

Conceptual Review Agenda

Schedule for 08/29/16 to 08/29/16

281 Conference Room A

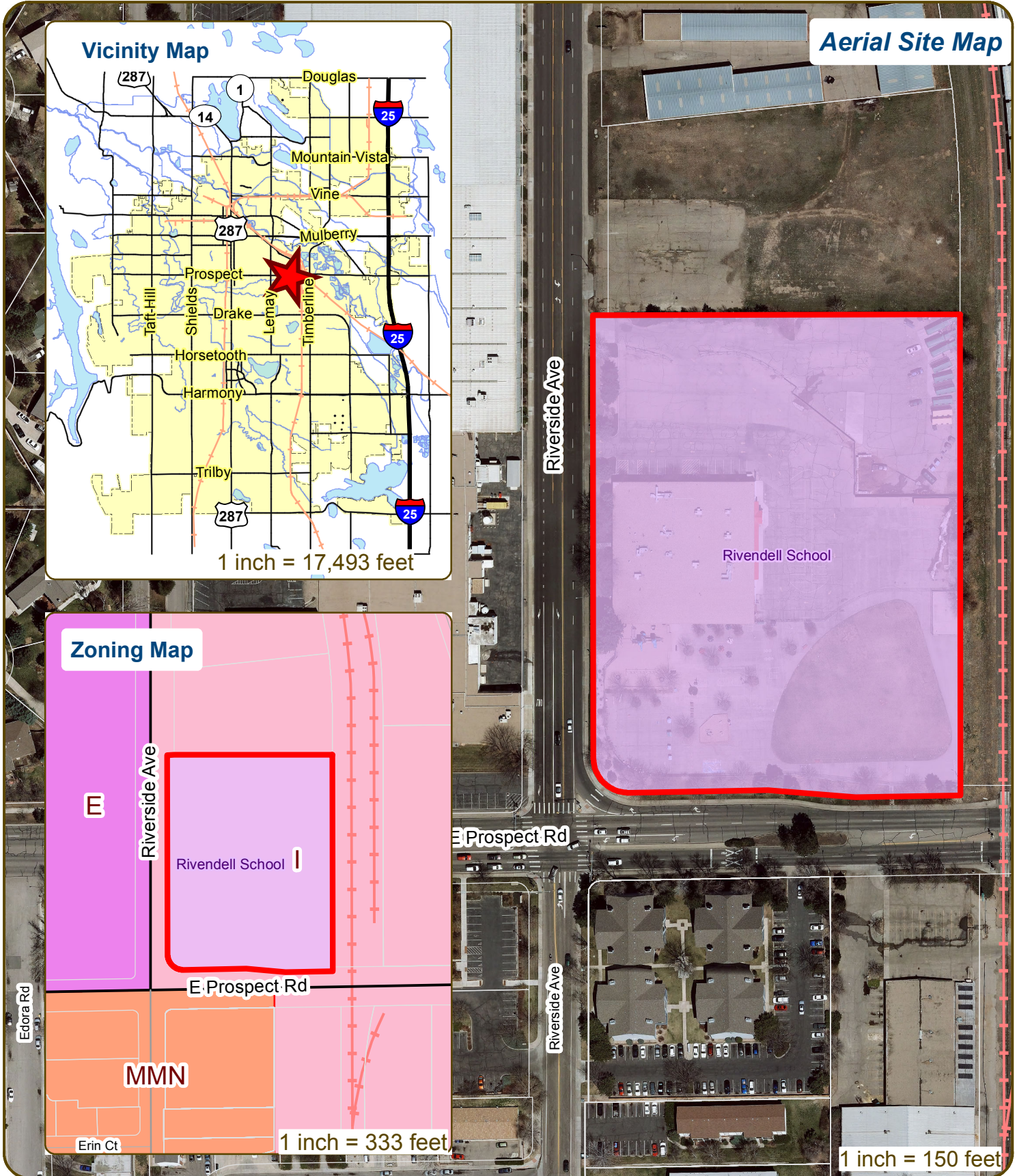
Monday, August 29, 2016

Time	Project Name	Applicant Info	Project Description	Planner
8:45	1800 E Prospect Rd - Plant Nursery CDR160070	Brian Joyce (970) 692-7082 info@urbanherbsfarm.com	This is a request to locate a plant nursery at 1800 E Prospect Rd (parcel #8718419002). The proposal calls for a 24'x60' office and 8'x40' area for growing herbs for sale to local restaurants. This use would take the place of the former recycling center to the north of the Rivendell School. The site is located in the Industrial (I) zone district. This proposal will be subject to Administrative (Type I) review.	Meaghan Overton
9:30	2121 Katahdin Dr - Duplex CDR160071	Carlos Rodriguez Sanchez (970) 420-7885 carlosrodriguezsanchez@hotmail.com	This is a request to convert the existing single-family detached home at 2121 Katahdin Dr to a duplex (parcel #8720307004). The second unit would be located in the existing basement of the home. The proposal shows parking to be provided in the existing driveway. The site is located in the Medium Density Mixed-Use Neighborhood (MMN) zone district. This proposal will be subject to Administrative (Type I) review.	Pete Wray

Monday, August 29, 2016

Time	Project Name	Applicant Info	Project Description	Planner
10:15	Harmony Rd and Timberline Rd - Wireless Telecommunications Facility CDR160072	Darren Hunter (916) 634-1245 dhunterwireless@gmail.com	This is a request to build a wireless telecommunications facility in Union Pacific Railroad right-of-way near Harmony Rd and Timberline Rd (parcel #8606100823). The proposed monopole tower would be 105' tall and have a 30'x75' equipment compound. The tower would be nearly a quarter mile south of Harmony Rd and a quarter mile west of Timberline Rd. The site is located in the Harmony Corridor (HC) zone district. This proposal will be subject to Administrative (Type I) review.	Jason Holland
11:00	Crowne on Suniga - Residential CDR160073	Terence Hoaglund (970) 472-9125 hoaglund@vignetestudios.com	This is a request to build 305 residential units at Suniga Rd and Jerome St (parcel #'s 9701300003, 9701300054, and 9701300055). The 305 units would be a mix of 1, 2, and 3-bedroom multi-family units and townhomes. The proposal shows 540 parking spaces to serve the development. The site is located in the Community Commercial - North College (CCN) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Clay Frickey

1800 E Prospect Rd Plant Nursery



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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) Brian Joyce, Owner

Business Name (if applicable) Urban Herbs Farm

Your Mailing Address 5433 Northern Lights Drive, Fort Collins, CO 80528

Phone Number 970-692-7082 Email Address info@urbanherbsfarm.com

Site Address or Description (parcel # if no address) 1702 Riverside Ave, City

Recycling Drop off

Description of Proposal (attach additional sheets if necessary) Land attached to Rondell school. Directly North of school where Recycling center was located.

Proposed Use Industrial Existing Use Industrial

Total Building Square Footage 22,000 S.F. Number of Stories Lot Dimensions See attachment

Age of any Existing Structures None

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 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?



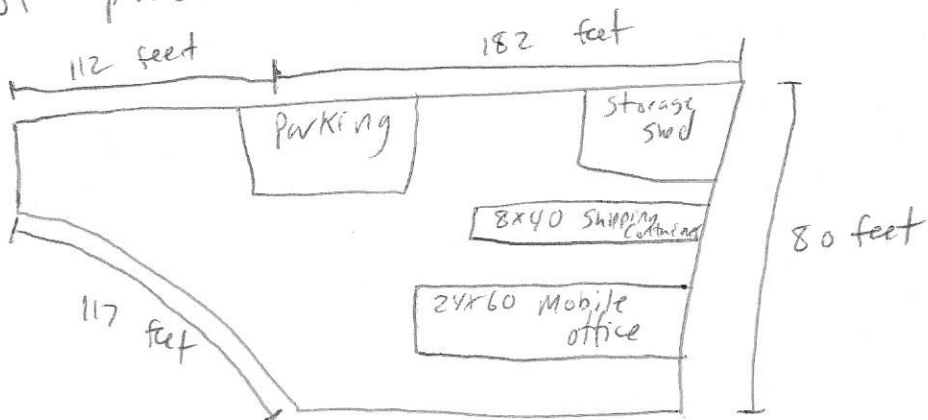
Google earth



Land to purchase

Total square feet - approx. 21,560

Use of purchased land:



The shipping container & mobile office will be turned into hydroponic farms to grow herbs. The herbs are sold to local restaurants.



December 05, 2016

Brian Joyce
Urban Herbs Farm
5433 Northern Lights Dr
Fort Collins, CO 80528

Re: 1800 E Prospect Rd - Plant Nursery

Description of project: This is a request to locate a plant nursery at 1800 E Prospect Rd (parcel #8718419002). The proposal calls for a 24'x60' office and 8'x40' area for growing herbs for sale to local restaurants. This use would take the place of the former recycling center to the north of the Rivendell School. The site is located in the Industrial (I) 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, Meaghan Overton, at 970-416-2283 or moverton@fcgov.com.

Comment Summary:

Department: Zoning

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

1. You will need to provide one van-accessible handicap space.

Department: Water-Wastewater Engineering

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

1. There is an existing 12-inch water main on the westerly side of the roadway and an existing 18-inch sanitary sewer main in Riverside Avenue. There are existing water and sewer services to the Rivendell school site.
2. If this site requires water or sewer services, it will be required to have its own services and cannot utilize the existing services for the Rivendell school. New services will need to be tapped into the mains in Riverside.
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: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. We would like a short narrative describing the anticipated volume of traffic generated (i.e. number of employees/ customers expected each day).

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

1. 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.

Department: Stormwater Engineering

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

1. If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please contact Water Utilities Engineering if site improvements are anticipated.
2. If the site is required to meet present Land Use Code requirements, onsite water quality treatment of the runoff is required. Water quality treatment methods are described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). A method that could be used on an existing site is to direct the downspouts to a landscape area. Another is if perimeter landscape buffers or parking lot medians are required, they could be used to treat the runoff in bio-retention areas or rain gardens.
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)

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 any 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 (Shields St). Any private private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. If an EAE has not been previously dedicated for this site, one may be required at this time. Further discussion is warranted. 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.

2. 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. Sign

locations or red curbing should be labeled and detailed on future plans. 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. WATER SUPPLY

A hydrant is required within 300' of any commercial building. The storage complex immediately north of this project has recently installed a hydrant at their drive entrance. Hydrant distance to this project from that location would be approximately 425'. PFA may consider this distance acceptable depending on the size and scope of project, building construction or quantities of combustible materials brought into this space. Code language provided below.

> IFC 507.5 and PFA Policy: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building.

4. PREMISE IDENTIFICATION & WAYFINDING

My concern for this site is that it currently carries a Prospect Rd address with no access to Prospect. The address should be changed to Riverside. Addresses shall be visibly posted on each structure and at the road or where otherwise needed to aid in wayfinding. Code language provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

5. SECURITY GATES

> 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.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. The City of Fort Collins Land Use Code [Section 3.4.1] takes into account significant natural habitats and features and requires buffering of these features as necessary. This parcel is located within 500ft of natural features (Canvasback Pond; Kingfisher Point Natural Area;

Spring Creek; The Coterie Natural Area). Generally this would result in the need for an Ecological Characterization Study (ECS) to be completed and submitted prior to PDP, however, many developed parcels and Prospect Rd exist between this developed parcel and the aforementioned natural features and buffers for these features would not extend into the project parcel. The ECS requirement is waived.

2. The City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged. Please refer to the Fort Collins Native Plants document available online and published by the City of Fort Collins Natural Areas Department for guidance on native plants; the link is: <http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf>.
3. Regarding site lighting: cooler light color temperatures are harsher at night and cause disruption to circadian (biological) rhythms for both humans and wildlife. The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare 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. Use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. Light sources shall be fully shielded and down-directional to minimize up-light, light spillage and glare [see LUC 3.2.4(D)(3)]. Down the line please submit a photometric plan and manufacture cut sheets. For further information regarding health effects please see: <http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>
4. 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:
 - a. ClimateWise program: fcgov.com/climatewise/
 - b. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 - c. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 - d. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com
 - e. Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharton at 970-221-6213 or jscharton@fcgov.com
 - f. Urban Agriculture: <http://www.fcgov.com/developmentreview/urbanagriculture.php>; contact Spencer Branson, Associate Planner at 970-224-6086 or sbranson@fcgov.com

Please consider City sustainability goals and ways this development can engage with these efforts; let me know if I can help connect you to these programs.

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. Currently 1800 Prospect is owned by Rivendell School of Northern Colorado, which includes the portion of land being proposed as a plant nursery. Will this development be replatting the

site to separate the school and the nursery into two lots? If this project is proposing to replat the site, an access easement will be needed on the school lot to give the nursery lot legal access. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City with a replat along Prospect and Riverside. This shall including 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). If the project decides not the replat, then the entire site would need to improved. In addition to the ROW and easements needed, the project would be responsible for designing and constructing public sidewalks along the property's frontage.

4. 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.
5. 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 shared 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.
6. 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>
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. 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.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
10. 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.
11. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
12. 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.
13. 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.
14. 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.
15. 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: Coy Althoff, , CAlthoff@fcgov.com

1. Light & Power has electric facilities for both single-phase and 3-phase power in this area.
2. Any changes to the existing electric capacity and or location will initiate electric development and or system modification charges. Please coordinate power requirements with Light and Power Engineering at 221-6700.
3. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans.
4. Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
5. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17June2016.pdf
You may reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Department: Building Inspection

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

1. Each of the structures on this site will require a building permit.
2. 2012 International Building Code (IBC)
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.

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: 2012 IECC commercial chapter.
3. Adoption of the 2015 I-Codes is anticipated for January 2017. Be advised that permit applications submitted after the code adoption date will be subject to the new codes and standards, as amended. For more information, contact Sarah Carter, Plans Examiner at 970-416-2748 or scarter@fcgov.com.
4. Please schedule a pre-submittal meeting with Building Services for this project. Pre-Submittal meetings assist the designer/builder by assuring, early on in the design, that the new projects are on track to complying with all of the adopted City codes and Standards listed below. ***For this project, please bring a site plan, documentation on the specifications of shipping containers and construction trailer, and proposed floor plans for each of the

buildings.*** Please email scarter@fcgov.com to schedule a pre-submittal meeting.

