

Conceptual Review Agenda

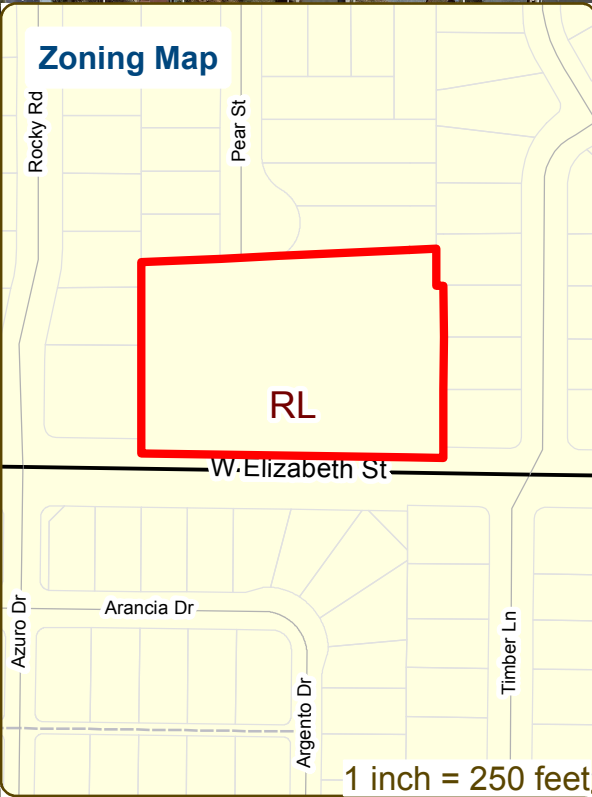
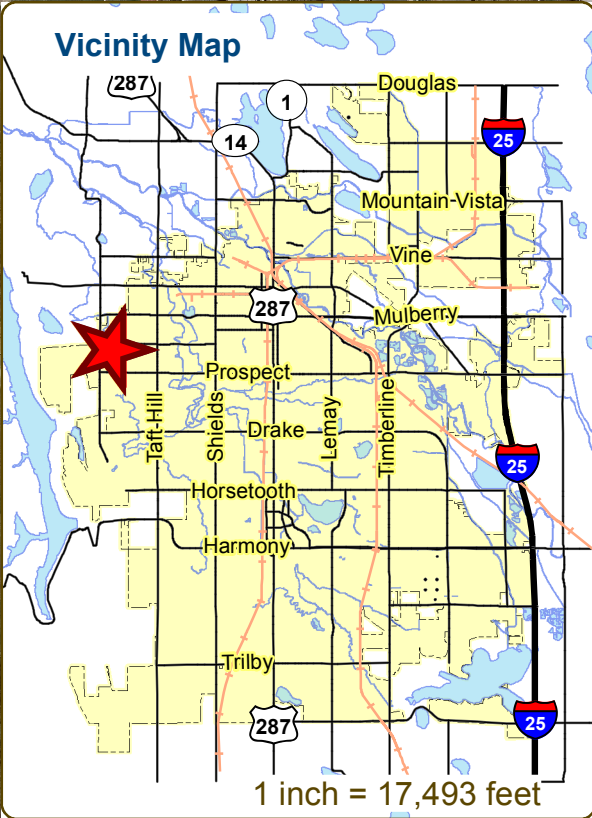
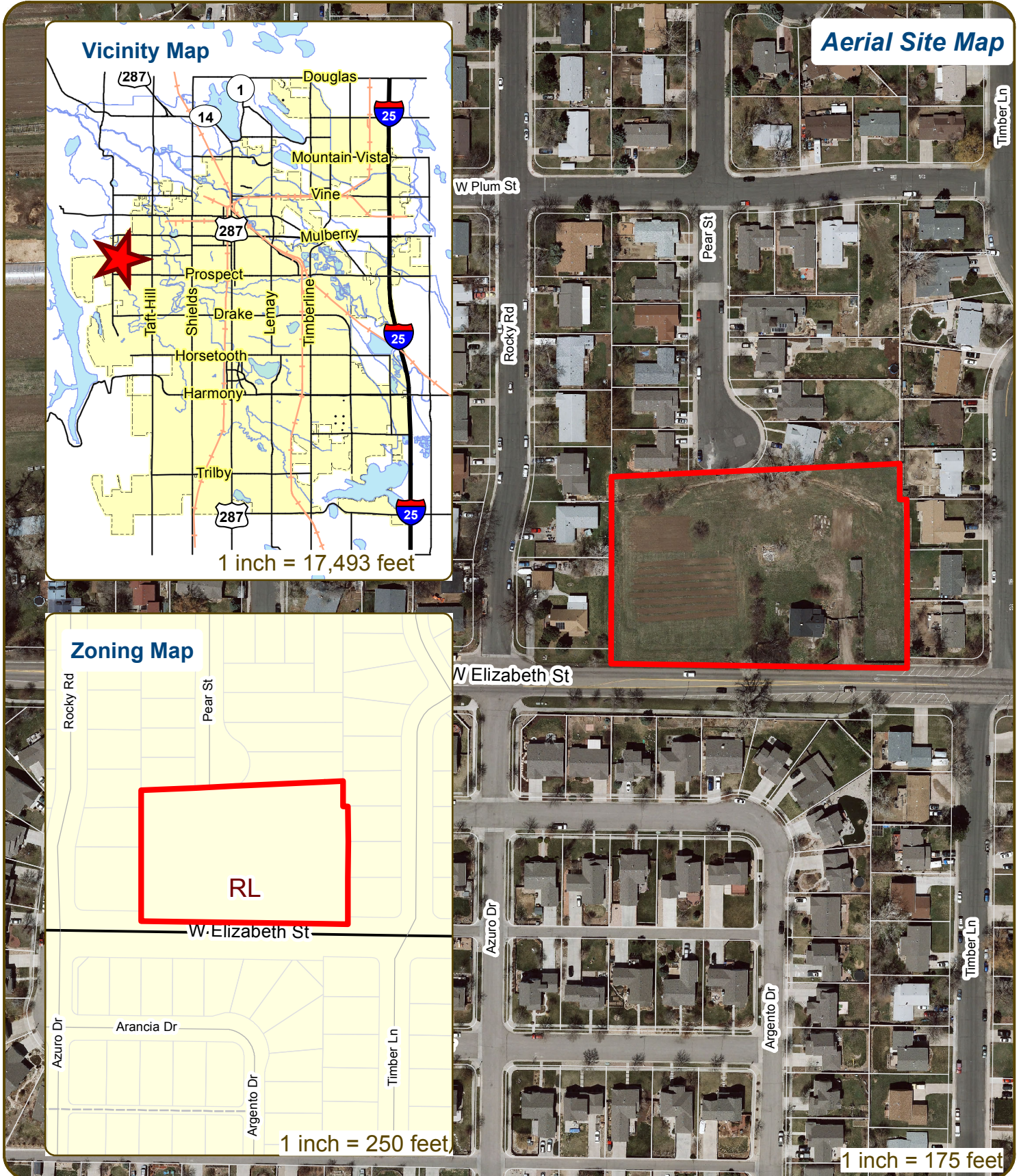
Schedule for 06/06/16 to 06/06/16

281 Conference Room A

Monday, June 6, 2016

| Time | Project Name | Applicant Info | Project Description | Planner |
|--------------|--|--|---|--------------|
| 9:30 | 2620 W Elizabeth St - Single-family Detached CDR160045 | Tony Wille (307) 257-2352 tony@highplainsbuilders.com | This is a request to build a 8-10 single family detached homes at 2620 W Elizabeth St (parcel #9716253001). The development would take access off Elizabeth St and would be served by a private drive. Each home would be 2-3 stories in height. The site is located in the Low Density Residential (RL) zone district. This proposal will be subject to Administrative (Type I) review. | Clay Frickey |
| 11:00 | 2120 Midpoint Dr - Self-storage CDR16046 | Sam Coutts (970) 224-5828 sam.coutts@ripleydesigninc.com | This is a request to construct a self-storage facility at 2120 Midpoint Dr (parcel #'s 8720218006 and 8720218007). The site would contain 77,000 sq. ft. of storage units with a small office. A small 4,300 building footprint is also shown for potential future development with a different use to be determined at a later date. The site is located in the Employment (E) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review. | Clay Frickey |

2620 W Elizabeth St Single-family Detached



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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) _____

Tony Wille - Owner

Business Name (if applicable) Flagstone Investments, LLC

Your Mailing Address PO Box 2796, Gillette, WY 82717

Phone Number 307-257-2352 Email Address tony@highplainsbuilders.com

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

2620 W. Elizabeth / Parcel #-9716253001

Description of Proposal (attach additional sheets if necessary) _____

8-10 Lot Single Family Subdivision

Proposed Use Single Family Residential Existing Use Single Family Residential

Total Building Square Footage N/A S.F. Number of Stories 2-3 Lot Dimensions Min 6,000 SF

Age of any Existing Structures Over 100 Yrs - Built 1900 (+,-)

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.

