Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

6/6/2024 11:15 AM

Project Name

7-Eleven at Prospect Ridge

CDR240034

<u>Applicant</u>

Kevin Polasek

713-933-0333

kpolasek@bowman.com

Description

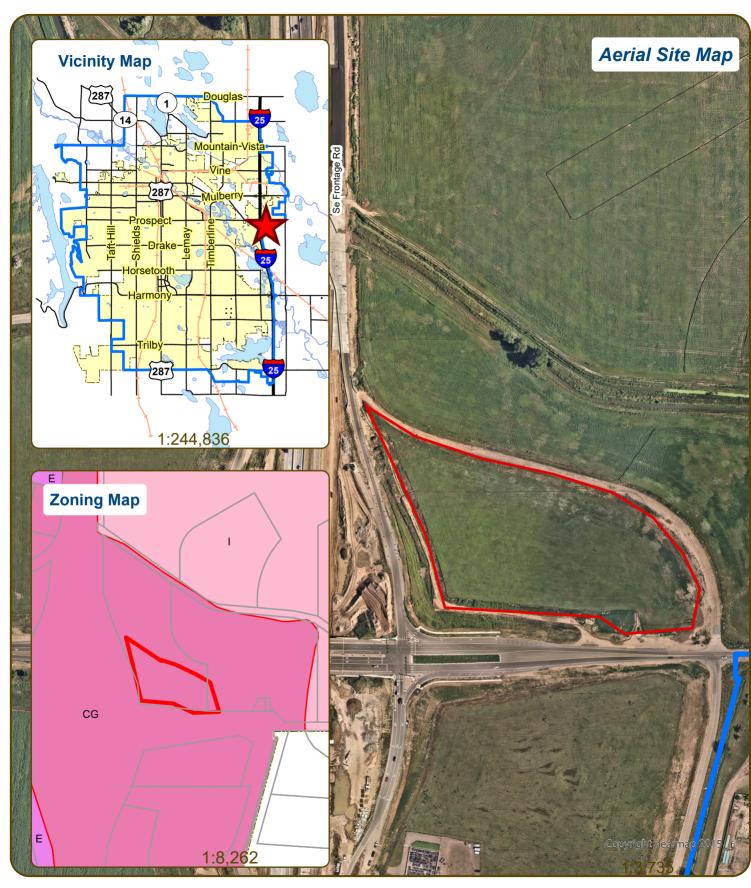
This is a request to develop a gasoline station on lot 4 of the Rudolf Farm Subdivision (parcel # 8715000022). The applicant proposes a 4,772 sqft gas station convenience store. Access is taken from the future Carriage Parkway to the east and future Prospect Ridge Dr to the north. The site is directly north of E Prospect Rd and approximately 0.12 mi east of Interstate-25. The property is within the General Commercial (C-G) zone district and the project would be subject to an Administrative (Type 1) Review.

Planner: Kai Kleer

Engineer: Sophie Buckingham

DRC: Brandy Bethurem Harras

7-Eleven at Prospect Ridge-Convenience Retail Stores with Fuel



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, increased to accordance to the contained and accordance to the contained to the co







Development Review Guide - STEP 2 of 8

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. The applicant acknowledges that they are acting with the owner's consent.

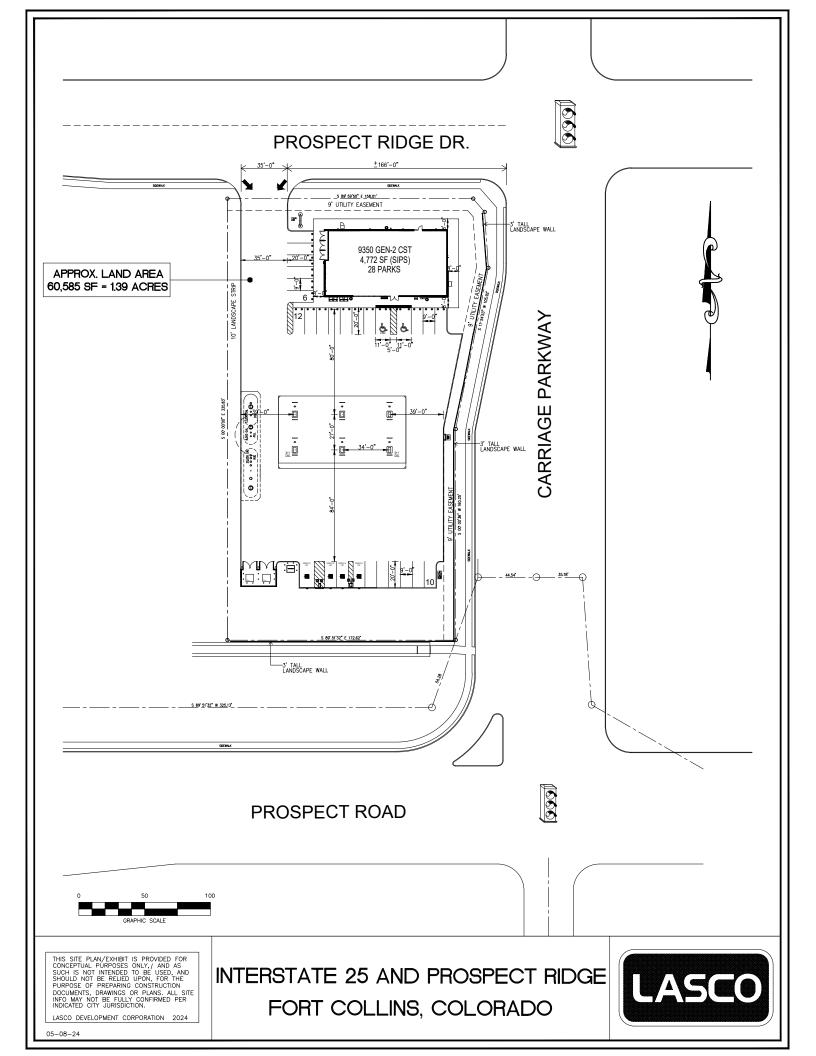
Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to preappmeeting@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.

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Are you a small business? Yes	□ No Business Name (if applicable) _	
Your Mailing Address		
Phone Number	Email Address	
Site Address or Description (pare	cel # if no address)	
Proposed Use	Existing Use	
Total Building Square Footage	S.F. Number of Stories	Lot Dimensions
Age of any Existing Structures _		
	Website: http://www.co.larimer.co.us/as good quality, color photos of all sides o	ssessor/query/search.cfm of the structure are required for conceptual.
Is your property in a Flood Plain	? □ Yes □ No If yes, then at what	t risk is it?
Info available on FC Maps: http://gi	sweb.fcgov.com/redirect/default.aspx?la	ayerTheme=Floodplains.
Increase in Impervious Area_(Approximate amount of additional		S.F. er existing bare ground to be added to the site)
	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?





RUDOLPH FARM

TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:	
Know all persons by these presents, that the undersigned owner(s) of the following described land:	
Parcels of land situate in the Southwest Quarter of Section Fifteen (15), Township Seven North (T.7N.), Range Sixty-Eight West (R.68W.) of the Sixth Principal Meridicity of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows;	ian (6 th P.M.),
Considering the North line of the Southwest Quarter of Section 15 as bearing South 89° 38' 43" East with the West Quarter corner of Section 15 being a $3\frac{1}{4}$ " aluminum capon #6 rebar, stamped PLS 7839, and with all bearings contained herein relative there	
COMMENCING at said West Quarter corner of said Section 15; THENCE along the North line of the Southwest Quarter, South 89° 38' 43" East a distance of 105.08 feet to POINT OF BEGINNING 1; THENCE continuing along said North line, South 89° 38' 43" East a distance of 2538.15 feet to said Center corner of Section 15; THENCE along the East line of the Southwest Quarter of Section 15, South 00° 05' 39" West a distance of 1081.21 feet; THENCE departing said East line, North 76° 39' 58" West a distance of 580.42 feet; THENCE along the arc of a curve concave to the Northwest a distance of 151.65 feet, said curve has a Radius of 642.00 feet, a Delta of 13° 32' 03" and is subtended by South 53° 20' 22" West a distance of 151.30 feet; THENCE South 60° 06' 24" West a distance of 375.84 feet; THENCE South 60° 06' 24" West a distance of 646.57 feet; THENCE North 54° 53' 09" West a distance of 18.04 feet; THENCE North 54° 59' 16" West a distance of 163.85 feet; THENCE North 67° 52' 16" West a distance of 548.82 feet; THENCE North 67° 52' 16" West a distance of 588.13 feet; THENCE North 67° 52' 16" West a distance of 780.50 feet; THENCE North 00° 11' 37" East a distance of 780.50 feet; THENCE North 22° 40' 37" East a distance of 26.16 feet; THENCE North 00° 11' 44" East a distance of 433.23 feet to POINT OF BEGINNING 1, containing 3,614,899 square feet or 82.99 acres, more or less (±).	a Chord bearing
AND	
COMMENCING at the South Quarter corner of said Section 15; THENCE along the South line of the Southwest Quarter, North 89° 59' 24" West a distance of 635.26 feet; THENCE North 00° 01' 10" East a distance of 30.00 feet to the North right-of-way line of Prospect Road, said point being POINT OF BEGINNING 2; THENCE along said North line, North 89° 59' 24" West a distance of 615.25 feet; THENCE departing said North line, North 01° 13' 48" East a distance of 0.23 feet; THENCE North 46° 06' 09" West a distance of 144.25 feet; THENCE North 80° 50" 00" West a distance of 73.30 feet; THENCE North 89° 59' 00" West a distance of 79.72 feet; THENCE South 25° 01' 13" West a distance of 105.03 feet; THENCE North 89° 51' 32" West a distance of 325.13 feet; THENCE North 89° 51' 42" West a distance of 487.44 feet; THENCE North 05° 41' 33" West a distance of 144.79 feet; THENCE North 05° 41' 33" West a distance of 483.55 feet; THENCE North 15° 29' 40" West a distance of 483.55 feet; THENCE North 15° 29' 40" West a distance of 415.63 feet; THENCE North 00° 11' 12" East a distance of 415.63 feet; THENCE South 54° 47' 42" East a distance of 101.38 feet; THENCE South 56° 18' 42" East a distance of 500.33 feet; THENCE South 67° 51' 42" East a distance of 500.33 feet; THENCE South 56° 57' 42" East a distance of 500.33 feet; THENCE South 56° 57' 42" East a distance of 500.33 feet; THENCE South 56° 57' 42" East a distance of 500.33 feet;	
Said described parcels contain 5,012,781 square feet or 115.08 acres, more or less.	
For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets Plat to be known as RUDOLPH FARM (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights this Plat shall run with the land.	
CERTIFICATE OF DEDICATION:	
The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated untiprovisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements contended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easementser; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interest enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.	a duty to maintain I such time as the C.R.S. The City's onsistent with the nents with suitable refere with the full Easements, but by
Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other grouevent such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remote City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. It not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.	and cover). In the ve such obstacles,
The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.	
OWNER:	
BY:	
STATE OF COLORADO)	
OUNTY OF LARIMER)	
The foregoing instrument was acknowledged before me this day of, 20, by	
as of	
Witness my hand and official seal	
My commission expires:	
Notary Public ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED OF PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORN OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT CONTINUED HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCT PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION.	E BY THE , THROUGH A DLLINS SHALL TION OF SUCH

ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

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The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts,

catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

ATTORNEY'S CERTIFICATION

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

NEW CACHE RESERVOIR CO.