Planning Services

Contact: Meaghan Overton, 970-416-2283, moverton@fcgov.com

1. Parking: Required parking spaces are 0.5 spaces per employee minimum, 0.75 spaces per employee maximum. Will there be any on-site sales? If the site is open to the public, additional parking may be required. What about deliveries - will there be any large truck traffic?

The parking area will need to meet standards in LUC Section 3.2.2 for circulation, layout, landscaping, screening, etc.

2. Bike parking: A minimum of 4 bicycle spaces are required for employee parking. Will there be any on-site sales? If the site is open to the public, additional bike parking may be required.
3. Your formal site plan will need to show more detail. Please show the number, location, and dimension of parking spaces, screening of the parking area and any outdoor storage/vehicle use areas, the precise dimensions of buildings and structures on the site, easements, etc.
4. Please include elevations of all buildings/structures and a list of materials with your PDP submittal. Buildings/structures should be neutral in color.
5. Will there be any lighting on the site? If so, please provide a photometric plan and specifications for light fixtures with your PDP submittal.
6. The parcel shown on the site plan sketch does not have legal access to Riverside or Prospect. Please see comments from Engineering about possibilities for conveying this land as a legal lot.
7. How will pedestrians access the site? A connecting walkway as described in LUC Section 3.2.2(C)(5)(a) should be provided.
8. A landscape plan will be required with your PDP submittal. Standards for landscaping are outlined in LUC Section 3.2.1.
9. Because this is a new use for the site, the project will need to go through the development review process as a Project Development Plan (PDP). This applies regardless of the ownership of the land. If you decide to purchase the land from the Rivendell School, lease the land, or lease-to-own, the process for adding the plant nursery use to the site will remain the same.
10. 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.
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.

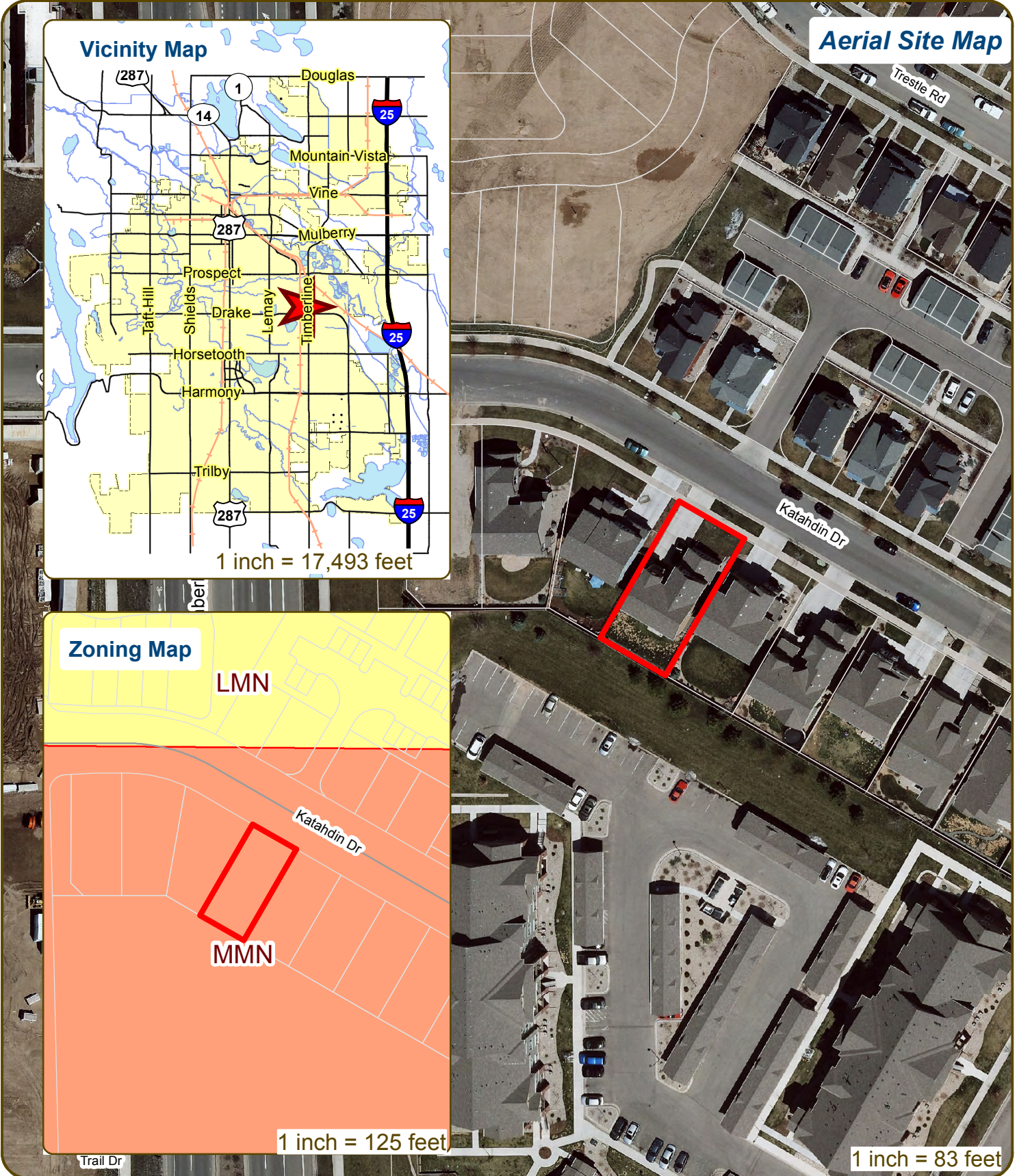
Energy Code Use

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

2121 Katahdin Dr Duplex



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) CARLOS RODRIGUEZ SANCHEZ.

Your Mailing Address 2121 KATAHDIN DRIVE FORT COLLINS CO 80525

Phone Number 9704207885 Email Address CARLOSRODRIGUEZSANCHEZ@HOTMAIL.COM

Site Address or Description (parcel # if no address) 2121 KATAHDIN DRIVE FORT COLLINS CO 80525

Description of Proposal (attach additional sheets if necessary) 2DR UNIT BASEMENT -

Proposed Use Duplex Existing Use Single family HOME.

Total Building Square Footage Approx 900 S.F. Number of Stories 1 Lot Dimensions _____

Age of any Existing Structures 2009 (7 YELL)

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

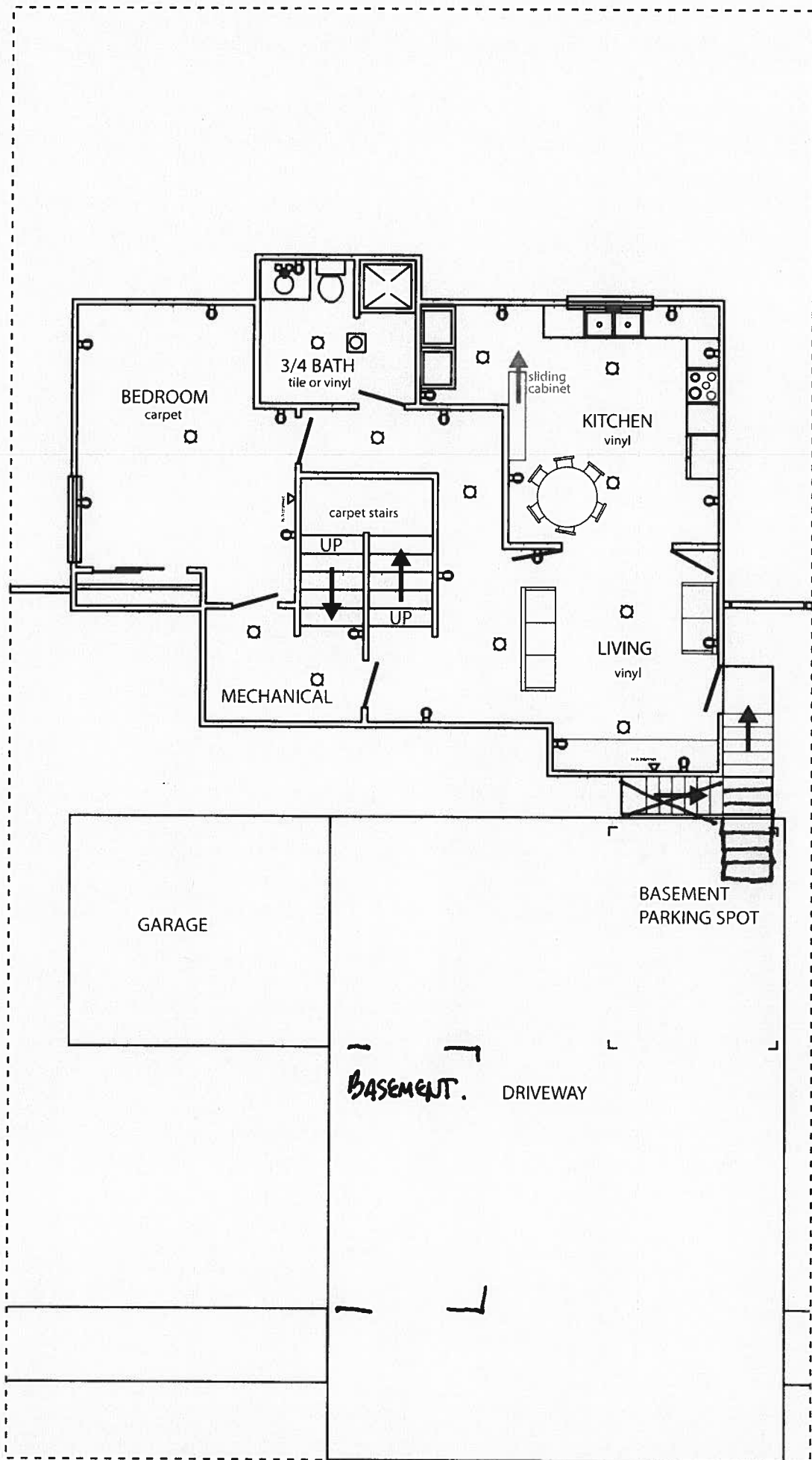
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

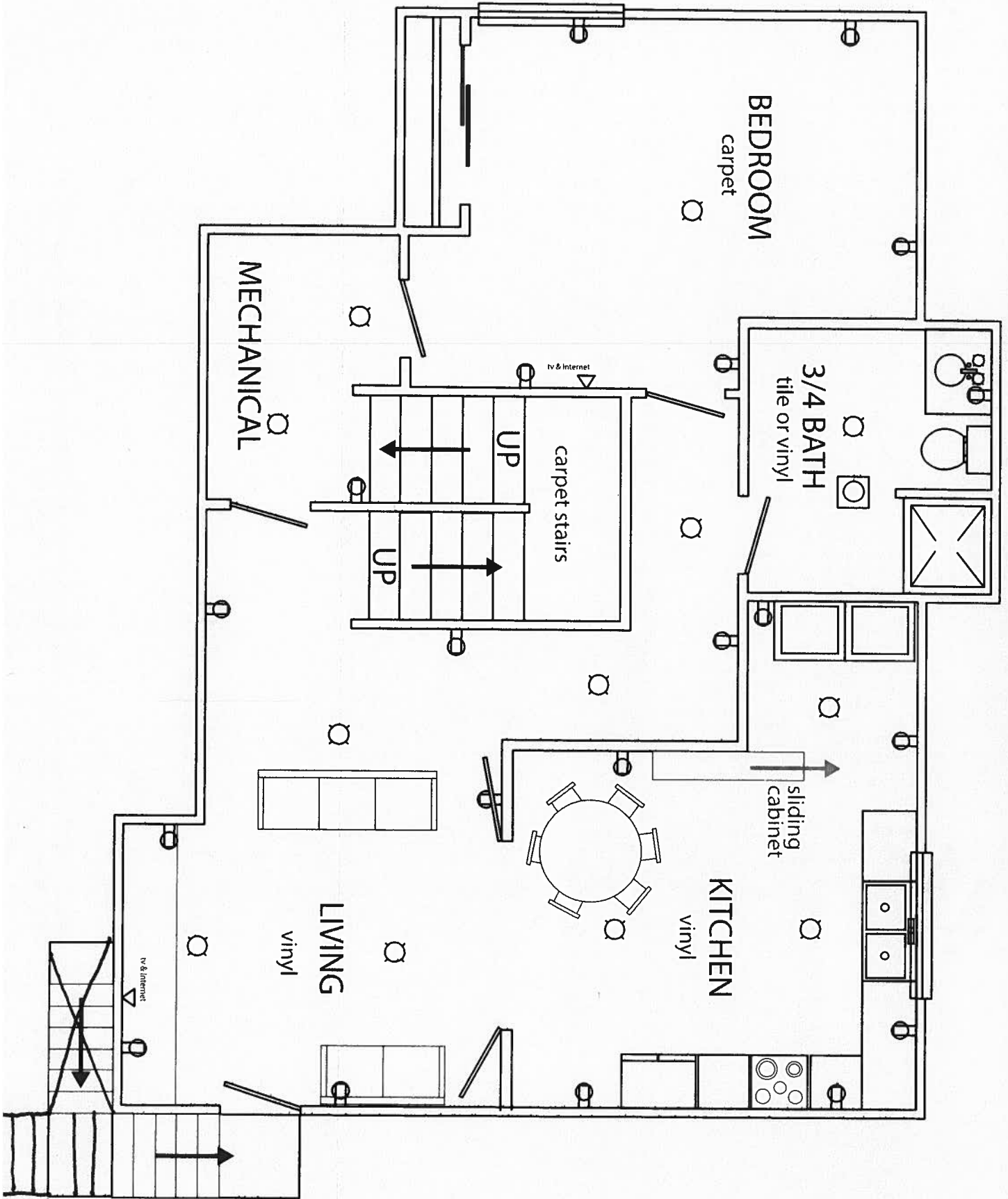
Is your property in a Flood Plain? [] Yes [X] No If yes, then at what risk is it? _____

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

Increase in Impervious Area 0 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?







