(K)(1)(a). These ratios are based on the number of bedrooms per unit, not just on per unit basis.
28. If the project becomes more dominated by two family dwellings and single family attached dwellings, then the applicant is encouraged to provide pockets of guest parking spaces that are equally distributed throughout the project.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
970-416-2341