EASEMENT ACCEPTANCE

EAST LARIMER COUNTY WATER DISTRICT

EASEMENT ACCEPTANCE

CITY OF GREELEY EASEMENT ACCEPTANCE AND

TEMPORARY EASEMENT **VACATION ACCEPTANCE**

REVIEWED BY:

Address:	
Registration No.:	APPROVED: PRESIDENT DATE:
APPROVED AS TO FORM, CITY ENGINEER	LAKE CANAL
By the City Engineer of the City of Fort Collins, Colorado thisday of A.D., 20	EASEMENT ACCEPTANCE
	APPROVED: PRESIDENT
City Engineer	DATE:
DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES APPROVAL	
By the Director of Community Development and Neighborhood Services the City of Fort Collins, Colorado this day of A.D., 20	BOXELDER SANITATION DISTRICT EASEMENT ACCEPTANCE
	REVIEWED BY:

SURVEYOR'S STATEMENT

Director of Community Development and Neighborhood Services

I, Robert C. Tessely, a Colorado Registered Professional Land Survey prepared from an actual survey under my supervi umentation as dicated hereon were found or of, all this to the best of my knowledge, set as shown, and that the foregoing p

6-23-23

6-23-23

For and on Behalf of Northern Predictions
Robert C. Tessely COR

Colorado Registered Professional Land Surveyor No. 38470

OWNER/APPLICANT Bryan Byler Pacific North Enterprises, LLC 900 Castleton Road, Suite 118

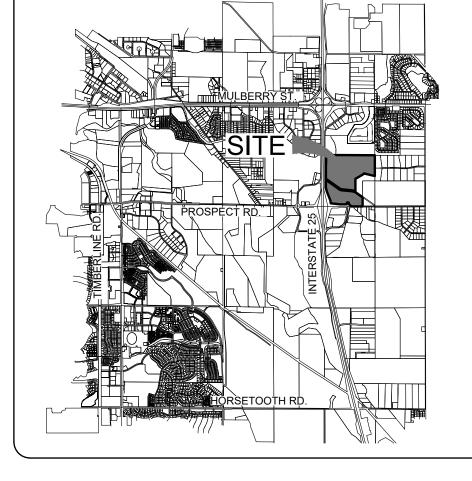
Castle Rock, CO 80109

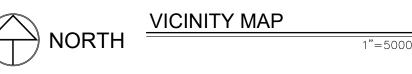
Fort Collins, CO 80524

PLANNER/ LANDSCAPE ARCHITECT Bill Mahar Norris Design 244 N. College Ave. #150

SITE ENGINEER Northern Engineering Services, Inc. Andy Reese 301 North Howes Street, Suite 100 Fort Collins, Colorado 80521 (970) 221-4158

SITE SURVEYOR Northern Engineering Services, Inc. Bob Tessely, PLS 301 North Howes Street, Suite 100 Fort Collins, Colorado 80521





SURVEYOR NOTES:

(970) 221-4158

1) The Basis of Bearings is the North line of the Southwest Quarter of Section 15-T7N-R68W as bearing South 89° 38' 43" East (assumed bearing) and monumented as shown on drawing with the West Quarter corner of Section 15 being a $3\frac{1}{4}$ " aluminum cap on #6 rebar, stamped LS 17483 and the Center Quarter of Section 15 being a $2\frac{1}{2}$ " aluminum cap on #6 rebar, stamped PLS 7839.

2) For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Title Commitment Order No. FCC25192054, dated September 8, 2021, prepared by Land Title Guarantee Company.

3) The lineal unit of measurement for this plat is U.S. Survey Feet.

4) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.

5) A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use

6) Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.

7) For easements created by separate document and shown hereon refer to record document for specific terms.

8) Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

9) Adjacent property owner information per the Larimer County Land information Locator.

10) Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the

11) The word "state", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).

12) The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.

NOTES AT THE REQUEST OF THE CITY OF FORT COLLINS:

Notes as requested by the City of Fort Collins and listed hereon are being required as a condition of approval by the City of Fort Collins. The notes, as they appear hereon, were provided to Northern Engineering by the City of Fort Collins.

- There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City code.
- FLOOD ZONE DESIGNATION: According to FIRM Panel 08069C1003G for Larimer County, effective date 05/02/2012, this tract lies within a FEMA designated Area of Minimal Flood Hazard (Zone X) and Special Flood Hazard Areas (Zone AE).
- Portions of this property are in the FEMA-Designated Boxelder Creek floodplain, floodway, and erosion buffer and must comply with the safety regulations of Chapter 10 of City Municipal Code.

NOTES AT THE REQUEST OF THE CITY OF GREELEY:

Notes as requested by the City of Greeley and listed hereon are being required as a condition of approval by the City of Greely. The notes, as they appear hereon, were provided to Northern Engineering by the City of Greeley.

- ALL EASEMENTS AND RIGHTS-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT.
- THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR BERMS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT. NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM
- THERE SHALL BE NO OTHER UTILITIES WITHIN THE CITY OF GREELEY EASEMENT EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT. ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW POTHOLED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. GREELEY WATER & SEWER WILL ISSUE
- IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SAFELY BUT SURFACE RESTORATION WILL NOT BE DONE BY/OR AT THE EXPENSE OF THE CITY OF GREELEY.
- GREELEY WATER PIPELINE LOCATIONS ARE APPROXIMATE, CONTACT THE TRANSMISSION LINE TECHNICIAN AT 970 350-9320 72 HOURS IN ADVANCE OF ANY LOCATE REQUEST OR ANY CONSTRUCTION ACTIVITIES WITHIN THE GREELEY WATER PIPELINE EASEMENT.
- ANY IRRIGATION LINES AND/OR SPRINKLER SYSTEMS LOCATED WITHIN GREELEY EASEMENT REQUIRES CONTRACTOR TO PROVIDE GREELEY A FULL SET OF LANDSCAPING & IRRIGATION/SPRINKLER SYSTEM PLANS FOR REVIEW AND APPROVAL. PLANS TO BE PROVIDED A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION. VALVE BOXES ARE NOT TO BE LOCATED WITHIN GREELEY'S EASEMENT.

NOTES TO BE REMOVED PRIOR TO SURVEYOR FINALIZING SURVEY:

- A. This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and/or upgraded prior to finalizing and/or recording. "Set" corner information depicted hereon is for reference purposes only.
- B. A current title commitment will be provided to the surveyor prior to final submittal.
- C. Those areas labeled as "Dedicated by Separate Document" and "TBD" will be revised upon receipt of recorded document.

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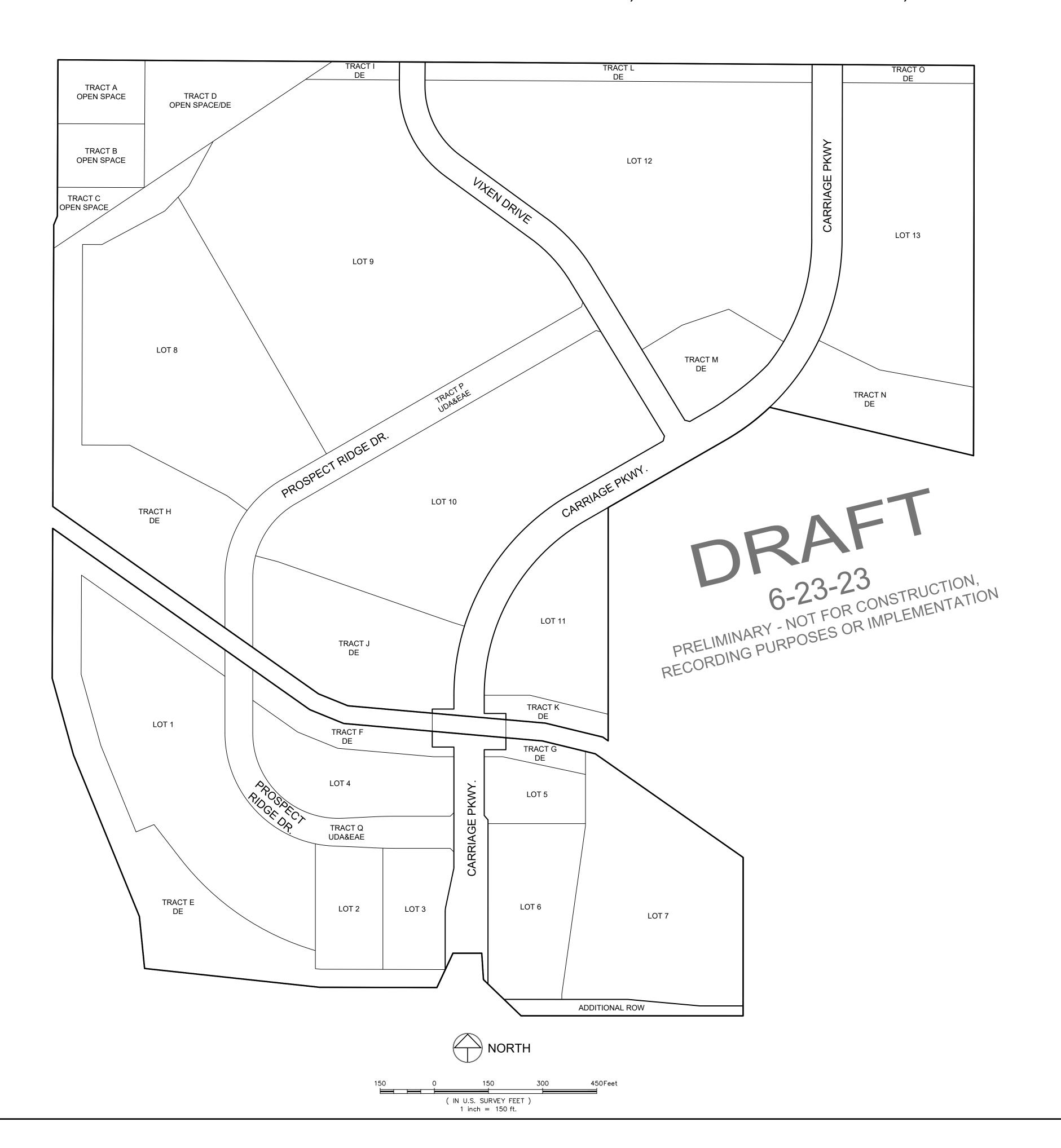
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Of 8 Sheets

RUDOLPH FARM

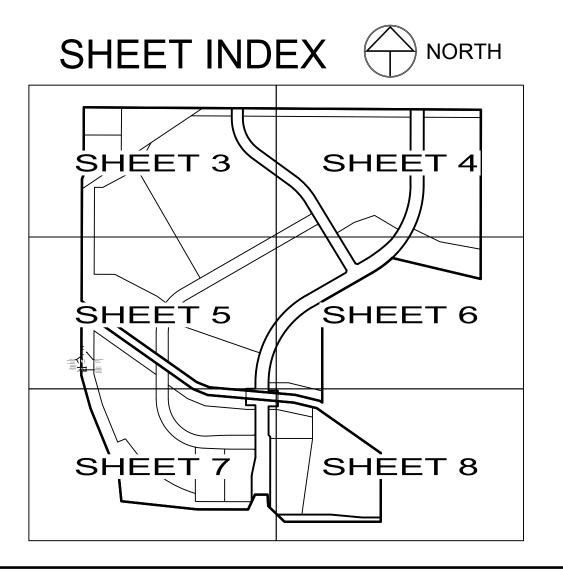
TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



		CURV	E TABL	 E	
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	54°17'25"	275.00'	260.58'	S26°42'49"E	250.94'
C2	22°31'28"	450.00'	176.91'	S42°35'48"E	175.77'
C3	60°01'35"	275.00'	288.11'	N30°00'48"E	275.11'
C4	89°59'51"	275.00'	431.96'	N44°59'55"W	388.90'
C5	60°05'48"	600.00'	629.33'	N30°03'30"E	600.88'
C6	60°00'00"	600.00'	628.32'	N30°06'24"E	600.00'
	53°39'09"	449.26'	420.69'	S37°20'17"E	405.49'
C8	60°01'35"	313.50'	328.44'	S30°00'48"W	313.63'
C9	54°17'25"	310.50'	294.21'	N26°42'49"W	283.33'
C10	22°31'28"	414.50'	162.95'	N42°35'48"W	161.90'
C11	54°17'25"	239.50'	226.94'	N26°42'49"W	218.54'
C12	22°31'28"	485.50'	190.86'	N42°35'48"W	189.64'
C13	7°35'10"	548.00'	72.56'	S56°18'48"W	72.50'
C14	60°05'48"	642.00'	673.38'	S30°03'30"W	642.94'
C16	46°27'57"	642.00'	520.65'	N23°20'22"E	4951.54'
C17	60°01'35"	236.50'	247.77'	N30°00'48"E	236.59'
C19	88°35'55"	313.50'	484.78'	S44°17'57"E	437.90'
C20	42°38'49"	369.26'	274.85'	S42°50'32"E	268.55'
C21	36°27'04"	313.50'	199.45'	S18°13'32"W	196.10'
C22	23°34'31"	313.50'	128.99'	S48°14'20"W	128.09'
C23	38°31'43"	558.00'	375.23'	N19°22'15"E	368.20'
C24	28°24'52"	100.00'	49.59'	S14°12'26"E	49.09'
C25	20°38'16"	642.00'	231.25'	N36°15'12"E	4930.93'
C26	25°49'41"	642.00'	289.40'	N13°01'14"E	286.96'
C27	14°54'39"	236.50'	61.55'	N07°27'20"E	61.37'
C28	45°06'56"	236.50'	186.22'	N37°28'07"E	181.45'
C29	17°20'05"	642.00'	194.24'	S08°40'38"W	193.50'
C30	42°45'43"	642.00'	479.15'	S38°43'32"W	468.10'
C31	106°08'38"	35.00'	64.84'	S24°39'27"W	55.96'
C32	49°08'28"	165.00'	141.52'	S53°09'32"W	137.22'
C33	36°02'24"	730.00'	459.18'	S55°45'29"E	451.65'
C34	10°32'52"	729.23'	134.25'	S49°49'28"W	134.06'
C35	33°16'49"	120.00'	69.70'	S45°13'43"W	68.73'
C36	28°24'52"	60.00'	29.76'	N14°12'26"W	29.45'
C37	106°08'38"	75.00'	138.94'	N24°39'27"E	119.91'
C38	49°08'28"	125.00'	107.21'	N53°09'32"E	103.95'
C39	33°14'36"	160.00'	92.83'	N45°12'36"E	91.54'
C40	90°00'00"	15.00'	23.56'	N45°11'37"E	21.21'
C41	36°06'52"	70.00'	44.12'	N04°04'20"W	43.40'
C42	17°56'29"	225.00'	70.46'	N05°00'52"E	70.17'
C43	21°08'49"	680.00'	250.98'	N14°31'48"W	249.56'
C44	2°00'45"	365.00'	12.82'	N24°05'50"W	12.82'