December 05, 2016

Carlos Rodriguez Sanchez
2121 Katahdin Dr
Fort Collins, CO 80525

Re: 2121 Katahdin Dr - Duplex

Description of project: This is a request to convert the existing single-family detached home at 2121 Katahdin Dr to a duplex (parcel #8720307004). The second unit would be located in the existing basement of the home. The proposal shows parking to be provided in the existing driveway. The site is located in the Medium Density Mixed-Use Neighborhood (MMN) 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, Pete Wray, at 970-221-6754 or pwray@fcgov.com.

Comment Summary:

Department: Zoning

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

1. LUC 3.2.2(K)(1) Minimum total parking requirements- 4

This would require the addition of 2 parking spaces.

2. LUC 3.8.10(B) Parking of any vehicle in the front yard of a lot on which exists a single-family or two-family dwelling shall be prohibited unless such vehicle is parked on an improved area having a surface of asphalt, concrete, rock, gravel or other similar inorganic material, and such improved area has a permanent border.
3. Municipal Code Sec. 20-105(d) No yard area that is improved after October 10, 2002, to allow for the parking of motor vehicles, recreational vehicles or trailers shall constitute more than forty (40) percent of any front yard unless said improved area abuts only a street upon which parking is prohibited.

Department: Water-Wastewater Engineering

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

1. There is an existing ¾-inch water service and an existing sewer service for this residence. The added dwelling unit will be required to pay water PIF's and water rights and sewer PIF's. Information on fees can be found at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or please contact Jill White at 416-4252 for questions on fees.

2. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

1. No comments.

Department: Stormwater Engineering

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

1. If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please contact Water Utilities Engineering if site improvements are anticipated.
2. If there is an increase in imperviousness greater than 1,000 square feet a drainage report, erosion control 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 address the four-step process for selecting structural BMPs. If the increase in impervious area is greater than 350 square feet and less than 1,000 square feet, a drainage letter along with a grading and erosion control plan should be sufficient to document the existing and proposed drainage patterns. A grading plan is required if the increase in imperviousness is less than 350 square feet.
3. If a drainage memo is required for this site, the developer will need to address where the runoff generated by the new impervious area is going and may need to mitigate any additional runoff directed onto adjacent properties.

Department: Fire Authority

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

1. PREMISE IDENTIFICATION & WAYFINDING

The two dwelling units shall be addressed separately. Addresses shall be posted adjacent to each dwelling entry. A direct route should be made available to the secondary dwelling unit with obvious means of wayfinding signage incorporated into the site plan as needed. Code language provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

2. FIRE ACCESS & WATER SUPPLY

Fire access and hydrant requirements have been met for this site. No additional comments are warranted.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. If landscape improvements are necessary note: The City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged. Please refer to the Fort Collins Native Plants document available online and published by the City of Fort Collins Natural Areas

Department for guidance on native plants; the link is:
<http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf>.

2. Regarding site lighting: cooler light color temperatures are harsher at night and cause disruption to circadian (biological) rhythms for both humans and wildlife. The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare 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. Use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. Site light sources shall be fully shielded and down-directional to minimize up-light, light spillage and glare [see LUC 3.2.4(D)(3)]. For further information regarding health effects please see:
<http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>
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:
 - a. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 - b. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 - c. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gshroeder@fcgov.com

Please consider City sustainability goals and ways this development can engage with these efforts; let me know if I can help connect you to these programs.

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 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.
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. 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.
7. A Development Construction Permit (DCP), Driveway/Sidewalk Permit or Excavation permit will need to be obtained prior to starting any work on the site.

8. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design. All driveway standards will need to be met and any onsite parking should not obstruct the public sidewalk.
9. 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.
10. The development/site cannot use the right-of-way 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.
11. 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.
12. 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: Coy Althoff, , CAlthoff@fcgov.com

1. Light & Power currently serves this address as a single family home. Electric capacity charges would apply to modify the existing single family electric system from 1 single family unit to 2 multi-family units.
2. Metering will need to be separated into two individual meters for a duplex. Contact Light & Power to coordinate details.
3. Depending on the size of the panel(s) in both units, system modification charges may apply. (Service cable upgrade, transformer upgrade, etc.)
4. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17June2016.pdf
You may reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Department: Building Inspection

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

1. Retrofit construction of fire separation between dwelling units will be required for this project. Fire separation shall be rated for at least 1 hour.
2. Duplexes are required to be fire sprinkled per 2012 IRC.
3. Individual units in a duplex may not "share air". If forced air heating is to be used in both dwellings, a separate air handler and duct system must be used for each unit.
4. Access to the mechanical room from the bedroom must be through a solid, gasketed door equipped with a self-closing device.

5. Adoption of the 2015 I-Codes is anticipated for January 2017. Be advised that permit applications submitted after the code adoption date will be subject to the new codes and standards, as amended. For more information, contact Sarah Carter, Plans Examiner at 970-416-2748 or scarter@fcgov.com.
6. Construction shall comply with adopted codes as amended. Current adopted residential codes are: 2012 International Residential Code (IRC) and 2014 National Electric Code (NEC).
Fort Collins has several amendments to the 2012 IRC. See the fcgov.com/building web page to view them.

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: 2012 IRC Chapter 11 or 2012 IECC.

6.

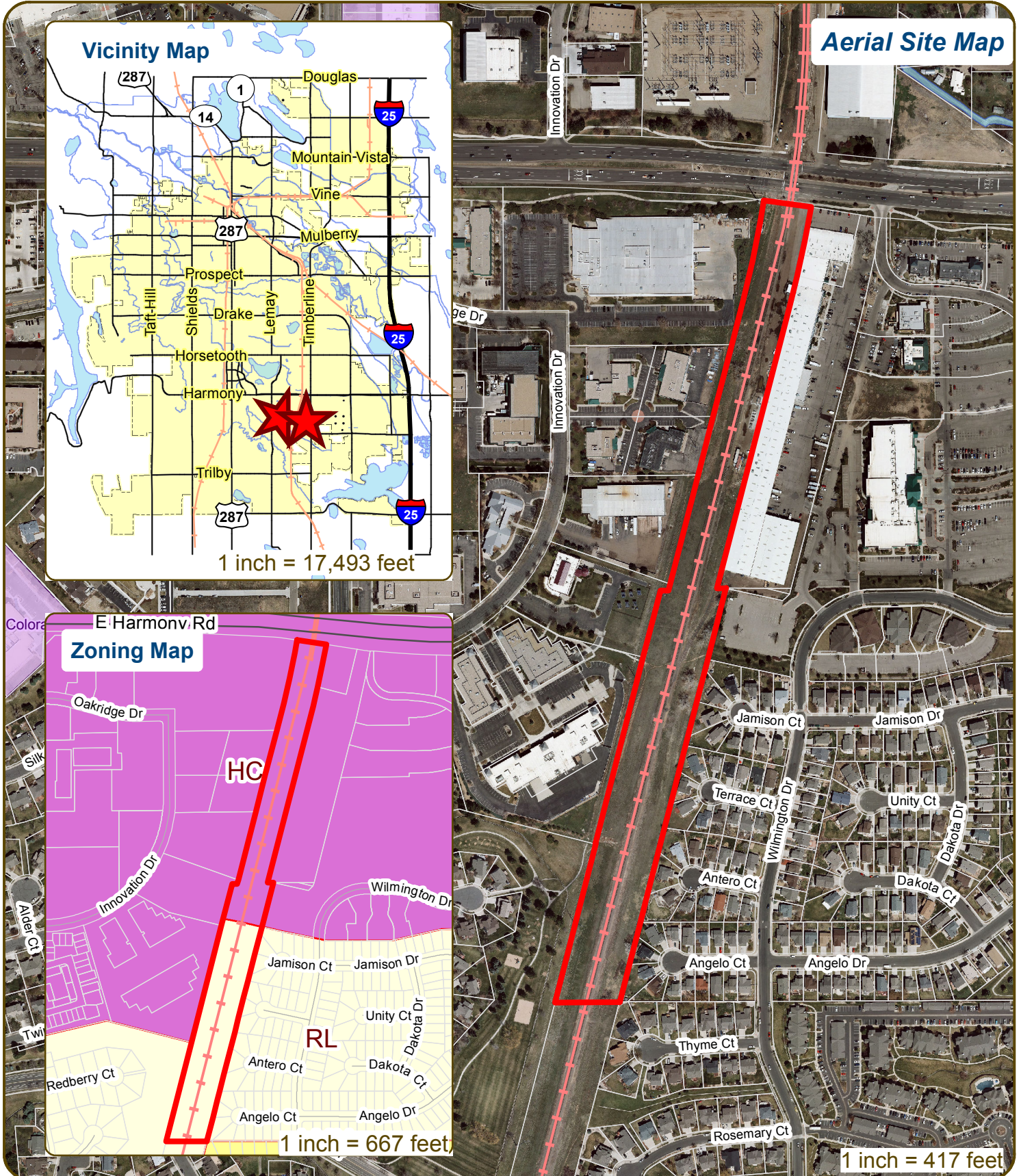
Planning Services

Contact: Pete Wray, 970-221-6754, pwray@fcgov.com

1. On the site plan, it is not clear how the 2 basement parking spaces will not interfere with the existing main unit garage parking access. The proposed change to the stairs seems to conflict with the parking space.
2. Prior to plan submittal, please coordinate with staff on how parking requirement will be met.
3. 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.
4. 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.
5. 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>.
6. 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.
7. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.

- 8.** 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.
- 9.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Harmony Rd and Timberline Rd Wireless Telecommunications Facility



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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.

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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:

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SUBJECT PROPERTY

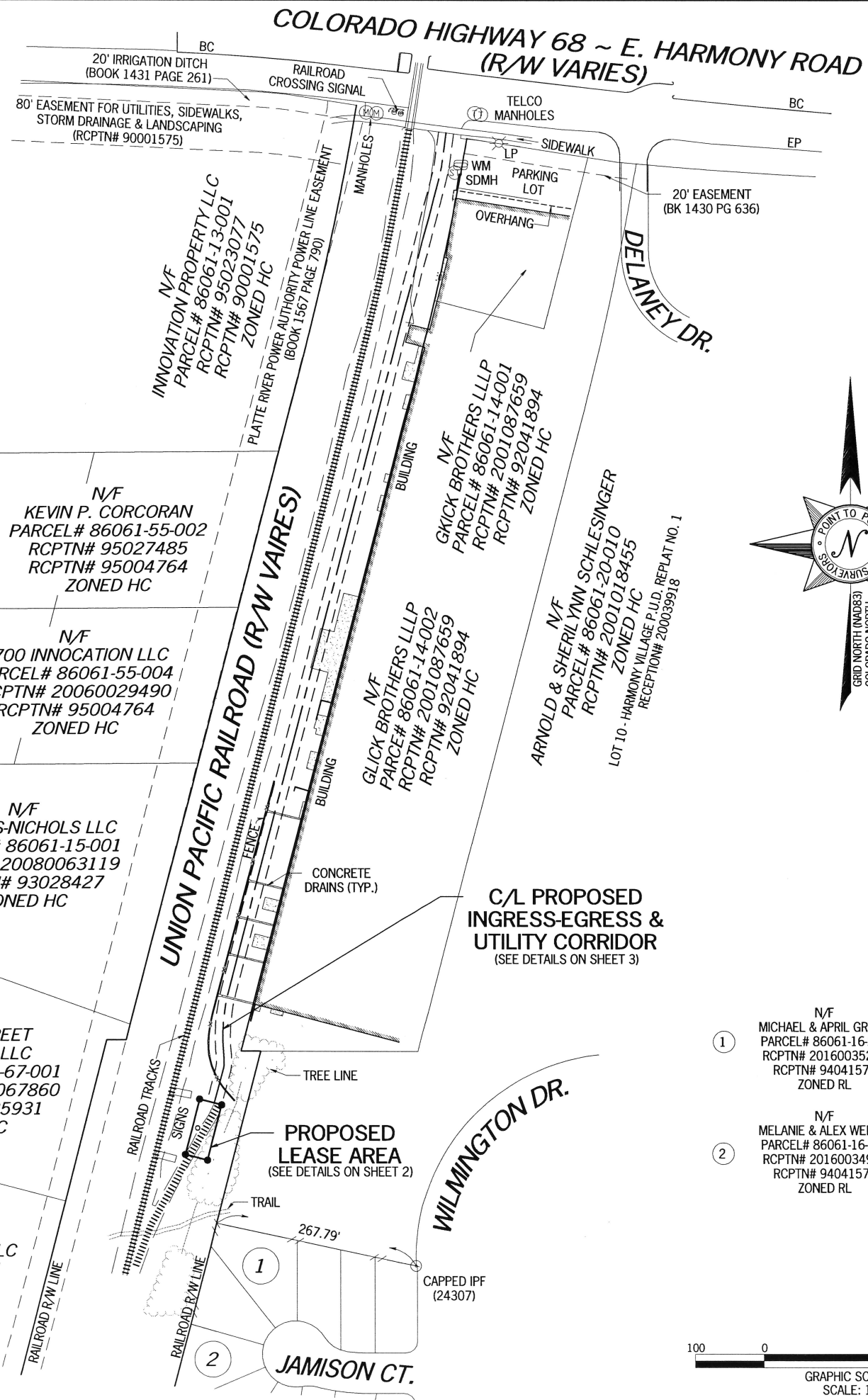
OWNER: UNION PACIFIC RAILROAD
 SITE ADDRESS: E. HARMONY ROAD, FORT COLLINS, CO 80528
 ZONING: HC (HARMONY CORRIDOR DISTRICT)

SURVEYOR'S CERTIFICATE

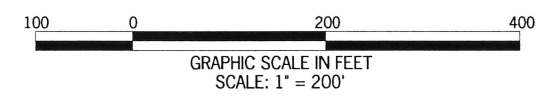
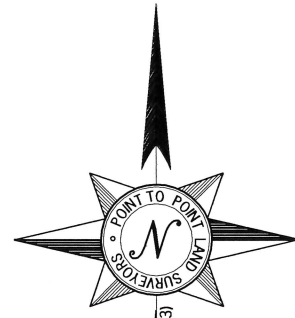
I ROBERT W. POHL, BEING A COLORADO LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS EXISTING CONDITIONS AND TOPOGRAPHY SURVEY WAS MADE BY ME AND UNDER MY SUPERVISION, RESPONSIBILITY, AND CHECKING. THIS EXISTING CONDITIONS AND TOPOGRAPHY SURVEY DOES NOT CONSTITUTE A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AS DEFINED BY TITLE 387, ARTICLE 51 C.R.S. AND SHOULD NOT BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ON THIS DATE, JULY 7, 2016, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THIS PARCEL, EXCEPT AS SHOWN, THERE ARE NO ENCRoACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY OF THE ADJOINING PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

PRELIM. _____ DATE _____
 ROBERT W. POHL P.L.S. 38028



- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPF IRON PIN FOUND
 - LP LIGHT POLE
 - SDMH STORM DRAIN MANHOLE
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - OU OVERHEAD UTILITY
 - WM WATER METER
 - N/F NOW OR FORMERLY



VICINITY MAP
 NOT TO SCALE

GENERAL NOTES

THIS EXISTING CONDITIONS AND TOPOGRAPHY SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS EXISTING CONDITIONS AND TOPOGRAPHY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF SBA COMMUNICATIONS CORPORATION AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE PROPOSED LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS EXISTING CONDITIONS AND TOPOGRAPHY SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS EXISTING CONDITIONS AND TOPOGRAPHY SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENTH 20 (DATE OF LAST FIELD VISIT: 06/24/2016)

THE 2' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EXISTING CONDITIONS AND TOPOGRAPHY SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID 12B) AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EXISTING CONDITIONS AND TOPOGRAPHY SURVEY ARE BASED ON GRID NORTH (NAD 83) COLORADO NORTH.