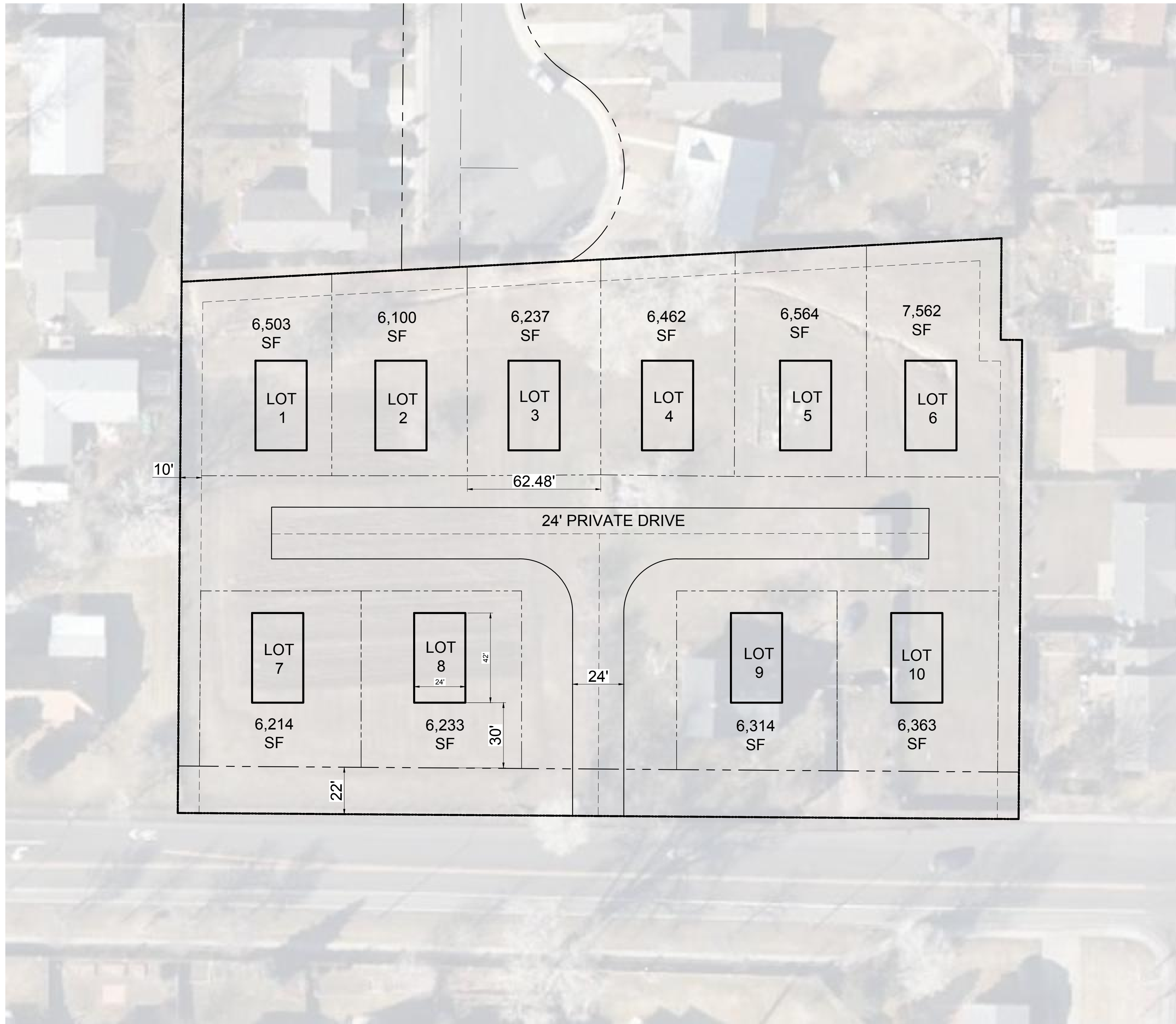
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it? _____

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

Increase in Impervious Area Approximately 28,500 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:

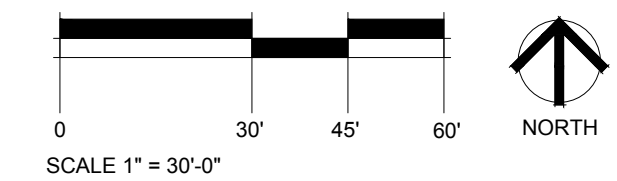
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?



CONCEPTUAL LOTTING PLAN OPTION 1

Land Use Statistics

| | |
|-------------------|----------------------------------|
| EXISTING ZONING: | LOW DENSITY RESIDENTIAL DISTRICT |
| GROSS LAND AREA: | 2.35 AC |
| LAND USE: | SINGLE-FAMILY DETACHED |
| NEW LOTS: | 9 |
| MINIMUM LOT SIZE: | 6,100 SF |



REVISIONS DATE

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DATE

May 20, 2016

SHEET TITLE

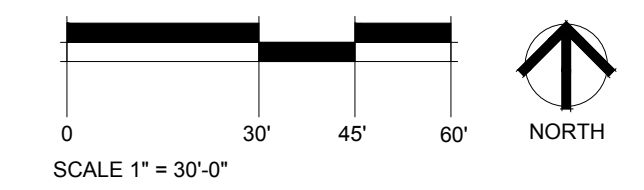
SHEET INFORMATION



CONCEPTUAL LOTTING PLAN OPTION 2

Land Use Statistics

| | |
|------------------|----------------------------------|
| EXISTING ZONING: | LOW DENSITY RESIDENTIAL DISTRICT |
| GROSS LAND AREA: | 2.35 AC |
| LAND USE: | SINGLE-FAMILY DETACHED |
| NEW LOTS | 9 |
| MINIMUM LOT SIZE | 5,267 SF |



REVISIONS DATE

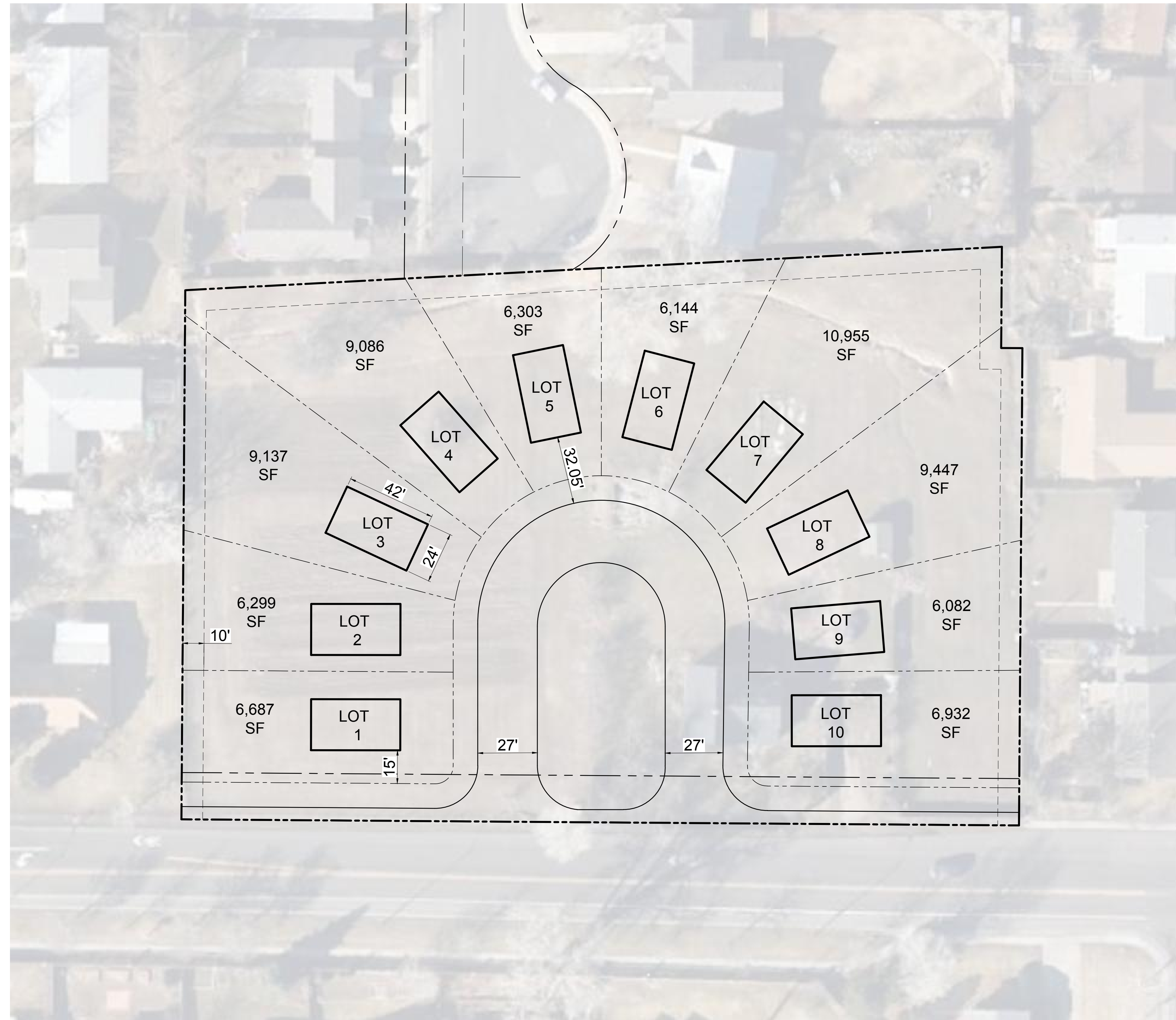
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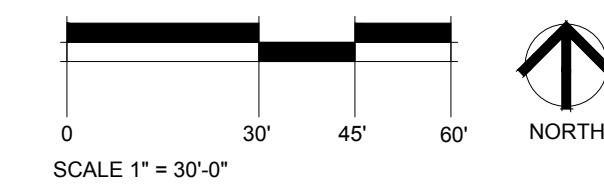
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CONCEPTUAL LOTTING PLAN OPTION 3

Land Use Statistics

| | |
|-------------------|----------------------------------|
| EXISTING ZONING: | LOW DENSITY RESIDENTIAL DISTRICT |
| GROSS LAND AREA: | 2.35 AC |
| LAND USE: | SINGLE-FAMILY DETACHED |
| NEW LOTS: | 9 |
| MINIMUM LOT SIZE: | 6,082 SF |



REVISIONS DATE

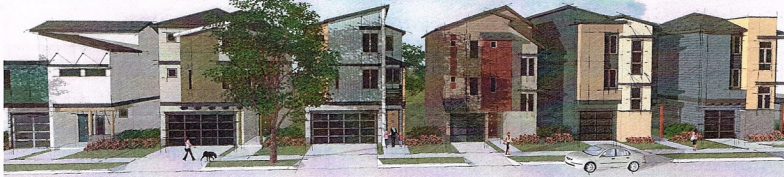
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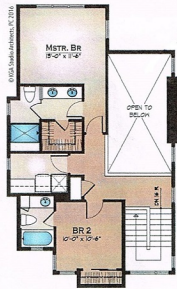
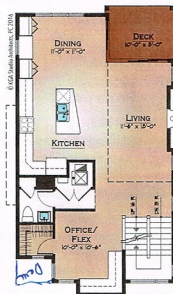
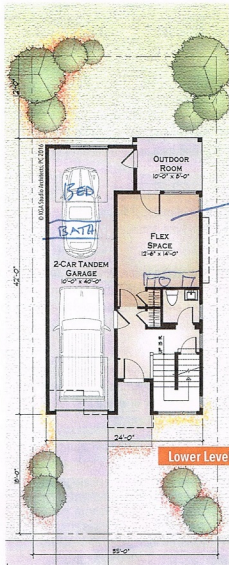
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How to Best Design, Brand & Market to Attract the Millennial Buyer

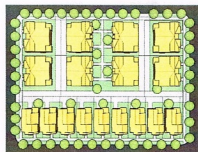
2016 NAHB INTERNATIONAL BUILDERS' SHOW



This plan is designed to be used in a variety of settings. Below are 3 examples illustrating different building densities:

SQUARE FOOTAGE:

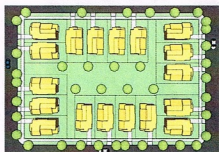
- 430 Sq. Ft. Lower Level
- 919 Sq. Ft. Main Level
- 665 Sq. Ft. Upper Level
- 2,014 Sq. Ft. Total Finished Space



Urban Core Site Plan 10.9 DU/acre



Outer Urban Ring Site Plan 8.7 DU/acre



Suburban Site Plan 7.8 DU/acre



June 13, 2016

Tony Wille
Flagstone Investments, LLC
PO Box 2796
Gillette, WY 8513882717

Re: 2620 W Elizabeth St - Single-family Detached

Description of project: This is a request to build a 8-10 single family detached homes at 2620 W Elizabeth St (parcel #9716253001). The development would take access off Elizabeth St and would be served by a private drive. Each home would be 2-3 stories in height. The site is located in the Low Density Residential (RL) zone district. This proposal will be subject to Administrative (Type I) 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, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. The maximum built square footage of each home can be up to 1/3rd of the lot square footage. So, a 6,000 SF lot can build up to 2,000 SF of home. We do not count the first 720 SF of garage.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains in the vicinity include a 12-inch main in Elizabeth and 1 6-inch main dead ending at the property line from Pear Street. The only existing sewer main in the vicinity is an 8-inch main just north of the site in Peat Street.
2. The proposed site plans, as shown, do not appear to allow for connection to the water and sewer mains in Pear Court. The sewer main in Pear Court is the only feasible connection point for this development. In addition, to adequately serve this site, a water main loop will be needed that connects the 6-inch main in Pear Court to the 12-inch main in Elizabeth.
3. Water service for the existing house is tapped from the main in Elizabeth. This service will need to be reused or abandoned at the main with this development. There does not appear to be sewer service to this property at this time.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>

5. 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 change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived. Although the official study can be waived, there will be some traffic related items that need to be addressed, such as access location, potential neighborhood impacts etc.
2. The preferred access from a traffic operational standpoint would be off the neighborhood street, not from West Elizabeth.
3. There are some adjacent street improvements along West Elizabeth that will be needed. They should be consistent with the proposals in the West Elizabeth Enhanced Travel Corridor Plan.
4. Think about great bike and pedestrian connections to neighboring areas.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the Canal Importation Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. 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. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. The outfall point for this site is into the Elizabeth Street right-of-way.
4. 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.
5. 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. Standard operating procedures (SOPs) for all onsite drainage facilities 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>
6. 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.

7. 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: Historic Preservation

Contact: Maren Bzdek, 970-221-6206, mbzdek@fcgov.com

1. Any exterior changes to or demolition of buildings 50 years old or older need to be reviewed under the City's Demolition/Alteration Review Process (Municipal Code Section 14-72). This process determines a building or structure's eligibility to qualify for recognition as a Fort Collins Landmark. The determination of eligibility requires current color photographs of all sides of each building or structure, provided by the applicant. Sufficient photos should be taken to show the current condition of the building, especially any previous alterations or additions. Additionally, photos of the front elevation of abutting buildings or structures in each direction are also required, to show the context of the building. Digital photos are encouraged, and may be sent to mbzdek@fcgov.com. Hard copies may be sent to P.O. Box 580, 80522; or dropped off at CDNS, 1st Floor, 281 N. College Ave.
2. If any of the buildings or structures are found to be individually eligible for Landmark designation, then the project would be reviewed for compliance with LUC Section 3.4.7. Section 3.4.7. is intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood.
3. Historic Preservation Staff and the Landmark Preservation Commission are always available to assist with free professional advice and complimentary design reviews on issues affecting historic properties.

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 exterior portions of the building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road. All fire lanes or private roads serving as fire lanes shall be dedicated as an Emergency Access Easement and be designed to standard fire lane specifications. Dead-end roads in excess of 660' in length require a second point of access. Bringing access in from Pear St. would not appear to trigger a second point of access, however a turnaround would be required. 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 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.
- > 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 No Parking-Fire Lane 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.

2. 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).

3. WATER SUPPLY

- > 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 any building, on 800-foot centers thereafter.

Department: Environmental Planning

Contact: Rebecca Everette, 970-416-2625, reverette@fcgov.com

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a natural habitat feature (irrigation ditch). Please note the buffer zone standard of 50' for ditches that are identified as wildlife corridors, as outlined in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Based on site conditions, a memo-based ECS can be submitted that addresses (a) the type of vegetation present on the site and particularly along the ditch, (b) what wildlife utilize the ditch area, (c) based on your ecologist's professional opinion, whether or not the ditch in this area qualifies as a wildlife corridor, and (d) the extent of any wetlands along the ditch. Once we have this information, staff will be able to better evaluate whether the buffer zone standards should be applied and the implications to your project as a result. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.
2. 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 and wildlife-friendly landscaping is encouraged as well.
3. 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.

4. If tree mitigation is necessary, please include the following note on the tree mitigation plan and/or landscape plan, as appropriate: "All tree removal shown shall be completed outside of the songbird nesting season (Feb 1 - July 31) or a survey will be conducted of the trees to be removed to ensure that no active nests are present."
5. In regard to LED light fixtures, IDA (International Dark-Sky Association) recommends using lighting that has a color temperature of no more than 3000 degrees Kelvin in order to limit the amount of blue light in the night environment, as blue light brightens the night sky more than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Please consider a warmer color temperature (warm white, 3000K or less) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.
6. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.
7. 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. This project is responsible for the design and construction of public improvements along its Elizabeth frontage, including curb, gutter, parkway, and detached sidewalk.

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 including the standard utility easements that are to be provided behind the right-of-way (15 foot along Elizabeth 9 foot along Pear Street).
7. Access spacing standards for a 2-lane arterial (460 feet CL to CL) will prohibit access from Elizabeth for this development (if necessary an emergency access only may be permitted). As noted on the West Plum Street PUD Plat: "When Tract A (2620 W Elizabeth) develops, Pear Street shall be extended to provide public street access for Tract A." It seems that the intention was for the property to take access from Pear Street rather than Elizabeth.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. 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.
12. 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.
13. 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.
14. 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: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Light & Power has existing single-phase electric facilities stubbed at this proposed site from Pear St. Power will most likely come from Pear St. A utility easement will be necessary to bring power through the lots on the North portion of the site.
2. Any relocation or modification to existing electric facilities will be at the expense of the owner/developer. If Light & Power's existing electric facilities are to remain within the limits of the project they must be located within a utility easement.
3. Transformer location needs to be within 10' of an asphalt surface accessible by a line truck. A minimum clearance of 8' must be maintained in front of the transformer doors and a minimum of 3' on the sides Transformer and meter locations will need to be coordinated with Light & Power Engineering. Certain building materials and or building design may require more clearance. Please click on the following link for Electric Construction, Policies,

Practices and Procedures.

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

4. Electric Capacity Fee and Building Site charges will apply to this development. Please click on the following link for Estimated Light & Power charges and the Light & Power Fee calculator.
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>
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>.

Planning Services

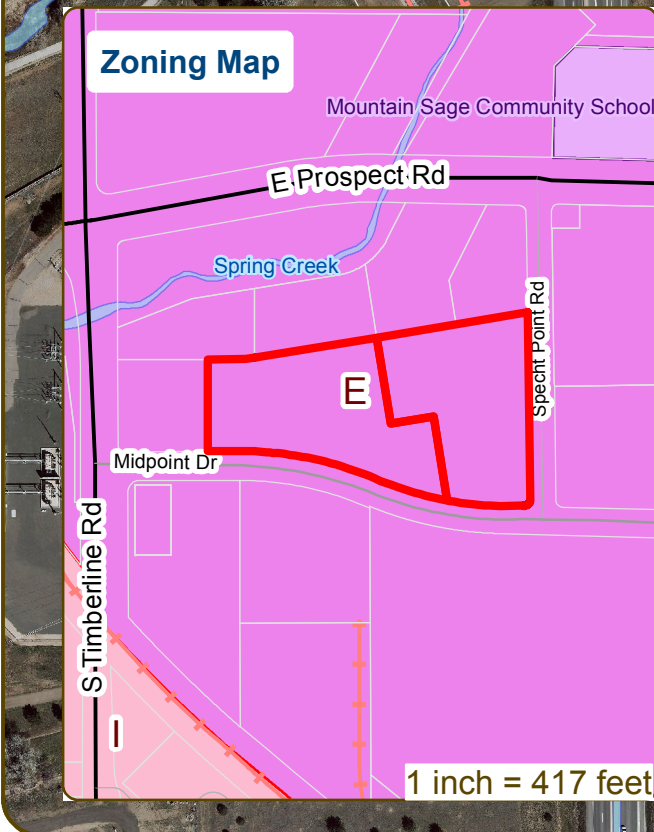
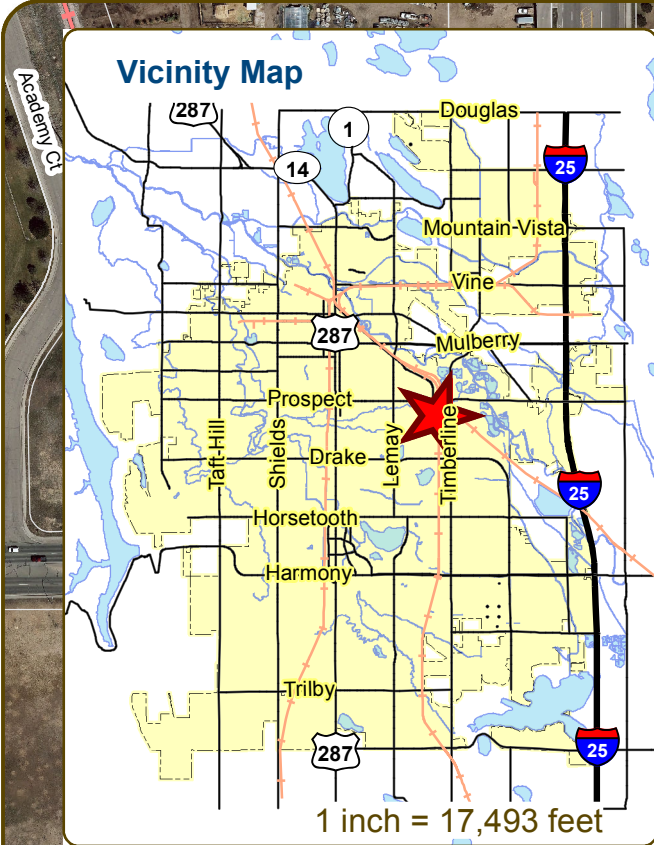
Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. Since Pear St is stubbed to the northern property line, Pear St should continue into the site with bike and pedestrian access provided to Elizabeth St.
2. There is a 6,000 sq. ft. lot size requirement minimum for single-family detached homes in the Low Density Residential zone district. If the lots have less than 6,000 sq. ft. a modification will be required. Staff would not likely support this modification request.
3. The maximum building height in the RL zone district is two stories. The three story buildings shown as part of the submittal package would require a modification.
4. The parking required for each home will depend on the amount of street frontage for each lot. Lots with less than 40 feet of frontage will require two off-street parking spaces. Lots with more than 40 feet of frontage will require one off-street parking space.
5. The minimum setbacks for single-family homes in the RL are as follows:

Front yard - 20 feet
Rear yard - 15 feet
Interior side yard - 5 feet
Side yard on a corner lot - 15 feet
6. The minimum lot width in this zone district is 60 feet.
7. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
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.

