

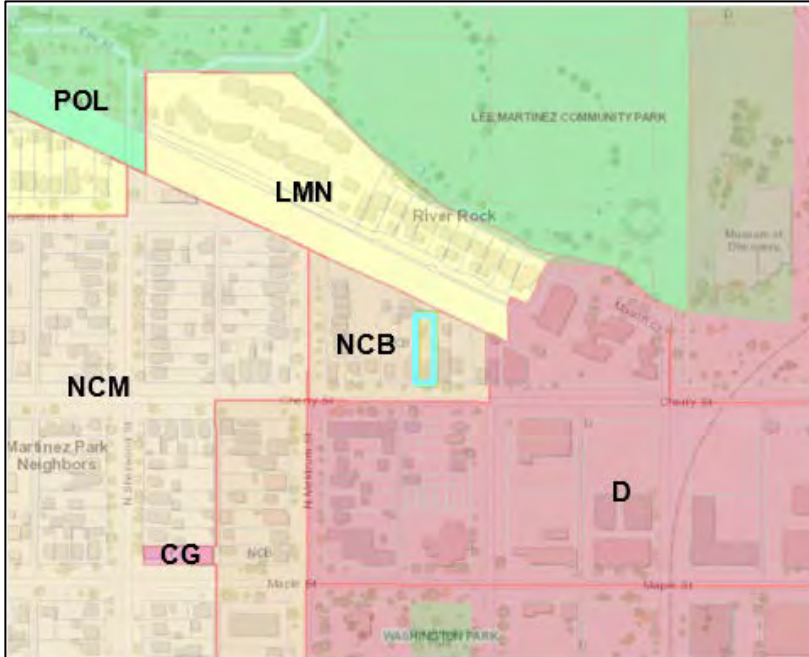
Administrative Hearing: November 16, 2020

308 Cherry Street – Carriage House, FDP190011

Summary of Request

This is a request to construct a 960 square foot carriage house behind the street fronting commercial office building located at 308 Cherry Street.

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the decision maker, the applicant will be eligible to submit plans for recordation. Following recordation, the applicant or representative thereof will be eligible to submit the construction drawings for building permit review and issuance.

Site Location

Located approximately 200 feet northwest of the intersection of N. Howes Street and Cherry Street.

Zoning

Neighborhood Conservation Buffer District (N-C-B)

Property Owner

Cherry Street LLC
308 Cherry Street
Fort Collins, CO 80521

Applicant/Representative

Kim Medina
308 Cherry Street
Fort Collins, CO 80521
p. 970.308.1184 e. kimbakermedina@gmail.com

Staff

Pete Wray, Senior City Planner
p. (970) 221-6754 e. pwray@fcgov.com

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Staff Recommendation

Approval

1. Project Introduction

A. PROJECT DESCRIPTION

- This application is being processed as a combined Project Development Plan (PDP)/Final Development Plan (FDP).
- The lot is a 10,433 square foot site (50'x208.6').
- The principal building fronting Cherry Street includes commercial office use.
- The one and a half-story carriage house is proposed to be located on the rear half of the lot consists of 600 square feet on first floor and 360 square feet on second level (total 960 SF).
- The site will contain three off-street parking spaces located behind the existing office building, with access to Cherry Street.

B. SITE CHARACTERISTICS

1. Development Status/Current Conditions

The site currently contains a commercial office building and one shed. Larimer County Assessor records indicate that the building was built in 1918, and later remodeled in 2013.

The site was part of the original Town Site Annexation on February 2, 1873.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Low Density Mixed-Use Neighborhoods (L-M-N)	Downtown (D)	Neighborhood Conservation, Buffer District (N-C-B)	Neighborhood Conservation, Buffer District (N-C-B)
Land Use	Single-family attached and detached residential	Single-family detached residential	Single-family detached residential	Single-family detached residential

C. OVERVIEW OF MAIN CONSIDERATIONS

The main considerations have been utility coordination, parking, and site design for the carriage house on rear half of lot. Because the lot is 50 feet in width each single-family residence/carriage house require one off-street parking space (three total) for both uses on site to meet the required standard.

2. Public Outreach

A. NEIGHBORHOOD MEETING

Pursuant to 2.2.2 – *Step 2: Neighborhood Meetings*, a neighborhood meeting is not required for Administrative (Type 1) projects. Therefore, a neighborhood meeting was not held for this project.

B. PUBLIC COMMENTS:

No public comment on the development project has been received at this time. Any communication received between the public notice period and hearing will be forwarded to the Hearing Office to be considered when making a decision on the project.

3. Article 2 – Applicable Standards

A. BACKGROUND

This project was submitted on May 24, 2019 as a combined Project Development Plan (PDP)/Final Development Plan (FDP). The project required three additional submittals prior to hearing.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Conceptual Review # CDR170034

A conceptual review meeting was held on May 22, 2017.

2. First Submittal (PDP/FDP190011)

The first submittal of this project was completed on May 24, 2019.

3. Neighborhood Meeting

Not applicable pursuant to 2.2.2 – *Step 2: Neighborhood Meetings*.

4. Project Expiration

In accordance with 2.2.11 – *Step 11: Lapse*, a project must be diligently pursued and resubmitted within 180 days of receiving written comments. The project satisfies this requirement and has not lapsed.

5. Notice (Posted, Written and Published)

Posted Notice: October 23, 2020, Sign # 580

Written notice: November 2, 2020, 282 addresses mailed.

Published Notice: November 3, 2020, Coloradoan confirmation #0004450764

4. Article 3 - Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.2 (K)(1)(c) Parking Lots – Required Number of Off-Street Spaces for Type of Use	<p>For each single-family dwelling there must be one (1) parking space on lots with greater than forty (40) feet of street frontage or two (2) parking spaces on lots with forty (40) feet or less of street frontage.</p> <p>Because the project is contained within a 50-foot lot, each single-family detached dwelling will require one off-street space (one total).</p> <p>The plan proposes three off-street parking spaces, one for the new carriage house and two spaces for the existing office building (1 standard/1 HC space). The existing parking lot behind the street fronting office building accommodates these combined parking spaces for both buildings.</p>	<p>Complies</p>

B. DIVISION 3.3 – ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C) – Public Sites, Reservations and Dedications	<p>An applicant is required to dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In cases where any part of an existing road is abutting or within the tract being developed, the applicant must dedicate such additional rights-of-way as may be necessary to increase such roadway to the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code.</p> <p>The project includes a 15' area containing the utility easement and right-of-way along the street, in compliance with all applicable engineering standards and guidelines.</p>	<p>Complies</p>

5. Article 4 – Applicable Standards:

A. SUMMARY

The Neighborhood Conservation, Buffer District (N-C-B) is intended for areas that are a transition between residential neighborhoods and more intensive commercial-use areas or high traffic zones that have been given this designation in accordance with an adopted subarea plan.

The proposed carriage house is permitted subject to Administrative Review in this district.

B. DIVISION 4.9 – NEIGHBORHOOD CONSERVATION, BUFFER DISTRICT

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.9(B) Permitted Uses	The proposed carriage house is a permitted use in the N-C-B zone district. The land use code refers to a carriage house interchangeably as a single-family detached dwelling.	Complies
4.9(D)(2) Residential	<p>Any new single-family dwelling (carriage house) that is proposed to be located behind a street fronting principal residence can only contain 1,000 square feet of floor area, must be 10 feet away from any other structure and can only have a 600 square foot footprint.</p> <p>The proposed plan complies with the aforementioned standards by providing a 600 square foot building footprint, an approximate 100-foot setback from the existing building and overall square footage of 790 square feet. An Administrative Interpretation was completed on November 1, 2017 to allow a carriage house behind the commercial office building.</p>	Complies
4.9(D)(5) Allowable Floor Area on Rear Half of Lots	<p>The allowable floor area on the rear half of lot must not exceed thirty-three (33) percent of the overall lot area.</p> <p>The allowable floor area is calculated as follows $((10,433/2).33) = 1,721$ square feet. The proposed 790 square foot building and existing shed (182 SF) = 1,142 square feet, and is less the above sum, therefore meeting this requirement.</p>	Complies
4.9(D)(6) Dimensional Standards	<p>Dimensional standards require a minimum rear yard setback of 15 feet, side yard setback of 5 feet and when any portion of building or wall exceeds 18 feet along at side yard, an additional 1 foot of setback. Building height is also limited to 1 ½ stories.</p> <p>The plan provides the required minimum of 5 feet side and 15 feet rear setbacks. The project proposes a wall height of 16 feet along the west side yard at the 5' setback and does not require any additional setback to meet dimensional standards of this section. The proposed carriage house is 1 ½ stories.</p>	Complies
4.9(E)(3)(c)(1) Additional Review Criteria for Carriage Houses	<p>The site plan shall provide a separate yard area containing at least one hundred twenty (120) square feet to serve both the carriage house and the existing principal dwelling. Such yard area shall be at least ten (10) feet in its smallest dimension and must provide privacy and screening for abutting properties.</p> <p>The plan provides an approximate 1,690 sq. ft. yard space between the office building and carriage house, consisting of landscaping and walks. This rear yard space is screened from adjacent lots with 6' privacy fence.</p>	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.9(E)(3)(c)(2)	<p>Decks, entry doors, major entry access stairs or major windows shall face the existing principal building or the alley (if the lots front the alley). Windows that overlook an abutting side or rear yard must be minimized.</p> <p>The plan complies by proposing the major entry access and deck facing the existing office building. Windows facing the side lot are also minimize and placed in a way to preserve privacy of the neighboring properties.</p>	Complies
4.9(E)(3)(c)(3)	<p>Buildings, structures, open spaces and other features of the site plan shall be oriented and located such that they maintain natural resources, including existing significant trees and shrubs, to the extent reasonably feasible.</p> <p>No significant natural resources will be impacted by the project proposal.</p>	Complies
4.9(E)(4) Landscape / Hardscape Material	<p>A maximum of forty (40) percent of the front yard of a lot may be covered with inorganic material such as asphalt or cement concrete, paving stone, flagstone, rock or gravel.</p> <p>The project does not propose the addition of any inorganic material in the front yard.</p>	Complies
4.9(E)(5) Site Design	<p>Permanent open off-street parking areas shall not be located any closer to a public street right-of-way than the distance by which the principal building is set back from the street right-of-way. This provision shall not be construed to preclude temporary parking in driveways.</p> <p>The project proposes all parking to be located behind the street fronting office building.</p>	Complies

6. Findings of Fact/Conclusion

In evaluating the request for the 308 Cherry Street – Carriage House Final Development Plan, FDP190011, staff makes the following findings of fact:

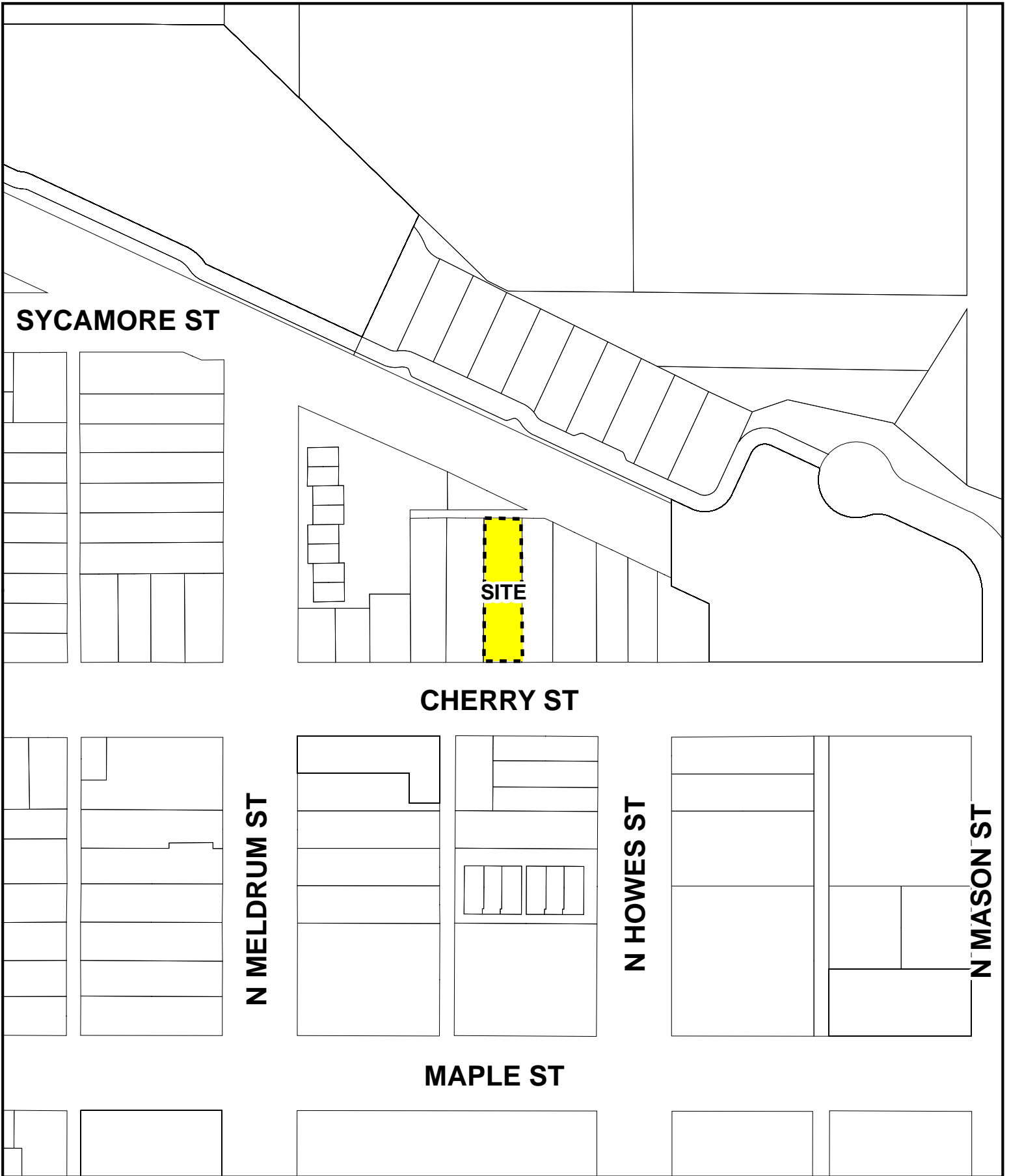
- The F.D.P. complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The F.D.P. complies with relevant standards located in Article 3 – General Development Standards.
- The F.D.P. complies with relevant standards located in Division 4.9, Neighborhood Conservation, Buffer District of Article 4.