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 08069C1000R DATED 12/19/2006.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS EXISTING CONDITIONS AND TOPOGRAPHY SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

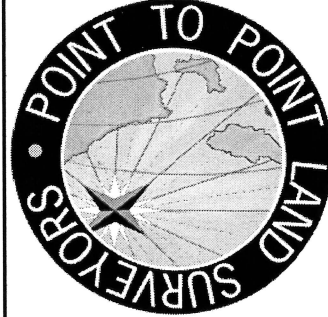
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

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

PRELIMINARY

NO.	DATE	REVISION

EXISTING CONDITIONS AND TOPOGRAPHY SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 1010 Pennsylvania Avenue
 McDonough, GA 30253
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



EXISTING CONDITIONS AND TOPOGRAPHY SURVEY PREPARED FOR:



SBA COMMUNICATIONS CORPORATION
 8051 CONGRESS AVENUE
 BOCA RATON, FL 33487-1307

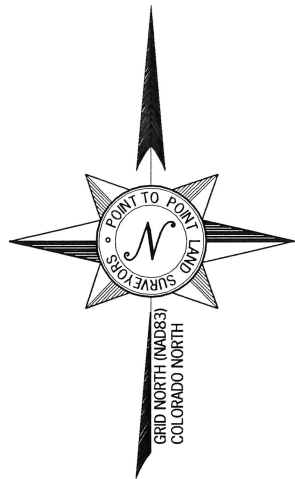
"FT. COLLINS UPPR"
SITE NO. C017785-B
 SECTION 6
 TOWNSHIP 6 NORTH, RANGE 68 WEST
 SIXTH PRINCIPAL MERIDIAN
 LARIMER COUNTY, COLORADO

DRAWN BY: RWP / NRW
 CHECKED BY: RWP
 APPROVED: C. INER
 DATE: JULY 7, 2016
 P2P JOB #: C160005

SHEET:
1
 OF 3

SURVEY NOT VALID WITHOUT SHEETS 2 & 3

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SITE INFORMATION

PROPOSED LEASE AREA = 2,250 SQUARE FEET (0.052 ACRES)

LATITUDE = 40°31'10.58" (NAD 83)
 LONGITUDE = -105°02'40.71" (NAD 83)
 AT CENTER OF PROPOSED TOWER

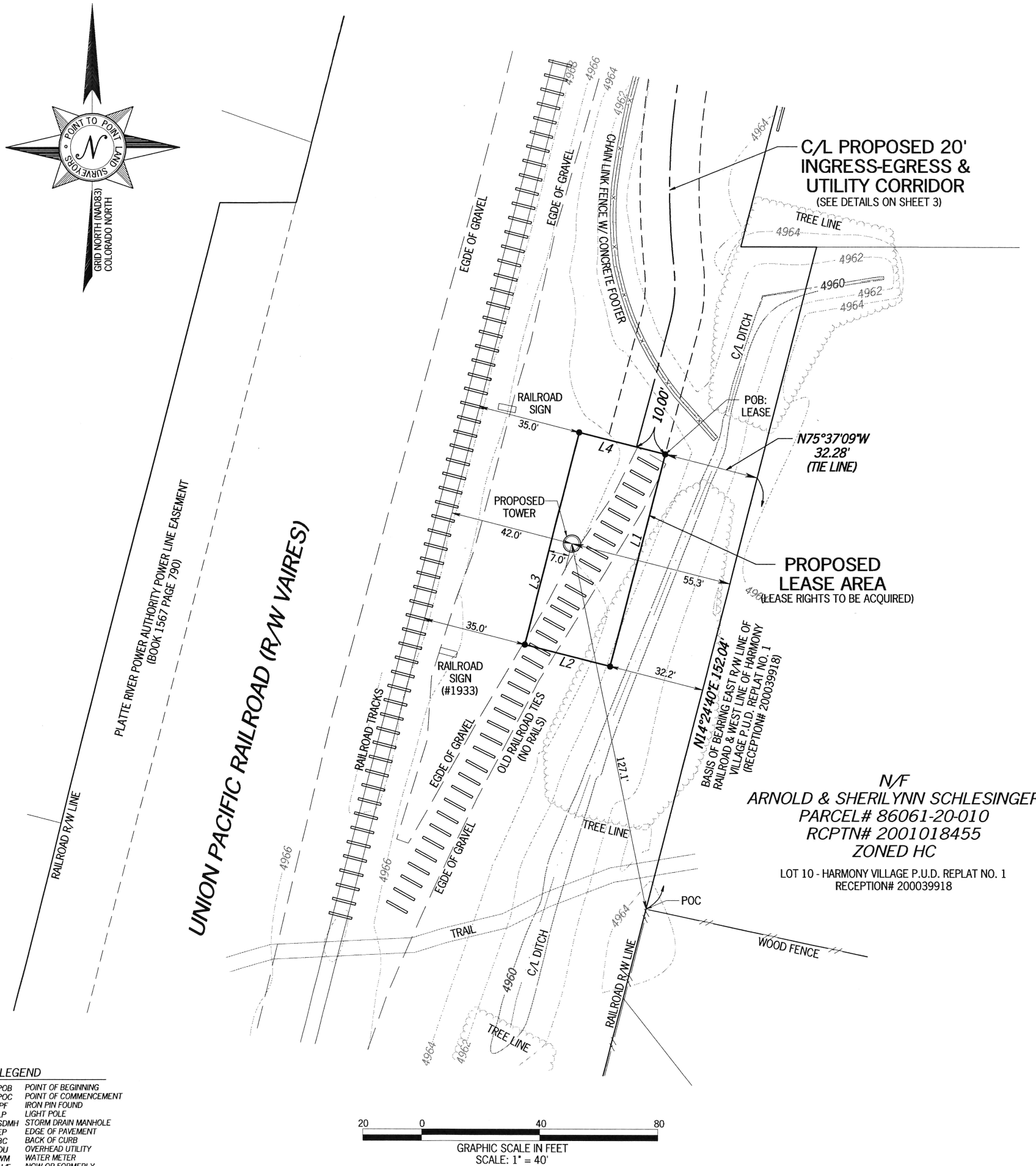
ELEVATION AT CENTER OF PROPOSED TOWER = 4964.2' A.M.S.L.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S14°22'51"W	75.00'
L2	N75°37'09"W	30.00'
L3	N14°22'51"E	75.00'
L4	S75°37'09"E	30.00'

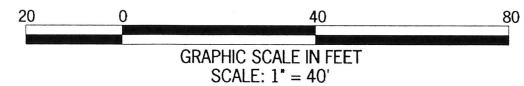
PRELIMINARY

NO.	DATE	REVISION

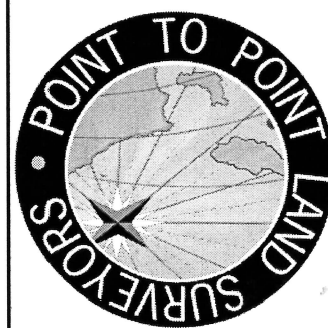


N/F
 ARNOLD & SHERILYNN SCHLESINGER
 PARCEL# 86061-20-010
 RCPTN# 2001018455
 ZONED HC
 LOT 10 - HARMONY VILLAGE P.U.D. REPLAT NO. 1
 RECEPTION# 200039918

- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPF IRON PIN FOUND
 - LP LIGHT POLE
 - SDMH STORM DRAIN MANHOLE
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - OU OVERHEAD UTILITY
 - WM WATER METER
 - N/F NOW OR FORMERLY



EXISTING CONDITIONS AND TOPOGRAPHY SURVEY PREPARED BY:
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 1010 Pennsylvania Avenue
 McDonough, GA 30253
 (p) 678.565.4440 (f) 678.565.4497
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EXISTING CONDITIONS AND TOPOGRAPHY SURVEY PREPARED FOR:



SBA COMMUNICATIONS CORPORATION
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"FT. COLLINS UPPR"

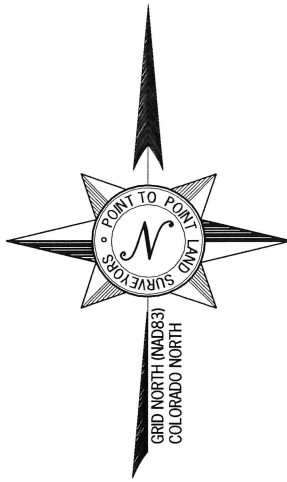
SITE NO. C017785-B
 SECTION 6
 TOWNSHIP 6 NORTH, RANGE 68 WEST
 SIXTH PRINCIPAL MERIDIAN
 LARIMER COUNTY, COLORADO

DRAWN BY: RWP / NRW
 CHECKED BY: RWP
 APPROVED: C. INER
 DATE: JULY 7, 2016
 P2P JOB #: C160005

SHEET:
2
 OF 3

SURVEY NOT VALID WITHOUT SHEETS 1 & 3

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N/F
4700 INNOVATION LLC
PARCEL# 86061-55-004
RCPTN# 20060029490
RCPTN# 95004764
ZONED HC

N/F
NICHOLS-NICHOLS LLC
PARCEL# 86061-15-001
RCPTN# 20080063119
RCPTN# 93028427
ZONED HC

N/F
LUNDEN STREET
TREEHOUSE LLC
PARCEL# 86061-67-001
RCPTN# 20080067860
RCPTN# 96085931
ZONED HC

PROPOSED
LEASE AREA
(SEE DETAILS
ON SHEET 2)

UNION PACIFIC RAILROAD (R/W VAIRES)

N/F
GKICK BROTHERS LLLP
PARCEL# 86061-14-001
RCPTN# 2001087659
RCPTN# 92041894
ZONED HC

N/F
INNOVATION PROPERTY LLC
PARCEL# 86061-13-001
RCPTN# 95023077
RCPTN# 90001575
ZONED HC

N/F
KEVIN P. CORCORAN
PARCEL# 86061-55-002
RCPTN# 95027485
RCPTN# 95004764
ZONED HC

N/F
ARNOLD & SHERILYNN
SCHLESINGER
PARCEL# 86061-20-010
RCPTN# 2001018455
ZONED HC
LOT 10 - HARMONY VILLAGE
P.U.D. REPLAT NO. 1
RECEPTION# 200039918

LINE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
L1	44.57'		N14°52'49"E	
C1	18.11'	50.00'	N04°00'26"E	18.01'
C2	87.03'	240.00'	N04°01'22"E	86.56'
L2	1111.12'		N14°24'42"E	
C3	26.13'	210.00'	N10°50'50"E	26.11'
L3	34.70'		N07°16'57"E	

BC
COLORADO HIGHWAY 68
E. HARMONY ROAD
(R/W VARIES)
TELCO MANHOLES

PRELIMINARY

NO.	DATE	REVISION

EXISTING CONDITIONS AND TOPOGRAPHY SURVEY PREPARED BY:

**POINT TO POINT
LAND SURVEYORS**
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McDonough, GA 30253
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EXISTING CONDITIONS AND TOPOGRAPHY SURVEY PREPARED FOR:



SBA COMMUNICATIONS CORPORATION
8051 CONGRESS AVENUE
BOCA RATON, FL 33487-1307

"FT. COLLINS UPRR"

SITE NO. C017785-B

SECTION 6
TOWNSHIP 6 NORTH, RANGE 68 WEST
SIXTH PRINCIPAL MERIDIAN
LARIMER COUNTY, COLORADO

DRAWN BY: RWP / NRW

CHECKED BY: RWP

APPROVED: C. INER

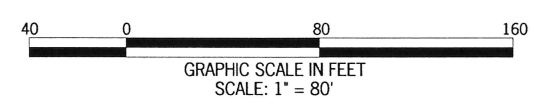
DATE: JULY 7, 2016

P2P JOB #: C160005

SHEET:

3
OF 3

- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPF IRON PIN FOUND
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 - SDMH STORM DRAIN MANHOLE
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - OU OVERHEAD UTILITY
 - WM WATER METER
 - N/F NOW OR FORMERLY



SURVEY NOT VALID WITHOUT SHEETS 1 & 2

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SBA TOWERS, INC.
5900 BROKEN SOUND
PARKWAY, NW
BOCA RATON, FL 33487-2797
TEL: (800) 487-4722