CURVE TABLE	
ELTA RADIUS LENGTH BEARING C	CHORD
17'25" 275.00' 260.58' \$26°42'49"E 2	250.94'
31'28" 450.00' 176.91' S42°35'48"E 1	175.77'
01'35" 275.00' 288.11' N30°00'48"E 2	275.11'
59'51" 275.00' 431.96' N44°59'55"W 3	388.90'
05'48" 600.00' 629.33' N30°03'30"E 6	600.88'
00'00" 600.00' 628.32' N30°06'24"E 6	600.00'
39'09" 449.26' 420.69' \$37°20'17"E 4	405.49'
01'35" 313.50' 328.44' \$30°00'48"W 3	313.63'
17'25" 310.50' 294.21' N26°42'49"W 2	283.33'
31'28" 414.50' 162.95' N42°35'48"W 1	161.90'
17'25" 239.50' 226.94' N26°42'49"W 2	218.54'
31'28" 485.50' 190.86' N42°35'48"W 1	189.64'
85'10" 548.00' 72.56' \$56°18'48"W	72.50'
05'48" 642.00' 673.38' \$30°03'30"W 6	642.94'
27'57" 642.00' 520.65' N23°20'22"E 4	4951.54'
01'35" 236.50' 247.77' N30°00'48"E 2	236.59'
35'55" 313.50' 484.78' S44°17'57"E 4	437.90'
38'49" 369.26' 274.85' S42°50'32"E 2	268.55'
27'04" 313.50' 199.45' \$18°13'32"W 1	196.10'
34'31" 313.50' 128.99' \$48°14'20"W 1	128.09'
31'43" 558.00' 375.23' N19°22'15"E 3	368.20'
24'52" 100.00' 49.59' \$14°12'26"E	49.09'
38'16" 642.00' 231.25' N36°15'12"E 4	4930.93'
	286.96'
 	61.37'
	181.45'
	193.50'
 	468.10'
	55.96'
	137.22'
	451.65'
	134.06'
	68.73'
	29.45'
	119.91'
	103.95'
	91.54'
 	21.21'
	43.40'
 	
 	70.17'
	249.56'
00'45" 365.00' 12.82' N24°05'50"W	12.82'

			1.4	AND USE TABLE	
PARCEL	ARE	Α	PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	42,595 S.F.	0.98 A.C.	0.85%	Open Space	Property Owner
TRACT B	42,419 S.F.	0.97 A.C.	0.85%	Open Space	Property Owner
TRACT C	20,261 S.F.	0.47 A.C.	0.40%	Open Space	Property Owner
TRACT D	91,452 S.F.	2.10 A.C.	1.82%	Open Space/Drained Easement	Property Owner
TRACT E	232,672 S.F.	5.34 A.C.	4.64%	Drainage Easement	Property Owner
TRACT F	39,268 S.F.	0.90 A.C.	0.78%	Drainage Easement	Property Owner
TRACT G	15,177 S.F.	0.35 A.C.	0.30%	Drainage Easement	Property Owner
TRACT H	221,744 S.F.	5.09 A.C.	4.42%	Drainage Easement	Property Owner
TRACTI	11,145 S.F.	0.26 A.C.	0.22%	Drainage Easement	Property Owner
TRACT J	167,417 S.F.	3.84 A.C.	3.34%	Drainage Easement	Property Owner
TRACT K	23,293 S.F.	0.53 A.C.	0.46%	Drainage Easement	Property Owner
TRACT L	53,601 S.F.	1.23 A.C.	1.07%	Drainage Easement	Property Owner
TRACT M	68,238 S.F.	1.57 A.C.	1.36%	Drainage Easement	Property Owner
TRACT N	93,948 S.F.	2.16 A.C.	1.87%	Drainage Easement	Property Owner
TRACT O	18,250 S.F.	0.42 A.C.	0.36%	Drainage Easement	Property Owner
TRACT P	109,762 S.F.	2.52 A.C.	2.19%	Utility, Drainage, Access & Emergency Access Easement	Property Owner
TRACT Q	76,758 S.F.	1.76 A.C.	1.53%	Utility, Drainage, Access & Emergency Access Easement	Property Owner
LOTS (13)	3,313,930 S.F.	76.08 A.C.	66.11%		Property Owner
ROW	371,721 S.F.	8.53 A.C.	7.42%	Public Right of Way	City of Fort Collins
TOTAL	5,012,781 S.F.	115.08 A.C.	100.00%		



	LINE T	ABLE
LINE	LENGTH	BEARING
L1	18.04'	N54° 53' 09"W
L2	0.23'	N01° 13' 48"E
L3	144.25'	N46° 06' 09"W
L4	73.30'	N03° 44' 47"W
L5	79.72'	N89° 59' 00"W
L6	105.03'	S25° 01' 13"W
L7	63.87'	S00° 25' 53"W
L8	63.78'	N00° 25' 53"E
L9	63.87'	N00° 25' 53"E
L10	13.97'	S14° 20' 46"W
L11	14.31'	S75° 39' 14"E
L12	13.96'	S14° 23' 10"W
L13	14.32'	N75° 36' 50"W
L14	61.04'	S60° 06' 24"W
L15	14.14'	S45° 00' 23"W
L16	14.14'	S44° 59' 37"E
L17	16.09'	N40° 44' 01"W
L18	17.13'	N00° 00' 36"E
L19	38.28'	S00° 00' 36"W
L20	58.76'	N00° 00' 36"E
L21	14.88'	S03° 45' 41"E
L22	1.97'	S00° 00' 00"E
L23	1.72'	N00° 00' 00"E
L24	18.74'	S24° 05' 50"E
L25	142.04'	S71° 15' 28"E
L26	494.35'	S74° 39' 18"E
L27	157.52'	S71° 03' 39"E
L28	15.18'	S03° 45' 41"E
L29	71.36'	S03° 44' 47"E
L30	147.85'	S46° 06' 09"E
L31	142.50'	S71° 15' 28"E
L32	24.68'	N00° 01' 14"E
L33	9.81'	N89° 59' 13"W
L34	494.34'	S74° 39' 18"E
L35	157.06'	S71° 03' 39"E
L36	11.56'	S00° 00' 36"W
L37	28.49'	N13° 59' 06"E
L38	7.16'	N90° 00' 00"E
1		
L39	153.90'	S52° 49' 28"E
L39 L40	153.90' 66.20'	S52° 49' 28"E N89° 59' 24"W
L40	66.20'	N89° 59' 24"W
L40	66.20' 32.37'	N89° 59' 24"W S04° 59' 10"E
L40 L41 L42	66.20' 32.37' 162.33'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W
L40 L41 L42 L43	66.20' 32.37' 162.33' 32.79'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E
L40 L41 L42 L43 L44	66.20' 32.37' 162.33' 32.79' 49.88'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E
L40 L41 L42 L43 L44 L45	66.20' 32.37' 162.33' 32.79' 49.88' 124.69'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E
L40 L41 L42 L43 L44 L45 L46	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E
L40 L41 L42 L43 L44 L45 L46 L47	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E
L40 L41 L42 L43 L44 L45 L46 L47 L48	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W N89° 48' 48"W
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W N89° 48' 48"W N89° 57' 32"E
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69' 49.89'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W N89° 48' 48"W N89° 57' 32"E S89° 59' 02"E
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69' 49.89' 10.94'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W N89° 48' 48"W N89° 57' 32"E S89° 59' 02"E N00° 01' 00"E
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69' 49.89' 10.94' 10.00'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W N89° 57' 32"E S89° 59' 02"E N00° 01' 00"E S89° 59' 02"E N00° 01' 00"E
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69' 49.89' 10.94' 10.00' 10.04' 10.00'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W N89° 57' 32"E S89° 59' 02"E N00° 01' 00"E N89° 59' 02"E N00° 01' 00"E N89° 59' 00"W S00° 01' 00"W
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69' 49.89' 10.94' 10.00' 10.00'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"W N89° 48' 48"W N89° 57' 32"E S89° 59' 02"E N00° 01' 00"E N89° 59' 02"E N00° 01' 00"W S00° 01' 00"W N89° 59' 24"W
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69' 49.89' 10.94' 10.00' 10.00' 10.00'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W N89° 57' 32"E N89° 59' 02"E N00° 01' 00"E N89° 59' 02"E N00° 01' 00"W S00° 01' 00"W S00° 01' 00"W S00° 01' 00"W S00° 01' 00"W
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69' 49.89' 10.94' 10.00' 10.00' 10.00' 10.00' 97.68'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W N89° 57' 32"E S89° 59' 02"E N00° 01' 00"E N89° 59' 02"E N00° 01' 00"W S00° 01' 00"W N89° 59' 24"W S00° 01' 00"W N89° 59' 24"W S00° 01' 00"W N54° 47' 42"W
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69' 49.89' 10.94' 10.00' 10.00' 10.00' 10.00' 10.00' 10.00'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"W N89° 48' 48"W N89° 57' 32"E S89° 59' 02"E N00° 01' 00"E N89° 59' 02"E N00° 01' 00"W S00° 01' 00"W N89° 59' 24"W S00° 01' 00"W N89° 59' 24"W S00° 01' 00"W N54° 47' 42"W S52° 49' 28"E
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69' 49.89' 10.94' 10.00' 10.00' 10.00' 10.00' 153.68' 161.94'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W N89° 57' 32"E N89° 59' 02"E N00° 01' 00"E N89° 59' 02"E N00° 01' 00"W S00° 01' 00"W S00° 01' 00"W S00° 01' 00"W N89° 59' 24"W S00° 01' 00"W N89° 59' 24"W S00° 01' 00"W N54° 47' 42"W S52° 49' 28"E N03° 57' 23"W
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69' 49.89' 10.94' 10.00' 10.00' 10.00' 10.00' 10.00' 10.00' 87.68' 153.68' 161.94' 82.11'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W N89° 57' 32"E N00° 01' 02"E N89° 59' 02"E N00° 01' 00"E N89° 59' 02"E N00° 01' 00"W S00° 01' 00"W S00° 01' 00"W N89° 59' 24"W S00° 01' 00"W N54° 47' 42"W S52° 49' 28"E N03° 57' 23"W S03° 57' 23"E
L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60	66.20' 32.37' 162.33' 32.79' 49.88' 124.69' 46.07' 60.00' 60.00' 124.69' 49.89' 10.94' 10.00' 10.00' 10.00' 10.00' 153.68' 161.94'	N89° 59' 24"W S04° 59' 10"E N76° 19' 17"W S04° 59' 10"E S89° 59' 02"E N89° 57' 32"E N00° 00' 00"E S89° 48' 48"E S00° 11' 12"W N89° 57' 32"E N89° 59' 02"E N00° 01' 00"E N89° 59' 02"E N00° 01' 00"W S00° 01' 00"W S00° 01' 00"W S00° 01' 00"W N89° 59' 24"W S00° 01' 00"W N89° 59' 24"W S00° 01' 00"W N54° 47' 42"W S52° 49' 28"E N03° 57' 23"W