7. Recommendation

Staff recommends approval of 308 Cherry Street – Carriage House, FDP190011.

8. Attachments

1. Vicinity & Zoning Map
2. Structure Plan Map
3. Plan Set
4. Utility Plan Set
5. Drainage Memo
6. Administrative Interpretation (11/1/17)
7. Staff Presentation



SYCAMORE ST

SITE

CHERRY ST

N MELDRUM ST

N HOWES ST

N MASON ST

MAPLE ST

**308 CHERRY ST CARRIAGE HOUSE
LOCATION MAP**



City of Fort Collins Zoning

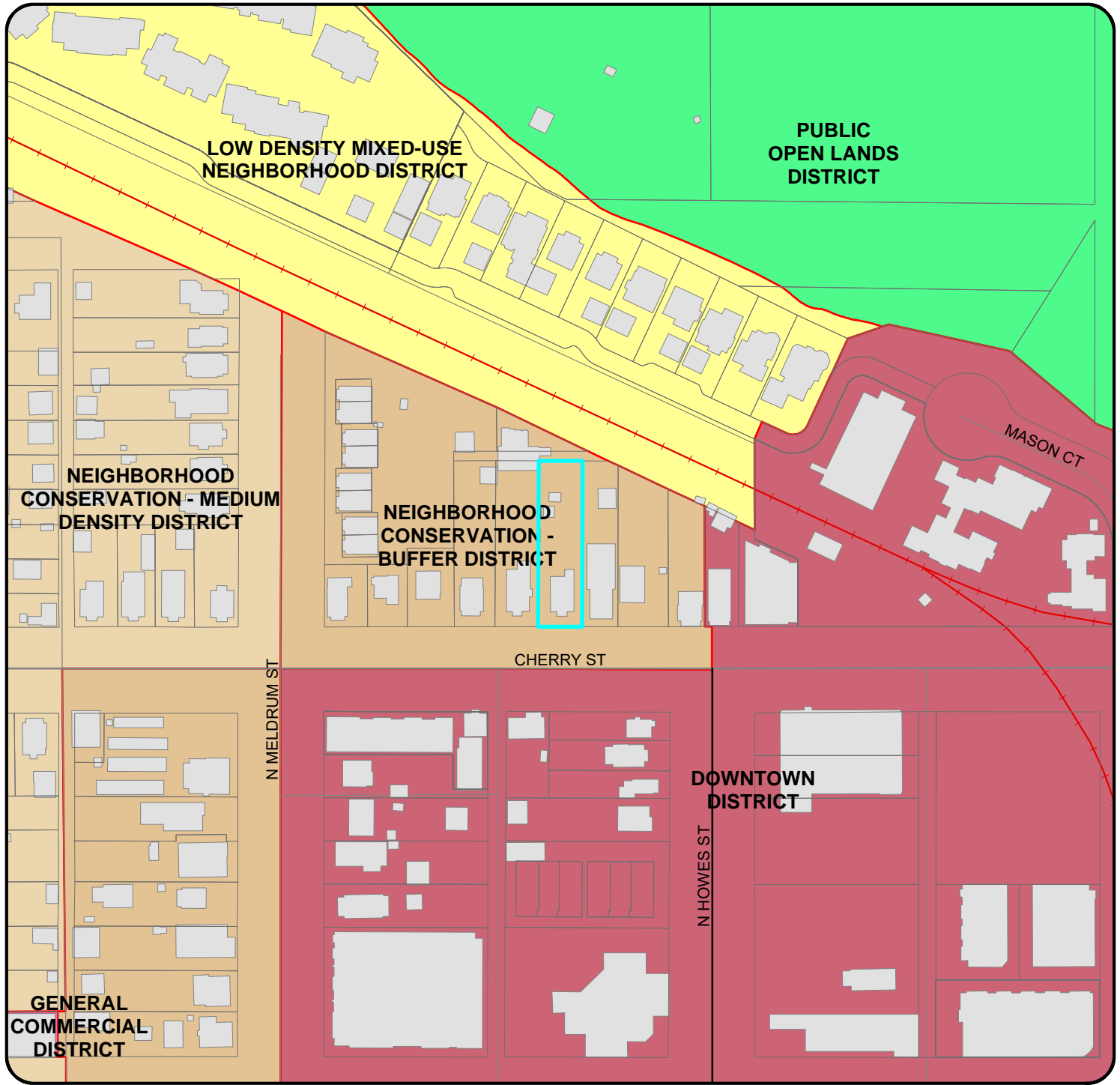


Structure Plan TYPE	
	Parcels
	Community Separator
	Adjacent Planning Areas
	Adjacent Planning Area
	Campus District
	Community Separator
	Downtown District
	Industrial District
	Mixed Employment District
	Mixed Neighborhood
	Neighborhood Mixed Use District
	Parks and Natural/Protected Lands
	R&D/Flex District
	Rural Neighborhood
	Single Family Neighborhood
	Suburban Mixed Use District
	Urban Mixed Use District

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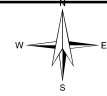


City of Fort Collins Zoning



City Zoning		City Zoning	
Parcels	ZONE	CSU	Neighborhood Conservation Low Density
Community Commercial		Downtown	Neighborhood Conservation Medium Density
Community Commercial North College		Employment	Public Open Lands
Community Commercial Poudre River		Harmony Corridor	River Conservation
General Commercial		Industrial	River Downtown Redevelopment
Limited Commercial		High Density Mixed-Use Neighborhood	Residential Foothills
Service Commercial		Low Density Mixed-Use Neighborhood	Low Density Residential
Commercial North College		Medium Density Mixed-Use Neighborhood	Rural Lands District
		Neighborhood Commercial	Transition
		Neighborhood Conservation Buffer	Urban Estate

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TREE PROTECTION NOTES:

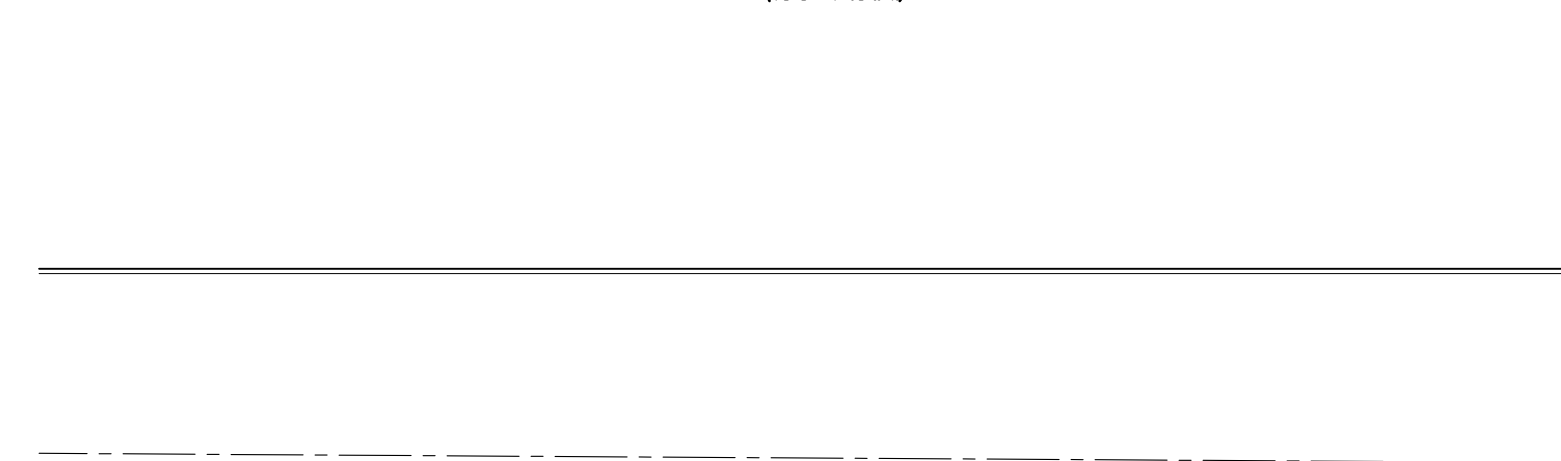
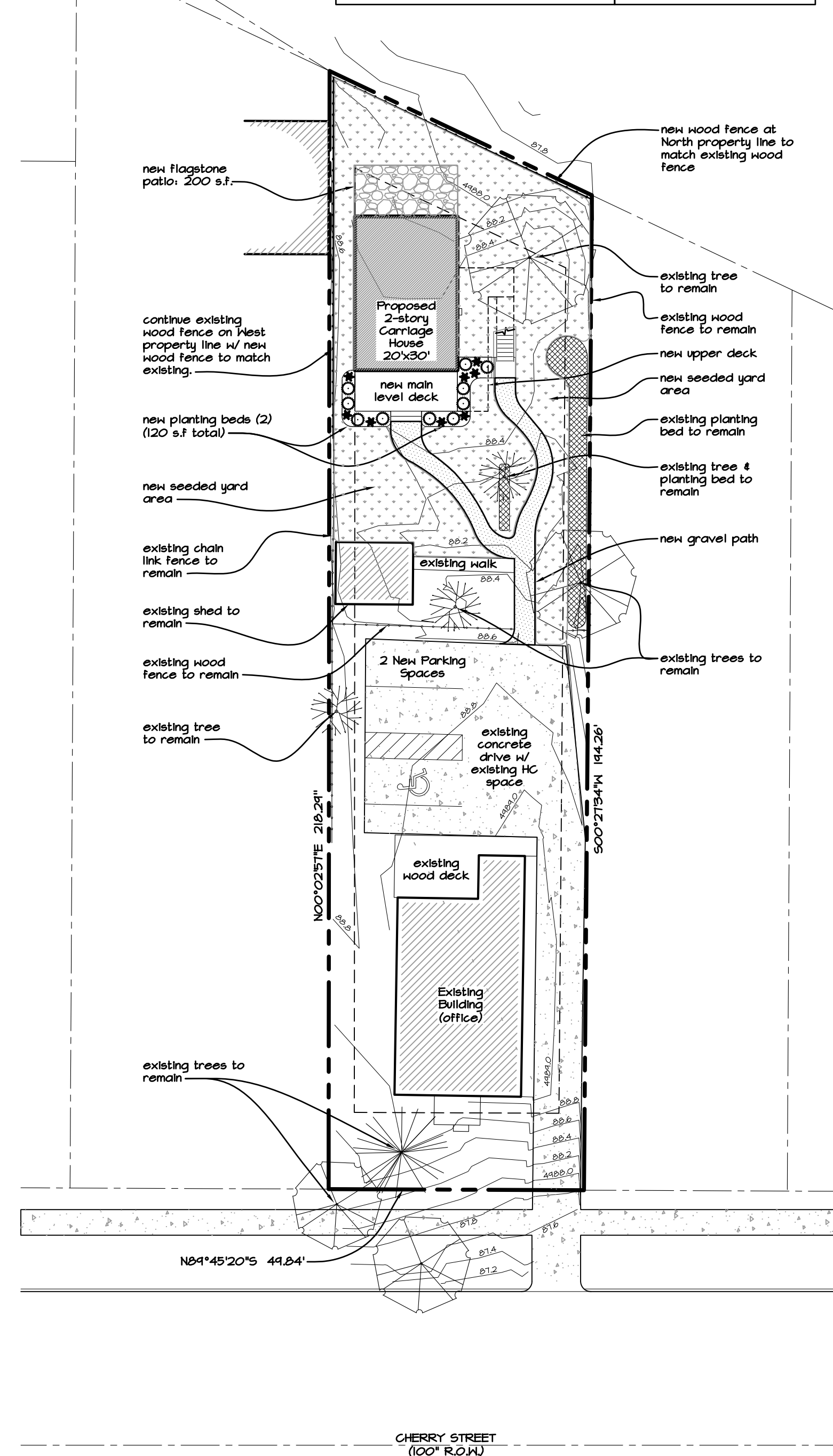
1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST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

9. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

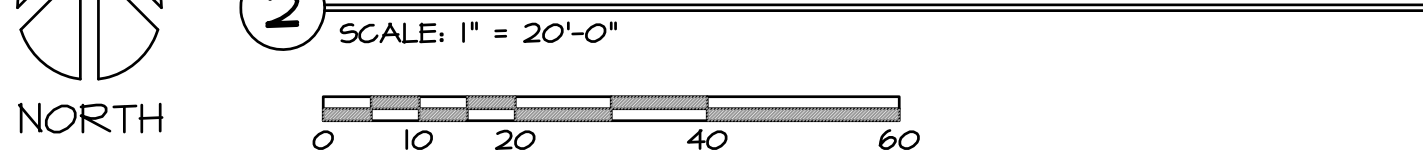
GENERAL LANDSCAPE NOTES:

1. **PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. **IRRIGATION:** ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC Drip (TRICKLE) IRRIGATION SYSTEM OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION STANDARDS. DESIGN REVIEW SHALL OCCUR DURING UTILITIES DEPARTMENT IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.
3. **TOPSOIL:** TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. **SOIL AMENDMENTS:** SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. Prior to the issuance of any certificate of occupancy, a written certification MUST BE SUBMITTED TO THE CITY that all planted areas, or areas to be planted, have been thoroughly loosened and the soil amended, consistent with the requirements set forth in SECTION 12-132.
5. **INSTALLATION AND GUARANTEE:** ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. **MAINTENANCE:** TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. **REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
 - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
 - 15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS
 - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES
 - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
 - 4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NO MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

PLANT & SEED NOTES	LANDSCAPE LEGEND
Turf Grass Seed Mix Turf-Type Tall Fescue, Blue Grama, Buffalo Grass	New Gravel Path/Drive
Ornamental Grasses: (10) Tender Fountain Grass (Pennisetum setaceum)	Existing Planting Bed
Perennials: (8) English Lavender (Lavandula angustifolia)	New Seeded Lawn Area
Any seed mix, ornamental grass or perennial substitutions shall be chosen from the "City of Fort Collins Plant List".	