655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

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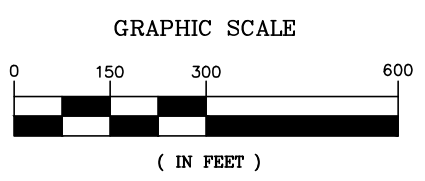
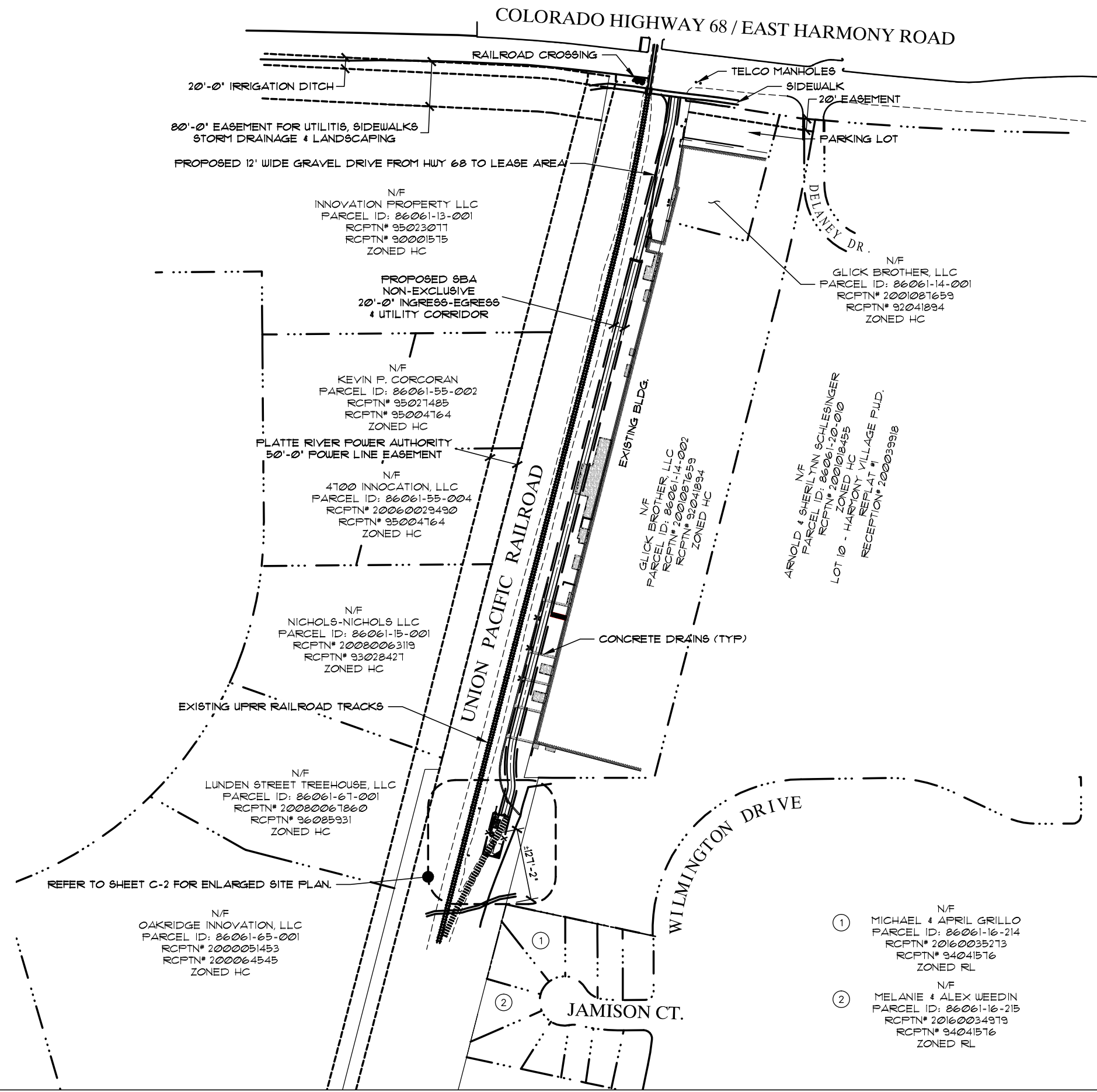
A&E PROJECT #:	148415043
DRAWN BY:	RCM
CHECKED BY:	AWD

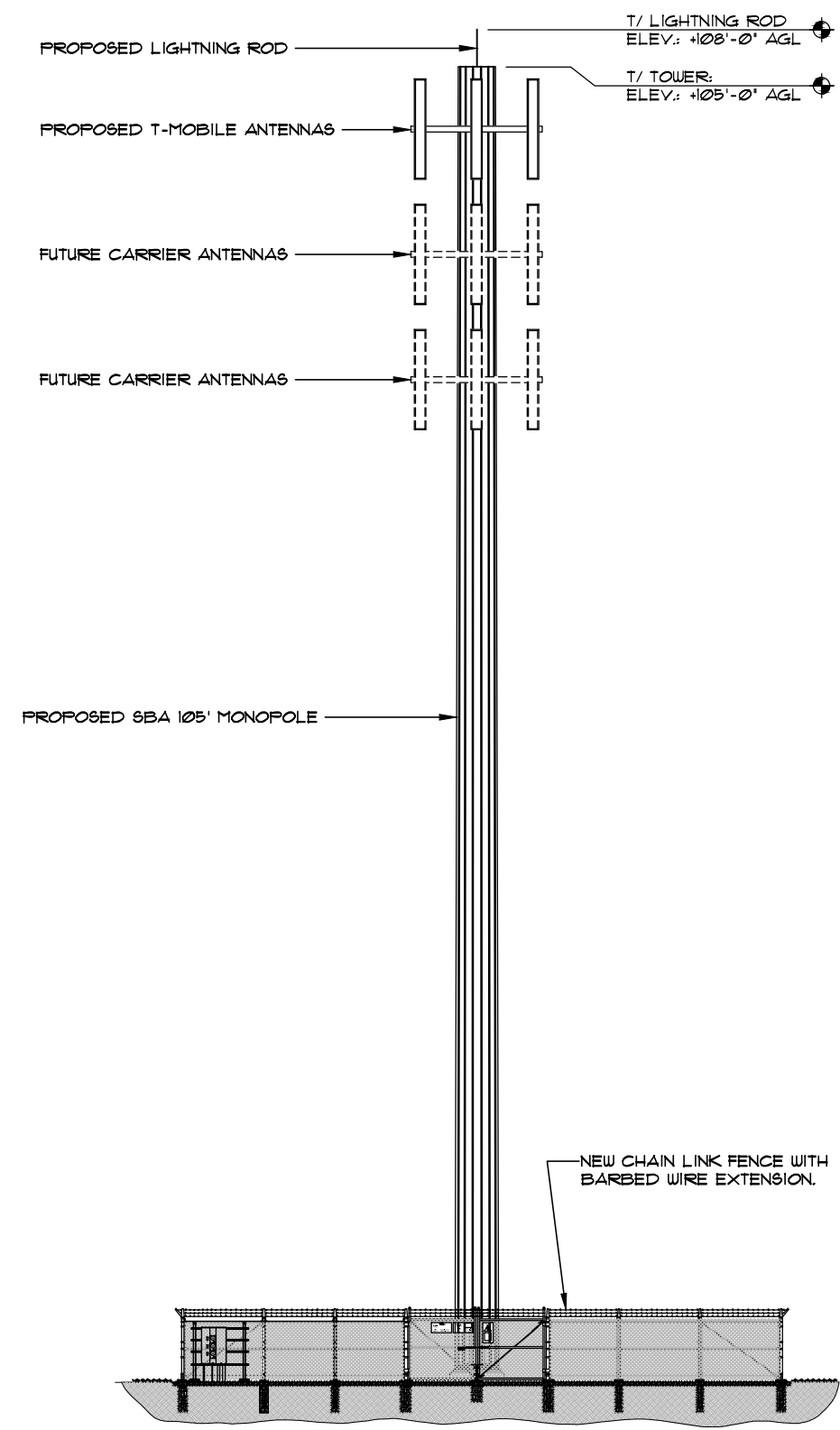
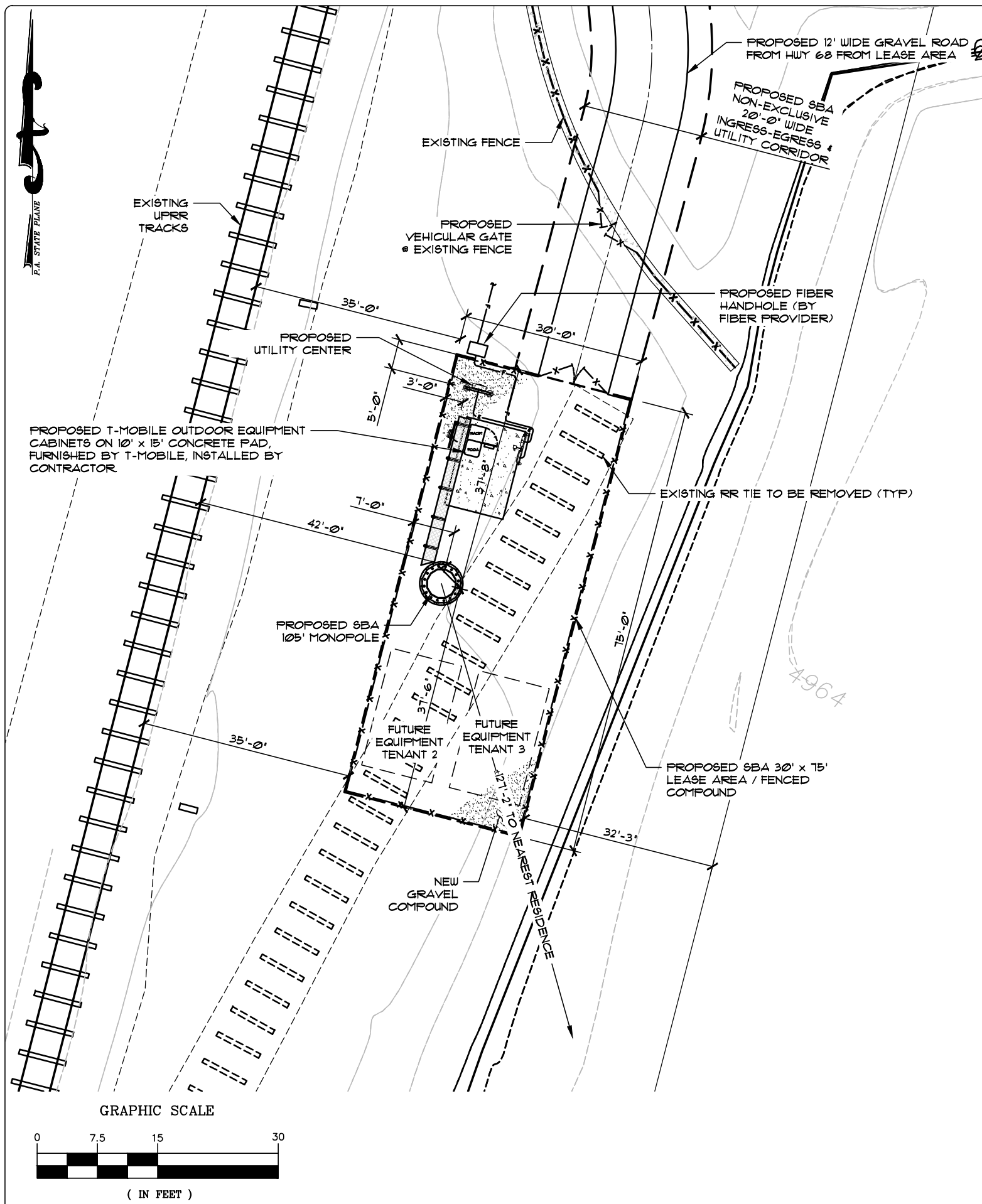
REVISIONS		
NO.	DATE	DESCRIPTION
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PROJECT No.	148415043
SITE NAME:	FT. COLLINS UPRR
SITE NUMBER:	CO17785B
SITE ADDRESS:	UPRR EASEMENT FT. COLLINS, CO 80528
DESIGN TYPE:	RAW LAND

SHEET TITLE:	SITE PLAN
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DRAWING NO.	REVISION:
C-1	A





SBA TOWERS, INC.
5900 BROKEN SOUND PARKWAY, NW
BOCA RATON, FL 33487-2797
TEL: (800) 487-4722



655 NORTH FRANKLIN STREET, SUITE 150
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A&E PROJECT #:	148415043
DRAWN BY:	RCM
CHECKED BY:	AWD

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/25/16	ISSUED 90% REVIEW COPY

PROJECT No.	148415043
SITE NAME:	FT. COLLINS UPRR
SITE NUMBER:	CO17785B
SITE ADDRESS:	UPRR EASEMENT FT. COLLINS, CO 80528
DESIGN TYPE:	RAW LAND

SHEET TITLE:
ENLARGED SITE PLAN

DRAWING NO.	REVISION:
C-2	A



December 05, 2016

Darren Hunter
SBA Communications
8051 Congress Ave
Boca Raton, FL 33487

Re: Harmony Rd and Timberline Rd - Wireless Telecommunications Facility

Description of project: This is a request to build a wireless telecommunications facility in Union Pacific Railroad right-of-way near Harmony Rd and Timberline Rd (parcel #8606100823). The proposed monopole tower would be 105' tall and have a 30'x75' equipment compound. The tower would be nearly a quarter mile south of Harmony Rd and a quarter mile west of Timberline Rd. The site is located in the Harmony Corridor (HC) 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, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ryan Boehle, 970-416-2401, rboehle@fcgov.com

1. The setback for a wireless telecommunication facility monopole must be 1' for every foot of height from the property lines unless it can be demonstrated that the structure is designed to collapse rather than topple.
2. Ground mounted wireless telecommunication equipment must be screened by parapet wall or appropriate screen wall. As per 3.8.13 (C)(5) Chain link fencing is not an acceptable screening material for this facility. No barbed wire or other sharp pointed fencing is permissible in this zone district. Fencing materials must consist of wood, masonry, stucco, or other opaque materials and will require a building permit if over 6' in height.
3. Berms shall be considered as an acceptable screening device, but need to feature slopes to allow mowing, irrigation, and maintenance. Landscaping may be used as a total screening effect at the base/ equipment but will need to exceed the levels established in 3.2.1. Coniferous plants for year around screening may be desirable. Landscaping and berming must be equipped with automatic irrigation systems meeting the water conservation standards of the city.
4. All wireless telecommunication facilities and equipment must be painted to match the surrounding built environment. Muted colors, earth tones and subdued colors shall be used.
5. The wireless telecommunication facilities monopole shall to the extent reasonably feasible, employ stealth technology to mitigate and/or camouflage visual impacts.