2120 Midpoint Dr Self-storage



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) _____

SAM COVITS - CONSULTANT, RUSS LEE - CONSULTANT

Business Name (if applicable) RIPLEY DESIGN INC.

Your Mailing Address 419 CANYON AVE. # 200, FORT COLLINS, CO 80521

Phone Number 970.224.5823 Email Address SAM.COVITS@RIPLEYDESIGNINC.COM

Site Address or Description (parcel # if no address) 2120 MIDPOINT DR & 1615 SPECHT POINT RD.

Description of Proposal (attach additional sheets if necessary) SEE ATTACHED.

Proposed Use STORAGE FACILITY Existing Use VACANT

Total Building Square Footage ~82,000 S.F. Number of Stories 1-2 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 ~150,000 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 planning ■ landscape architecture ■ urban design ■ entitlement

Timberline Storage project narrative and assumptions:

The site plan:

Timberline Storage is a mixed use commercial development in the Spring Creek Center PUD. The project consists of conditioned and unconditioned storage units, a small office and a future building (use yet to be decided). Vehicular access will be provided by an existing private drive in the Spring Creek Center. Vehicular access to the storage units will be controlled by two gates, one in and one out. Pedestrian access will be provided from Midpoint Drive.

The project will include approximately 23,000 square feet of conditioned storage units, 54,000 square feet of unconditioned storage units, and a small office associated with the storage unit development. The building that contains an office and conditioned units will have a tower element for architectural variety and added street presence. The unconditioned units are arranged around the perimeter of the site to aid in security and to provide a visual buffer into the site. A landscape buffer will be provided around the storage units to screen the site. The landscape buffer will also blend the project into the context of the existing development. Fencing will connect the unconditioned units to provide security. A 4,300 square foot building footprint is also included for future development with an unnamed use at this point. Overall, the project will have approximately nine parking spaces associated with the storage facility and thirty associated with the future building.

The property has already been entitled through a PDP review as part of the Spring Creek Center PUD. This project will combine lots six and seven of the Spring Creek Center PUD and vacate various access and drainage easements that were associated with the original PDP. Based on conversations with the City, the development approval is assumed to be a major amendment.

Utilities and storm water:

Existing water, wastewater, and stormwater infrastructure will generally be preserved in-place. Existing easements benefitting said wet utilities will be preserved and/or rededicated to serve the original purpose in conjunction with revised access and utility concepts associated with this development proposal. Stormwater discharge will be governed by the rates allowed with previous development.

Thinking outside of the box for over two decades.

419 Canyon Ave. Suite 200 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662
www.ripleydesigninc.com

FORT COLLINS, CO
 PREPARED BY:



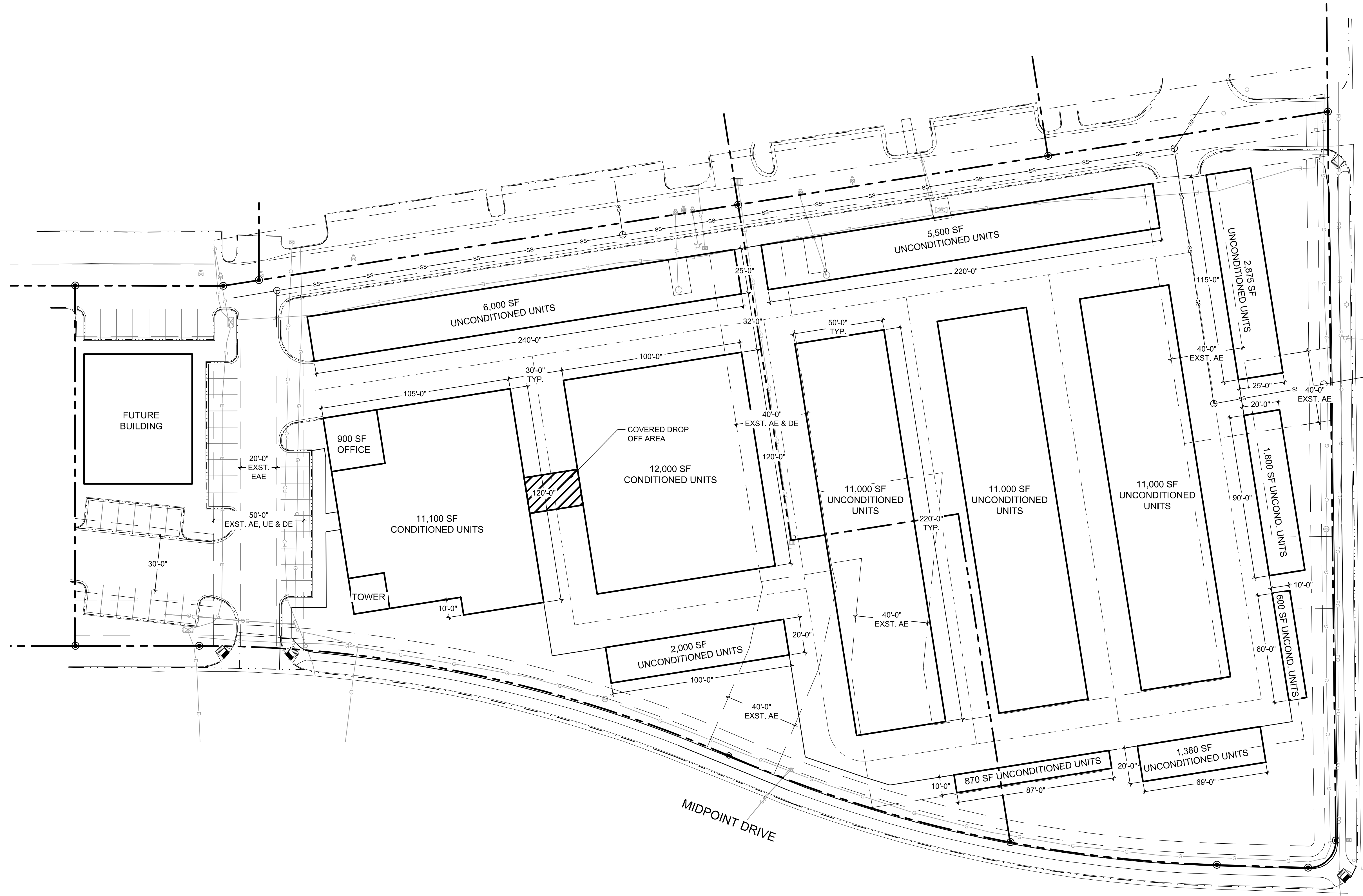
■ land planning ■ landscape architecture ■
 ■ urban design ■ entitlement ■
 419 Canyon Ave. Suite 200 Fort Collins, CO 80521
 phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
 Project Manager
 419 Canyon Ave. Suite 200
 Fort Collins, CO 80521
 p. 970.224.5828
 f. 970.225.6657

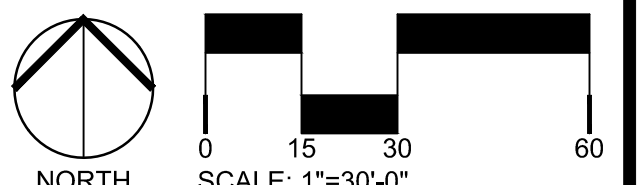
OWNER

BUSINESS NAME
 Contact Person
 1234 Anywhere St.
 Fort Collins, CO 80521
 p. 012.345.6789



SPECHT POINT RD.

MIDPOINT DRIVE



ORIGINAL SIZE 24X36

ISSUED

| No. | DESCRIPTION | DATE |
|-----|-------------------|---------|
| 01 | CONCEPTUAL REVIEW | 5/27/16 |
| | | |
| | | |
| | | |

REVISIONS

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |

SITE PLAN

SEAL:

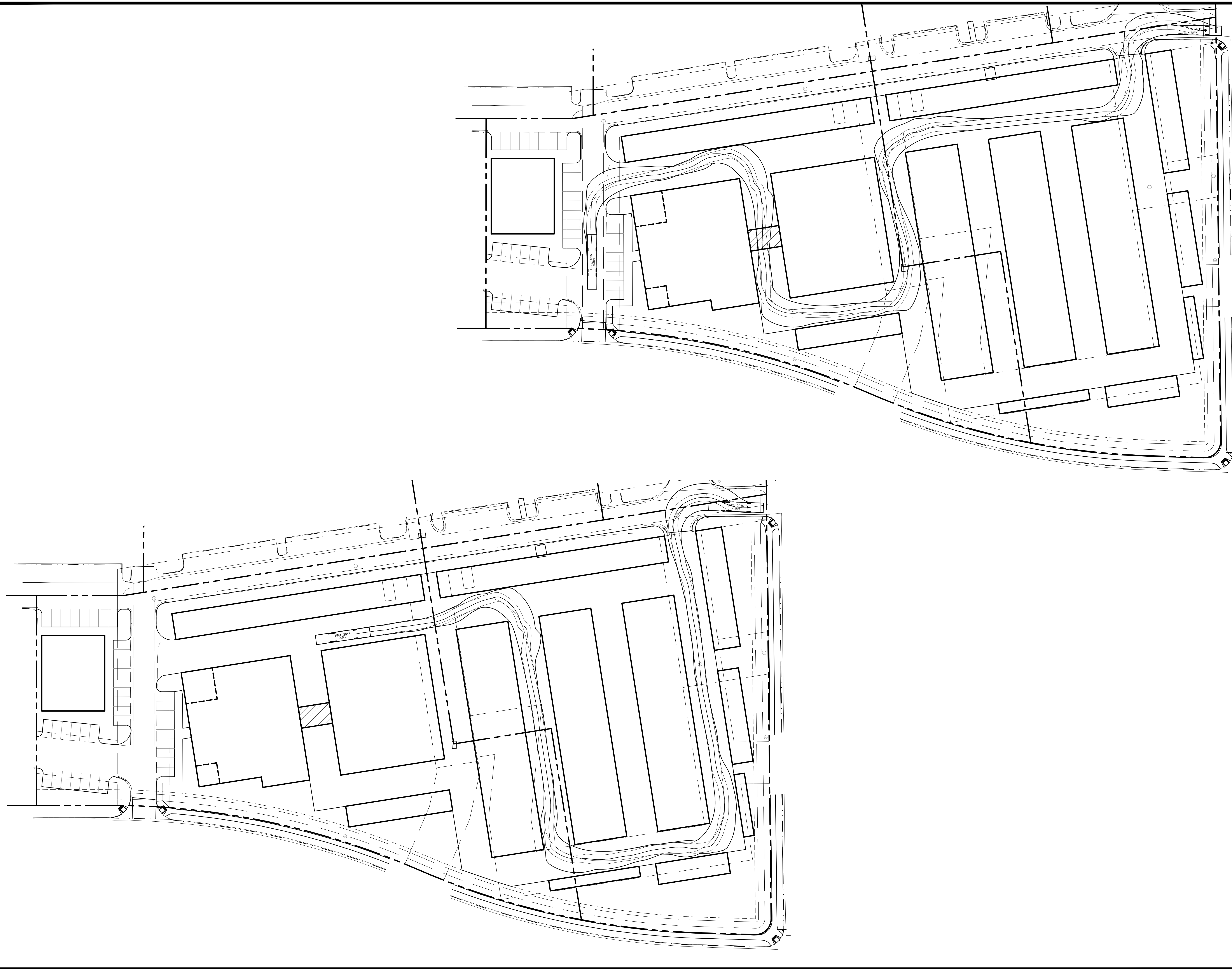


| | |
|--------------|---------|
| PROJECT No.: | R16-010 |
| DRAWN BY: | SC |
| REVIEWED BY: | RL |

DRAWING NUMBER:

Plotted By: Sam Coutts Layout: 1 SITE PLAN Printed On: 5/26/2016 11:56 AM File Name: 1 SITE PLAN.dwg

Plotted By: Sam Coultis Layout: A FIRE ACCESS EXHIBIT Printed On: 5/26/2016 1:38 PM File Name: 1 FIRE ACCESS EXHIBIT A.dwg



TIMBERLINE STORAGE

SCHEMATIC DESIGN

FORT COLLINS, CO

PREPARED BY:



■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

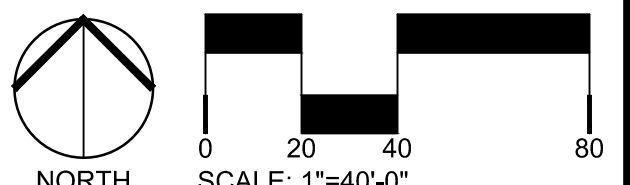
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Project Manager
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

BUSINESS NAME
Contact Person
1234 Anywhere St.
Fort Collins, CO 80521
p. 012.345.6789



ORIGINAL SIZE 24X36

| ISSUED | | |
|--------|-------------------|---------|
| No. | DESCRIPTION | DATE |
| 01 | CONCEPTUAL REVIEW | 5/27/16 |
| | | |
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| REVISIONS | | |
|-----------|-------------|------|
| No. | DESCRIPTION | DATE |
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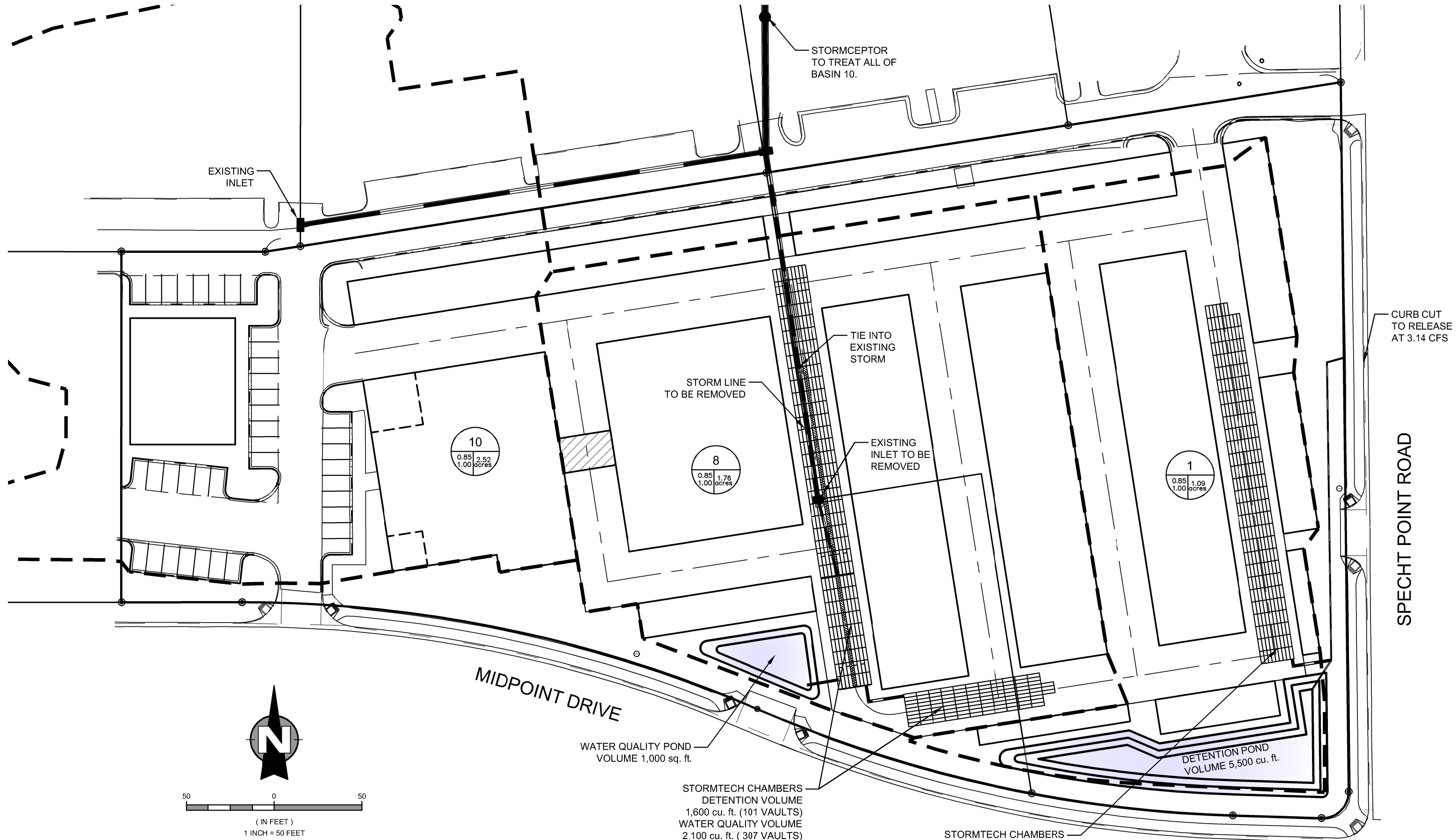
FIRE ACCESS EXHIBIT

SEAL:



| | |
|-----------------|---------|
| PROJECT No.: | R16-010 |
| DRAWN BY: | SC |
| REVIEWED BY: | RL |
| DRAWING NUMBER: | |

A



SPRING CREEK STORAGE
FORT COLLINS CO

FIGURE 1

SITE DETENTION AND WATER QUALITY - NO PAVERS & ORIGINAL SITE

XX.XX.XX



NORTHERN
ENGINEERING



NORTHERN
ENGINEERING

ADDRESS:
200 S. College Ave. Suite 10
Fort Collins, CO 80524

PHONE: 970.221.4158

FAX: 970.221.4159

WEBSITE:

www.northernengineering.com

Project Title Spring Creek Storage
Project Number 1269-001
Client Brandon
Pond Designation Water Quality Volume Basin 8 -Fig 1

Date: May 11, 2016
Calcs By: C. Snowdon

$$WQCV = a(0.9i^3 - 1.19i^2 + 0.78i)$$

WQCV = Watershed inches of Runoff (inches)

a = Runoff Volume Reduction (constant)

i = Total imperviousness Ratio ($i = I_{wq}/100$)

| | |
|------------|---------|
| Drain Time | 12 hr |
| a = | 0.8 |
| i = | 100.00% |

| | |
|--------|----------|
| WQCV = | 0.400 in |
|--------|----------|

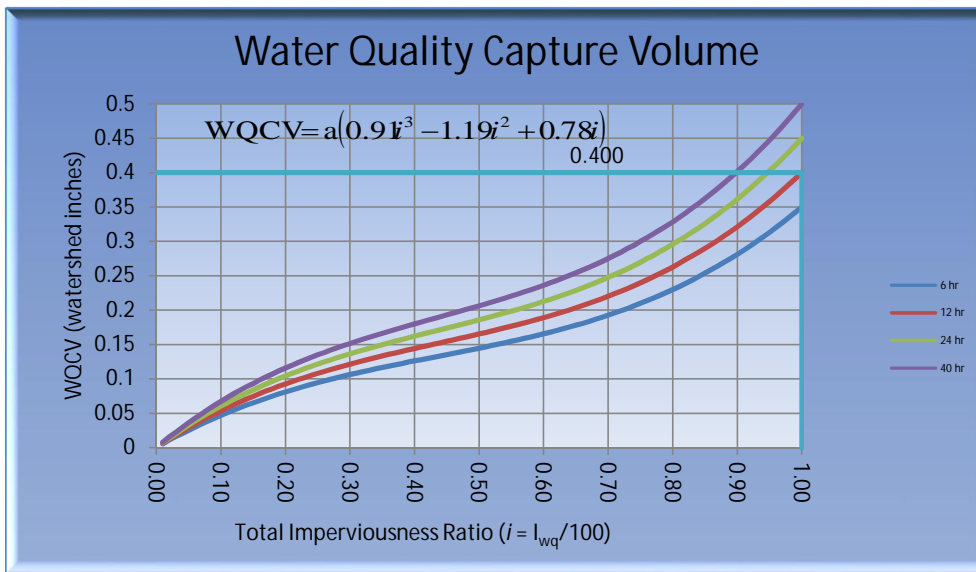


Figure EDB-2 - Water Quality Capture Volume (WQCV), 80th Percentile Runoff Event

$$V = \left(\frac{WQCV}{12} \right) * A * 1.2$$

| | |
|-----|---------|
| A = | 1.76 ac |
|-----|---------|

| | | |
|-----|--------------|--------------|
| V = | 0.0704 ac-ft | 3067 sq. ft. |
|-----|--------------|--------------|