LANDSCAPE PLAN

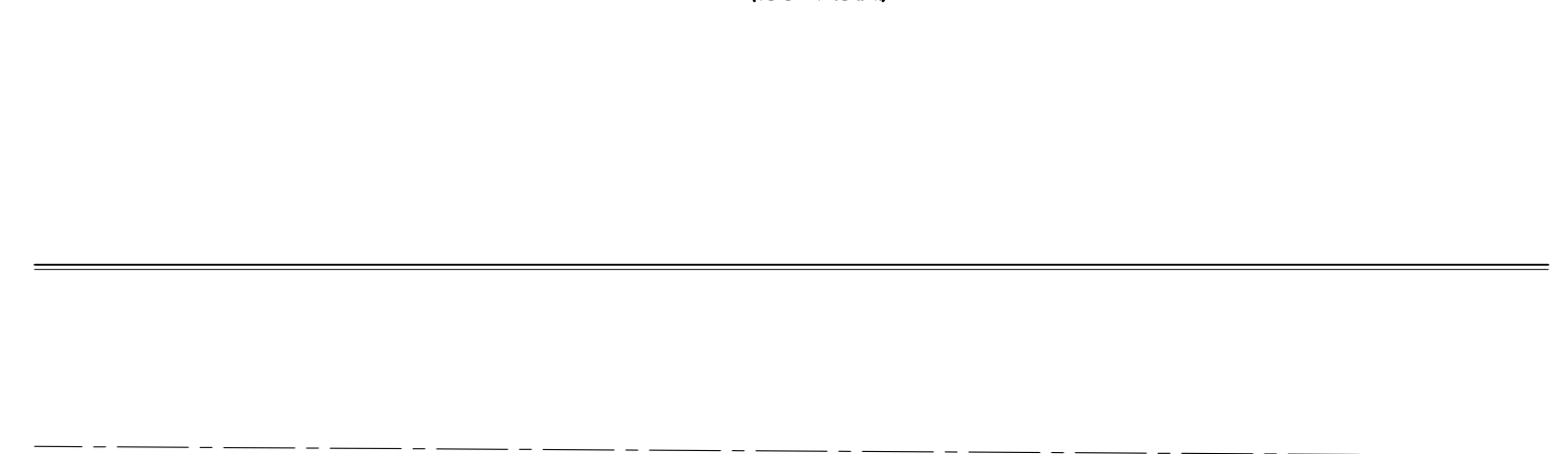
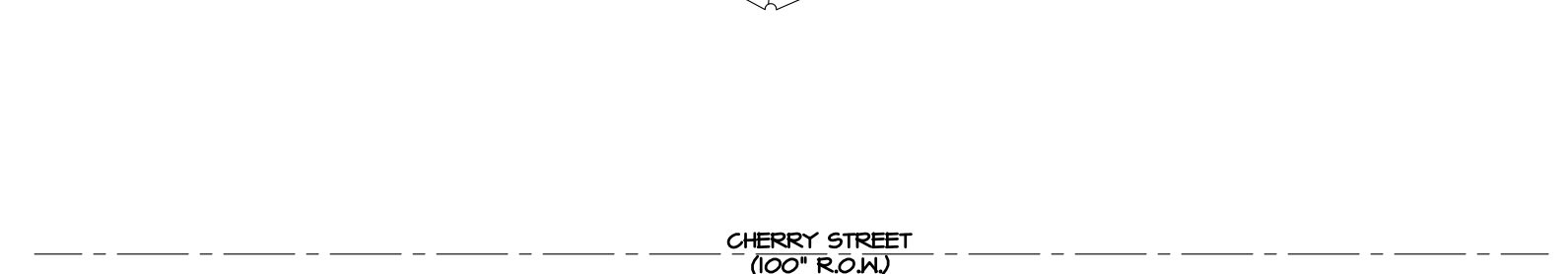
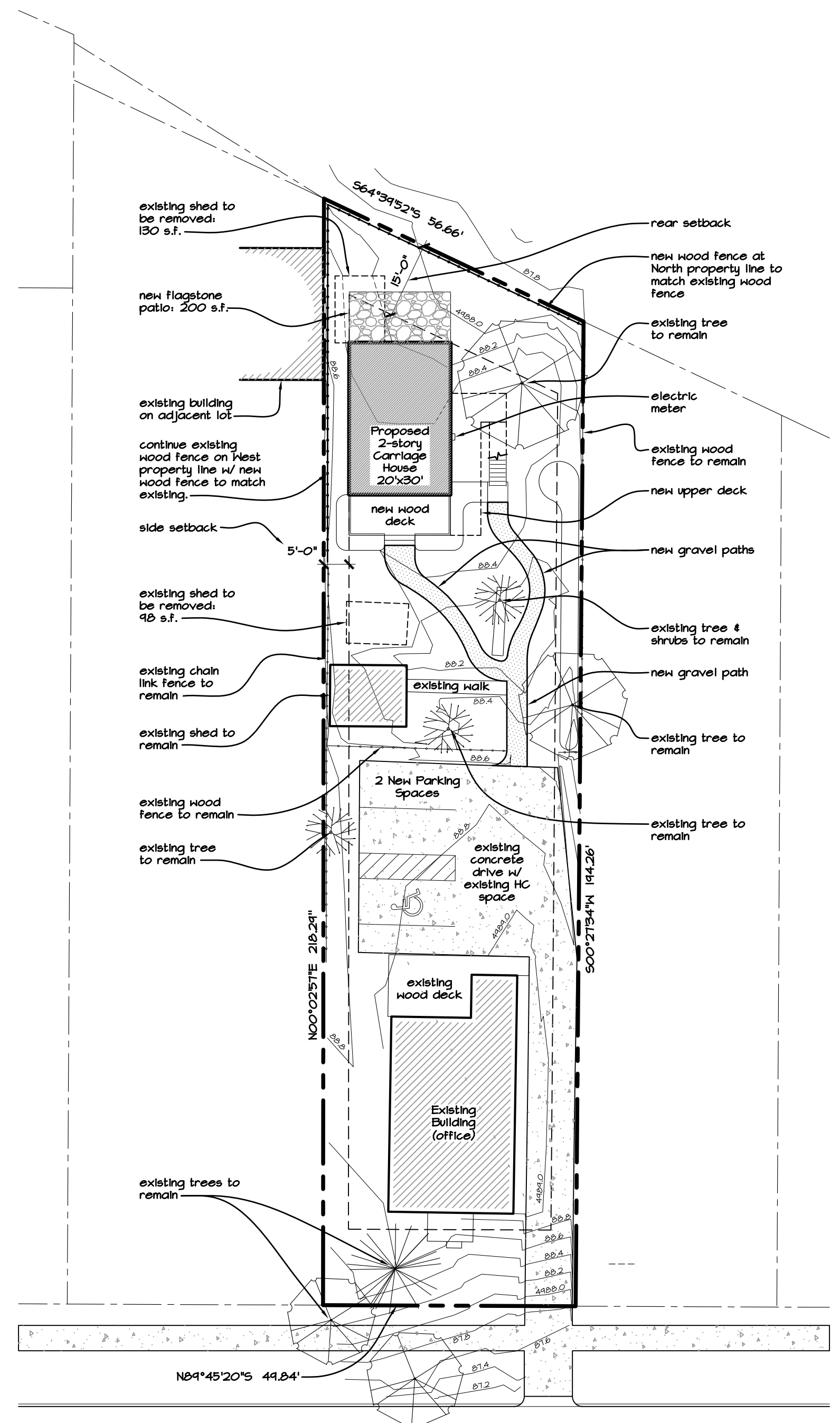


SITE PLAN NOTES:

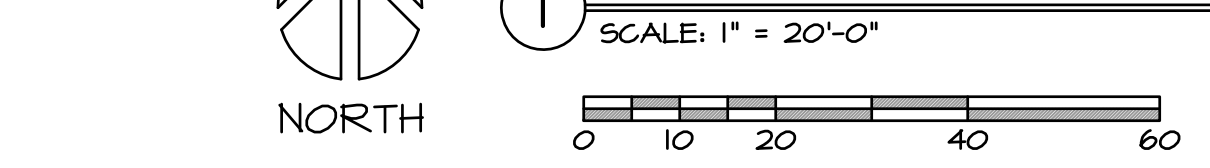
1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
2. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
3. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED POUFIRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. 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.

STREET TREE NOTES:

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



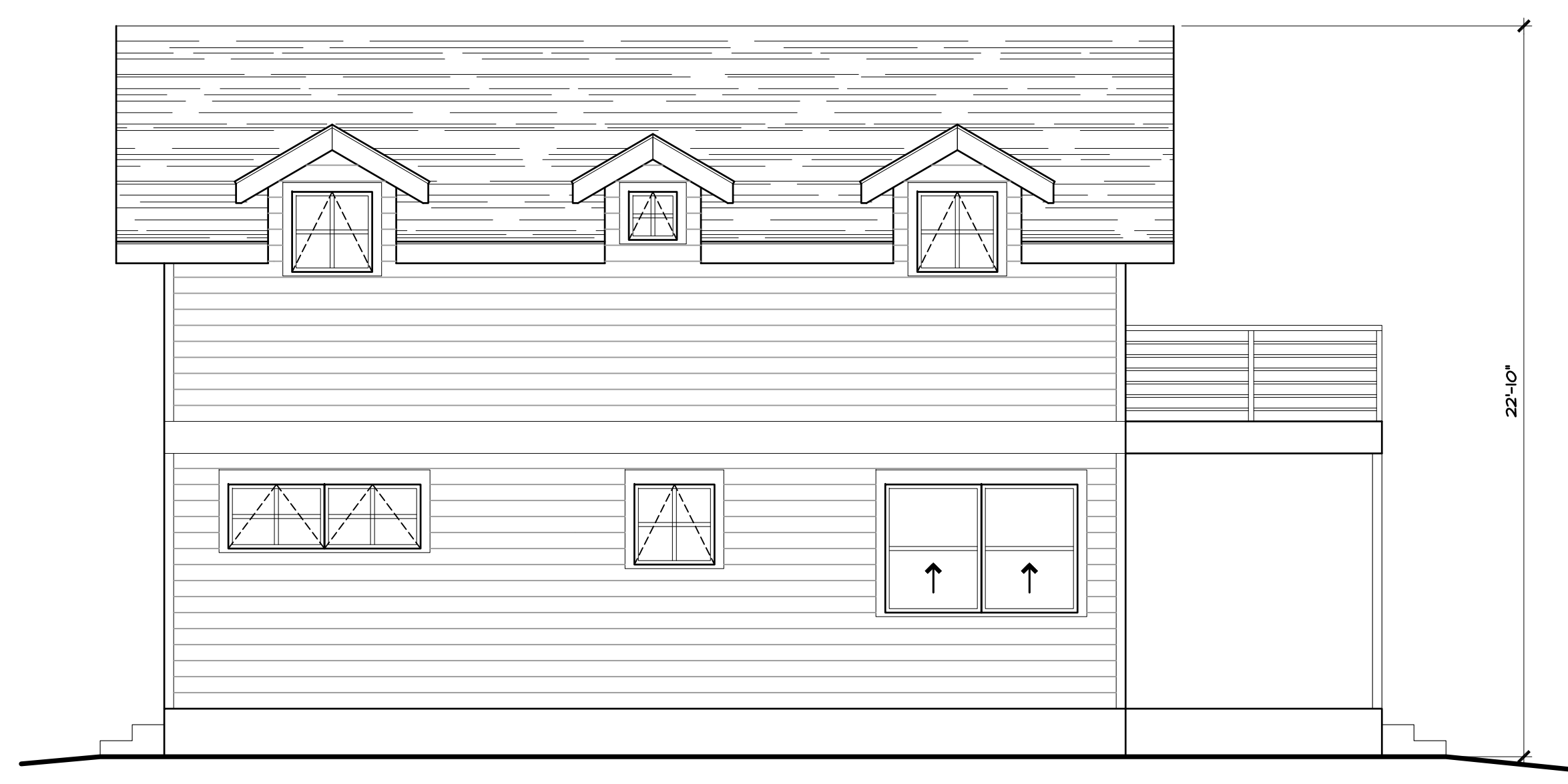
SITE PLAN



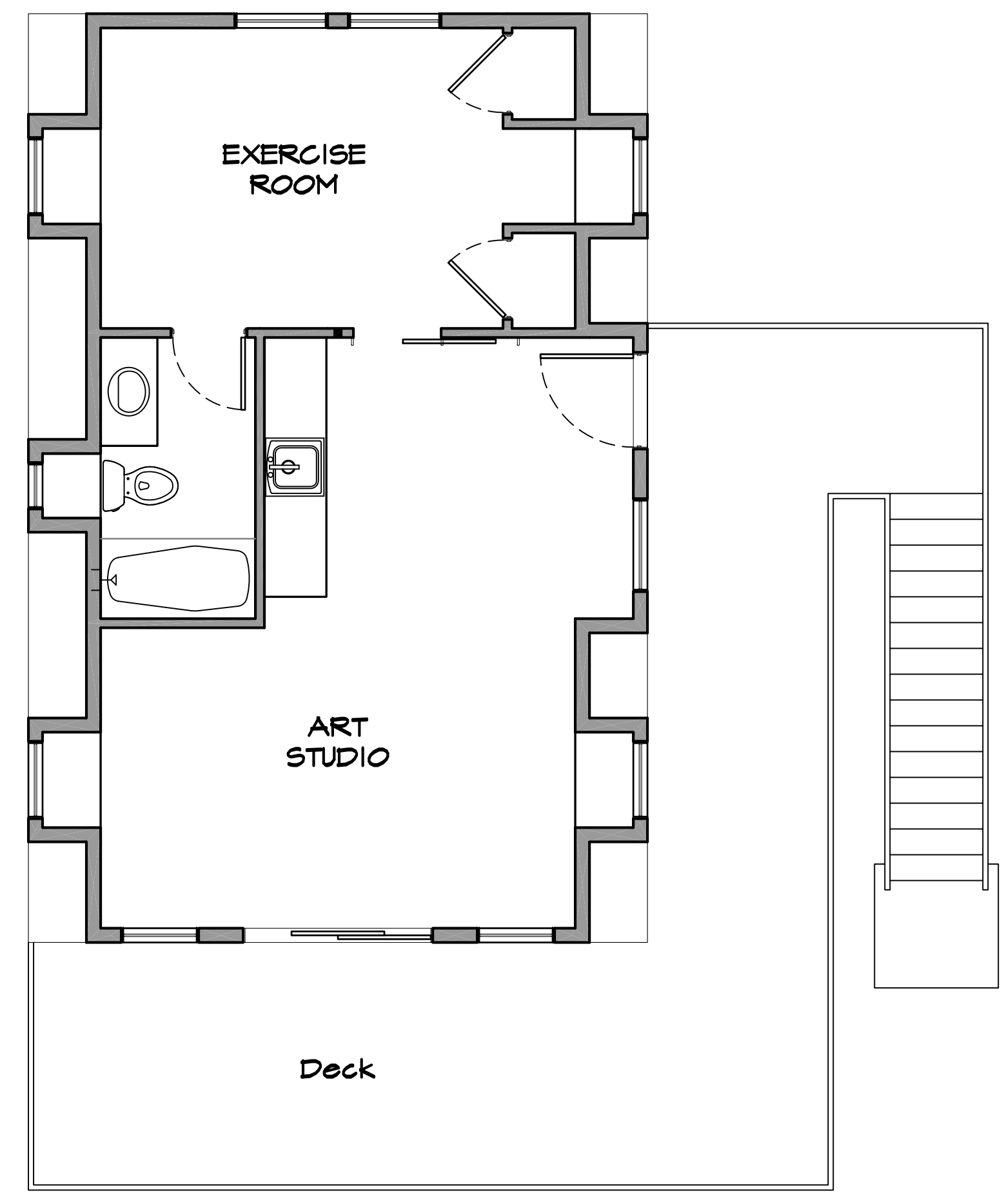
Medina Carriage House
308 Cherry Street
Fort Collins, Colorado

drawn by
jhd

date:
PDP Submittal 4.22.2019
PDP Resubmittal 10.23.2019
PDP Resubmittal 9.16.2020
PDP Resubmittal 10.19.2020



5 WEST ELEVATION
SCALE: 1/4" = 1'-0"



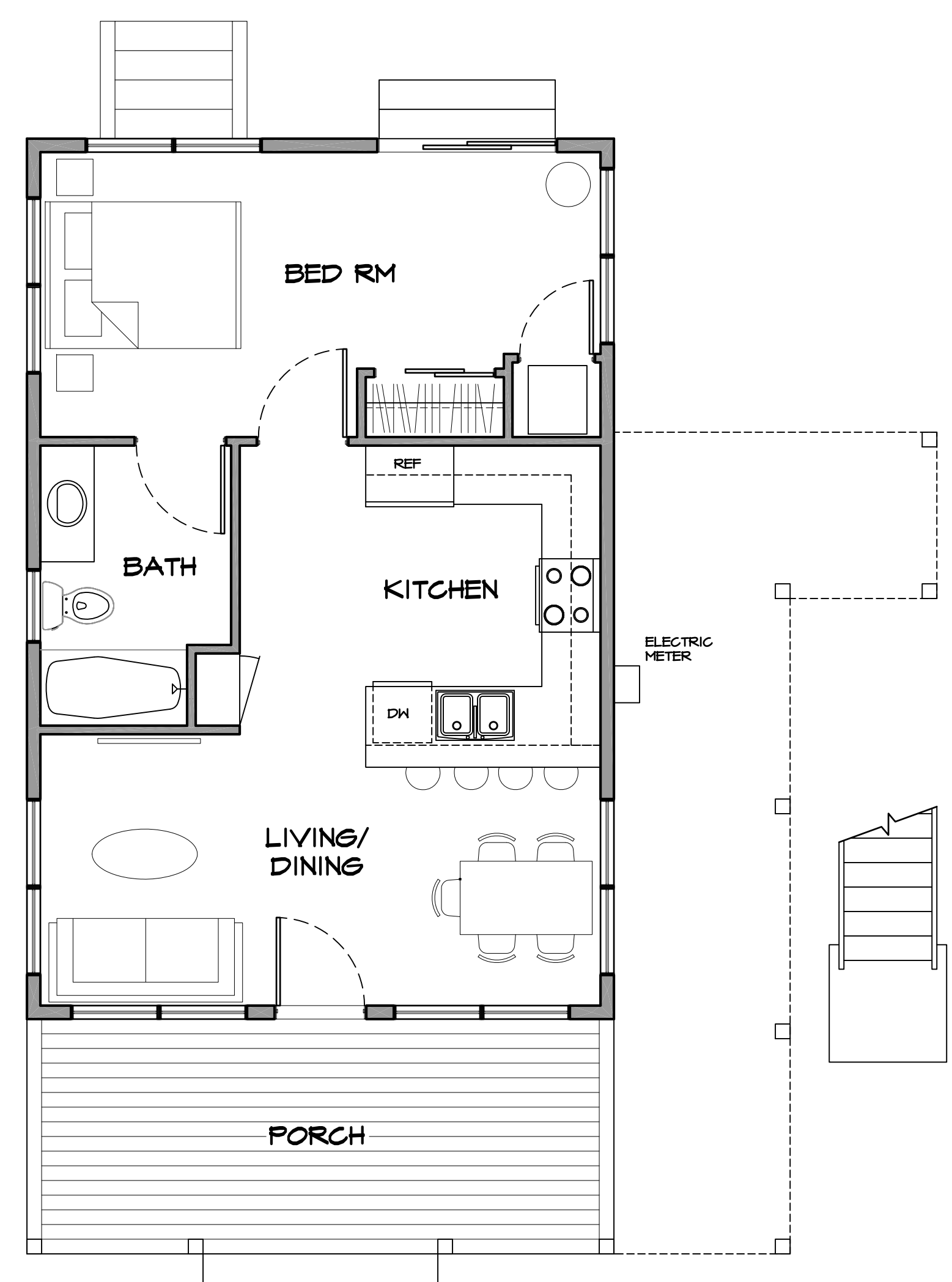
3 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



6 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Medina Carriage House
308 Cherry Street
Fort Collins, Colorado

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date:
PDP Submittal 4.22.2019
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UTILITY PLANS

FOR 308 CHERRY STREET

A PORTION OF BLOCK 44, TOWN OF FORT COLLINS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

OCTOBER 2020

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE CITY OF FORT COLLINS AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS.



GENERAL INDEMNIFICATION STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY THE LOCAL ENTITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE LOCAL ENTITY ENGINEER, OR THE LOCAL ENTITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE LOCAL ENTITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

PROJECT BENCHMARK

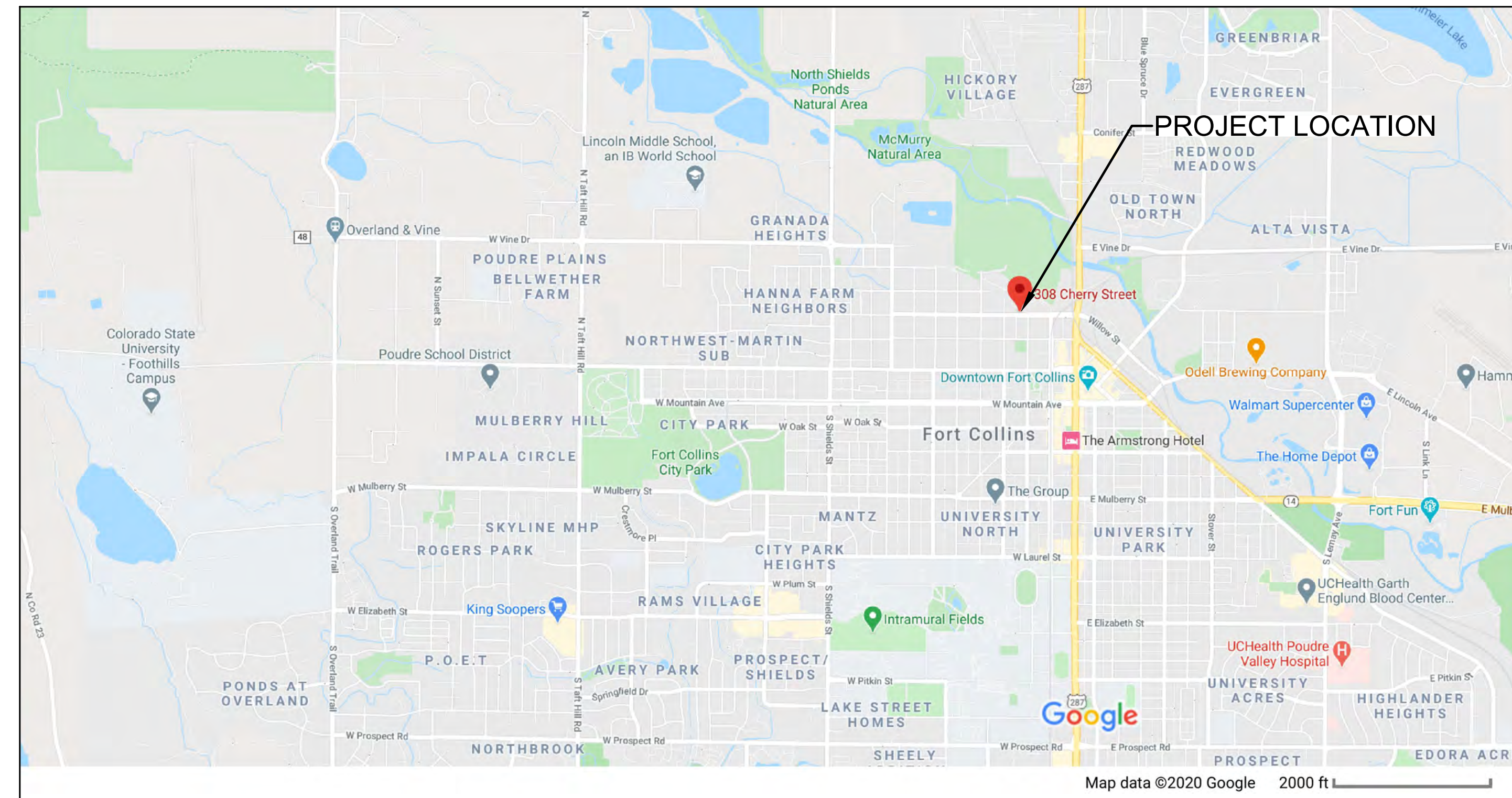
PROJECT DATUM: NAVD88

BENCHMARK

10-00 ON THE BACK OF WALK AT THE HANDICAP RAMP, AT THE NORTH END OF SHERWOOD ST. AT THE ENTRANCE TO MARTINEZ PARK, APPROXIMATELY 180 FT. NORTH OF THE CENTERLINE OF THE SOUTH R.R. TRACK. NAVD88 = 4991.61

PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) = NAVD88 DATUM - 3.18'



OWNER:
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Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	GRADING AND DRAINAGE PLAN
4	OVERALL UTILITY PLAN

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
City Engineer

CHECKED BY: _____ Date _____
Water & Wastewater Utility

CHECKED BY: _____ Date _____
Stormwater Utility

CHECKED BY: _____ Date _____
Parks & Recreation

CHECKED BY: _____ Date _____
Traffic Engineer

CHECKED BY: _____ Date _____
Environmental Planner



NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3			
2			
1	10/19/20	MLK	UPDATED ROOF DRAIN NOTE & WATER SERVICE
	09/16/2020		