Department: Water-Wastewater Engineering

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

1. It does not appear that this project is going to require a water or sewer service. However, please contact Water Utilities Engineering if this changes. You can reach Heather McDowell at (970) 224-6065.
2. Development fees and water rights would be due at building permit.

Department: Traffic Operations

Contact: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

1. No comments.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

1. 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.

Department: Stormwater Engineering

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

1. The design of this site must conform to the drainage basin design of the McClellands Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. It is 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 is required prior to the time fees are calculated for each building permit.
3. If there is an increase in imperviousness greater than 1,000 square feet a drainage report, erosion control 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 address the four-step process for selecting structural BMPs. If the increase in impervious area is greater than 350 square feet and less than 1,000 square feet, a drainage letter along with a grading and erosion control plan should be sufficient to document the existing and proposed drainage patterns. A grading plan is required if the increase in imperviousness is less than 350 square feet.
4. As part of the drainage report or memo for this site, the developer will need to address where the runoff generated by the new impervious area is going and may need to mitigate any additional runoff directed onto adjacent properties.
5. 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.
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. There will be a final site inspection of the stormwater facilities when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. Standard operating procedures (SOPs) for on-going maintenance of 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>
8. 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.
9. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 square feet and there is a \$1,045/acre of site 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 Jill White at 416-4252 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 exterior portions of any building or facility as measured by an approved route around the perimeter. Any private road serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) 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.

2. 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. Sign locations or red curbing should be labeled and detailed on future plans.

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. PREMISE IDENTIFICATION & WAYFINDING

The facility shall be addressed. Addresses shall be posted on the structure and where otherwise needed to aid in wayfinding. Code language provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

4. SECURITY GATES

> 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.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. Note Land Use Code (LUC) Section 3.8.13 (4): wireless telecommunication facilities and ground-mounted wireless telecommunications equipment may need to be landscaped with landscaping materials that exceed the levels established in Section 3.2.1, due to the unique nature of such facilities. Landscaping may therefore be required to achieve a total screening effect at the base of such facilities or equipment to screen the mechanical characteristics. A heavy emphasis on coniferous plants for year-round screening may be required. If a wireless telecommunication facility or ground-mounted wireless telecommunication equipment has frontage on a public street, street trees shall be planted along the roadway in accordance with the policies of the City Forester. As discussed during Conceptual Review on 8/29/16, at this time there is no anticipation of a need for additional landscaping for screening purposes.
2. The City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged. Please refer to the Fort Collins Native Plants document available online and

published by the City of Fort Collins Natural Areas Department for guidance on native plants; the link is: <http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf>.

3. Please note Land Use Code Section 3.2.1(C) requiring 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. Regarding site lighting: cooler light color temperatures are harsher at night and cause disruption to circadian rhythms for both humans and wildlife. The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare 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. Use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. Site light sources shall be fully shielded and down-directional to minimize up-light, light spillage and glare [see LUC 3.2.4(D)(3)]. For further information regarding health effects please see: <http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>

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. The proposed access onto Harmony Road is awkward from the perspective that the City's adopted access control plan Harmony Road does not identify this location as a prescribed access point for development (understanding that the railroad has utilized this for their operation, it was not identified as an access point for development). Given the input from PFA regarding an emergency access easement, it would be much preferred if both emergency access and access to the site were secured from existing land and roadway infrastructure to the east. Formally proposing access off of Harmony Road would require additional review and City consideration.

7. Civil construction plans may be required and a Development Agreement may be required and recorded once the project is finalized with recordation costs paid by the applicant.
8. 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.
9. If public improvements are required with the project, a Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
10. 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.
11. 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: Coy Althoff, , CAlthoff@fcgov.com

1. Light & Power does not currently have electric facilities in this area. The nearest single-phase primary line is located on the east side of Wilmington Dr. and the nearest 3-phase power is located on the south side of Wilmington Dr. (after the street has curved into an E-W drive.)
2. Utility easements would need to be dedicated on neighboring parcels in order to install light & power underground electric facilities to serve this location.
3. It appears that this proposed lease area is within the boundaries of the railroad R.O.W. A utility wire-line crossing permit from the Union Pacific Railroad would likely apply to this electric utility installation.
4. Any changes to the existing electric capacity and or location will initiate electric development and system modification charges. Please coordinate power requirements with Light and Power Engineering at 221-6700.
5. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans.
6. Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
7. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17June2016.pdf
You may reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Planning Services

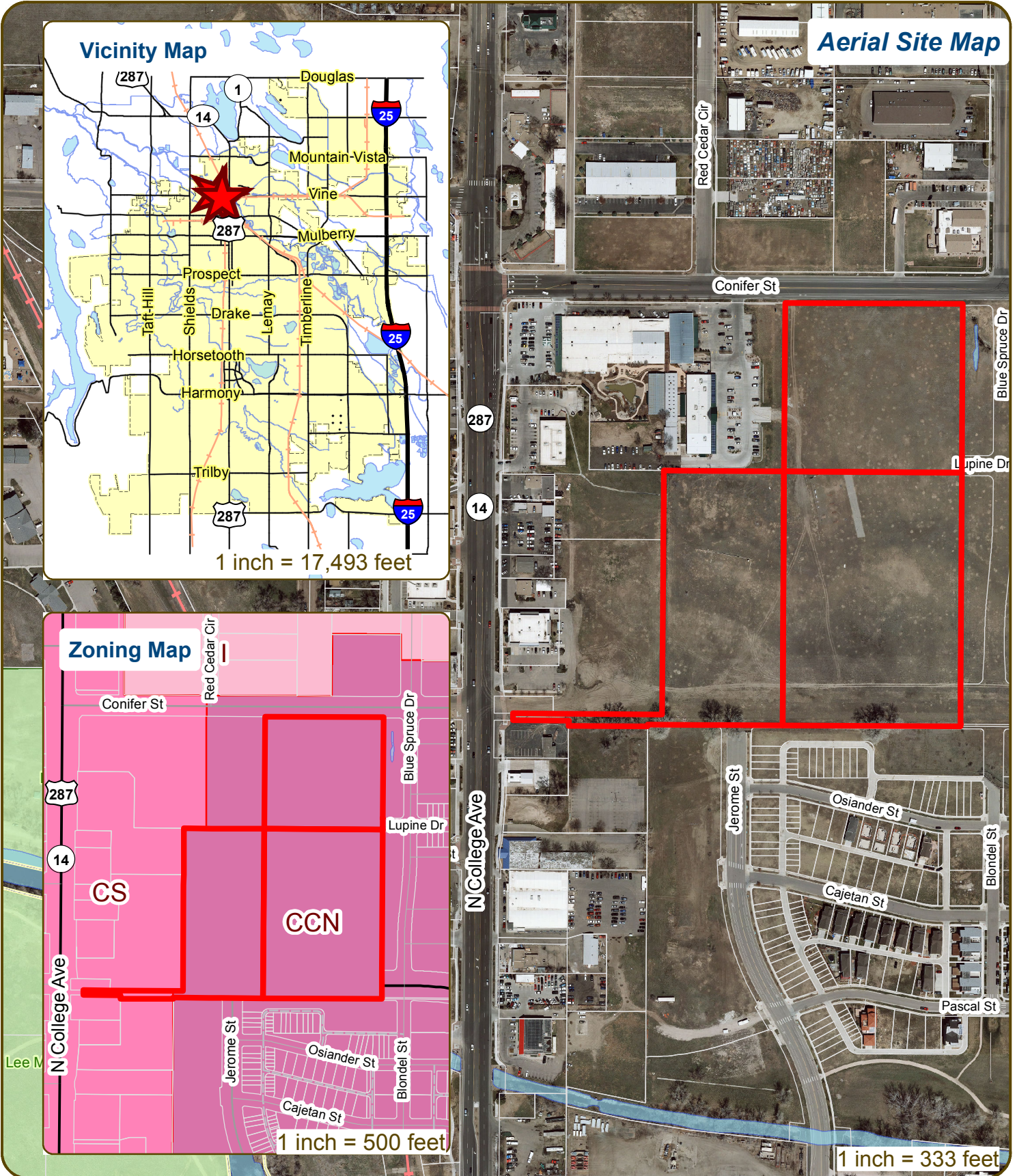
Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

1. The proposed facility does not appear to meet the setback standard listed in LUC 3.8.13(C) (1). This requires a tower setback of 1 foot for every foot of height from property lines.
2. The current design proposed does not meet the LUC requirements and must be modified. The LUC requires that stealth design be used with the design of the tower to mitigate and/or camouflage visual impacts. Provide with the application narrative an analysis of your tower design and location choices within the immediate area. Are there other locations in the vicinity that are better suited, are there existing structures or buildings nearby where the equipment can be better located, are there suitable mimic structure designs that can be employed at these locations.
3. Please see the development review checklist for new wireless facilities at: http://www.fcgov.com/developmentreview/pdf/wireless_telecommunication_facility_checklist_7.26.11.pdf. Regarding the checklist, staff will provide the mailing list. And, in addition to the items listed, you will need to provide a report assessing the following in the next comment.
4. Please submit a detailed report addressed to me and signed by a qualified reporter, certifying the details of the proposal's transmission. The report must include section diagrams illustrating the anticipated RF signal strength at logical intervals away from the signal source in relation to the site context. The purpose of this diagram and report is for you to accurately illustrate the RF frequency and dissipation of power leading away from the source. The report must satisfactorily answer the following:
 1. What is the frequency or frequencies of the RF signal being transmitted?
 2. Is the facility anticipated to be a multiple-use site? What is the operating power of the transmitting station and what is the total multiple-use anticipated power (ERP effective radiated power), radiated from the antenna in accordance with FCC guidelines and accepted standards and definitions? Also estimate a "worst case" exposure distance for compliance based on FCC guidelines based on a multiple-use scenario.
 3. How long could someone be exposed to the RF signal at given distances away from the antenna per FCC requirements, based on all set points/locations away from the antenna where uses exist -- nearby residences, businesses, patios/outdoor use areas, rail lines, parking lots, service areas, etc?
 4. What other antennas and/or RF transmission facilities exist in the area, what is the exposure and overlap from these areas (if any), and describe to what extent these figures increase the RF signal radiated from the proposed facility? Illustrate the allowable time exposure at regular intervals away from the signal.
 5. All information for the items above must include a narrative as well as section diagrams and plan diagrams that clearly illustrate the RF signal power/distance relationship. Information must be clear and presentable/readable as presentation exhibits. And, labeled to be read from a distance such as a power point presentation on a projection screen.
 6. Show in a table how the RF power density and frequencies proposed relate to the MPE limits and near field exposure.
 7. Provide a narrative explaining how the facility is regulated and monitored if constructed, what are the requirements based on the classification and whether the facility is/is not categorically excluded by FCC definition.
 8. Provide a narrative explaining the tower height choice and an explanation of whether lower heights are also adequate. Explain/ justify the tower height proposed.
 9. Does the facility require an Environmental Assessment (EA) to be filed with the FCC?
 10. The report must also include all information in Appendix A (and Appendix B if applicable) as found in the FCC checklist guidelines.
 11. A certification statement that the report is accurate and representative of the scope of operations for the facility.
5. A neighborhood meeting is not required but is recommended. Additionally, have you spoken individually to nearby property owners surrounding the proposal? This is also recommended.
6. The submittal narrative must also address flight paths in the area and whether the tower is in conflict with flight paths. Please also explain what/if any top lighting/beacons are required and whether these beacons will required to flash. This may be a compatibility issue with nearby

single-family residences per LUC 3.5.1.