PRELIMINARY For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470

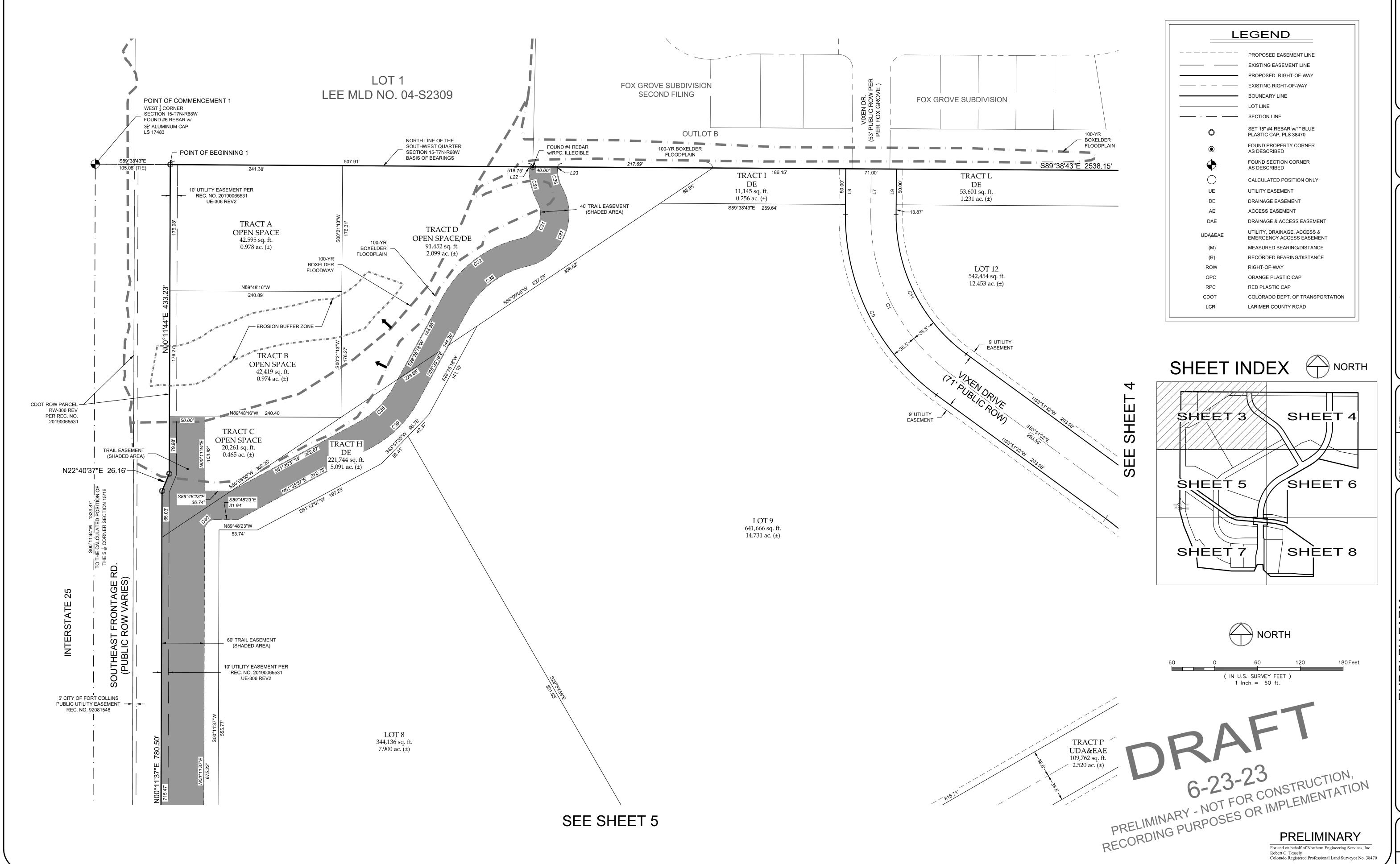
Sheet Of 8 Sheets

CITY OF FORT COLLINS STATE OF COLORADO

RUDOLPH FARM

RUDOLPH FARM

TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



According to Colorado law you must commence any legal action ba upon any defect in this survey within three years after you discover defect. In no event may any action based upon any defect in this sube commenced more than ten years after the date of the certificate slaveron

According to Colorado upon any defect in this single defect. In no event may be commenced more that hereon.

TOWNSHIP:
TOWNSHIP:
7 N
COPMENT
RANGE:
68 W of the

NORTHER

s LLC 1"=60'
S LLC REVIEWED BY:
R. Tessely FORT

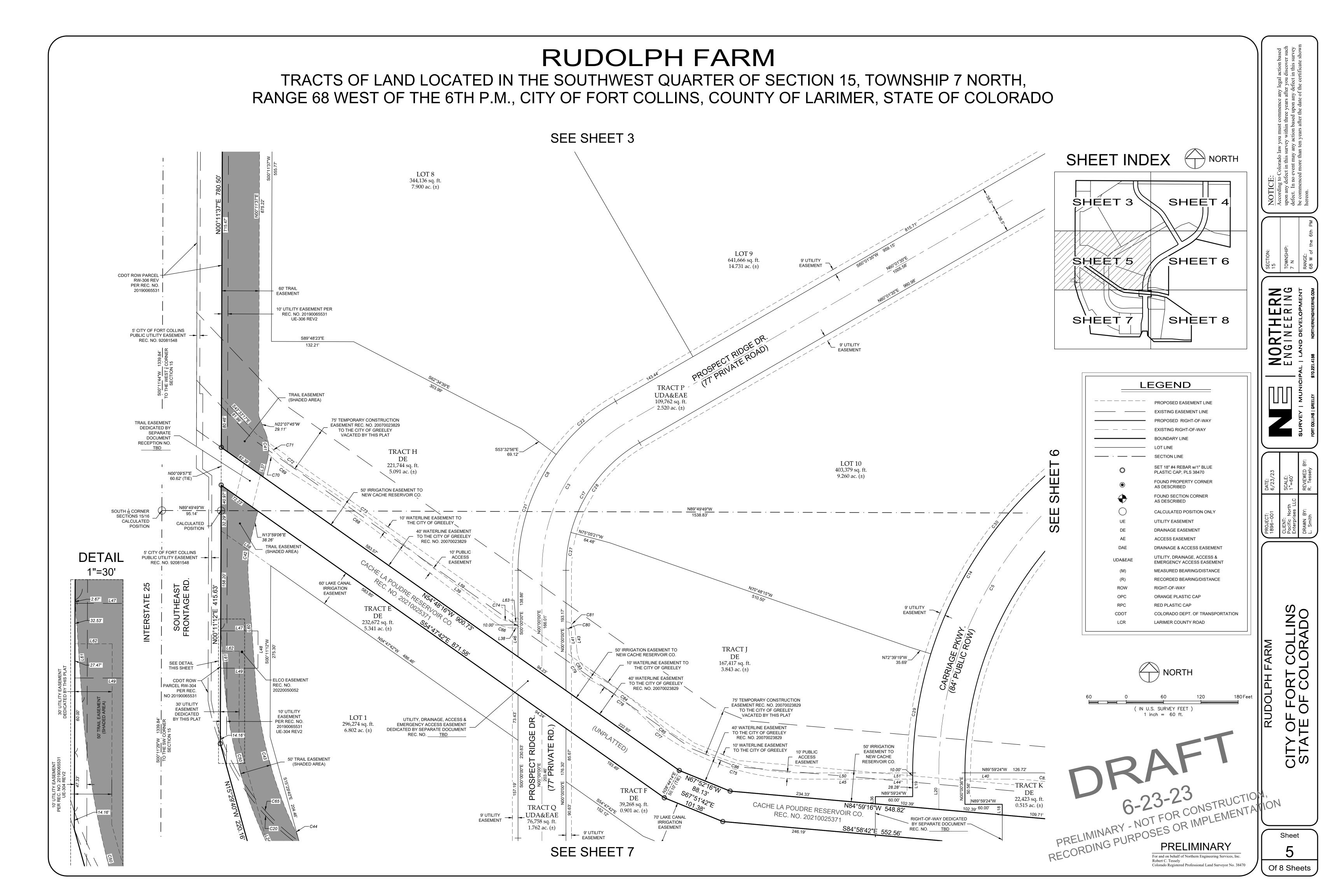
CLIENT:
Pacific North
Enterprises LLC
DRAWN BY:
R

CITY OF FORT COLLINS STATE OF COLORADO

Sheet

Of 8 Sheets

RUDOLPH FARM TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO LEGEND PROPOSED EASEMENT LINE FOX GROVE SUBDIVISION FOX GROVE SUBDIVISION CENTER ¹/₄ CORNER SECTION 15-T7N-R68W OUTLOT E FLOODPLAIN **OUTLOT E** FOUND #4 REBAR w/OPC, LS 7839 889°38'43"E 2538.15' SET 18" #4 REBAR w/1" BLUE PLASTIC CAP, PLS 38470 TRACT L TRACT O 365.00' FOUND PROPERTY CORNER DE 53,601 sq. ft. 18,250 sq. ft. FOUND SECTION CORNER 1.231 ac. (±) S89°38'43"E 0.419 ac. (±) AS DESCRIBED CALCULATED POSITION ONLY UTILITY EASEMENT DRAINAGE EASEMENT **─**42.0'───42.0'─ ACCESS EASEMENT DRAINAGE & ACCESS EASEMENT UTILITY, DRAINAGE, ACCESS & 9' UTILITY MEASURED BEARING/DISTANCE 9' UTILITY EASEMENT RECORDED BEARING/DISTANCE RIGHT-OF-WAY ORANGE PLASTIC CAP RED PLASTIC CAP COLORADO DEPT. OF TRANSPORTATION LARIMER COUNTY ROAD LOT 10 SHEET INDEX LOT 12 542,454 sq. ft. 12.453 ac. (±) SHÉET 3 SEE LOT 13 300,635 sq. ft. SHEET 6 SHEĚT 5 6.902 ac. (±) 9' UTILITY EASEMENT 9' UTILITY EASEMENT SHEET 8 CITY OF FORT COLLINS STATE OF COLORADO LOT 9 641,666 sq. ft. 14.731 ac. (±) RUDOLPH FARM FOUND #4 REBAR w/OPC, ILLEGIBLE TRACT P UDA&EAE 109,762 sq. ft. - 2.520 ac. (±) 9' UTILITY EASEMENT (IN U.S. SURVEY FEET) 1 inch = 60 ft. 9' UTILITY -EASEMENT -TRACT M DE 68,238 sq. ft. 1.567 ac. (±) 6-23-23 PRELIMINARY - NOT FOR CONSTRUCTION, OR IMPLEMENTATION RECORDING PURPOSES OR IMPLEMENTATION 9' UTILITY EASEMENT LOT 10 403,379 sq. ft. 9.260 ac. (±) 2.520 ac. (±) TRACT N DE 93,948 sq. ft. 2.157 ac. (±) 9' UTILITY EASEMENT SEE SHEET 6 Sheet For and on behalf of Northern Engineering Services, Inc. Robert C. Tessely Colorado Registered Professional Land Surveyor No. 38470 Of 8 Sheets



RUDOLPH FARM TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO SEE SHEET 4 LEGEND TRACT P UDA&EAE 109,762 sq. ft. TRACT M LOT 13 300,635 sq. ft. 68,238 sq. ft. 1.567 ac. (±) 6.902 ac. (±) 2.520 ac. (±) SET 18" #4 REBAR w/1" BLUE PLASTIC CAP, PLS 38470 9' UTILITY EASEMENT FOUND PROPERTY CORNER 9' UTILITY EASEMENT FOUND SECTION CORNER AS DESCRIBED TRACT N CALCULATED POSITION ONLY 93,948 sq. ft. UTILITY EASEMENT 2.157 ac. (±) DRAINAGE EASEMENT FOUND #4 REBAR ACCESS EASEMENT w/OPC, LS 34995 **DRAINAGE & ACCESS EASEMENT** LOT 10 403,379 sq. ft. MEASURED BEARING/DISTANCE LOT 9 RECORDED BEARING/DISTANCE RIGHT-OF-WAY FOUND #4 REBAR w/OPC, LS 34995 ORANGE PLASTIC CAP RED PLASTIC CAP COLORADO DEPT. OF TRANSPORTATION LARIMER COUNTY ROAD LOT 4 PROSPECT MIDDLE/HIGH SHEET INDEX NORTH SCHOOL SUBDIVISION 9' UTILITY EASEMENT DEDICATED NO CAP SHEET CS1/16 COR S15-T7N-R68W -FOUND #6 REBAR W/2 1/2 " ALUM. CAP N89°49'49"W SEE SHEET 5 SHEET/6 CALCULATED POSITION **PROSPECT** SHÈET 8 MIDDLE/HIGH SCHOOL SUBDIVISION LOT 3 LOT 2 LOT 11 133,572 sq. ft. 3.066 ac. (±) (IN U.S. SURVEY FEET) 1 inch = 60 ft.75' TEMPORARY CONSTRUCTION EASEMENT REC. NO. 20070023829 TO THE CITY OF GREELEY

PROSPECT MIDDLE/HIGH

SCHOOL SUBDIVISION

SEE SHEET 8

VACATED BY THIS PLAT

- PUBLIC ACCESS

N89°59'24"W 126.72'

−−-TRACT K

DE

22,423 sq. ft 0.515 ac. (±)