V = Water Quality Design Volume (ac-ft)

WQCV = Water Quality Capture Volume (inches)

A = Watershed Area (acres)

1.2 = 20% Additional Volume (Sediment Accumulation)



User Inputs

| | |
|------------------------------------|----------------------|
| Chamber Model | SC-160 |
| Outlet Control Structure | Yes (Outlet) |
| Project Name | Spring Creek Storage |
| Project Location | Fort Collins |
| Project Date | 05/12/2016 |
| Engineer | Northern Engineering |
| Measurement Type | Imperial |
| Required Storage Volume | 2,100 cubic ft. |
| Stone Porosity | 0% |
| Stone Above Chamber | 6 in. |
| Stone Foundation Depth | 6 in. |
| Average Cover Over Chambers | 14 in. |
| Design Constraint | WIDTH |
| Design Constraint Dimension | 20 ft. |

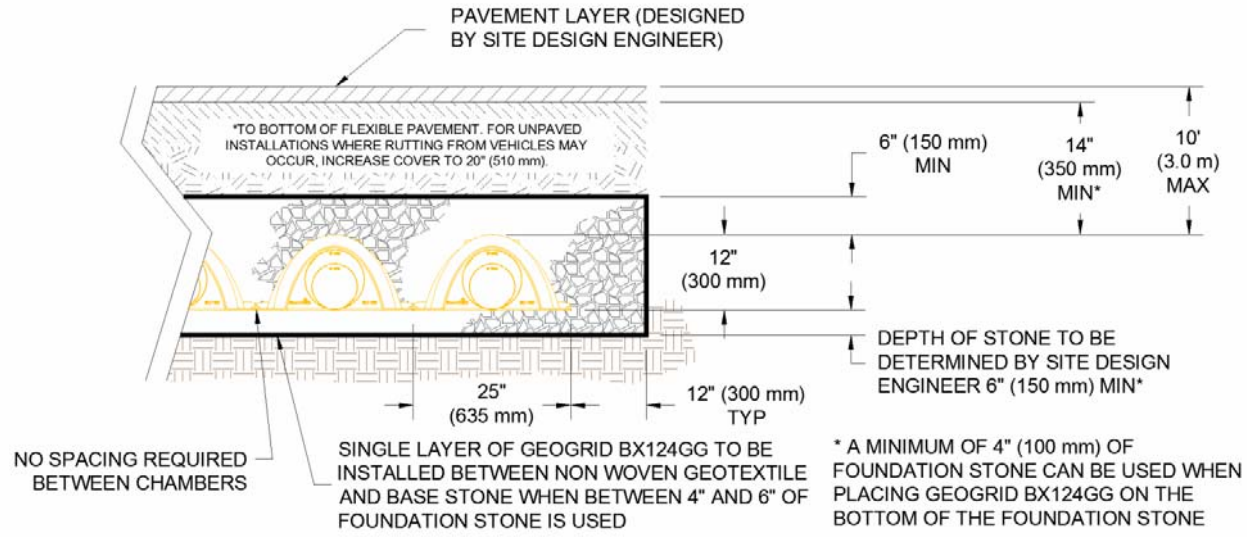
Results

System Volume and Bed Size

| | |
|------------------------------------|---------------------------|
| Installed Storage Volume | 2103 cubic ft. |
| Storage Volume Per Chamber | 6.85 cubic ft. |
| Number Of Chambers Required | 307 each |
| Number Of End Caps Required | 16 each |
| Rows/Chambers | 3 row(s) of 39 chamber(s) |
| Leftover Rows/Chambers | 5 row(s) of 38 chamber(s) |
| Maximum Length | 283.74 ft. |
| Maximum Width | 19.27 ft. |
| Approx. Bed Size Required | 5427 square ft. |

System Components

| | |
|--|-------------------|
| Volume Of Excavation (Not Including Fill) | 536 cubic yards |
| Non-woven Filter Fabric Required | 1338 square yards |
| Length Of Isolator Row | 279.6 ft. |
| Geogrid | NA square yards |
| Woven Isolator Row Fabric | 248 square yards |



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| DETENTION POND CALCULATION; MODIFIED FAA METHOD w/ Ft Collins IDF | | | | | | | | | | |
|---|-------------------------------------|----------------------------------|--|-----------------------|-----------------------------------|-----------------------------------|------|-----------------|------|-------|
| Project Number : | | 1269-001 | | | | | | | | |
| Project Name : | | Spring Creek Storage | | | | | | | | |
| Project Location : | | Fort Collins, Colorado | | | | | | | | |
| Pond No : | | Basin 8 | | | | | | | | |
| Input Variables | | | | Results | | | | | | |
| Design Point | 1 | | <div style="text-align: center;"> Required Detention Volume <table border="1" style="margin: auto;"> <tr> <td style="width: 100px;">1605</td> <td>ft³</td> </tr> <tr> <td style="width: 100px;">0.04</td> <td>ac-ft</td> </tr> </table> </div> | | | | 1605 | ft ³ | 0.04 | ac-ft |
| 1605 | ft ³ | | | | | | | | | |
| 0.04 | ac-ft | | | | | | | | | |
| Design Storm | 100-yr | | | | | | | | | |
| C = | 1.00 | | | | | | | | | |
| Tc = | 5.00 | min | | | | | | | | |
| A = | 1.76 | acres | | | | | | | | |
| Max Release Rate = | 14.55 | cfs | | | | | | | | |
| Time (min) | Ft Collins 100-yr Intensity (in/hr) | Inflow Volume (ft ³) | Outflow Adjustment Factor | Q _{av} (cfs) | Outflow Volume (ft ³) | Storage Volume (ft ³) | | | | |
| 5 | 9.950 | 5254 | 1.00 | 14.55 | 4365 | 889 | | | | |
| 10 | 7.720 | 8152 | 0.75 | 10.91 | 6548 | 1605 | | | | |
| 15 | 6.520 | 10328 | 0.67 | 9.70 | 8730 | 1598 | | | | |
| 20 | 5.600 | 11827 | 0.63 | 9.09 | 10913 | 915 | | | | |
| 25 | 4.980 | 13147 | 0.60 | 8.73 | 13095 | 52 | | | | |
| 30 | 4.520 | 14319 | 0.58 | 8.49 | 15278 | -958 | | | | |
| 35 | 4.080 | 15080 | 0.57 | 8.31 | 17460 | -2380 | | | | |
| 40 | 3.740 | 15798 | 0.56 | 8.18 | 19643 | -3845 | | | | |
| 45 | 3.460 | 16442 | 0.56 | 8.08 | 21825 | -5383 | | | | |
| 50 | 3.230 | 17054 | 0.55 | 8.00 | 24008 | -6953 | | | | |
| 55 | 3.030 | 17598 | 0.55 | 7.94 | 26190 | -8592 | | | | |
| 60 | 2.860 | 18121 | 0.54 | 7.88 | 28373 | -10252 | | | | |
| 65 | 2.720 | 18670 | 0.54 | 7.83 | 30555 | -11885 | | | | |
| 70 | 2.590 | 19145 | 0.54 | 7.79 | 32738 | -13592 | | | | |
| 75 | 2.480 | 19642 | 0.53 | 7.76 | 34920 | -15278 | | | | |
| 80 | 2.380 | 20106 | 0.53 | 7.73 | 37103 | -16996 | | | | |
| 85 | 2.290 | 20555 | 0.53 | 7.70 | 39285 | -18730 | | | | |
| 90 | 2.210 | 21004 | 0.53 | 7.68 | 41468 | -20464 | | | | |
| 95 | 2.130 | 21368 | 0.53 | 7.66 | 43650 | -22282 | | | | |
| 100 | 2.060 | 21754 | 0.53 | 7.64 | 45833 | -24079 | | | | |
| 105 | 2.000 | 22176 | 0.52 | 7.62 | 48015 | -25839 | | | | |
| 110 | 1.940 | 22535 | 0.52 | 7.61 | 50198 | -27662 | | | | |
| 115 | 1.890 | 22952 | 0.52 | 7.59 | 52380 | -29428 | | | | |
| 120 | 1.840 | 23316 | 0.52 | 7.58 | 54563 | -31246 | | | | |
| *Note: Using the method described in Urban Storm Drainage Criteria Manual Volume 2. | | | | | | | | | | |



User Inputs

| | |
|------------------------------------|----------------------|
| Chamber Model | SC-160 |
| Outlet Control Structure | Yes (Outlet) |
| Project Name | Spring Creek Storage |
| Project Location | Fort Collins |
| Project Date | 05/12/2016 |
| Engineer | Northern Engineering |
| Measurement Type | Imperial |
| Required Storage Volume | 1,600 cubic ft. |
| Stone Porosity | 40% |
| Stone Above Chamber | 6 in. |
| Stone Foundation Depth | 6 in. |
| Average Cover Over Chambers | 14 in. |
| Design Constraint | WIDTH |
| Design Constraint Dimension | 20 ft. |

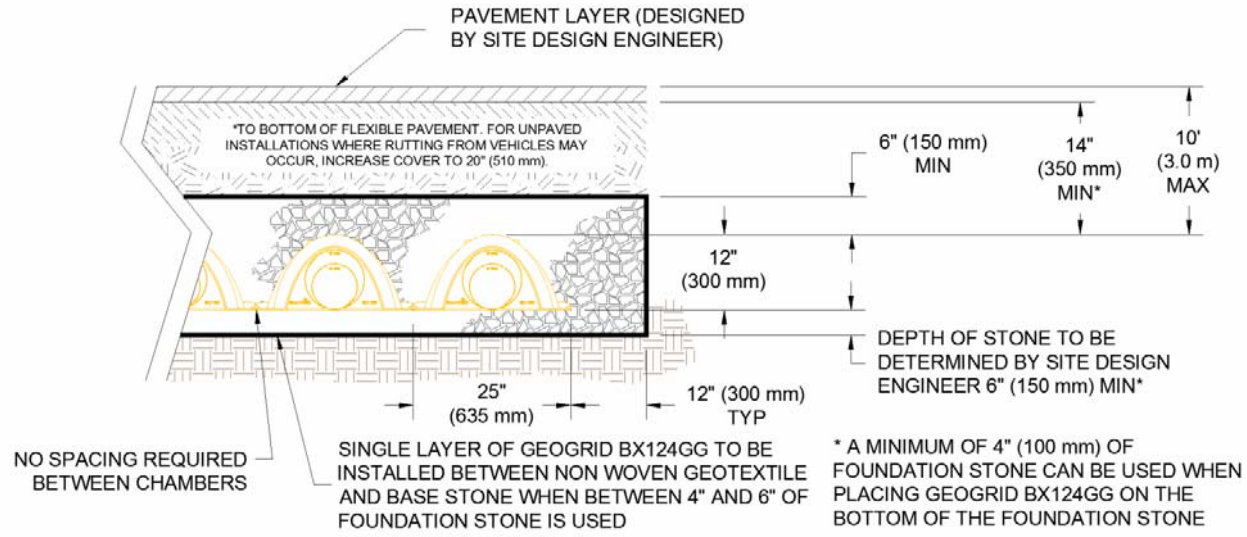
Results

System Volume and Bed Size

| | |
|------------------------------------|---------------------------|
| Installed Storage Volume | 1613 cubic ft. |
| Storage Volume Per Chamber | 15.97 cubic ft. |
| Number Of Chambers Required | 101 each |
| Number Of End Caps Required | 16 each |
| Rows/Chambers | 5 row(s) of 13 chamber(s) |
| Leftover Rows/Chambers | 3 row(s) of 12 chamber(s) |
| Maximum Length | 98.71 ft. |
| Maximum Width | 19.27 ft. |
| Approx. Bed Size Required | 1877 square ft. |