7. To reiterate comment #2, the tower design as proposed does not meet the wireless requirements in the LUC. The design and proposed location does not appear to be compatible with the uses in the area, in close proximity to residential homes with the current design and proposed location. The proposed height and design is too obtrusive and does not meet the City's compatibility standards for structures, as outlined in LUC 3.5.1(D) -- Privacy Considerations and LUC 3.5.1(G) -- Height Review Standards for buildings and structures. Staff is not in support of the design at this location and recommends that you consider locations nearby where equipment can be located on existing rooftops to serve the area. An example is the Home2 Suites at Harmony Village, just north of the Movie Theater, which is a 4-story building currently under final plan review.
8. Prior to hearing, a letter of intent from the property owner(s) will be required to confirm that any needed easements can be put in place, both on and off-site. This would later be finalized prior to final approval of the plans.
9. 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.
10. 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.
11. 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>.
12. 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.
13. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
14. 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.
15. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Crowne on Suniga Residential



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) _____

Terence Hoaglund, Planner

Business Name (if applicable) Vignette Studios

Your Mailing Address PO Box 1889 Ft. Collins CO 80522

Phone Number 970-472-9125 **Email Address** hoaglund@vignettestudios.com

Site Address or Description (parcel # if no address) SE Corner Cedar
+ Jerome

Description of Proposal (attach additional sheets if necessary) 305 unit multi-family
+ townhome (SFA) on 15.70 gross Acres. Multi-family
buildings are 4 stories

Proposed Use Multi-Family **Existing Use** NA

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

Age of any Existing Structures NA

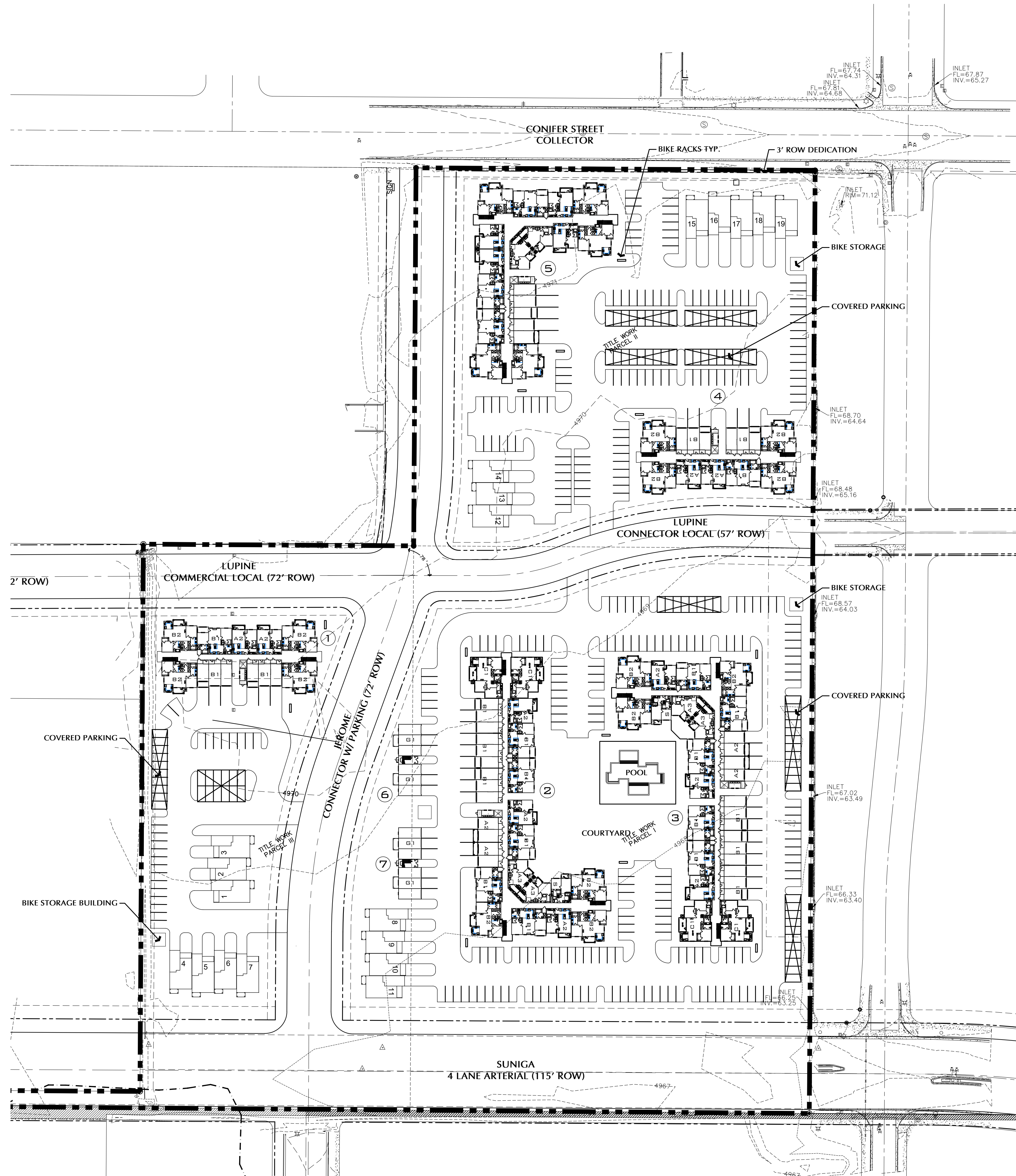
Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

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 9 Ac ± _____ **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?



SITE DATA:

15.7 GROSS ACRES

305 TOTAL UNITS

19.4 DU/AC GROSS

PROVIDED PARKING (OFF STREET)

377 SURFACE PARKING

90 COVERED PARKING

42 INTERNAL GARAGES

12 EXTERNAL GARAGES (1 H/C GARAGE)

19 TOWN HOME GARAGES

540 TOTAL PARKING

1.76 SPACES PER UNIT (SPU)

UNIT TOTALS		
1 BEDROOM	2 BEDROOM	3 BEDROOM
105	165	35
34%	54%	12%
105 BEDS	330 BEDS	105 BEDS

REQUIRED PARKING		
1 BEDROOM	2 BEDROOM	3 BEDROOM
105	165	35
1.5/ UNIT	1.75/ UNIT	2/ UNIT
157.5	289	70
517 TOTAL		

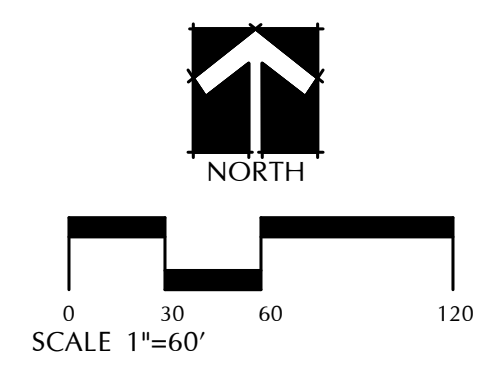
Crowne On Suniga
 Site Plans

CONCEPT PLANS
 FORT COLLINS, COLORADO

JOB NO.:	25026
ACAD FILE:	25026 C1
DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	8-18-16
REVISIONS	DATE

SHEET TITLE:
 CONCEPT PLAN

SHEET NO.:
 1 OF 1





September 06, 2016

Terence Hoaglund
Vignette Studios
PO Box 1889
Fort Collins, CO 80522

Re: Crowne on Suniga - Residential

Description of project: This is a request to build 305 residential units at Suniga Rd and Jerome St (parcel #'s 9701300003, 9701300054, and 9701300055). The 305 units would be a mix of 1, 2, and 3-bedroom multi-family units and townhomes. The proposal shows 540 parking spaces to serve the development. The site is located in the Community Commercial - North College (CCN) 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 4.19(D) Maximum Building height shall be five (5) stories.
2. Multi Family Setbacks: Setback from arterial street- 15 ft
Setback from nonarterial street- 9 ft
Residential Setbacks: Setback from arterial street- 30 ft
Setback from nonarterial street- 15 ft
Side setback- 5 ft
Rear setback- 8 ft
3. LUC 3.5.1(G) Will need a shadow analysis for buildings over 40ft in height.
4. LUC 3.2.1 A landscape plan is required.
5. LUC 3.2.2(E)(4) Landscaped Islands. To the maximum extent feasible, landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways.
6. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development

7. LUC 3.2.2(C)(4) Commercial, industrial, civic, employment and multi-family residential uses shall provide bicycle facilities to meet the following standards:

	Space Requirements	%Enclosed/ % Fixed Rack
Multi-Family Residential	1 per bedroom	60%/40%

8. Please refer to parking lot requirements under LUC 3.2.2 (K) and LUC 3.2.2(L) to include handicap parking with van-accessible space.
9. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.
10. Please include the mechanical equipment and how it is to be screened.
11. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures. These shall be designed with walk-in access separate from the main-service gates.
12. LUC 3.5.2(C)(2)(a) Single Family Attached buildings containing more than two (2) dwelling units shall comply to the following requirements:
For any such development containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs. For all developments, there shall be no similar buildings placed next to each other along a street or street-like private drive. Building designs shall be considered similar unless they vary significantly in footprint size and shape.
13. LUC 3.8.30(B)(1) A minimum of two (2) Multi Family housing types shall be required on any development parcel sixteen (16) acres or larger, including parcels that are part of a phased development.
- 13.

Department: Water-Wastewater Engineering

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

1. There is an existing 8-inch water main in Jerome Street that will need to be extended into and through this development and connect to the existing 8-inch water main in Conifer Street.
2. There is also an existing 12-inch water main in Suniga that will need to be extended to the west along your property frontage with the extension of the Suniga roadway. This is an improvement that will be required as a part of standard infrastructure installation along an arterial roadway fronting a development.
3. There is an existing 8-inch sewer main in Conifer Street and an existing 10-inch and 21-inch sewer main located to the southwest of this project site that appears to be located within Block 1 of the Old Town North Subdivision. Either or both sewer mains may be connected into to provide service to 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.
6. The water services and meters for this project site will need to be sized for each building and use type and based on the AWWA M22 manual design procedure. A sizing justification letter that includes demand calculations for maximum flows and estimated continuous flows will need to be provided as a part of the final submittal package for this project. This analysis letter will be required to be stamped and signed by a PE registered in Colorado.

Department: Traffic Operations

Contact: Nicole Hahn, 970-221-6820, nhahn@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. Traffic study will need to discuss the potential for connecting Seniga to College Ave.
2. Internal circulation seems awkward, and could be improved.
3. Accesses off of Lupine appear to be offset, please align.
4. Adjacent street improvements along conifer are needed, please work with engineering on these details.
5. Please show pedestrian facilities on next site plan.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

1. 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.

Department: Stormwater Engineering

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

1. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
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 address the four-step process for selecting structural BMPs.
3. This site is located within the Northeast College Corridor Outfall (NECCO) project area, which is a regional stormwater infrastructure improvements project that includes regional quantity detention and water quality ponds and storm pipe infrastructure throughout the NECCO area. Per the NECCO basin map, this project site is located in Basin 408 and is allowed to discharge into the regional pond (located to the east of this site and on the northwest corner of Suniga and Redwood) without having to provide detention or water quality on your site. There will be NECCO pipe infrastructure that will be required to be installed along Suniga and will be eligible for a developer repay. The NECCO fees for this basin are \$31,846/acre.
4. 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.
5. The erosion control report requirements are in Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Stormwater Criteria Manual. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
6. There will be a final site inspection of the stormwater facilities when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. Standard operating procedures (SOPs) for on-going maintenance of 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>

7. 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
8. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 square feet and there is a \$1,045/acre of site 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 Jill White at 416-4252 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. AUTOMATIC FIRE SPRINKLER SYSTEM

All multi-family buildings will require a full NFPA-13 automatic fire sprinkler system under a separate permit. Single family townhomes with appropriate fire separation may qualify for residential sprinkler systems. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

2. FIRE LANES

Fire access is required to within 150' of all exterior portions of any 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 (Suniga). Any private alley, private road, or private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. In addition, aerial apparatus access requirements are triggered for buildings in excess of 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.

3. 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. Sign locations or red curbing should be labeled and detailed on future plans.

> 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.

4. STRUCTURES EXCEEDING 30' IN HEIGHT

> IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. 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.

5. GENERAL REQUIREMENTS FOR 4-STORY BUILDINGS

> ROOF ACCESS - IFC 504.3: New buildings four or more stories above grade plane, shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with IFC 1009.13. See also IFC 1009.16. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

> 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, or where the floor level of the lowest story is located more than 30 feet below the highest 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.

> HYDRANT FOR STANDPIPE SYSTEMS - IFC 507.5.1.1: 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.

6. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' of any Commercial Building as measured along an approved path of vehicle travel. An exception to this rule pertains to buildings equipped with a standpipe system which require a hydrant within 100' of any Fire Department Connection (FDC). Hydrants on the opposite sides of major arterial roadways are not considered accessible.

> IFC 507.5 and PFA Policy: 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 (EXCEPT WHERE REQUIRED FOR FDC TO STANDPIPE SYSTEM).

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

8. PREMISE IDENTIFICATION & WAYFINDING

The naming of private drives is sometimes recommended where wayfinding is otherwise problematic. Addresses shall be posted on each structure and where otherwise needed to aid in wayfinding. This will be determined during the development review process. Code language provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

> ADDRESS POSTING - LOCAL AMENDMENT - IFC 505.1.7: Buildings, either individually or part of a multi-building complex, that have fire lanes on sides other than the addressed street side, shall have the address numbers and street name on each side that fronts the fire lane.

9. FIRE PITS & GRILLS

For planning purposes, fire pits & grills fueled by natural gas may be allowed in association with multi-family buildings with prior approval of the fire marshal. Wood burning or smoke producing fire pits & grills are strictly prohibited. Fire pits & grills shall be located in a permanent/fixed location, such as a built-in kitchen or fireplace with UL fixtures as appropriate. Connections shall have hard pipe, not flex pipe. Fire pits and grills shall have a 10' separation to combustible construction and/or vegetation. This distance is measured both horizontally and vertically from the fire source.

10. HAZARDOUS MATERIALS - GENERAL STANDARD

Pool chemistry and material quantities (both stored and in use) will be required at time of building permit. Code language provided below.

> FCLU 3.4.5(B): If any use on the development site may entail the use or storage of hazardous materials (including hazardous wastes) on-site, the project shall be designed to comply with all safety, fire and building codes for the use and storage of the hazardous materials involved. Adequate precautions shall be taken to protect against negative off-site impacts of a hazardous materials release, using the best available technology.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. An Ecological Characterization Study (ECS) is required by City of Fort Collins Land Use Code (LUC) Section 3.4.1 (D)(1) as the site is within 500 feet of known natural habitats and features (aquatic; riparian forest; prairie dogs; raptor habitat features). Note the buffer zone standards for these features range from 50 to 100 feet, as identified in Section 3.4.1(E) of the LUC, as you proceed with your site design process. Additionally, note this site is uniquely located within a context of natural features. The project site is within 1000 feet of wetlands, riparian forest, and both Goose Hollow and River's Edge Natural Areas; it is within 1,500 feet of the Poudre River, and both Salyer and Gustav Swanson Natural Areas. The project will need to be designed in a way that is sensitive to the natural habitats and features on-site and within 500 feet of the site per LUC 3.4.1. This will affect the site layout that is currently proposed. City Staff highly suggest the site design include sensitivity to the natural features context as well, those natural habitats and features within 1000 and 1500 feet of the project site boundaries.

The ECS document will help inform the decision-making process and is due a minimum of 10 days prior to the PDP submittal. The ECS shall address the ecological value of the site and the site in relation to its natural features context, including presence of black-tailed prairie dogs. See LUC 3.4.1(D)(1)(a-l) for a comprehensive list of specific topics to be addressed in the ECS. City Staff visited the project site and took photos on Tuesday, August 23, 2016.