40' WATERLINE EASEMENT TO THE CITY OF GREELEY

REC. NO. 20070023829

50' IRRIGATION

EASEMENT TO

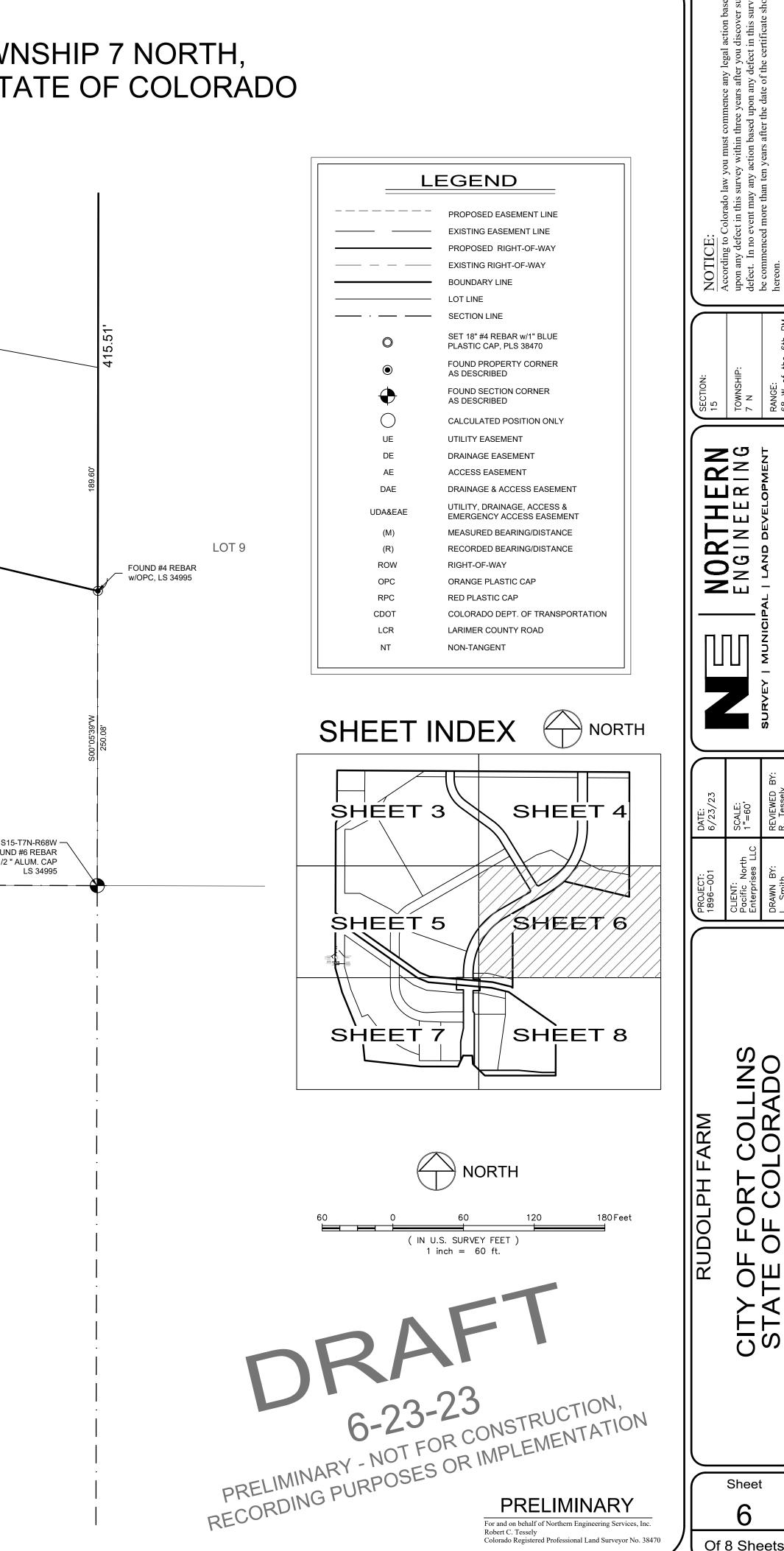
NEW CACHE

RESERVOIR CO. 10' WATERLINE EASEMENT

OF GREELEY

FOUND #4 REBAR

w/OPC, LS 34995



Sheet

Of 8 Sheets

Colorado Registered Professional Land Surveyor No. 38470

RUDOLPH FARM TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO TO THE CITY OF GREELEY SEE SHEET 5 40' WATERLINE EASEMEN **LEGEND** 10' WATERLINE EASEMENT 50' IRRIGATION EASEMENT TO NEW CACHE 50' TRAIL EASEMENT RESERVOIR CO. -TRACT K DE N89°59'24"W 22,423 sq. ft. 60.00' CACHE LA POUDRE RESERVOIR CO. 39,268 sq. ft. 0.515 ac. (±) TRACT Q REC. NO. 20210025371 70' LAKE CANAL SET 18" #4 REBAR w/1" BLUE RIGHT-OF-WAY DEDICATED BY SEPARATE DOCUMENT -76,758 sq. ft. IRRIGATION PLASTIC CAP, PLS 38470 1.762 ac. (±) S84°58'42"E 552.56' EASEMENT FOUND PROPERTY CORNER TRACT S00°00'36"W FOUND SECTION CORNER 39,268 sq. ft. S89°59'24"E AS DESCRIBED 5' CITY OF FORT COLLINS S89°59'24"E 30' UTILITY EASEMENT PUBLIC UTILITY EASEMENT CALCULATED POSITION ONLY DEDICATED BY THIS PLAT REC. NO. 92081548 UTILITY EASEMENT S89°59'24"E N89°59'22"W DRAINAGE EASEMENT ACCESS EASEMENT **DRAINAGE & ACCESS EASEMENT** UTILITY, DRAINAGE, ACCESS & MEASURED BEARING/DISTANCE 5' CITY OF FORT COLLINS PUBLIC UTILITY EASEMENT REC. NO. 92081548 LOT 4 RECORDED BEARING/DISTANCE 103,833 sq. ft. 2.384 ac. (±) RIGHT-OF-WAY VACATED BY SEPARATE DOCUMENT AFTER ORANGE PLASTIC CAP RED PLASTIC CAP COLORADO DEPT. OF TRANSPORTATION EASEMENT LARIMER COUNTY ROAD TRACT Q UDA&EAE LOT 1 PROSPECT RIDGE DR. 76,758 sq. ft.-296,274 sq. ft. 6.802 ac. (±) SHEET INDEX NORTH 9' UTILITY EASEMENT PUBLIC UTILITY EASEMENT REC. NO. 92081548 VACATED BY SEPARATE 10' DRAINAGE EASEMENT DOCUMENT AFTER UTILITIES ARE RELOCATED _ 10' DRAINAGE EASEMENT 30' UTILITY EASEMENT TO CDOT PER REC. NO. 20190065531 50' TRAIL EASEMENT (SHADED AREA) SHEET 5 TRACT E LOT 2 63,565 sq. ft. DE 232,672 sq. ft. LOT 3 1.459 ac. (±) 60,585 sq. ft. 5.341 ac. (±) CDOT ROW PARCEL RW-300 -1.391 ac. (±) PER REC. NO 20190065531 9' UTILITY 9' UTILITY EASEMENT EASEMENT SHEET/7 SHEET 8 FOUND CDOT #6 REBAR w/ 3¹/₄" ALUMINUM CAP -5' CITY OF FORT COLLINS **ROW MONUMENT POINT NO. 387** \$00°00'09"W 50.04' TRAIL EASEMENT PUBLIC UTILITY EASEMENT S83°51'42"E REC. NO. 92081548 30' UTILITY EASEMENT TO CDOT VACATED BY SEPARATE DOCUMENT AFTER UTILITIES ARE RELOCATED S89°51'32"E S89°51'32"E 172.62' N89°51'32"W 325.13' (IN U.S. SURVEY FEET) PROSPECT RD. (LCR #44) 1 inch = 60 ft.(PUBLIC ROW VARIES) (PER REC. NO. 20190065531 REC. NO. 20190063654, ROAD BOOK R, PAGE 45-46 & 6-23-23 PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION BOOK 1717, PAGE 158) S89°59'24"E 1396.86' - SW COR S15-T7N-R68W FOUND 2 1/2 " BRASS CAP IN CONCRETE 4-7-1997 LS 14823, RBD CAP HAS SINCE BECOME ILLEGIBLE

UNPLATTED

FORT COLLINS OF COLORADO

Sheet Of 8 Sheets

Colorado Registered Professional Land Surveyor No. 38470

RUDOLPH FARM TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO SEE SHEET 6 **LEGEND** TO THE CITY OF GREELEY 50' IRRIGATION PROSPECT MIDDLE/HIGH EASEMENT TO SCHOOL SUBDIVISION - PUBLIC ACCESS **NEW CACHE** RESERVOIR CO. 10' WATERLINE EASEMENT TRACT K TO THE CIT DE OF GREELEY 22,423 sq. ft. 0.515 ac. (±) RIGHT-OF-WAY DEDICATED SET 18" #4 REBAR w/1" BLUE BY SEPARATE DOCUMENT — PLASTIC CAP, PLS 38470 TO THE CITY OF GREELEY FOUND #4 REBAR FOUND PROPERTY CORNER w/OPC, LS 34995 FOUND SECTION CORNER AS DESCRIBED TRACT G CALCULATED POSITION ONLY 19.48' N89°59'22"W UTILITY EASEMENT 15,177 sq. ft. LAKE CANAL DRAINAGE EASEMENT EASEMENT (WIDTH VARIES) ACCESS EASEMENT **DRAINAGE & ACCESS EASEMENT** MEASURED BEARING/DISTANCE RECORDED BEARING/DISTANCE 46,201 sq. ft. ORANGE PLASTIC CAP RED PLASTIC CAP COLORADO DEPT. OF TRANSPORTATION LARIMER COUNTY ROAD N89°59'24"W N89°59'50"W S00°00'36"W UTILITY EASEMENT TO **BOXELDER SANITATION DISTRICT** AND EAST LARIMER COUNTY ACCESS & EMERGENCY NO CAP 50' IRRIGATION EASEMENT TO LAKE CANAL DITCH COMPANY SHE LOT 6 SEE SHEET 5 SHEET 6 114,315 sq. ft. 2.624 ac. (±) LOT 7 258,697 sq. ft. 5.939 ac. (±) 9' UTILITY EASEMENT SHEET/8 5' CITY OF FORT COLLINS PUBLIC UTILITY EASEMENT PROSPECT MIDDLE/HIGH REC. NO. 92081548 VACATED BY SEPARATE SCHOOL SUBDIVISION DRAINAGE EASEMENT DOCUMENT AFTER UTILITIES ARE RELOCATED LOT 1

S00°00'36"W

342.92' ADD'L PUBLIC ROW

DEDICATED

BY THIS PLAT

PROSPECT RD. (LCR #44) (PUBLIC ROW VARIES)

UNPLATTED

EASEMENT

UNPLATTED

FOUND CDOT #6 REBAR w/

ROW MONUMENT POINT NO. 382

UNPLATTED

3¹/₄" ALUMINUM CAP

- ACCESS EASEMENT

0.576 ac. (±)

N89°59'24"W 615.25'

UNPLATTED

15' UTILITY EASEMENT

CALCULATED POSITION

S89°59'24"E 118.72'

POINT OF BEGINNING 2

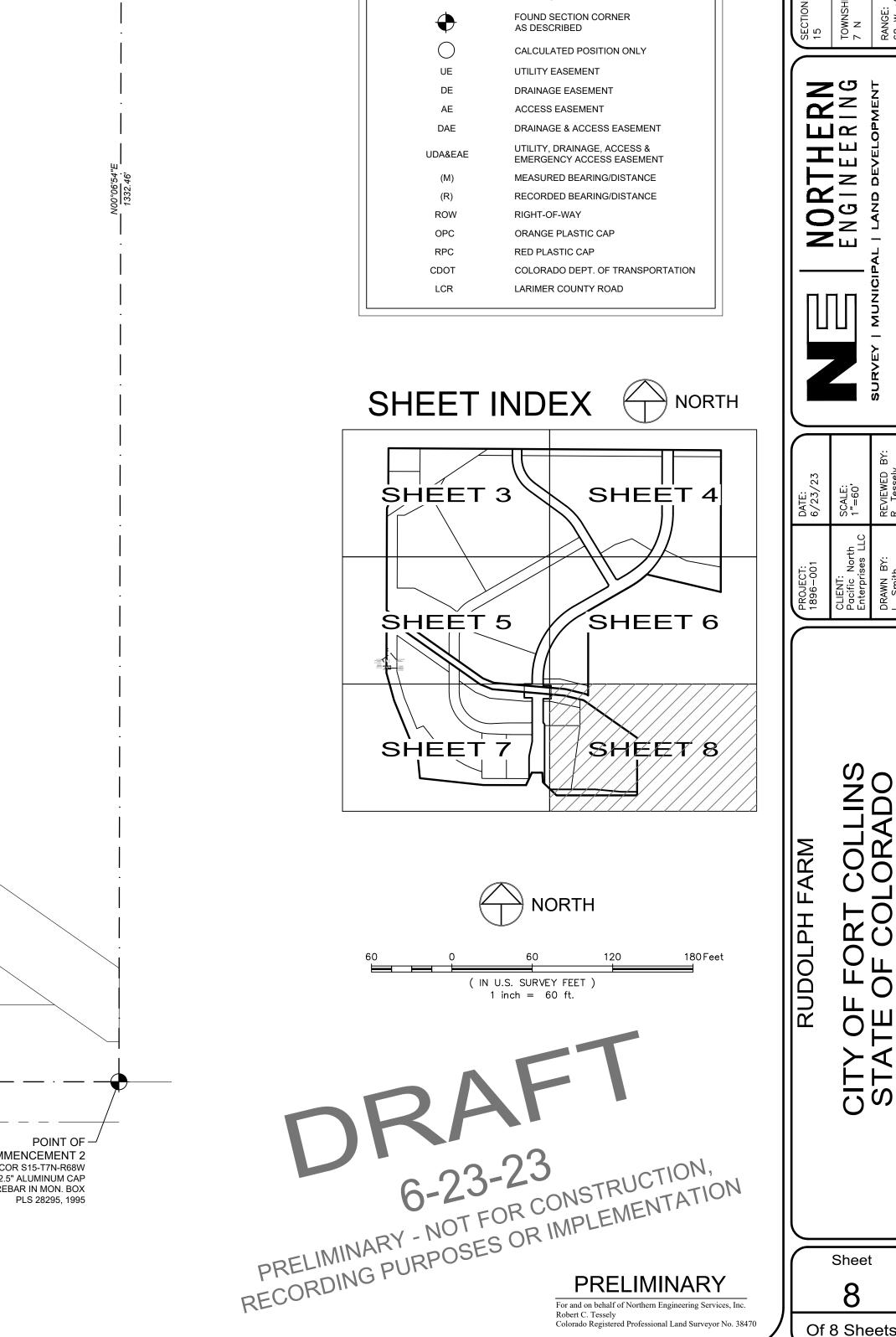
UNPLATTED

N89°59'24"W

635.26'