KEEFE CIVIL, INC
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308 CHERRY STREET UTILITY PLANS
COVER SHEET
FORT COLLINS, COLORADO

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GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.
2. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
3. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE LOCAL ENTITY ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
4. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE LOCAL ENTITY, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE LOCAL ENTITY ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE LOCAL ENTITY, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
5. ALL SANITARY SEWER, STORM SEWER, AND WATER LINE CONSTRUCTION, AS WELL AS POWER AND OTHER "DRY" UTILITY INSTALLATIONS, SHALL CONFORM TO THE LOCAL ENTITY STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF APPROVAL OF THE PLANS BY THE LOCAL ENTITY ENGINEER.
6. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
7. THE ENGINEER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
9. IF A CONFLICT EXISTS BETWEEN EXISTING AND PROPOSED UTILITIES AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.
10. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
11. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
12. THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
13. THE MINIMUM COVER OVER WATER LINES IS 4.5 FEET AND THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE WATER UTILITY.
14. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
15. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, (303) 692-3590), THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
16. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
17. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE LOCAL ENTITY, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY DEPARTMENT. CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR SINGLE FAMILY UNITS. FOR COMMERCIAL PROPERTIES, CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF ANY BUILDING PERMITS IN EXCESS OF THOSE ALLOWED PRIOR TO CERTIFICATION PER THE DEVELOPMENT AGREEMENT.
18. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES SUSTAINED IN THIS DEVELOPMENT AS A RESULT OF GROUNDWATER SEEPAGE, WHETHER RESULTING FROM GROUNDWATER FLOODING, STRUCTURAL DAMAGE OR OTHER DAMAGE UNLESS SUCH DAMAGE OR INJURIES ARE SUSTAINED AS A RESULT OF THE LOCAL ENTITY FAILURE TO PROPERLY MAINTAIN ITS WATER, WASTEWATER, AND/OR STORM DRAINAGE FACILITIES IN THE DEVELOPMENT.
19. ALL RECOMMENDATIONS OF THE FINAL DRAINAGE MEMO DATED OCTOBER 19, 2020 BY KEEFE CIVIL SHALL BE FOLLOWED AND IMPLEMENTED.
20. TEMPORARY EROSION CONTROL DURING CONSTRUCTION SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE DEVELOPER, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
21. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED WITHIN 24 HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.
22. NO WORK MAY COMMENCE WITHIN ANY IMPROVED OR UNIMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE.
23. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DEVELOPER SHALL NOTIFY THE LOCAL ENTITY ENGINEERING INSPECTOR (FORT COLLINS - 221-6605) AND THE LOCAL ENTITY EROSION CONTROL INSPECTOR (FORT COLLINS - 221-6700) AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE LOCAL ENTITY ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE ENGINEER ABSENCE. HOWEVER, THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
24. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT-OF-WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE AND PRIOR TO THE PLACEMENT OF CURB, GUTTER, SIDEWALK AND PAVEMENT. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE DEVELOPER MAY USE THE LOCAL ENTITY'S DEFAULT PAVEMENT THICKNESS SECTION(S), REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE LOCAL ENTITY ENGINEER APPROVES THE FINAL REPORT.
25. THE CONTRACTOR SHALL HIRE A LICENSED ENGINEER OR LAND SURVEYOR TO SURVEY THE CONSTRUCTED ELEVATIONS OF THE STREET SUBGRADE AND THE GUTTER FLOWLINE AT ALL INTERSECTIONS, INLETS, AND OTHER LOCATIONS REQUESTED BY THE LOCAL ENTITY INSPECTOR. THE ENGINEER OR SURVEYOR MUST CERTIFY IN A LETTER TO THE LOCAL ENTITY THAT THESE ELEVATIONS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. ANY DEVIATIONS SHALL BE NOTED IN THE LETTER AND THEN RESOLVED WITH THE LOCAL ENTITY BEFORE INSTALLATION OF BASE COURSE OR ASPHALT WILL BE ALLOWED ON THE STREETS.
26. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
27. PORTIONS OF LARIMER COUNTY ARE WITHIN OVERLAY DISTRICTS. THE LARIMER COUNTY FLOODPLAIN RESOLUTION SHOULD BE REFERRED TO FOR ADDITIONAL CRITERIA FOR ROADS WITHIN THESE DISTRICTS.
28. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.
29. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE LOCAL ENTITY FORESTER TO SCHEDULE A SITE INSPECTION FOR ANY TREE REMOVAL REQUIRING A PERMIT.
30. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
31. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

32. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT LOCAL ENTITY TRAFFIC OPERATIONS DEPARTMENT, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN AT NO COST TO THE CONTRACTOR; HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.
33. THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THE DEVELOPMENT RELATED TO THE DEVELOPMENT'S LOCAL STREET OPERATIONS. IN ADDITION, THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE DEVELOPMENT.
34. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, UNLESS SPECIFICALLY APPROVED BY THE LOCAL ENTITY ENGINEER, AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE LOCAL ENTITY.
35. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
36. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
37. THE DEVELOPER SHALL HAVE, ONSITE AT ALL TIMES, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
38. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
39. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES. UPON COMPLETION OF THE WORK, THE CONTRACTOR(S) SHALL SUBMIT RECORD DRAWINGS TO THE LOCAL ENTITY ENGINEER.
40. THE DESIGNER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARK FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS. THE INFORMATION SHALL BE AS FOLLOWS:
PROJECT DATUM: NAVD88
BENCHMARK
10-00 ON THE BACK OF WALK AT THE HANDICAP RAMP, AT THE NORTH END OF SHERWOOD ST. AT THE ENTRANCE TO MARTINEZ PARK, APPROXIMATELY 180 FT. NORTH OF THE CENTERLINE OF THE SOUTH R.R. TRACK. NAVD88 = 4991.61
PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) FOR THEIR VERTICAL DATUMS.
IF NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) = NAVD88 DATUM - 3.18'
41. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
42. DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
43. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE LOCAL ENTITY CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ENTITY STREET REPAIR STANDARDS. THE FINISHED PATCH SHALL BLEND IN SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREA, MAY BE REQUIRED. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER AND/OR THE LOCAL ENTITY INSPECTOR AT THE TIME THE CUTS ARE MADE.
44. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
45. STANDARD HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
46. AFTER ACCEPTANCE BY THE LOCAL ENTITY, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A MINIMUM PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
47. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS: (LIST).
48. APPROVED VARIANCES ARE LISTED AS FOLLOWS: NOT APPLICABLE.

7	6	5	4	3	2	1	NO.	DATE	BY
							10/19/20	09/16/2020	MEG
							UPDATED ROOF DRAIN NOTE & WATER SERVICE REVISIONS		
									JOB NO. 2020-017



KEEFE CIVIL, INC
825 UNION STREET
GOLDEN, COLORADO 80401
(970) 215-6808
MEG@KEEFECIVIL.COM



308 CHERRY STREET UTILITY PLANS
GENERAL NOTES
FORT COLLINS, COLORADO



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date _____

CHECKED BY: _____ Water & Wastewater Utility _____ Date _____

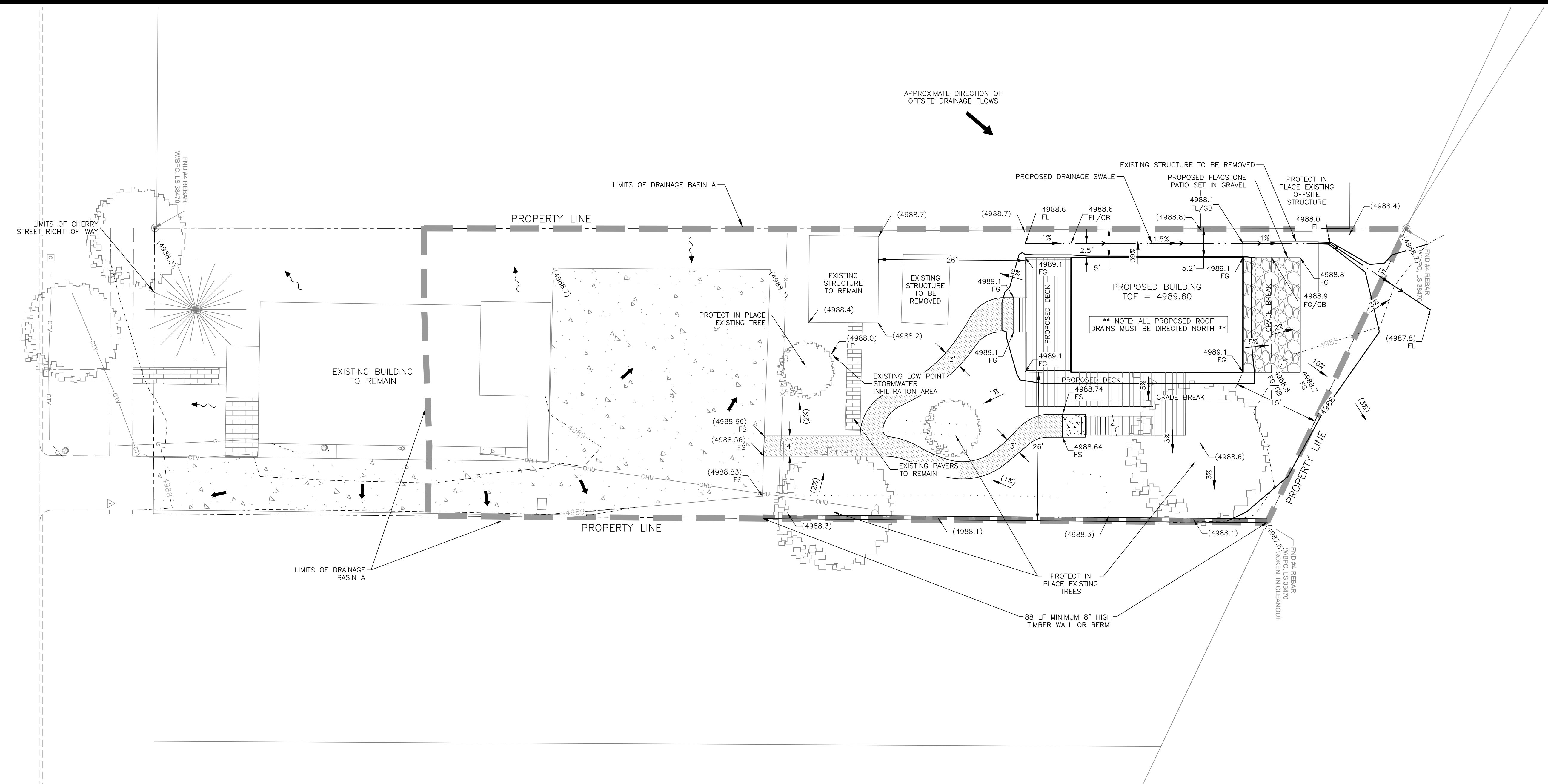
CHECKED BY: _____ Stormwater Utility _____ Date _____

CHECKED BY: _____ Parks & Recreation _____ Date _____

CHECKED BY: _____ Traffic Engineer _____ Date _____

CHECKED BY: _____ Environmental Planner _____ Date _____

CHERRY STREET



APPROXIMATE DIRECTION OF OFFSITE DRAINAGE FLOWS

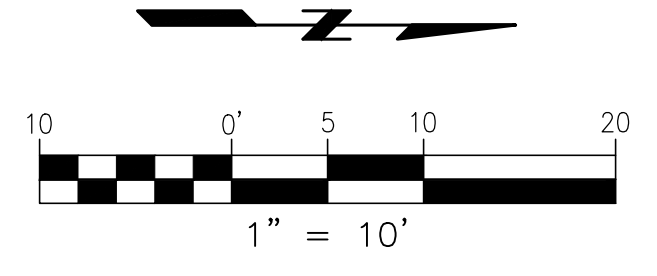
Hardscape or Hard Surface	Historic Site Area (sf)	Adjusted Historic Area (sf)	Developed Site Area (sf)	Adjusted Developed Area (sf)
Asphalt, Concrete	2,153	2,153	2,169	2,169
Rooftop	1,490	1,490	1,860	1,860
Deck, Pavers, Gravel (40%)	380	152	1,300	520
Total Impervious Area	4,023	3,795	5,329	4,549
Adjusted Basin		754		

LEGEND:

- 4988 --- EXISTING CONTOUR
- 4988 --- PROPOSED CONTOUR
- + 4988.84 PROPOSED SPOT ELEVATION
- + (4987.7) EXISTING SPOT ELEVATION
- 2% PROPOSED SLOPE
- 1% EXISTING SLOPE
- [Pattern] PROPOSED CONCRETE
- [Pattern] EXISTING CONCRETE
- [Pattern] PROPOSED GRAVEL WALKWAY
- [Pattern] PROPOSED FLAGSTONE PAVERS SET IN GRAVEL
- SS EXISTING SEWER SERVICE
- SS PROPOSED 4" SEWER SERVICE
- W EXISTING WATER SERVICE
- W PROPOSED 3/4" WATER SERVICE
- EXISTING UNDERGROUND CABLE
- E PROPOSED UNDERGROUND ELECTRIC
- E EXISTING UNDERGROUND ELECTRIC
- OHE EXISTING OVERHEAD ELECTRIC