System Components

| | |
|--|------------------|
| Volume Of Excavation (Not Including Fill) | 185 cubic yards |
| Non-woven Filter Fabric Required | 467 square yards |
| Length Of Isolator Row | 94.5 ft. |
| Geogrid | NA square yards |
| Woven Isolator Row Fabric | 84 square yards |



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NORTHERN
ENGINEERING

ADDRESS:
200 S. College Ave. Suite 10
Fort Collins, CO 80524

PHONE: 970.221.4158

FAX: 970.221.4159

WEBSITE:

www.northernengineering.com

Project Title Spring Creek Storage
Project Number 1269-001
Client Brandon
Pond Designation Water Quality Volume Basin 1 -Fig 1

Date: May 11, 2016
Calcs By: C. Snowdon

$$WQCV = a(0.9i^3 - 1.19i^2 + 0.78i)$$

WQCV = Watershed inches of Runoff (inches)

a = Runoff Volume Reduction (constant)

i = Total imperviousness Ratio ($i = I_{wq}/100$)

| | |
|------------|---------|
| Drain Time | 12 hr |
| a = | 0.8 |
| i = | 100.00% |

| | |
|--------|----------|
| WQCV = | 0.400 in |
|--------|----------|

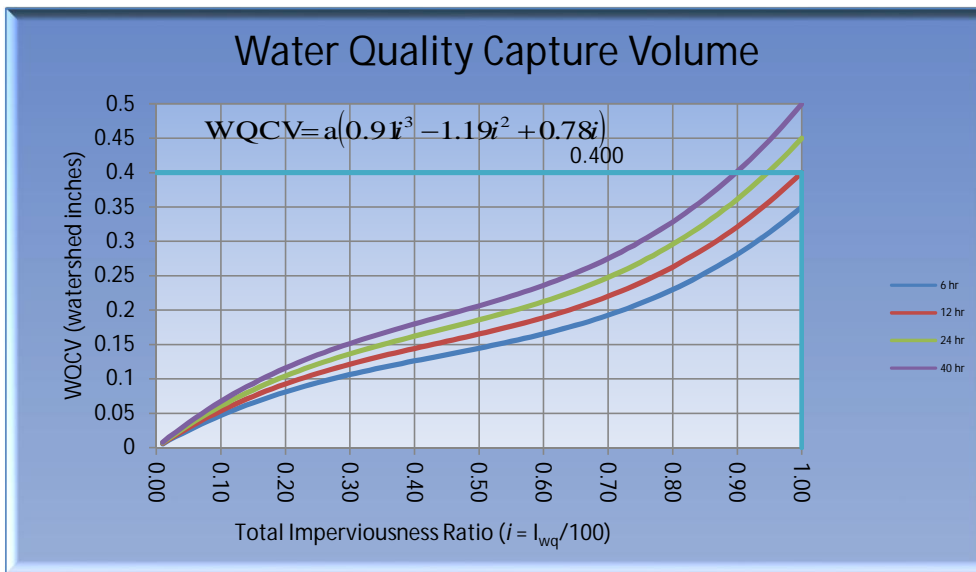


Figure EDB-2 - Water Quality Capture Volume (WQCV), 80th Percentile Runoff Event

$$V = \left(\frac{WQCV}{12} \right) * A * 1.2$$

| | |
|-----|---------|
| A = | 1.09 ac |
|-----|---------|

| | | |
|-----|--------------|--------------|
| V = | 0.0436 ac-ft | 1899 sq. ft. |
|-----|--------------|--------------|

V = Water Quality Design Volume (ac-ft)

WQCV = Water Quality Capture Volume (inches)

A = Watershed Area (acres)

1.2 = 20% Additional Volume (Sediment Accumulation)



User Inputs

| | |
|------------------------------------|----------------------|
| Chamber Model | SC-160 |
| Outlet Control Structure | Yes (Outlet) |
| Project Name | Spring Creek Storage |
| Project Location | Fort Collins |
| Project Date | 05/12/2016 |
| Engineer | Northern Engineering |
| Measurement Type | Imperial |
| Required Storage Volume | 1,900 cubic ft. |
| Stone Porosity | 0% |
| Stone Above Chamber | 6 in. |
| Stone Foundation Depth | 6 in. |
| Average Cover Over Chambers | 14 in. |
| Design Constraint | WIDTH |
| Design Constraint Dimension | 20 ft. |

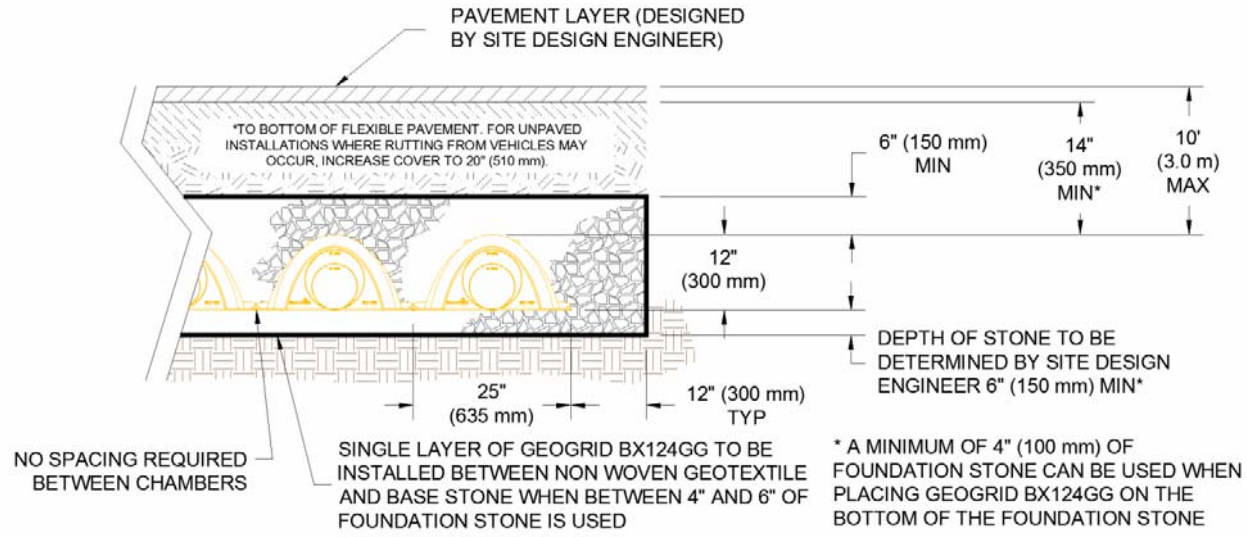
Results

System Volume and Bed Size

| | |
|------------------------------------|---------------------------|
| Installed Storage Volume | 1904 cubic ft. |
| Storage Volume Per Chamber | 6.85 cubic ft. |
| Number Of Chambers Required | 278 each |
| Number Of End Caps Required | 16 each |
| Rows/Chambers | 6 row(s) of 35 chamber(s) |
| Leftover Rows/Chambers | 2 row(s) of 34 chamber(s) |
| Maximum Length | 255.28 ft. |
| Maximum Width | 19.27 ft. |
| Approx. Bed Size Required | 4901 square ft. |

System Components

| | |
|--|-------------------|
| Volume Of Excavation (Not Including Fill) | 484 cubic yards |
| Non-woven Filter Fabric Required | 1209 square yards |
| Length Of Isolator Row | 251.1 ft. |
| Geogrid | NA square yards |
| Woven Isolator Row Fabric | 223 square yards |