COMMENCEMENT 2

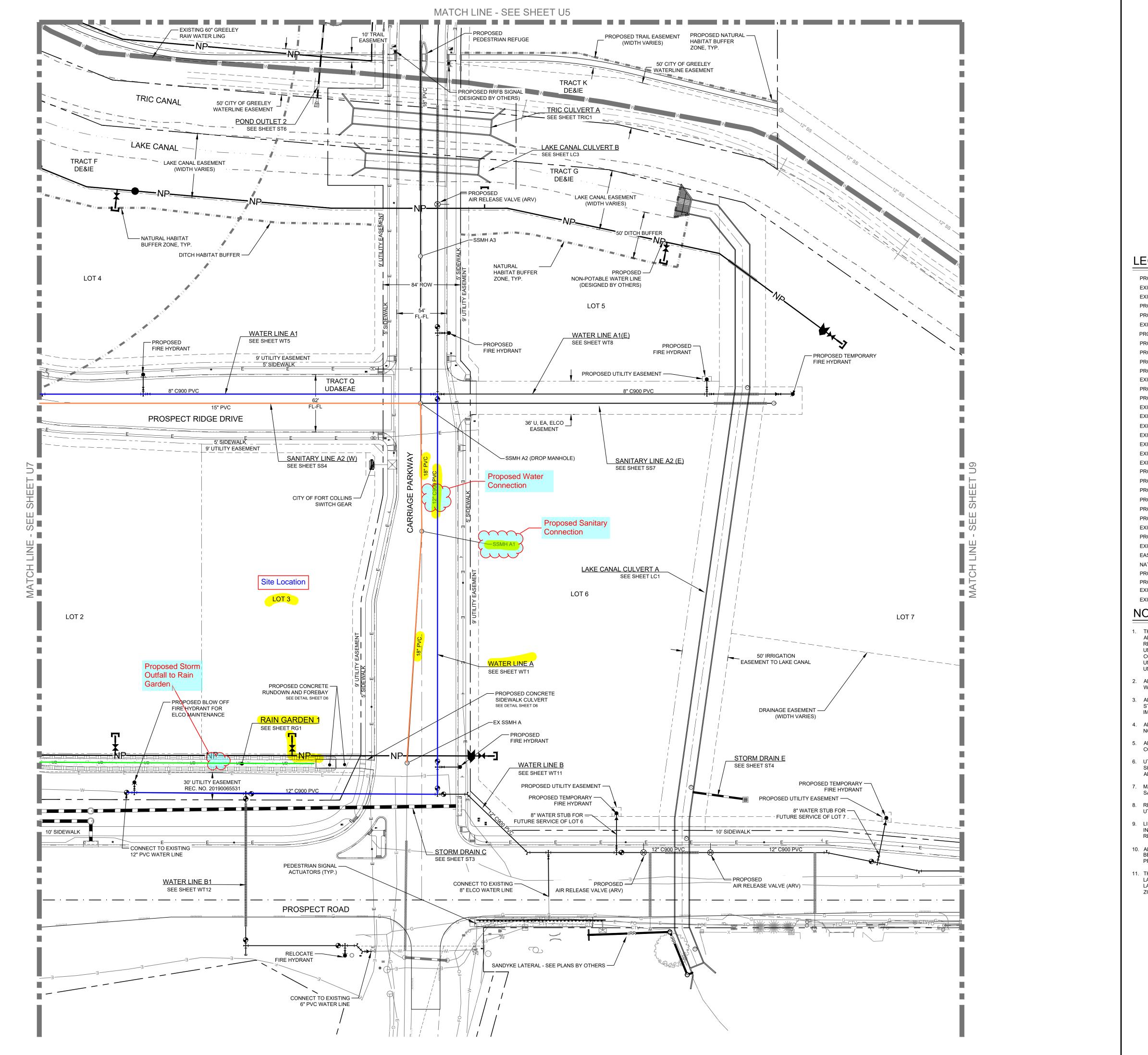
S1/4 COR S15-T7N-R68W FOUND 2.5" ALUMINUM CAP ON #6 REBAR IN MON. BOX



Sheet

Of 8 Sheets

Colorado Registered Professional Land Surveyor No. 38470



(IN FEET) 1 inch = 50 ft. EAST PROSPECT ROAD KEYMAP NTS

LEGEND:

PROPOSED WATER MAIN EXISTING WATER MAIN EXISTING 60" CITY OF GREELEY WATER LINE PROPOSED SANITARY SEWER PROPOSED NON-POTABLE WATER LINE EXISTING SANITARY SEWER PROPOSED WATER SERVICE PROPOSED AIR RELEASE VALVE (ARV) PROPOSED BUTTERFLY VALVE PROPOSED GATE VALVE PROPOSED FIRE HYDRANT EXISTING FIRE HYDRANT PROPOSED STEEL CASING FOR UTILITY CROSSINGS PROPOSED STORM SEWER

EXISTING STORM SEWER **EXISTING TELEPHONE** EXISTING GAS EXISTING CABLE

EXISTING FIBER OPTIC CABLE EXISTING UNDERGROUND ELECTRIC EXISTING OVERHEAD UTILITIES PROPOSED UNDERGROUND ELECTRIC

PROPOSED ELECTRIC VAULT PROPOSED ELECTRIC TRANSFORMER PROPOSED CURB & GUTTER PROPERTY BOUNDARY

PROPOSED LOT LINE **EXISTING LOT LINE** PROPOSED ROW **EXISTING ROW**

EASEMENT LINE NATURAL HABITAT BUFFER PROPOSED STORM INLET

PROPOSED STREET LIGHT EXISTING STREET LIGHT EXISTING TELEPHONE PEDESTAL

NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- ALL WATER CONSTRUCTION SHALL BE PER EAST LARIMER COUNTY WATER DISTRICT, WATER DISTRIBUTION SYSTEM DESIGN CRITERIA MANUAL, LATEST EDITION.
- ALL SEWER CONSTRUCTION SHALL BE PER BOXELDER SANITATION DISTRICT, STANDARDS & SPECIFICATIONS for SANITARY SEWER PIPELINE CONSTRUCTION AND IMPROVEMENTS, LATEST EDITION.
- 4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- ALL WATERLINES SHALL HAVE A MINIMUM OF 4.5' AND MAXIMUM OF 5.5' WATER LINE COVER FROM FINISHED GRADE TO TOP OF PIPE.
- UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
- MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
- REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
- LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY OF FORT COLLINS ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY OF FORT COLLINS STREET STANDARDS.
- 10. ALL MANHOLE RIM ELEVATIONS (EXISTING & PROPOSED) ARE TO BE ADJUSTED TO lambda''BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- 11. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE AND SUBJECT TO A SECURITY/BOND. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER

CALL UTILITY NOTIFICATION CENTER OF



Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Sheet

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23 of 157

PLEASE NOTE: ONLY LOT 3 WILL BE APPLICABLE ITEMS.



Community Development and Neighborhood Services 281 North College Avenue PO Box 580 Fort Collins, CO 80522

970.221.6689 970.224.6134 - fax fcgov.com/developmentreview

May 31, 2023

Andy Reese Kimley-Horn and Associates 3801 Automation Way Suite 210 Fort Collins, CO 80525

RE: Prospect Ridge LOT 3 & LOT 6, PDR230003, Round Number

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Prospect Ridge LOT 3 & LOT 6. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Brandy Bethurem Harras via phone at 970-416-2744 or via email at bbethuremharras@fcgov.com.

Comment Summary:

Department: Development Review Coordinator

Contact: Brandy Bethurem Harras bbethuremharras@fcqov.com 970-416-2744

Topic: General

Comment Number: 1

05/16/2023: INFORMATION:

I will be your primary point of contact throughout the development review and permitting process. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. Please include me in all email correspondence with other reviewers and keep me informed of any phone conversations. Thank you!

Comment Number: 2 05/16/2023: LOT 3:

The proposed development project is subject to a Type 1 Review. The decision maker for your project will be an Administrative Hearing Officer at a public hearing. Staff will need to agree the project is ready for Hearing approximately 4 to 6 weeks prior to a hearing date to accommodate scheduling and notice requirements. For the hearing, we will formally notify surrounding property owners within 800 - 1,000 feet (excluding public right-of-way and publicly owned open space). As your Development Review Coordinator, I will assist with preparing the mailing and coordinating the hearing date with your team.

A neighborhood meeting is not required for this development request. If you would like to hold a meeting to engage your neighborhood regarding the proposal prior to the hearing, I can assist you with this request.

Comment Number: 3 05/16/2023: LOT 6:

The proposed development project is subject to a Type 2 Review. The decision makers for your project will be the Planning & Zoning Commission at a public hearing. For the hearing, we will formally notify surrounding property owners within 800 – 1,000 feet (excluding public right-of-way and publicly owned open space). Staff will need to agree the project is ready for Hearing approximately 4 to 6 weeks prior to the hearing. I have attached the P&Z schedule, which has key dates leading up to the hearing.

Comment Number: 4 05/16/2023: LOT 6:

A neighborhood meeting is required at least 10 days prior to formal submittal of your development review application. For the neighborhood meeting, we will formally invite surrounding neighbors to attend the meeting. Neighborhood meetings offer an informal way to get feedback from surrounding neighbors, identify any potential concerns prior to the formal hearing, and are an opportunity for you to share your development proposal. The City's Development Review Liaison will facilitate the meeting.

As your Development Review Coordinator, I will assist with preparing the mailing and coordinating the meeting date with your team. Please reach out to me when you are ready to schedule this meeting. Allow 4-8 weeks prior to the desired meeting date to accommodate scheduling and notice requirements.

Comment Number: 5 05/16/2023: SUBMITTAL:

As part of your submittal, you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color.

When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Comments requiring action should NOT have a response such as noted or acknowledged. You will need to provide references to specific project plans, pages, reports, or explanations of why comments have not been addressed [when applicable].

Comment Number: 6 05/16/2023: SUBMITTAL:

Correct file naming is required as part of a complete submittal. Please follow the Electronic Submittal Requirements and File Naming Standards found here: https://www.fcgov.com/developmentreview/files/electronic-submittal-requirements-and-file-naming-standards_v1_8-1-19.pdf?1680306305.

File names should have the corresponding number, followed by the file type prefixes, project information, and round number. For example: 1_Site Plan_ProspectRidge-Lot3_PDP_Rd1. A list of numbers and prefixes for each file can be found at the link above.

Comment Number: 7 05/16/2023: SUBMITTAL:

All plans should be saved as optimized/flattened PDFs to reduce file size and remove layers.

Per the Electronic Submittal Requirements AutoCAD SHX attributes need to be removed from the PDF's.

AutoCAD turns drawing text into comments that appear in the PDF plan set,

and these must be removed prior to submittal as they can cause issues with the PDF file.

The default setting is "1" ("on") in AutoCAD. To change the setting and remove this feature, type "EPDFSHX" (version 2016.1) or "PDFSHX (version 2017 and newer) in the command line and enter "0".

Read this article at Autodesk.com for more on this topic:

https://knowledge.autodesk.com/support/autocad/troubleshooting/caas/sfdcarticles/sfdcarticles/Drawing-text-appears-as-Comments-in-a-PDF-created-by-Aut oCAD.html

Comment Number: 8 05/16/2023: FEES:

These requests will be subject to the Development Review Fee Schedule:

https://www.fcgov.com/developmentreview/fees.php.