ABBREVIATION LEGEND:

- AC ACRES
- ADA AMERICANS WITH DISABILITIES ACT
- DS DOWNSPOUT
- DWG DRAWING
- EG EXISTING GROUND
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOWLINE
- FS FINISHED SURFACE (CONCRETE)
- GB GRADE BREAK
- GFF GARAGE FINISHED FLOOR
- HP HIGH POINT
- LP LOW POINT
- TOF TOP OF FOUNDATION



City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
City Engineer

CHECKED BY: _____ Date _____
Water & Wastewater Utility

CHECKED BY: _____ Date _____
Stormwater Utility

CHECKED BY: _____ Date _____
Parks & Recreation

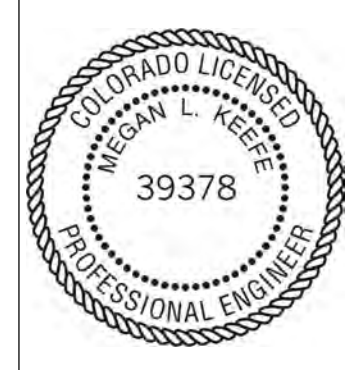
CHECKED BY: _____ Date _____
Traffic Engineer

CHECKED BY: _____ Date _____
Environmental Planner



NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3			
2			
1	10/19/20	MLK	UPDATED ROOF DRAIN NOTE & WATER SERVICE

DATE 09/16/2020 JOB NO. 2020-017



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308 CHERRY STREET UTILITY PLANS
GRADING AND DRAINAGE PLAN
FORT COLLINS, COLORADO



KEEFE CIVIL, INC
825 Union Street
Golden, Colorado 80401
(970) 215-6808
meg@keefecivil.com

October 19, 2020

Keefe Civil Project Number: 2020-017

Dan Mogen, EI, CFM
Stormwater Engineering & Development Review Division
City of Fort Collins Utilities
700 Wood Street
Fort Collins, Colorado 80522

RE: 308 Cherry Street Final Drainage Memo – FDP190011

Dear Dan:

The purpose of this letter is to describe the proposed site improvements and potential drainage impacts at 308 Cherry Street (Exhibit A). The 0.23-acre project site is a developed single-family residential lot, currently being used for business purposes, with established landscaping located northwest of the North Howes Street and Cherry Street intersection in Fort Collins, Colorado.

Current conditions at the site include a single-story house, three small garden sheds, a concrete parking area north of the house, a wood deck, established trees, several garden areas, and a concrete driveway. The lot is bound by existing single-family residential properties to the east and west, railroad right-of-way to the north, and Cherry Street right-of-way to the south.

According to NRCS Soil Survey of Larimer County, the site consists of Paoli fine sandy loam (Exhibit B). The entire site has been classified as being within hydrologic soil group A, which typically has a high infiltration rate.

Per the flood insurance rate map (Exhibit C), the lot is located within Zone X. Zone X is defined as an area of minimal flood hazard and does not have a base flood elevation associated with it. The site is also located outside City of Fort Collins floodplains.

Historically, existing site stormwater is split along the northern third of the house. Much of the existing house and driveway drains towards Cherry Street to the south either along the landscaped western lot line or following a raised curb along the eastern property line driveway. The remaining third of the house and parking lot drains to the north. There is an existing localized low point directly north of the parking lot, which naturally performs as an infiltration basin (identified in Exhibit A). Offsite flows from the west have historically drained across the property via overland flows. What historic drainage does not infiltrate the backyard, sheet flows either into the railroad right-of-way to the north or the neighbor's property to the east.

The proposed site grading improvements are limited to the area north of the existing concrete parking area and include a two-story carriage house with no basement, a wood deck, gravel walkways, and a flagstone patio with gravel fill. Two existing garden sheds are intended to be removed during construction.

All proposed building roof drains shall be directed to the north and outfall into railroad right-of-way. Offsite flows from the west shall be collected in the proposed drainage swale west of the carriage house and drain towards the north. A timber wall is proposed along the eastern property line to help divert potential developed drainage flows away from the eastern neighbor's property.

The lot's total adjusted impervious area will increase by 754 square feet (sf), as indicated in calculations shown below.

Hardscape or Hard Surface	Historic Lot Area (sf)	Adjusted Historic Area (sf)	Developed Lot Area (sf)	Adjusted Developed Area (sf)
Asphalt, Concrete	2,153	2,153	2,169	2,169
Rooftop	1,490	1,490	1,860	1,860
Patio and Pavers (40%)	380	152	1,300	520
Total Impervious Area	4,023	3,795	5,329	4,549
Adjusted Basin Imperviousness	754 sf			

The composite runoff coefficient and drainage basin runoff calculations for the historic and developed site are limited to the basin draining to the rear of the lot and are included in the enclosed tables (Exhibit D). Using the Fort Collins Stormwater Criteria Manual, the proposed stormwater runoff increase will be almost unnoticeable at the site, as indicated in the summary table below.

	2-year	10-year	100-year
Basin A Historic Runoff	0.11 cfs	0.18 cfs	0.49 cfs
Basin A Developed Runoff	0.11 cfs	0.20 cfs	0.52 cfs

Based on the enclosed design, it is my professional opinion the additional runoff generated by these site improvements will not cause adverse impacts to downstream private properties. I hereby attest that this letter for the final drainage design for 308 Cherry Street was prepared by me or under my direct supervision, in accordance with the provisions of the Fort Collins Stormwater Criteria Manual. I understand that the City of Fort Collins does not and will not assume liability for drainage facilities designed by others.

Thank you for the opportunity to submit this drainage memo. Please do not hesitate to reach out to me if you have any questions or comments regarding the above items. (970) 215-6808 or meg@keefecivil.com

Best regards,

Megan L. Keefe, PE / Manager
 Keefe Civil, Inc.

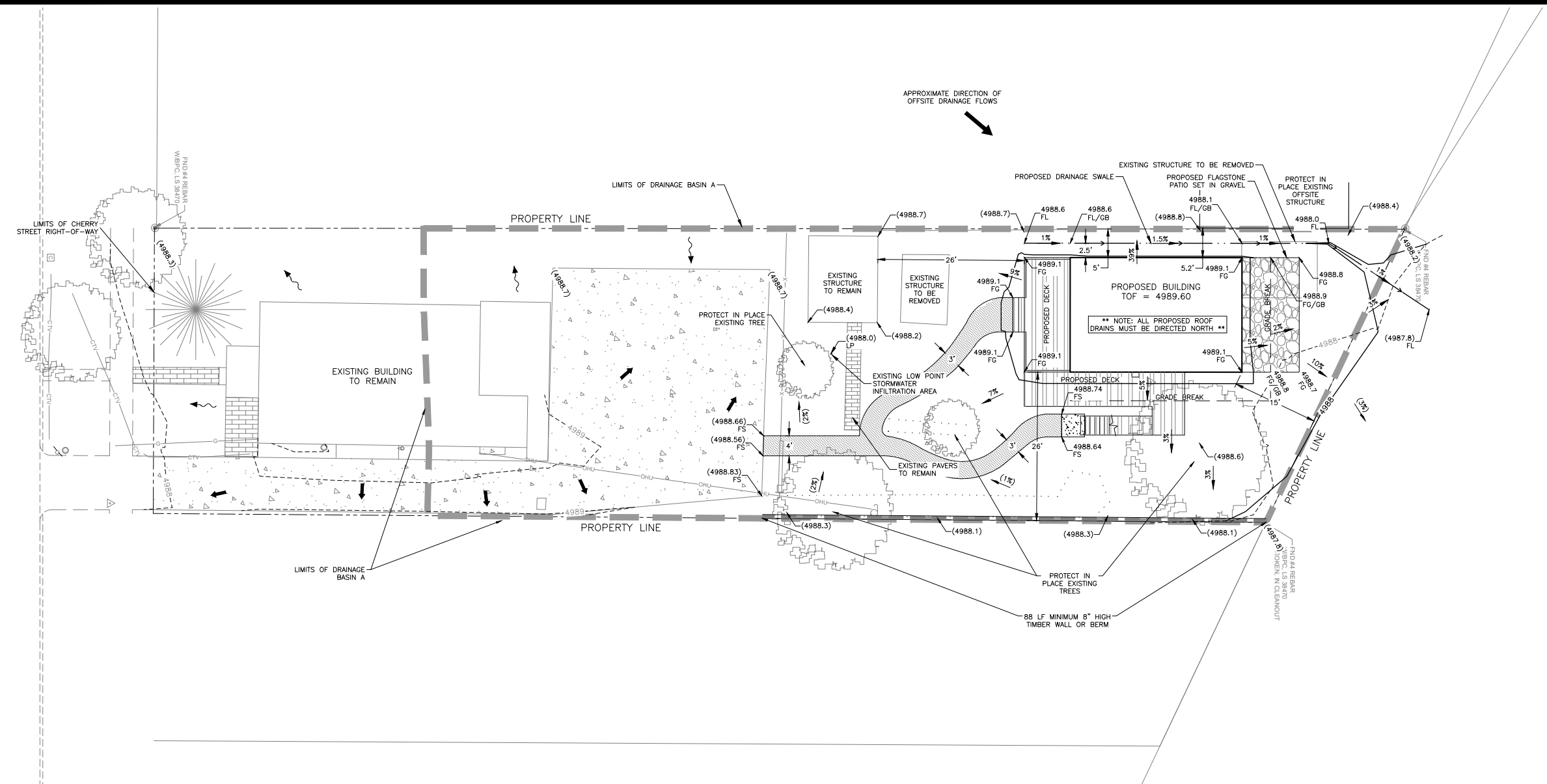
Enclosures

Cc: Kimberly Baker Medina



EXHIBIT A

CHERRY STREET



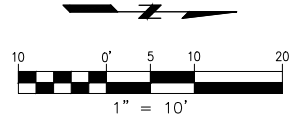
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Deck, Pavers, Gravel (40%)	380	152	1,300	520
Total Impervious Area	4,023	3,795	5,329	4,549
Adjusted Basin		754		

LEGEND:

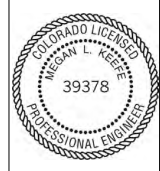
- 4988 --- EXISTING CONTOUR
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- x 4988.84 PROPOSED SPOT ELEVATION
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- 2% PROPOSED SLOPE
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- SS — EXISTING SEWER SERVICE
- SS — PROPOSED 4" SEWER SERVICE
- W — EXISTING WATER SERVICE
- W — PROPOSED 3/4" WATER SERVICE
- — EXISTING UNDERGROUND CABLE
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- E — EXISTING UNDERGROUND ELECTRIC
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ABBREVIATION LEGEND:

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- TOF TOP OF FOUNDATION



NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3			
2			
1	10/19/20	MLK	UPDATED ROOF DRAIN NOTE & WATER SERVICE



KEEFE CIVIL, INC
 825 UNION STREET
 GOLDEN, COLORADO 80401
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308 CHERRY STREET UTILITY PLANS

GRADING AND DRAINAGE PLAN

FORT COLLINS, COLORADO

City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

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

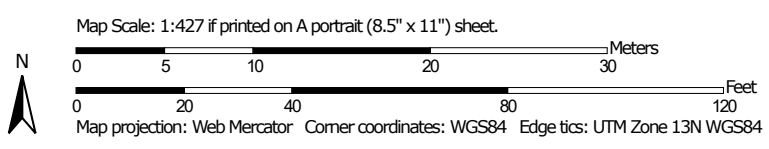


EXHIBIT B

Hydrologic Soil Group—Larimer County Area, Colorado
(308 Chery Street)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Larimer County Area, Colorado
 Survey Area Data: Version 15, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 11, 2018—Aug 12, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
81	Paoli fine sandy loam, 0 to 1 percent slopes	A	0.2	100.0%
Totals for Area of Interest			0.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