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| DETENTION POND CALCULATION; MODIFIED FAA METHOD w/ Ft Collins IDF | | | | | | | | | | |
|---|-------------------------------------|----------------------------------|--|-----------------------|-----------------------------------|-----------------------------------|-------------|-----------------|-------------|-------|
| Project Number : | | 1269-001 | | | | | | | | |
| Project Name : | | Spring Creek Storage | | | | | | | | |
| Project Location : | | Fort Collins, Colorado | | | | | | | | |
| Pond No : | | East Pond | | | | | | | | |
| Input Variables | | | | Results | | | | | | |
| Design Point | 1 | | <div style="text-align: center;"> Required Detention Volume <table border="1" style="margin: auto;"> <tr> <td style="text-align: center;">5571</td> <td style="text-align: center;">ft³</td> </tr> <tr> <td style="text-align: center;">0.13</td> <td style="text-align: center;">ac-ft</td> </tr> </table> </div> | | | | 5571 | ft ³ | 0.13 | ac-ft |
| 5571 | ft ³ | | | | | | | | | |
| 0.13 | ac-ft | | | | | | | | | |
| Design Storm | 100-yr | | | | | | | | | |
| C = | 1.00 | | | | | | | | | |
| Tc = | 5.00 | min | | | | | | | | |
| A = | 1.09 | acres | | | | | | | | |
| Max Release Rate = | 3.14 | cfs | | | | | | | | |
| Time (min) | Ft Collins 100-yr Intensity (in/hr) | Inflow Volume (ft ³) | Outflow Adjustment Factor | Q _{av} (cfs) | Outflow Volume (ft ³) | Storage Volume (ft ³) | | | | |
| 5 | 9.950 | 3254 | 1.00 | 3.14 | 942 | 2312 | | | | |
| 10 | 7.720 | 5049 | 0.75 | 2.36 | 1413 | 3636 | | | | |
| 15 | 6.520 | 6396 | 0.67 | 2.09 | 1884 | 4512 | | | | |
| 20 | 5.600 | 7325 | 0.63 | 1.96 | 2355 | 4970 | | | | |
| 25 | 4.980 | 8142 | 0.60 | 1.88 | 2826 | 5316 | | | | |
| 30 | 4.520 | 8868 | 0.58 | 1.83 | 3297 | 5571 | | | | |
| 35 | 4.080 | 9339 | 0.57 | 1.79 | 3768 | 5571 | | | | |
| 40 | 3.740 | 9784 | 0.56 | 1.77 | 4239 | 5545 | | | | |
| 45 | 3.460 | 10183 | 0.56 | 1.74 | 4710 | 5473 | | | | |
| 50 | 3.230 | 10562 | 0.55 | 1.73 | 5181 | 5381 | | | | |
| 55 | 3.030 | 10899 | 0.55 | 1.71 | 5652 | 5247 | | | | |
| 60 | 2.860 | 11223 | 0.54 | 1.70 | 6123 | 5100 | | | | |
| 65 | 2.720 | 11563 | 0.54 | 1.69 | 6594 | 4969 | | | | |
| 70 | 2.590 | 11857 | 0.54 | 1.68 | 7065 | 4792 | | | | |
| 75 | 2.480 | 12164 | 0.53 | 1.67 | 7536 | 4628 | | | | |
| 80 | 2.380 | 12452 | 0.53 | 1.67 | 8007 | 4445 | | | | |
| 85 | 2.290 | 12730 | 0.53 | 1.66 | 8478 | 4252 | | | | |
| 90 | 2.210 | 13008 | 0.53 | 1.66 | 8949 | 4059 | | | | |
| 95 | 2.130 | 13234 | 0.53 | 1.65 | 9420 | 3814 | | | | |
| 100 | 2.060 | 13472 | 0.53 | 1.65 | 9891 | 3581 | | | | |
| 105 | 2.000 | 13734 | 0.52 | 1.64 | 10362 | 3372 | | | | |
| 110 | 1.940 | 13956 | 0.52 | 1.64 | 10833 | 3123 | | | | |
| 115 | 1.890 | 14215 | 0.52 | 1.64 | 11304 | 2911 | | | | |
| 120 | 1.840 | 14440 | 0.52 | 1.64 | 11775 | 2665 | | | | |
| *Note: Using the method described in Urban Storm Drainage Criteria Manual Volume 2. | | | | | | | | | | |



PRECEDENT



STUCCO



DEEP DECK METAL PANEL



ENTRY ELEVATION



ELEVATION CONCEPT

MIDPOINT STORAGE | 04.28.16



June 13, 2016

Sam Coutts
Ripley Design, Inc.
419 Canyon Ave.
Suite 200
Fort Collins, CO 80521

Re: 2120 Midpoint Dr - Self-storage

Description of project: This is a request to construct a self-storage facility at 2120 Midpoint Dr (parcel #'s 8720218006 and 8720218007). The site would contain 77,000 sq. ft. of storage units with a small office. A small 4,300 building footprint is also shown for potential future development with a different use to be determined at a later date. The site is located in the Employment (E) 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, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Marcus Glasgow, 970-416-2338, mglasgow@fcgov.com

1. LUC 4.27(E)(3) Where enclosed mini-storage facilities face a public street, the entire linear frontage along such street shall include only buildings designed for human occupancy, landscaping, accessory parking and/or drives.
2. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development
3. A landscape plan will be required.
4. LUC 3.2.2(J) TABLE
Parking Setback Requirements
Along an Arterial Street: Minimum landscape setback area- 15 ft
5. How many employees will there be?
6. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.
7. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible

8. Signs will require separate permit in accordance with LUC 3.8.7

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains in the vicinity include 8-inch mains in Midpoint, the drive aisle to the west, and the drive aisle to the north. Existing sewer mains in the vicinity include 8-inch mains in the drive aisle to the west and the drive aisle to the north.
2. There is an existing 6-inch fire line and 1.5-inch commercial water service stubbed into 2120 Midpoint Dr. and a 6-inch fire line stubbed into 1615 Specht Point Rd. These lines will need to be used with this development or abandoned at the main. It is unclear whether the sewer service stubs were installed with the original development. This will require further investigation by the design team, with the aid of City Utilities.
3. It appears the 1-inch water service for the car wash runs through this site. This service will need to be relocated and either maintained in its current location with a 20-foot Utility Easement dedicated as part of this project, or it can be relocated off site as part of this development.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. 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 traffic associated with the self - storage use is not expected to rise to the threshold of needing a Traffic Impact Study. We'll need to get an estimate of the anticipated traffic associated with the additional 5,000 sf of other use. If that is a use that creates significant traffic, we'll need a TIS.
2. Please plan to install a sidewalk along the northern edge of the property - the carwash to your west installed one along their frontage.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the Poudre Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. 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. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. The outfall from this site will require some investigation by the design team. There is an existing private storm sewer system adjacent to this site on the east and north. If this system is adequately sized for this development then it can be used for an outfall, otherwise the outfall will be the Midpoint Drive right-of-way.
4. 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.

5. 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. Standard operating procedures (SOPs) for all onsite drainage facilities 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>
6. 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.
7. 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 CONTAINMENT

Any building exceeding 5000 square feet shall be sprinklered or fire contained. This condition shall allow apply to unconditioned self-storage buildings. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

2. FIRE LANES

Fire access is required to within 150' of all exterior portions of the building, or facility as measured by an approved route around the perimeter. All fire lanes or private roads serving as fire lanes shall be dedicated as an Emergency Access Easement and be designed to standard fire lane specifications. 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 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.
 - > 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. STRUCTURES EXCEEDING 30' IN HEIGHT

For planning purposes, be advised that buildings exceeding 30' in height trigger wider fire lanes. Refer to 2012 IFC Appendix D for further details.

4. SECURITY GATES

Gating of fire access roads require design and access approval. Code language 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.

> 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.

5. MARKING

> 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.

6. WATER SUPPLY

A hydrant is required within 300' of any building within this facility. Code language provided below.

> 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.

7. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST

> IFC 510: 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.

LOCAL EXCEPTION: PFA will waive the testing requirement and system installation in all buildings less than 10,000 sq. ft. and any Type V construction building less than 15,000 sq. ft. PFA policy P15-510.1

Department: Environmental Planning

Contact: Rebecca Everette, 970-416-2625, reverette@fcgov.com

1. Because the site is within 500 feet of the Spring Creek, an Ecological Characterization Study would typically be required. However, as there are intervening parcels and a road between the creek and this property, and the standard buffer would not extend to this project's parcel, the ECS requirement is waived for this project.
2. Please note that projects in the Vicinity of the Spring Creek must also comply with Section 3.4.1(l)(1) of the Land Use Code, which states the following: "Projects in the vicinity of large natural habitats and/or natural habitat corridors, including, but not limited to, the Poudre River Corridor and the Spring Creek Corridor, shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area. These requirements shall apply to all elements of a project, including any aboveground utility installations."
3. In regard to LED light fixtures, IDA (International Dark-Sky Association) recommends using lighting that has a color temperature of no more than 3000 degrees Kelvin in order to limit the amount of blue light in the night environment, as blue light brightens the night sky more than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Please consider a warmer color temperature (warm white, 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 and wildlife-friendly landscaping is encouraged as well.
5. There do not appear to be any trees on the site. However, please note that Article 3.2.1(C) 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. 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
6. 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, 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. Existing driveways to remain 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. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications, if not already existing). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
7. Civil construction plans will be required.
8. A Development Agreement will be recorded once the project is finalized with recordation costs paid for by the applicant.
9. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.

10. A Development Construction Permit (DCP) and/or an excavation permit will need to be obtained prior to starting any work on the site.
11. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Light & Power has existing electric facilities located along the North edge of this site and along the West side of the existing North South drive. Field locates will be necessary to determine exactly where the electric lies.
2. Any relocation or modification to existing electric facilities will be at the expense of the owner/developer. If Light & Power's existing electric facilities are to remain within the limits of the project they must be located within a utility easement.
3. Transformer location needs to be within 10' of an asphalt surface accessible by a line truck. A minimum clearance of 8' must be maintained in front of the transformer doors and a minimum of 3' on the sides Transformer and meter locations will need to be coordinated with Light & Power Engineering. Certain building materials and or building design may require more clearance. Please click on the following link for Electric Construction, Policies, Practices and Procedures.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
4. A C-1 Form and a One-line diagram will need to be submitted to Light & Power Engineering for review. Please click on the following link for the C-1 Form.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
5. Electric Capacity Fee and Building Site charges will apply to this development. Please click on the following link for Estimated Light & Power charges and the Light & Power Fee calculator.
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>
6. 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>.

Planning Services

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

1. Full tree stocking will be required within 50 feet of all buildings. This means you will need to provide trees with the following spacing:

Canopy shade trees - 30-40' spacing
Ornamental/coniferous evergreen trees - 20-30' spacing
2. Staff will be looking for enhanced landscaping on the perimeter of the site to screen the storage units from surrounding uses. Reference the Lemay Storage Facility - FDP160005 for a recent project that provided a good landscape buffer between the storage units and surrounding uses.
3. The parking areas shown will have to comply with the parking lot interior and exterior landscaping standards outlined in Land Use Code sections 3.2.1(E)(4)-(5). This means 6% of the interior of the parking area must be landscaped along with screening on the perimeter that will reduce the glare from headlights by 75% along with trees provided every 25 lineal feet.

4. No bicycle parking is shown on the site plan. Four bicycle parking spaces are required for the storage facility. These can all be provided via fixed racks. For the future building, the bicycle parking required will depend on the use. Once staff knows what use will be proposed there, staff can provide an accurate bike parking count required.
5. This proposal will require a replat to clean up the existing access easements that exist on the site and to combine the two parcels into one.
6. Due to the future building footprint not having a use attached to it, staff is unclear how this proposal meets the vehicular parking requirements. The storage facility will require .5 spaces per employee minimum, .75 spaces per employee maximum.
7. Thank you for providing proposed elevations. The building must meet the compatibility standards outlined in Land Use Code sections 3.5.1 and 3.5.3. The storage units should appear like the commercial buildings that predominate the Midpoint Dr area.
8. Storage facilities are considered a secondary use in the Employment zone district. Please provide an analysis of the Employment district in the Midpoint Dr area that shows what percentage of existing uses are primary vs. secondary. If this proposal pushes the area over the 25% secondary use allowance, then a modification request will be required for this standard.
9. The maximum building height for this district is 4 stories
10. 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.
11. 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.
12. 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>.
13. 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.
14. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
15. 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.
16. 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