I will provide an estimate of the initial fees to begin the development review process based on your Conceptual Review Application. As noted in the comments, there are additional fees required by other departments, and additional fees at the time of building permit. The City of Fort Collins fee schedule is subject to change – please confirm these estimates before submitting. Development Review Application Fees will be due at time of the project being submitted for formal review. If you have any questions about fees, please reach out to me.

Comment Number: 9 05/16/2023: FEES:

Payments can be made by check or credit card.

If paying by check, make payable to "City of Fort Collins". This is accepted at the Development Review Center, 281 N College Ave, Fort Collins, CO 80524, by mail or can be placed in the blue drop box located at the west side of the building. Please mark it to my attention and reference the project it is associated with.

If paying by credit card, I can process the payment over the phone with you. Credit card payments include a convenience fee of 2% + \$0.25 added to all payments under \$2,500.00, and 2.75% added to all payments over \$2,500.00.

Comment Number: 10 05/16/2023: SUBMITTAL:

Submittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. Upon initial submittal, your project will be subject to a completeness review. Staff has until noon that Friday to determine if the project contains all required checklist items and is sufficient for a round of review. If complete, a formal Letter of Acceptance will be emailed to you and the project would be officially routed with its initial round of review, followed by a formal meeting. Please check with me, your Development Review Coordinator, regarding review timelines.

As you are preparing to submit your formal plans, please notify me with an anticipated submittal date. Applications and plans are submitted electronically to me by email or secured file sharing applications.

Pre-submittal meetings can be beneficial to ensure you have everything for a complete submittal. Please reach out and I will assist in those arrangements.

Comment Number: 11 05/16/2023: NOTICE:

Upon the scheduling of a Neighborhood Meeting, or initial review of the formal Development Review Application, a Development Review sign will be posted on the property. This sign will be posted through the final decision and appeal process. A request for the removal of signs will be made by your Development Review Coordinator at the appropriate time.

Comment Number: 12 05/16/2023: INFORMATION:

Once your project has been formally reviewed by the City and you have received comments, please resubmit within 180 days, approximately 6 months, to avoid the expiration of your project.

Department: Planning Services

Contact: Kai Kleer kkleer@fcqov.com 970-416-4284

Topic: General

Comment Number: 1 05/30/2023: LOT 3

A fundamental community character standard for the City of Fort Collins is for buildings to provide a direct relationship to the adjoining street system without an intervening vehicle use area (parking or drive aisles). In the case of this site the building must be brought to the street corner of Prospect and Carriage Parkway.

The build-to line along Prospect Road is set by the Prospect Road Streetscape System and is 50 feet from the edge of the Prospect Road ROW. The build-to line along carriage parkway shall be no greater than 15 feet from the edge of ROW.

Comment Number: 2 05/30/2023: LOT 3

The main entrance of the building must face and open directly onto a connecting walkway. A connecting walkway is defined as, "(1) any street sidewalk, or (2) any walkway that directly connects a main entrance of a building to the street sidewalk without requiring pedestrians to walk across parking lots or driveways, around buildings or around parking lot outlines which are not aligned to a logical route." Illustrations of this concept can be found in the Fort Collins Design Manual, https://www.fcgov.com/planning/pdf/dm-3.5.3.pdf.

Comment Number: 3 05/30/2023: LOT 3 & 6

Regarding building architecture, prototypical design is strictly prohibited.

Additional architectural requirements can be found by visiting Land Use Code
Sections 3.5.3 and 3.9.5 - Commercial Building Design Standards. If there are
any conflicting standards between the two sections, the more stringent standard prevails.

Comment Number: 4 05/30/2023: LOT 3

The fuel canopy must be detailed in a similar architectural style as the building. The canopy will be required to feature a mansard roof design and columns that are architecturally detailed with stone, brick, or other materials as specified under 3.9.5(C).

Comment Number: 5 05/30/2023: LOT 3

Regarding perimeter landscaping requirements, the plan will be required to provide a landscape setback area of 5 feet and along the western boundary and 10 feet along the north and east boundaries. Within the landscape setback area, screening from either the street or property to the west shall consist of a wall, fence, planter, earthen berm, plant material or a combination of such elements, each of which shall have a minimum height of thirty (30) inches. Such screening shall extend a minimum of seventy (70) percent of the length of the street frontage of the parking lot and also seventy (70) percent of the length of any boundary of the parking lot that abuts any nonresidential use. Openings in the required screening shall be permitted for such features as access ways or drainage ways. Where screening from the street is required, plans submitted for review shall include a graphic depiction of the parking lot screening as seen from the street.

Plant material used for the required screening shall achieve required opacity in its winter seasonal condition within three (3) years of construction of the vehicular use area to be screened.

Additionally, within this setback area, trees shall be provided at a ratio of one (1) tree per twenty-five (25) lineal feet along a public street and one (1) tree per forty (40) lineal feet along a side lot line parking setback area. Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Perimeter landscaping along a street may be located in and should be integrated with the streetscape in the street right-of-way.

Comment Number: 6 05/30/2023: LOT 3

The 50 foot setback area between the building and prospect road will be required to be landscaped in accordance with the 'Interchange Style' of the Prospect Road Streetscape Program.

Comment Number: 7 05/30/2023: LOT 6

The 50 foot setback area between the building and prospect road will be required to be landscaped in accordance with the 'Gateway Style' of the Prospect Road Streetscape Program (PRSP). Regarding the ditch that will be undergrounded as part of the infrastructure project, the PRSP calls out for the ditch lines to be expressed with a double row of plantings. This might be a good opportunity to give nod to the historic alignment of the ditch and provide visual separation between parking areas of LOT 6 and future development of Lot 7 as required by the Gateway Style Standards. These Standards limit parking areas from extending more than 300 feet along prospect road without a significant visual break provided by landscaping open space or buildings. Please work with environmental planning and city planning staff to discuss this concept in greater detail.

Comment Number: 8 05/30/2023: LOT 3

How will cross access between properties be established? This issue should be studied in greater detail with the goal of providing adequate drive spacing to the nearest intersection. Please work with traffic engineering to determine the best approach.

Comment Number: 9 05/30/2023: LOT 3

Buildings shall be designed to ensure that all elevations include architectural detail and enhancement, rather than placing heavy emphasis solely on the front elevation and ignoring the need to apply

aesthetic enhancements to the other elevations. Any accessory building or enclosure shall be similar to the principal building in design and materials

Rooftop mechanical equipment shall be screened so as to not to be visible from any public right-of-way. This shall include screening all rooftop mechanical systems which are visible from the 1-25 overpass. If necessary, mechanical equipment shall be located at ground level and screened.

Awning signs shall not be permitted to be back-lit except for individual letters and business logo only. The extent of signage on an awning shall be limited to the lesser of thirty-five (35) square feet or twenty-five (25) percent of the total area of the awning, and shall not be applied to the most vertical portion of the awning. Awning signs shall not be allowed above the first story of a building.

Comment Number: 10 05/30/2023: LOT 3

Parking is prohibited within all Setback Zones.

Parking areas shall not extend for more than three hundred (300) feet along the Highway Corridor District (adjacent to the Setback Zone) without a significant visual break provided by buildings and/or landscaped open space.

Large parking lots shall be broken into sections not to exceed two hundred (200) cars each, separated by a twenty (20) foot wide landscaped buffer area to provide the appearance of separation.

Utility equipment, storage areas, service areas, loading docks and trash collection areas shall be screened with berming, plant material and/or fencing and shall be located so that they are not visible from public streets. (See detail in Prospect Gateway Style standards and guidelines on page IV-14.)

Comment Number: 11 05/30/2023: LOT 3 & 6

Please review the Prospect Road Streetscape Standards. These standards are often more stringent than what is found in 3.2.1 and other sections of the Land Use Code. https://www.fcgov.com/planning/pdf/prospect-rd-streetscape.pdf

Comment Number: 12 05/30/2023: LOT 6

A drive-thru for Building B is not permitted pursuant to 3.5.3. Much like LOT 3, the building with need to be brought to the street corner (Prospect and Carriage Parkway). The build-to line should be set at 50' from the edge of Prospect Road and no greater than 15 feet from Carriage Parkway.

Building A will be required to provide a primary entrance on the side fronting carriage parkway, while it is possible for Building B to utilize the connecting walkway standards found under 3.5.3.

Comment Number: 13 06/02/2023: UPDATE

Type 2 review is required for the drive-thru restaurant use on Lot 6, however, Lot 3 will be subject to a Type 1 review

Department: Historic Preservation

Contact: Jim Bertolini <u>ibertolini@fcqov.com</u> 970-416-4250

Topic: General

Comment Number: 1

NO HISTORIC REVIEW REQUIRED: This proposal does not require historic review because there are no designated historic resources, or resources that are at least 50 years old and would require evaluation, on the development site or within 200 feet of the development site.

Department: Engineering Development Review

Contact: Sophie Buckingham sbuckingham@fcqov.com

Topic: General

Comment Number: 1

05/26/2023: This project will need to comply with the Rudolph Farms

development agreement, which is currently being drafted.

Comment Number: 2

05/26/2023: If public sidewalk and tree parkway are not installed along the public street frontage of LOT 3 and LOT 6 with the overall infrastructure project, then it will need to be installed with this project.

Comment Number: 3

05/30/2023: Per the Binding Agreement Pertaining to Development of Interstate Highway 25 and Prospect Road Interchange, reimbursements must be paid to the City of Fort Collins. There may be a need to enter into additional agreements related to this development. Please contact me with any questions about existing or future agreements.

Comment Number: 4

05/30/2023: This property is within the Rudolph Farms Metro District and may be subject to the Metro District's Service Plan.

Comment Number: 5

05/30/2023: My remaining comments are general information that is provided to every project at the conceptual stage. Depending on the ultimate scope of the project, some of these comments may not be relevant, and other information not included in this list may become relevant. If you have any questions about my site-specific comments above or my informational comments below, please contact me at sbuckingham@fcgov.com or 970-416-4344.

Comment Number: 6 05/30/2023: INFORMATION:

Larimer County Road Impact Fees and Transportation Capital Expansion Fees are due prior to issuance of building permit. For more information, please visit https://www.fcgov.com/engineering/tcef.php.

Comment Number: 7

05/30/2023: INFORMATION:

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.

Comment Number: 8 05/30/2023: INFORMATION:

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.

Comment Number: 9

05/30/2023: INFORMATION:

Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: https://www.larimer.org/urban-area-street-standards-2021

Comment Number: 10 05/30/2023: INFORMATION:

This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project (i.e. drainage, utility, emergency access). This shall include the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). Information on the dedication process, as well as deed templates for dedication by separate document, can be found at: http://www.fcgov.com/engineering/devrev.php

Comment Number: 11 05/30/2023: INFORMATION:

Utility plans will be required and a Development Agreement will be recorded once the project is finalized.

Comment Number: 12 05/30/2023: INFORMATION:

A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Comment Number: 13 05/30/2023: INFORMATION:

LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

Comment Number: 14 05/30/2023: INFORMATION:

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 the 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.

Comment Number: 15 05/30/2023: INFORMATION:

The development/site cannot use the right-of-way for any Low Impact
Development to treat the site's storm runoff. We can look at the use of some
LID methods to treat street flows – the design standards for these are still in development.

Comment Number: 16

Doors are not allowed to open out into the right-of-way.

Comment Number: 17 05/30/2023: INFORMATION:

05/30/2023: INFORMATION:

Any bike parking that is required for the project cannot be placed within the right-of-way, and if it is placed just behind the right-of-way, it needs to be placed so that when bikes are parked they do not extend into the right-of-way.

Comment Number: 18 05/30/2023: INFORMATION:

In regard 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: Traffic Operation

Contact: Steve Gilchrist sqilchrist@fcqov.com 970-224-6175

Topic: General

Comment Number: 1

05/29/2023: PRE-SUBMITTAL:

A Transportation Impact Study will be required with the submittal of this project in order to verify that the proposed project is consistent with the Overall Development Plan for the Rudolph Farms development. Please have your Traffic Engineer contact me to scope the study.

Comment Number: 2

05/29/2023: Within the required TIS we will need to see queuing analysis demonstrating how the proposed uses (gas station/drive-thru) will not have vehicles stacking to to point that they blocked public right of way on the adjacent streets.

Comment Number: 3

05/29/2023: This project is dependent on the completion of the Rudolph Farms Infrastructure project in regard to the surrounding roadway improvements. Is the access for LOT 3 going to be shared with Lot 2, given the proximity to the traffic signal this would be preferred. Do you have any details on the cross access between Lots 2 and 3?

Department: Erosion Control

Contact: Andrew Crecca <u>acrecca@fcgov.com</u>

Topic: Erosion Control

Comment Number: 1

05/16/2023: This project is located within the City's MS4 boundaries and is subject to the erosion control requirements located in the Fort Collins Stormwater Criteria Manual (FCSCM), Chapter 2, Section 6.0. A copy of those requirements can be found at www.fcgov.com/erosion.