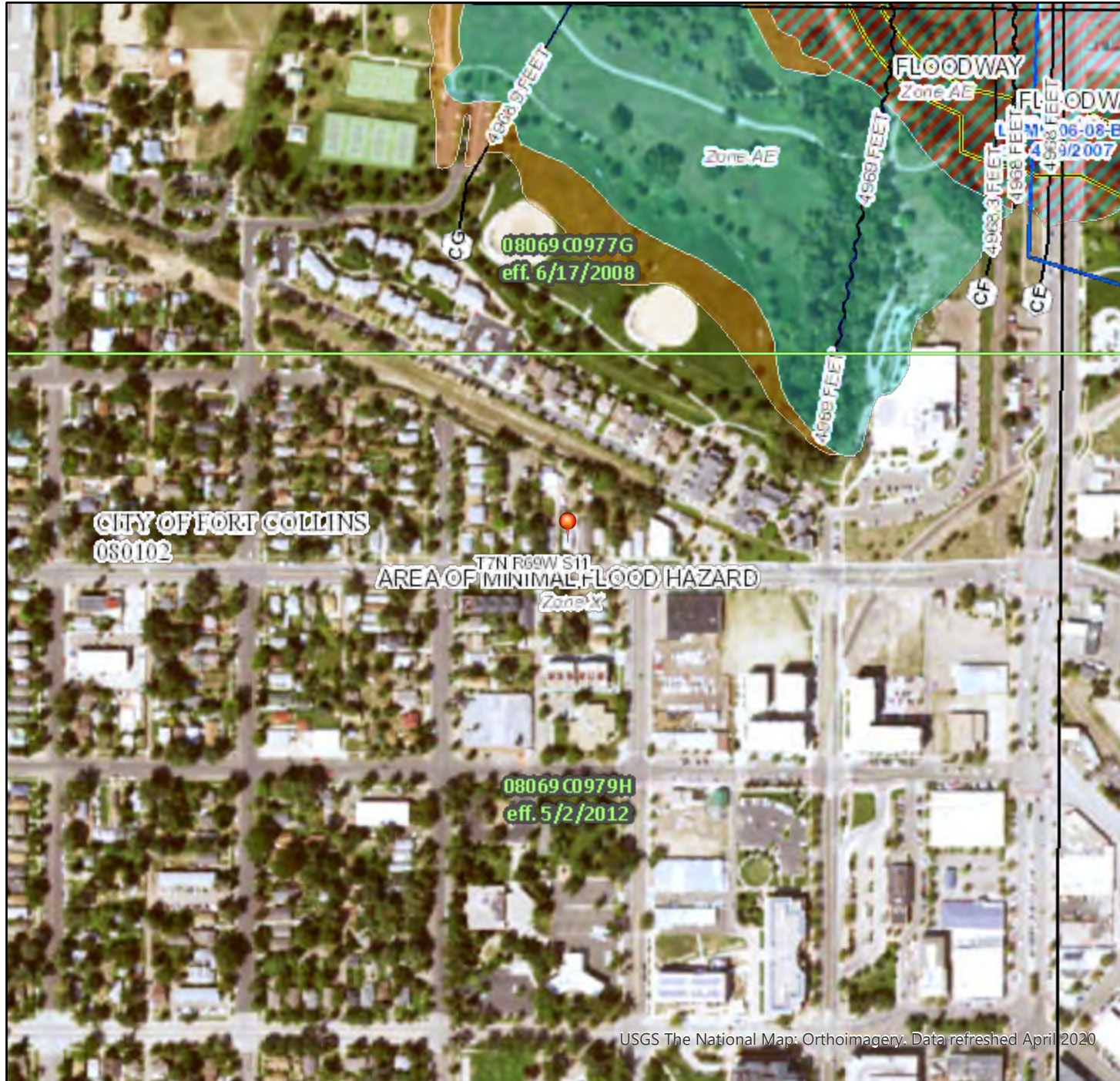
Tie-break Rule: Higher

EXHIBIT C

National Flood Hazard Layer FIRMMette



105°5'11"W 40°35'46"N



USGS The National Map: Orthoimagery. Data refreshed April 2020



105°4'34"W 40°35'19"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | Effective LOMRs |
| GENERAL STRUCTURES | Area of Undetermined Flood Hazard Zone D |
| | Channel, Culvert, or Storm Sewer |
| | Levee, Dike, or Floodwall |
| OTHER FEATURES | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | Coastal Transect |
| | Base Flood Elevation Line (BFE) |
| | Limit of Study |
| | Jurisdiction Boundary |
| | Coastal Transect Baseline |
| | Profile Baseline |
| | Hydrographic Feature |
| MAP PANELS | Digital Data Available |
| | No Digital Data Available |
| | Unmapped |

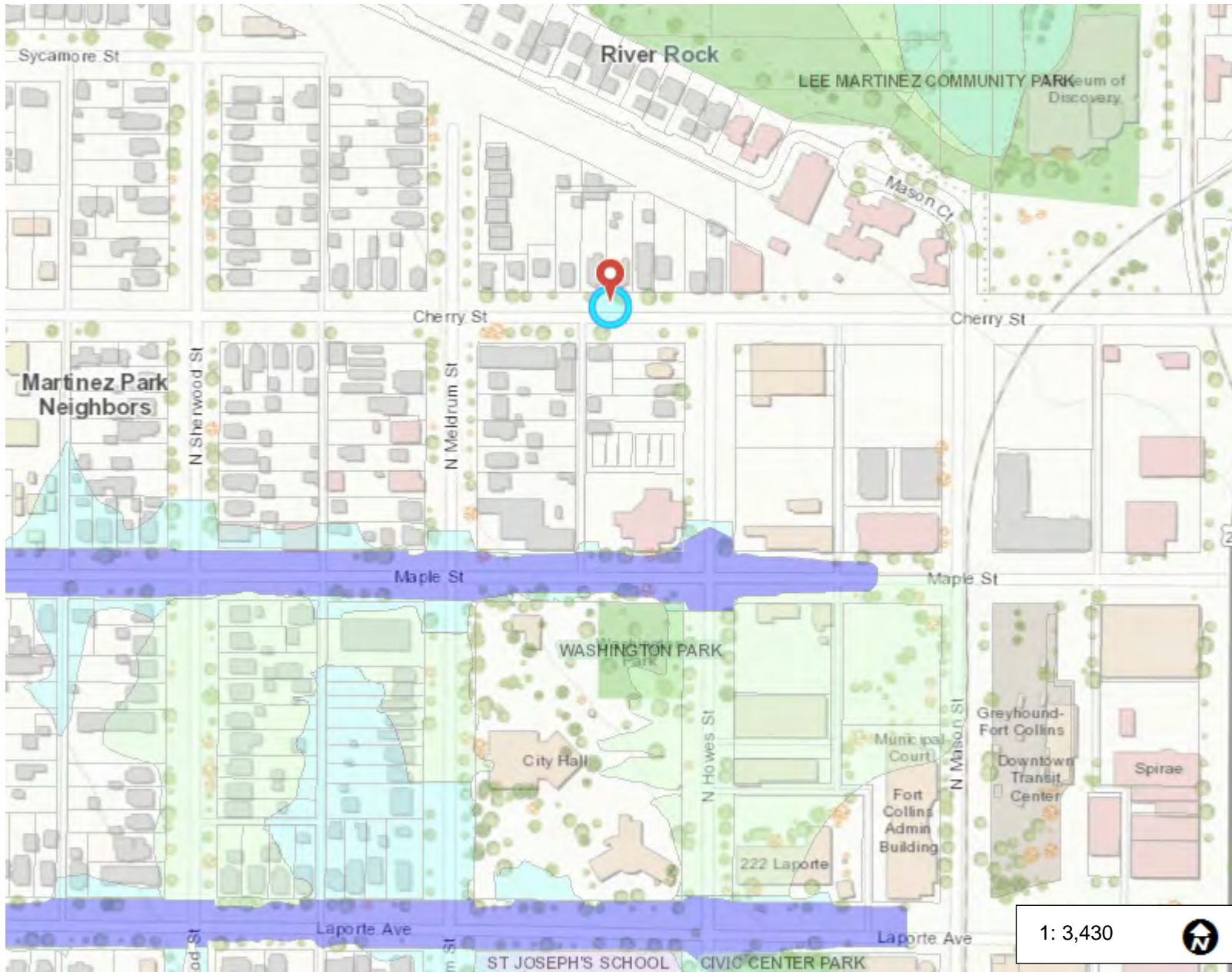


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/9/2020 at 4:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

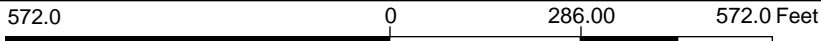
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Legend

- Parcels
- FEMA Floodplain**
 - FEMA High Risk - Floodway
 - FEMA High Risk - 100 Year
 - FEMA Moderate Risk - 100 / 500 Y
- FEMA Map Panel**
- City Floodplains**
 - City High Risk - Floodway
 - City High Risk - 100 Year
 - City Moderate Risk - 100 Year
- Growth Management Area
- Parks
- Schools
- Natural Areas
- City Limits

1: 3,430



Notes

EXHIBIT D

**Composite Runoff Coefficient Calculations
308 Cherry Street, Fort Collins, CO**

$$C = \frac{\sum_{i=1}^n (C_i \times A_i)}{A_t}$$

Equation 5-2

Where: C = Composite Runoff Coefficient
 C_i = Runoff Coefficient for Specific Area (A_i), dimensionless
 A_i = Area of Surface with Runoff Coefficient of C_i, acres or square feet
 n = Number of different surfaces to be considered
 A_t = Total Area over which C is applicable, acres or square feet

Surface Type	Runoff Coefficients ¹	Historic Drainage Basin A			Developed Drainage Basin A		
		Area (sf)	Minor (2- and 10-yr) Composite C ²	Major (100-yr) Composite C ³	Area (sf)	Minor (2- and 10-yr) Composite C ²	Major (100-yr) Composite C ³
Hardscape or Hard Surface							
Asphalt, Concrete	0.95	2,153			2,169		
Rooftop	0.95	1,490			1,860		
Pavers, Flagstone	0.50	140			340		
Gravel	0.50	0			310		
Deck	0.40	240			650		
Total Impervious Area		4,023			5,329		
Landscape or Pervious Surface							
Lawns, Clayey Soil, Flat Slope < 2%	0.10	4,032			2,726		
Total Drainage Basin A		8,055	0.32	0.41	8,055	0.34	0.43

Notes:

1. Runoff coefficients per Fort Collins Stormwater Criteria Manual Table 3.2-2.
2. Composite runoff coefficient per Fort Collins Stormwater Criteria Manual Equation 5-1.
3. Frequency adjustment factor per Fort Collins Stormwater Criteria Manual Table 3.2-3.

Table 3.2-3. Frequency Adjustment Factors

Storm Return Period (years)	Frequency Adjustment Factor (C _f)
2, 5, 10	1.00
25	1.10
50	1.20
100	1.25

Table 3.2-2. Surface Type - Runoff Coefficients

Surface Type	Runoff Coefficients
Hardscape or Hard Surface	
Asphalt, Concrete	0.95
Rooftop	0.95
Recycled Asphalt	0.80
Gravel	0.50
Pavers	0.50
Landscape or Pervious Surface	
Lawns, Sandy Soil, Flat Slope < 2%	0.10
Lawns, Sandy Soil, Avg Slope 2-7%	0.15
Lawns, Sandy Soil, Steep Slope >7%	0.20
Lawns, Clayey Soil, Flat Slope < 2%	0.20
Lawns, Clayey Soil, Avg Slope 2-7%	0.25
Lawns, Clayey Soil, Steep Slope >7%	0.35

Drainage Basin Runoff Calculations
308 Cherry Street, Fort Collins, CO

Basin	Area (acres)	Minor Composite C	Major Composite C	Initial/Overland Time ¹				Travel Time ²					Final T _c ³			Intensity (in/hr) ⁴			Basin Flow (cfs) ⁵		
				Length (ft)	Slope (%)	Minor t _o (min)	Major t _o (min)	Length (ft)	Slope (%)	Channel Type	Velocity (fps)	t _t (min)	Minor T _c (min)	Major T _c (min)	2-yr	10-yr	100-yr	2-yr	10-yr	100-yr	
Historic																					
A	0.185	0.32	0.41	140	1	17.2	15.4			NA			17.2	15.4	1.75	2.99	6.52	0.11	0.18	0.49	
Developed																					
A	0.185	0.34	0.43	140	1	16.7	14.9			NA			16.7	14.9	1.81	3.08	6.56	0.11	0.20	0.52	

Notes:

1. Per Fort Collins Stormwater Criteria Manual Section 3.3.2.

$$T_i = \frac{1.87(1.1 - C \times C_f) \sqrt{L}}{\sqrt[3]{S}}$$

Where: C = Runoff Coefficient, dimensionless

C_f = Frequency Adjustment Factor, dimensionless

L = Length of Overland Flow, feet

S = Slope, percent

2. Per Fort Collins Stormwater Criteria Manual Section 3.3.3.

$$V = \frac{1.49}{n} R^{2/3} S^{1/2}$$

Where: V = Velocity, feet/second

n = Roughness Coefficient, dimensionless

R = Hydraulic Radius, feet (Hydraulic Radius = area / wetted perimeter, feet)

S = Longitudinal Slope, feet/feet

And:

$$T_t = \frac{L}{V \times 60}$$

3. Per Fort Collins Stormwater Criteria Manual Section 3.3.4. A minimum T_c of 5 minutes is required.

$$T_c = \frac{L}{180} + 10$$

4. Per IDF Table for Rational Method, Table 3.4-1 Fort Collins Stormwater Criteria Manual.

5. Per Fort Collins Stormwater Criteria Manual Equation 5-1.

$$Q = CIA$$

Where: Q = Peak Rate of Runoff, cfs

C = Runoff Coefficient, dimensionless

I = Rainfall Intensity, in/hr

A = Area of the Basin or Sub-basin, acres



MEMORANDUM

TO: Interested Parties

FROM: Cameron Gloss, Planning Manager

DATE: November 1, 2017

SUBJECT: Administrative Interpretation #6-17 regarding the applicability of Land Use Code Sections 4.9(D) relating to the development standards for Carriage Houses and Accessory Buildings.

A request was received from Zoning staff to interpret the application of a Carriage House proposal on a property zoned Neighborhood Conservation, Buffer (N-C-B). In this particular case, the property contains a single family house on the front of the lot that has been converted to a commercial office, and the owner proposes construction of a new carriage house at the rear of the lot behind the street fronting commercial office. The carriage house would include a 600 square foot residential unit on the first floor and a separate, 400 square foot habitable space on the second floor that would not be part of the residential unit.

RELEVANT CODE STANDARDS:

Division 4.9 - Neighborhood Conservation, Buffer District (N-C-B)

(D) *Land Use Standards.*

(2) *Residential.* Any new single-family dwelling that is proposed to be located behind a street-fronting principal building shall contain a maximum of one thousand (1,000) square feet of floor area. Floor area shall include all floor space within the basement and first floor plus that portion of the floor area of any second story having a ceiling height of at least seven and one-half (7½) feet. A new single-family dwelling may be located in any area of the rear portion of such lot, provided that it complies with the setback requirements of this District and there is at least a ten-foot separation between structures. The building footprint for such single-family dwelling shall not exceed six hundred (600) square feet.