While there appears to be evidence on-site of prairie dog eradication efforts, it is currently unclear how many burrows have been vacated and are inactive and how many burrows within the project limits of disturbance remain active (occupied). It is unclear when and with which method eradication efforts were implemented; City Staff would appreciate documentation on this. During the City site visit, black-tailed prairie dogs were observed actively using burrows and other resources located on the southern portion of the project site and directly adjacent (south side) of the project site.

Please contact me directly or have the hired ecological consultant contact me to discuss the scope and requirements of the ECS further, if desired. The Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal. At a minimum the ECS should include the following information:

- a. Assessment of total number of prairie dog burrows within project development bounds and their status (inactive/active) and condition (suitability as readily available habitat).
 - b. Summary of total number of plant species observed on-site including grasses, forbs, trees, shrubs and any and all species considered weeds as outlined in the Colorado State Noxious Weed Act.
 - c. Wildlife survey(s) of the site including predator-prey relationship(s).
 - d. References to published literature and/or case studies of raptor use of urban prairie dog colonies.
 - e. Relationship and value of the site within the natural features context.
 - f. Mitigation recommendations for maintaining or enhancing estimated ecological value of the site.
- 2.** Black-tailed prairie dogs are currently present on-site, especially the southeast portion of the project site, therefore, note the following:
- a. The City Municipal Code and the City Land Use Code require that any prairie dogs inhabiting a project site shall be relocated or eradicated by the developer prior to any site grading or construction activities. If prairie dogs are to be eradicated, this must be done humanely using City of Fort Collins and Colorado Division of Wildlife approved methods [see LUC Section 3.4.1(N)(6)].
 - b. A prairie dog removal plan will need to be provided at the time of Final Plans, and documentation of the removal activities provided prior to the issuance of a Development Construction Permit. If prairie dogs are to be eradicated rather than relocated, City Staff recommend use of carbon monoxide fumigation as opposed to other eradication methods. Due to presence of prairie dogs off-site City Staff also recommend utilizing deliberate physical barrier methods to keep prairie dogs off the project site once they are removed. Documentation of removal should be in the form of a dated and signed letter or memo from the hired professionally qualified contractor.
 - c. Should this project gain approval and proceed to construction, a burrowing owl survey, in accordance with the Colorado Division of Parks and Wildlife standards, shall be conducted prior to construction by a professional, qualified wildlife biologist and prior to prairie dog relocation or eradication. Documentation can be in the form of a letter or memo from the wildlife biologist (in the case of the burrowing owl survey) and contractor (in the case of prairie dog removal).
- 3.** When natural habitat buffer zones are included in site design, note that buffers can be established according to quantitative and/or qualitative performance metrics. Note that within a designated Natural Habitat Buffer Zone, the City has the ability to determine if the existing

landscaping within the zone is incompatible with the purposes and intent of the buffer zone [Section 3.4.1(E)(1)(g)]. Please ensure the ECS discusses existing vegetation on-site and identifies potential restoration options. If existing vegetation is determined to be insufficient, then restoration and mitigation measures will be required.

4. Regarding protection of wildlife and ecological character, note:
 - a. If a development site contains existing natural habitats or features that connect to other off-site natural habitats or features, to the maximum extent feasible the development plan shall preserve such natural connections [LUC 3.4.1(F)(2)].
 - b. If wildlife may create conflicts for future occupants of the development (including, but not limited to, prairie dogs, beaver, deer and rattlesnakes) are known to exist in areas adjacent to or on the development site, then the development plan must, to the extent reasonably feasible, include provisions such as barriers, protection mechanisms for landscaping and other site features to minimize conflicts that might otherwise exist between such wildlife and the developed portion of the site [LUC 3.4.1(F)(3)].
 - c. Regarding site design and aesthetics note: Projects shall be designed to minimize the degradation of the visual character of affected natural features within the site and to minimize the obstruction of scenic views to and from the natural features within the site [LUC 3.4.1(I)(2)].
5. With respect to lighting, the City of Fort Collins Land Use Code, Section 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.
6. In regard to LED light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin in order to limit the amount of blue light in the night environment. Cooler color temperatures are harsher at night and cause more disruption to circadian (biological) rhythms for both humans and wildlife; blue light brightens the night sky and creates more glare 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. Therefore, use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. Site light sources shall be fully shielded and down-directional to minimize up-light, light spillage and glare [see LUC 3.2.4(D)(3)]. Down the line please submit a photometric plan and manufacture cut sheets of light fixtures. For further information regarding health effects and lighting please see:
<http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>
7. City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged. Landscape plans need to include both scientific and common names of plant species. Please refer to the Fort Collins Native Plants document available online and published by the City of Fort Collins Natural Areas Department for guidance on native plants that are appropriate for our CO Foothills ecotype; the link is:
<http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf>.
8. It appears that the current design will eliminate mature growth trees located along the southern boundary of the site. Note LUC Section 3.2.1(C) requiring 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. City Staff highly recommends keeping healthy, mature growth trees in place, as our urban tree canopy helps reduce energy costs in summer months, mitigates heat island effects, adds to the pedestrian environment, and provides habitat for local wildlife including songbirds and pollinators. Maintaining and enhancing the urban tree canopy aligns with City of Fort Collins Nature in the City and City Plan goals.

9. 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."
10. If any raptor nests are present on the site, consultation with Colorado Parks & Wildlife and additional protection standards may be necessary.
11. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and generations from now. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this 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: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharon at 970-221-6213 or jscharon@fcgov.com

Please consider City sustainability goals and ways this development can engage with these efforts. 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.

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. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along Suniga Road as an arterial, and 9 foot along all the other streets). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
7. The project will be required to design and construct the full width of Suniga Road abutting the property, including medians. The Traffic Impact Study would need to also look into whether auxiliary turn lanes are needed, such as right turn lanes off of Suniga. Whether additional offsite connectivity of Suniga Road (such as to College Avenue) would also be required, would be dependent on the City's review of a traffic study for the project. Regardless of whether any offsite construction for connectivity is required, the project would still need to provide preliminary offsite design to College Avenue.
8. The construction of sidewalk to Conifer Street to the collector roadway standard is required abutting the property. (5 foot wide sidewalk detached 8 feet from the curb).
9. Jerome Street is a collector and should be identified and built as a collector street with parking, in accordance with LCUASS criteria.
10. There may need to be additional right-of-way from JAX for the northwest corner of Jerome and Lupine.
11. The access drives to Lupine shown on the drawing should align and not be offset.
12. The southernmost driveway onto Jerome may need to be reviewed for its close proximity to Suniga Road.
13. A 100 foot diameter temporary turnaround is required with the termination of Lupine Street at the western boundary of the property.
14. Civil construction plans will be required.
15. A Development Agreement will be recorded once the project is finalized, with recordation costs paid for by the applicant.
16. 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.
17. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
18. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
19. 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: Coy Althoff, , CAlthoff@fcgov.com

1. Light & Power would have to extend electric utility facilities to this area. Primary power could be extended from the north along Conifer St. and the S.E. corner of the property where Blondel Dr. dead-ends. There are other connection options for the west depending on the layout of the streets, etc.
2. Development charges, electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.
3. Multi family buildings are treated as commercial services; therefore a(C 1) form must be filled out and submitted to Light & Power Engineering. All secondary electric service work is the responsibility of the developer and their electrical consultant or contractor. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
4. Streetlights will be placed along public streets. A 40 feet separation on both sides of the light is required between canopy trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.
5. As your project begins to move forward please contact Light and Power Engineering to coordinate the streetlight, transformer and electric meter locations, please show the locations on the utility plans. All transformers must be within 10' of a paved surface. Minimum clearances are 8' from the front and 3' around the back and sides.
6. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17June2016.pdf
 You may 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. This development will need to meet the tree planting standards outlined in Land Use Code section 3.2.1(D). This means the development will need to establish groves and belts of trees along streets, provide parking lot landscaping in conformance with Land Use Code section 3.2.1(E)(4), and full tree stocking, which requires trees planted at 20'-40' spacing within 50' of all buildings.
2. Per Land Use Code section 3.2.1(E)(4), this development must provide ample parking lot perimeter and interior landscaping. For the perimeter of all parking areas, landscaping shall be provided to screen at least 75% of the shine from headlights. This can be provided through landscaping, berming, or a low wall/fence. Trees should also be provided every 25' on the parking lot perimeter. For the interior of parking areas, 10% of the area of parking lots with more than 100 spaces shall be landscaped. For parking areas with less than 100 spaces, 6% must be landscaped. Please provide a table upon formal submittal that shows what percentage of the parking lot interior is landscaped.
3. The proposed site plan does not indicate the number of bicycle parking spaces to be provided. This development must provide one bicycle parking space per bedroom with at least 60% of these spaces provided in an enclosed location. The remaining 40% can be provided through fixed racks.
4. With an apartment development of this size it will be critical to provide a system of sidewalks and walkways that connect to the sidewalks along streets and minimizes conflicts between pedestrians, bikes, and vehicles. Staff will be paying close attention to these walkways upon submittal.
5. Please keep in mind the minimum setbacks for parking areas when developing the site plan. These setbacks are as follows:

Along an arterial: 15'
Along a non-arterial: 10'
Along a lot line: 5'

6. 2% of the parking spaces shown should be handicap accessible spaces. With the number of spaces proposed, there should be 11 handicap accessible spaces. At least one of these spaces should be van accessible with an 8' wide loading zone.
7. Trash and recycling enclosures will be required as part of this project. Please show to locations of these enclosures on the site plan. The enclosures should be on a concrete foundation and have a pedestrian access separate from the main service gates. Please also provide elevations of the enclosure as part of your formal submittal.
8. The proposed buildings will need to meet all of the compatibility standards outlined in Land Use Code section 3.5.1. This means the height, bulk, mass, and scale of the buildings should be harmonious with surrounding developments and use high quality materials.
9. There should be 3 distinctly different building designs provided as part of this development. These buildings should vary in footprint, number of units, entry features, exterior materials, and/or floor plans. These different buildings should also be scattered throughout the development so that like buildings are not next to one another. This prevents the development from having a monotonous appearance from the street.
10. Each front doorway should be oriented toward the adjacent street with connecting walkways to the sidewalk per Land Use Code section 3.5.2(D)(1). These entrances should be no more than 200' away from the closest sidewalk.
11. The orientation of the building bound by Suniga, Jerome, and Lupine do not meet Land Use Code section 3.5.2(D)(1). For these buildings to meet this code section, the parking areas should be on the interior of the block with the buildings located along the street to the maximum extent feasible.
12. All of the garage doors shall meet the standards outlined in Land Use Code section 3.5.2(F). Garage doors need to be recessed behind the front facade of the building by at least 4'. If the garage doors are free-standing, then the rear of the garage doors shall be design to provide pedestrian interest. This means articulating the rear of the garage doors with changes of plane, windows, changes in materials, doorways, or other methods to break up the mass of the structure.
13. The maximum length for garages on the perimeter of the site is 55'. If two perimeter garages are proposed next to one another, you must provide at least 7' of landscaping between the two structures.
14. The minimum side yard and rear setback is 5'.
15. Each unit should be within a quarter mile of a park or central gathering feature. This feature should be clearly visible from the development and should be at 10,000 sq. ft. in size. Please indicate how large the proposed park is when you formally submit.
16. For the multi-family portion of this project, the minimum setback along an arterial is 15' and 9' from a non-arterial. For the single-family attached product, the minimum setback from an arterial street is 30' and 15' from a non-arterial.
17. Due to the size of the development, there should be 3 distinct color schemes used for the buildings. These colors should muted, earth tone, natural colors.
18. Entrances to the multi-family buildings should be clearly visible from the streets and public areas through the use of architectural elements and landscaping.
19. Roof lines may be either sloped, flat or curved, but must include at least two (2) of the following elements:
 - (a) The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing.
 - (b) Secondary roofs shall transition over entrances, porches, garages, dormers, towers or other architectural projections.

- (c) Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane.
- (d) Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color.
- (e) Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.

20. Each multi-family dwelling shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features. Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer. Facade articulation may be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements.
21. Colors of nonmasonry materials shall be varied from structure to structure to differentiate between buildings and provide variety and individuality. Colors and materials shall be integrated to visually reduce the scale of the buildings by contrasting trim, by contrasting shades or by distinguishing one (1) section or architectural element from another. Bright colors, if used, shall be reserved for accent and trim.
22. The maximum building height in this zone district is 5 stories.
23. This development will be guided by the North College Corridor Plan. The development should have a pattern akin to downtown as outlined in the plan. As such, staff will be paying close attention to how the site design incorporates bikes and pedestrian, enhances the visual quality of North College, and improves access by providing connectivity for all modes of travel. Here is a link to the North College Corridor Plan:
<http://www.fcgov.com/planning/pdf/nccp-doc.pdf>
24. Similarly, the architectural character should be consistent with what is outlined in the North College Corridor Plan. Staff will be looking for a contemporary, semi-industrial design as envisioned in the plan.
25. The site plan as shown does not achieve the visions of City Plan and the Land Use Code for town-like developments with buildings fronting streets that provide connectivity to the surrounding community. All of the parking needs of the development should be achieved by creating a series of street-like private drives rather than the parking lots shown. The street-like private drives would also add to the sense of place of the development and improve the quality of the development from a pedestrian and bicyclist's perspective in particular.
26. Mixed-use development is heavily encouraged by planning staff. Since this development will be putting in a large section of an arterial street and completing a collector street, staff recommends exploring mixed-use development along Suniga, Jerome, and/or Conifer. This especially true given character of North College and the pent up demand for neighborhood services with the completion of Old Town North, Aspen Heights, and then potentially this development as well in a short span of time. The North College Corridor Plan also encourages an eclectic mix of uses to create a more active and healthy economy along the corridor.
27. Staff recommends looking at examples of live/work spaces seen in other communities along the front range. Below are links to successful examples of live/work spaces that could provide some inspiration for potential housing varieties, especially along Suniga or Conifer:

Lamar Street Crossing - <http://www.mwhsolutions.org/lamar-station-crossing.html>
TAXI - <http://www.taxibyzepelin.com/>

- 28.** 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.
- 29.** 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.
- 30.** 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>.
- 31.** 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.
- 32.** Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
- 33.** 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.
- 34.** 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