(3) *Accessory Buildings With Habitable Space (or Potential Future Habitable Space).* Any accessory building with water and/or sewer service shall be considered to have habitable space. An applicant may also declare an intent for an accessory building to contain habitable space. Any person applying for a building permit for such a building shall sign and record with the Larimer County Clerk and Recorder an affidavit stating that such accessory structure shall not be used as a dwelling unit. All building permits issued for such buildings shall be conditioned upon this prohibition. Any such

structure containing habitable space that is *located behind a street-fronting principal building shall contain a maximum six hundred (600) square feet of floor area.* Floor area shall include all floor space within the basement and ground floor plus that portion of the floor area of any second story having a ceiling height of at least seven and one-half (7½) feet. Such accessory building may be located in any area of the rear portion of a lot, provided that it complies with the setback requirements of this District and there is at least a ten-foot separation between structures.

INTERPRETATION/CONCLUSION:

Can a Carriage House be constructed behind a commercial building in the NCB zone district?

Yes, the Land Use Code permits a new single family dwelling behind a “principal building” and does not specify limitations on the use of the front building, except that it is a ‘principal building’ as opposed to an “accessory building”.

Since the commercial enterprise is within a ‘principal building’, a new single family dwelling could be constructed at the rear of the lot and qualify as a ‘Carriage House’ if it meets the Land Use Standards for building footprint, square footage and separation limitations found in Section 4.9 (D)(2).

City Staff Information:

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Senior City Planner

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Leslie Spencer

Community Development

970.416.4288

lspencer@fcgov.com

Please email your name and full address to Leslie to receive the decision report.

Please email Leslie with any technical questions.

As required by City Council Ordinance 079, 2020, a determination has been made that it is desirable to conduct a remote hearing to provide reasonably available participation by parties—and-interests and the public, because meeting in person would not be prudent.

During the hearing:

- You will join the meeting and be automatically muted. Your video feed will not be on.
- Use the "raise hand" button to let us know you would like to speak. City staff will call on you and unmute you when it's your turn.
- If you are joining by phone, dial *9 to raise your hand and press *6 to unmute yourself in Zoom (you may still need to unmute your phone) .
- Please email your name and full address to lspencer@fcgov.com , so we can send you the decision report.
- If you experience technical issues and need assistance during the hearing, please contact: Leslie Spencer, Community Development, at lspencer@fcgov.com or text 970.219.2645.

Order of Proceedings

1. Project Introduction (staff)
2. Applicant Presentation
3. Staff Presentation
4. Staff Response to Applicant Presentation
5. Public Testimony
6. Applicant Response
7. Staff Response
8. Decision
 - Within 10 business days, Hearing Officer issues written decision
 - May approve, approve with conditions, or deny the development application

9. Decision is mailed to applicant and any person who provided testimony at public hearing

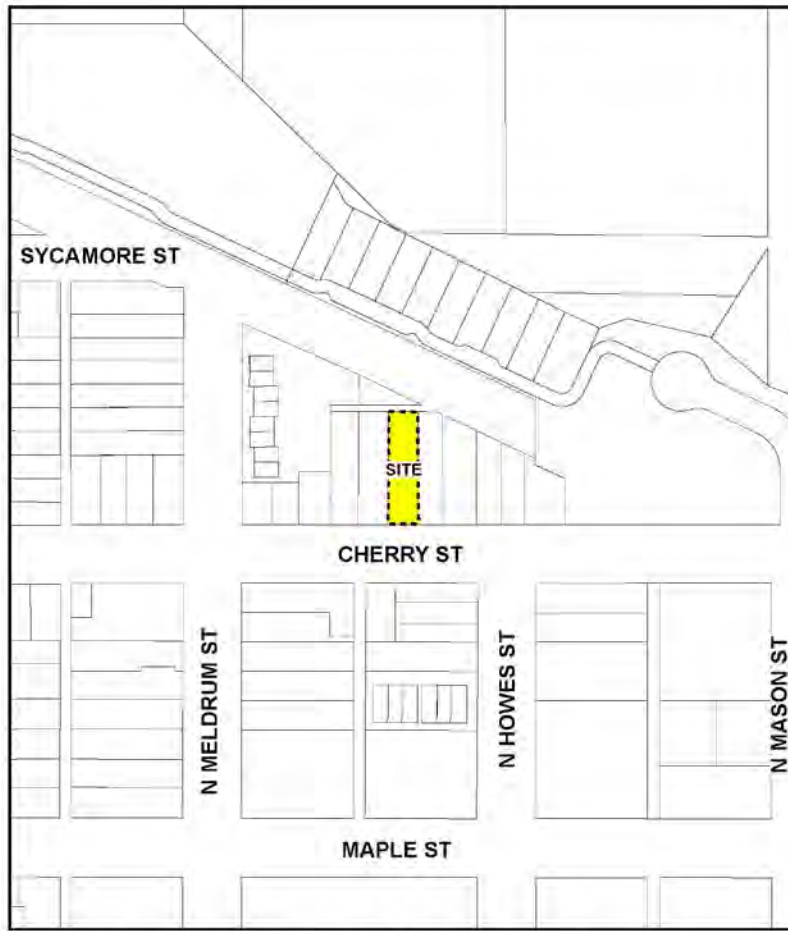
10. Appeal Process

- Appeals are filed with the City Clerk's Office
- Written appeal must be received within 14 calendar days of the decision
- Filing fee of \$100.00
- City Clerk will schedule appeal for City Council

**Type I Administrative Hearing
308 Cherry Street – Carriage House FDP190011**

Pete Wray
Senior City Planner

Agenda Item Overview

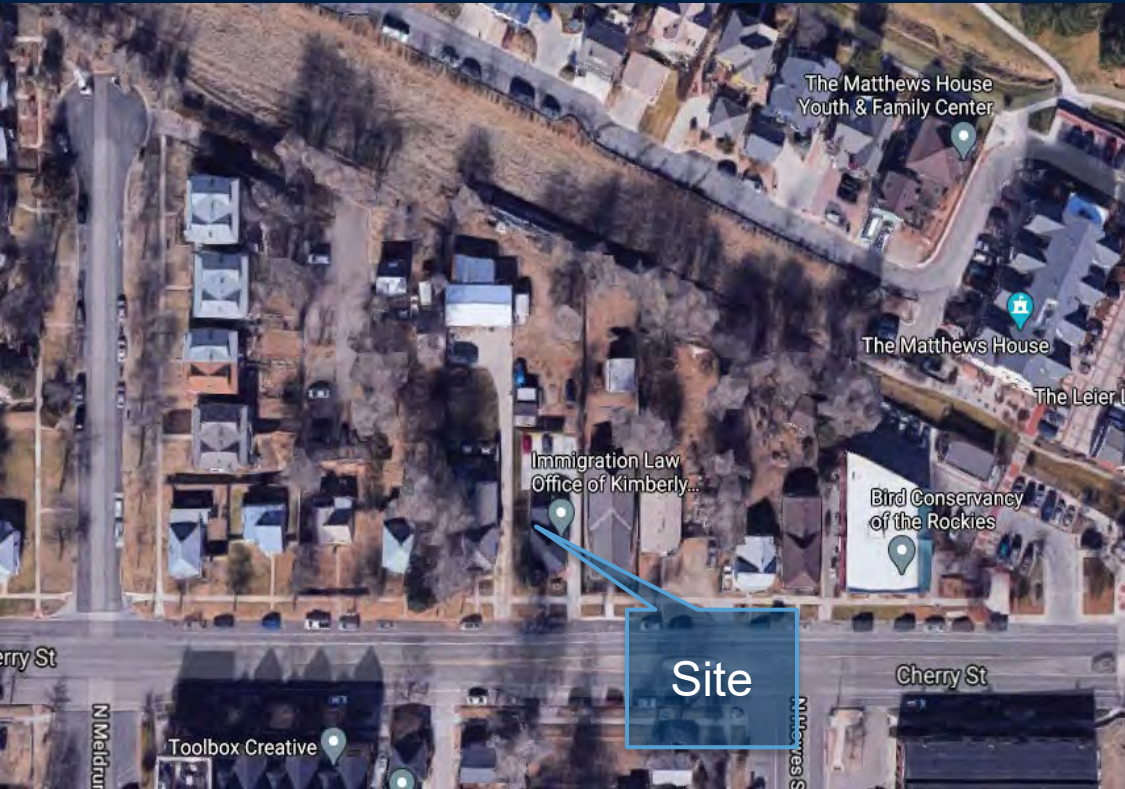


308 CHERRY ST CARRIAGE HOUSE
LOCATION MAP



Agenda Item Overview

- 308 Cherry St. -
Area context
- 10,433 SF lot
- Surrounding uses
and features





Agenda Item Overview

- Ex. Office Building fronting Cherry St.
- Existing parking lot behind Office Bldg.
- Rear lot – 2 Ex. Sheds
- No alley access

Agenda Item Overview



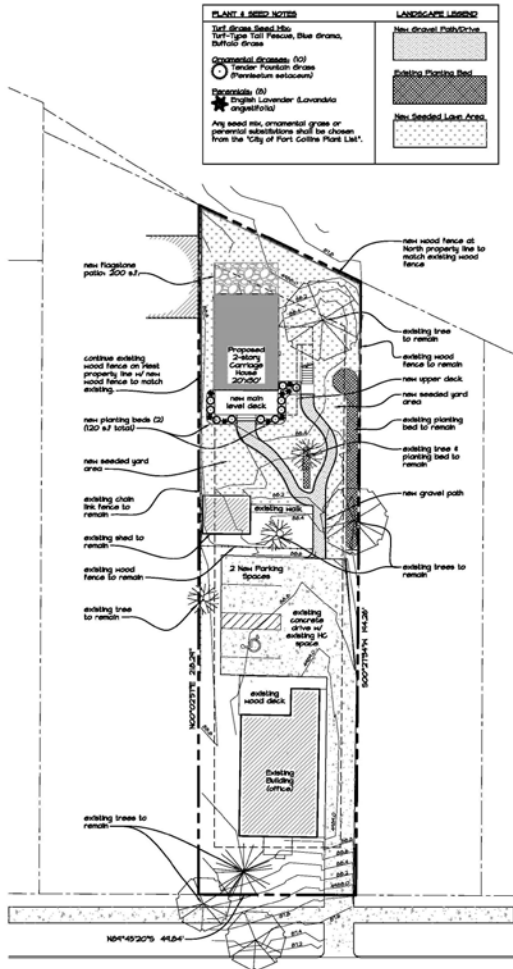
- 308 Cherry St. - Area context
- View from Street

Agenda Item Overview



- 960 SF Carriage House on rear lot
- 600 SF footprint, and 360 SF 2nd level
- 3 off-street parking spaces
- Landscape yard between buildings

Landscape Plan



- Existing trees preserved
- New landscaping in remaining yard area
- Connecting walkway to carriage house
- 6' screen fence

Site Plan

Allowable Floor Area rear lot

(lot 10,433/2 = 5,217 x .33) = 1,721 SF

- Carriage House & shed = 1,142 SF

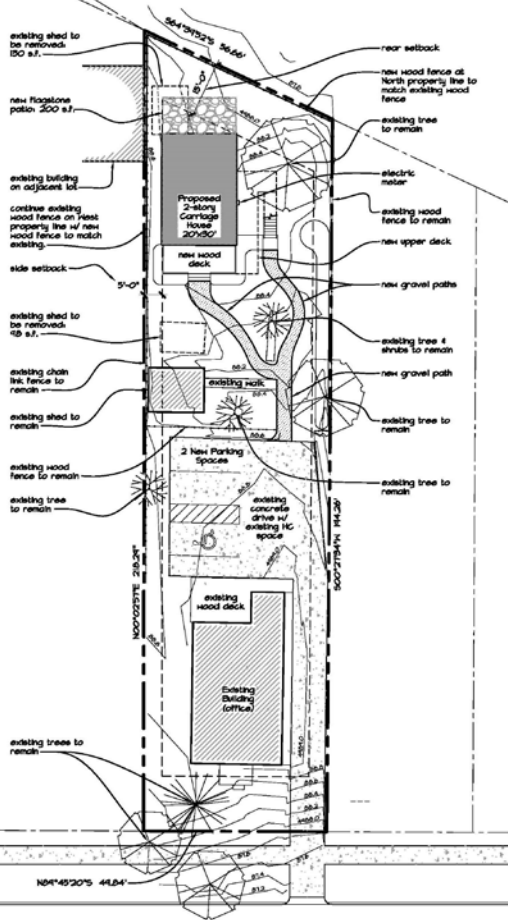
Max. size = 1,000 SF/Footprint = 600 SF

- Carriage House = 960 SF/footprint = 600 SF

Required vehicular parking:

(lots larger than 40 feet wide) = 1 space/single-family dwelling

- 3 off-street parking spaces provided



Building Floorplan/Elevations



Max. Bldg. height
= 24'

- New Bldg. height = 24'

Max. Bldg. wall height at side yard setback = 18'

- Carriage House side wall height = 16'

- The F.D.P. complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The F.D.P. complies with relevant standards located in Article 3 – General Development Standards.
- The F.D.P. complies with relevant standards located in Division 4.9, Neighborhood Conservation, Buffer District of Article 4.

Staff recommends approval of 308 Cherry Street – Carriage House, FDP190011.