This project was evaluated based upon the submittal requirements of FCSCM.

Based upon the provided materials we were able to determine a total disturbed area.

This project is part of a larger common development Based upon the area of disturbance or this project is part of a larger common development, State permits for stormwater will be required should be pulled before Construction Activities begin.

Comment Number: 2

05/16/2023: Based upon the supplied materials, site disturbs more than 10,000 sq. ft. and/or meets one of the other triggering criteria (sensitive area, steep slopes, or larger common development) that would require Erosion and Sediment Control Materials to be submitted.

Please provide an erosion control plan for 'Final Plan or Approval Submittal'. This project disturbs 3 or more acres so sequence sheets need to be to be provided on the erosion control plans. Please ensure that the Erosion Control Plans provided include a individual sequence sheets in accordance with (FCSCM Ch 2 Section 6.1.3.2)

Based upon the supplied materials, site disturbs more than 1 acre or is part of a larger common development that requires Erosion and Sediment Control Report to be submitted. Please submit an Erosion Control Report to meet City Criteria (FCDCM Ch 2 Section 6.1.4) at time of Final Plan or Approval Submittal.

Based upon the supplied materials, an Erosion Control Escrow Calculation will need to be provided. Please submit an Erosion Control Escrow / Security Calculation based upon the accepted Erosion Control Plans to meet City Criteria (FCDCM Ch 2 Section 6.1.5) at time of Final Plan or Approval Submittal.

Comment Number: 3

05/16/2023: The City Manager's development review fee schedule under City Code 7.5-2 was updated to include fees for Erosion Control and Stormwater Inspections. As of January 1st, 2021, these fees will be collected on all projects for such inspections. The Erosion Control fees are based on; the number of lots, the total site disturbance, the estimated number of years the project will be active. A fee estimate will be provided as this project is submitted at preliminary PDP level once we have more information as to what water quality and erosion control inspections would be needed.

Department: Stormwater Engineering

Contact: Dan Mogen dmogen@fcqov.com 970-305-5989

Topic: General

Comment Number: 1

05/30/2023: Rudolph Farm Development (site specific comment): This site will be a part of the Rudolph Farm development which is currently proposed to meet some of the Stormwater requirements for this lot/development site including water quality (WQ), low impact development (LID), and detention. The required drainage report and construction plans for this development will need to show compliance with the assumptions made in the final development plans including drainage report for Rudolph Farm; or alternatively, these developments will need to show how these requirements are being met independent of the overall development.

Please note Rudolph Farm development is essentially considering Lot 7 to be undeveloped; WQ, LID, and detention are not provided as part of that development. Areas of Lot 7 to be included in the shared parking area would need to be addressed and shown to meet these requirements. Additional outfall, or changes to the Lot 7 pond and outfall to the Lake Canal, will require approval of Lake Canal and the Town of Timnath.

While the drainage patterns proposed by the gas station (LOT 3) are unclear, it appears that flows may end up reaching the rain garden at concentrated points rather than the sheet flow currently shown by the infrastructure development.

Please note that forebays will be required in the rain garden at all concentrated points of inflow.

The following comments are representative of the standard requirements including those requirements anticipated to be met by the Rudolph Farm development (other than comment #2).

Please note there are still steps to complete prior to moving forward with this development including gaining final approval of the Rudolph Farm development. Please contact me with any questions.

Comment Number: 2

05/30/2023: Spill Control for Fuel Sales (site specific comment – required for LOT 3): Spill control structures are required for all new and redeveloping gas stations and vehicle maintenance facilities. In addition to emergency spill response procedures, such as the use of absorbent booms, structural spill controls must be used to protect all areas downstream of the site including roadways, drainage channels, storm sewer systems, wetlands, creeks and tributaries from petroleum products and other pollutants that are stored and handled at gas stations and vehicle maintenance facilities.

The spill control structure can be a below-grade concrete vault and should be placed in a location on the site that allows for spills to be directed toward it. Low flows, both pollutant spills and runoff from small storms, should be able to be directed into the control structure. Larger storm flows may be directed into the control structure but more likely will overtop a curb or bypass the spill structure and runoff toward the site detention basin.

The spill control structure or vault must have a minimum capacity of 150 gallons. The vault should be covered for safety although ventilation should be provided to allow for evaporation between storms.

Comment Number: 3

05/30/2023: Master plan and criteria compliance (site specific comment): The design of this site must conform to the Fort Collins Stormwater Criteria Manual (FCSCM). The stormwater criteria manual is available on our website here: https://www.fcgov.com/utility-development

This site is also part of the concurrent Rudolph Farm development and must conform to the drainage design of the final development plans for the area, which are not yet approved.

Comment Number: 4

05/30/2023: Documentation requirements (site specific comment):

A drainage report and construction plans are required and 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.

Comment Number: 5

05/30/2023: Stormwater outfall (site specific comment):

The stormwater outfall options for this site will be established by the Rudolph Farm development.

Comment Number: 6

05/30/2023: Detention requirements (site specific comment):

Onsite detention is required for the runoff volume difference between the

100-year developed inflow rate and the 2-year historic release rate.

Please note that the City has landscaping requirements for stormwater

detention ponds. These requirements can be found in the Fort Collins

Stormwater Criteria Manual, Chapter 8, Section 3.0 and in Appendix B

(Landscape Design Standards and Guidelines for Stormwater and Detention Facilities).

Comment Number: 7

05/30/2023: Water Quality and Low Impact Development requirements (standard comment):

All new or modified impervious areas require stormwater quality treatment. In addition, the City requires the use of Low Impact Development (LID) methods to treat stormwater quality on all new or redeveloping property, including sites required to be brought into compliance with the Land Use Code. There are two

- (2) categories of LID requirements; the development will need to meet one of the two following options:
- 1. LID with Permeable Pavers: When using the permeable pavers option, 50% of the new or modified impervious areas must be treated by LID methods. Of the new or modified paved areas, 25% must be pervious.
- 2. LID without Pavers: 75% of all new or modified impervious areas must be treated by LID methods. This typically consists of a rain garden or bioretention system, but other options are allowed.

The remainder of the water quality treatment can be accomplished 'standard' or LID water quality methods. Accepted methods are described in the Fort Collins Stormwater Criteria Manual (FCSCM), Chapter 7:

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

Comment Number: 8

05/30/2023: Imperviousness documentation (standard comment):

The existing and proposed impervious areas need to be documented in the drainage report. Drainage requirements and development fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required with the first project submittal.

Comment Number: 9

05/30/2023: Detention drain times (standard comment):

Per Colorado Revised Statute §37-92-602 (8) that became 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.

Comment Number: 10

05/30/2023: Inspection and maintenance (standard comment):

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-im pact-development

Comment Number: 11

05/30/2023: Fees (standard comment):

The 2023 city wide Stormwater development fee (PIF) is \$11,019/acre (\$0.2530/ sq. ft.) of new impervious area over 350 square feet. No fee is charged for existing impervious area. This fee is 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-investmen t-development-fees or contact our Utility Fee and Rate Specialists at (970) 416-4252 or UtilityFees@fcgov.com for questions on fees.

Monthly fees - http://www.fcgov.com/utilities/business/rates

Comment Number: 12

05/30/2023: Offsite Stormwater Flows (standard comment):

The development will need to accept and pass any existing offsite flows.

Department: Water-Wastewater Engineering

Contact: Dan Mogen dmogen@fcqov.com 970-305-5989

Topic: General

Comment Number: 1

05/30/2023: Other service district (site specific comment):

This project site is located within the East Larimer County (ELCO) Water District and the Boxelder Sanitation District for water and sewer service. Please contact them at (970) 493-2044 (ELCO) and (970) 498-0604 (Boxelder) for

development requirements.

Comment Number: 2

05/30/2023: Water conservation (standard comment):

The water conservation standards for landscape and irrigation will apply.

Information on these requirements can be found at:

http://www.fcgov.com/standards

Department: Light And Power

Contact: Cody Snowdon csnowdon@fcqov.com 970-416-2306

Topic: General

Comment Number: 1

05/29/2023: We do not currently have power within this area of Rudolph Farms, but it is proposed with the Overall Infrastructure Plan. Please coordinate timing with the Overall Infrastructure Plan to ensure power is in the area at time of development.

Comment Number: 2

05/29/2023: Depending on timing of the Overall Infrastructure Plan, if any electric facilities installed with that development needs to be relocated as part of this project, it will be at the expense of the developer and will need to be relocated within Public Right-of-Way or a dedicated easement. Please coordinate relocations with Light and Power Engineering.

Comment Number: 3

05/29/2023: All utility easement and crossing permits (railroad, ditch, floodplain, etc.) needed for the development will need to be obtained by the developer.

Comment Number: 4

05/29/2023: Any existing and/or proposed Light and Power electric facilities that are within the limits of the project must be located within a utility easement or public right-of-way.

Comment Number: 5

05/29/2023: Transformer location will need to be coordinated with Light & Power and needs to be shown on the Utility Plans. Transformers must be placed within 10 ft of a drivable surface for installation and maintenance purposes. The transformer must also have a front clearance of 10 ft and side/rear clearance of 3 ft minimum. When located close to a building, please provide required separation from building openings as defined in Figures ESS4 - ESS7 within the Electric Service Standards. Please show all proposed transformer locations on the Utility Plans.

Comment Number: 6

05/29/2023: During utility infrastructure design, please provide adequate space of all service and main lines internal to the site to ensure proper utility installation and to meet minimum utility spacing requirements. A minimum of 10 ft separation is required between water, sewer and storm water facilities, and a minimum of 3 ft separation is required between Natural Gas. Please show all electrical routing on the Utility Plans.

Comment Number: 7

05/29/2023: Streetlights are proposed with the Overall Infrastructure Plan, but if those are not installed at the time of this development, streetlights will need to be installed along Clydesdale Parkway. 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. Please coordinate the light placement with Light & Power. A link to the City of Fort Collins street lighting requirements can be found below:

https://www.larimer.org/sites/default/files/ch15_2007.pdf

Comment Number: 8

05/29/2023: The service to the building will be consider a commercial service; therefore, the applicant is responsible for installing the secondary service from the transformer to the meter and will be owned and maintained by the owner.

Comment Number: 9

05/29/2023: Please coordinate meter locations with Light and Power and show on the utility plans during Final Design. These locations will need to comply with our electric metering standards. Electric meter locations will need to be coordinated with Light and Power Engineering. Reference Section 8 of our Electric Service Standards for electric metering standards. A link has been provided below.

https://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf

Comment Number: 10

05/29/2023: A Customer Owned Service Information Form (C-1 Form) and a one-line diagram for all commercial meters will need to be completed and submitted to Light & Power Engineering for review prior to Final Plan. A link to the C-1 Form is below:

https://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf?1597677310

Comment Number: 11

05/29/2023: On the one-line diagram, please show the main disconnect size and meter sequencing. A copy of our meter sequencing can be found in our electric policies practices and procedures below.

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

Comment Number: 12

05/29/2023: The City of Fort Collins now offers gig-speed fiber internet, video and phone service. Contact John Stark with Fort Collins Connexion at (970) 207-7890 or jstark@fcgov.com for commercial grade account support, RFPs and bulk agreements.

Comment Number: 13

05/29/2023: For additional information on our renewal energy programs please visit the website below or contact John Phelan (jphelan@fcgov.com).

https://www.fcgov.com/utilities/business/go-renewable

Comment Number: 14

05/29/2023: Light & Power will require AutoCAD files of the Site Plan, Utility Plans, and Landscape Plans prior to the Entitlement Process approval.

Comment Number: 15

05/29/2023: Electric capacity fees, development fees, building site charges and any system modification charges necessary to feed the site will apply to this development. Please contact me or visit the following website for an estimate of charges and fees related to this project:

http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees

Comment Number: 16

05/29/2023: Please reference our policies, construction practices, development charge processes, electric services standards, and fee estimator at

http://www.fcgov.com/utilities/business/builders-and-developers.

Department: PFA

Contact: Marcus Glasgow marcus.glasgow@poudre-fire.org 970-416-2869

Topic: General

Comment Number: 1

05/30/2023: FIRE APPARATUS ACCESS - IFC 503.1.1

Fire access is required to within 150 feet of all exterior portions of any building, or facility ground floor as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road. 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.

LOT 3 - The proposed structure is further than 150 feet when measured from Carriage Parkway so a Fire Lane will need to be dedicated as Emergency Access Easement for access. If the building contains an automatic fire sprinkler system, the access length can be increased and Carriage Parkway will work for access.

LOT 6 - The proposed structures are within the increased distance when measured from Carriage Parkway. If the private drive or parking lot access are to be used, they shall be dedicated as Emergency Access Easements and meet Fire Lane requirements.

Comment Number: 2

05/30/2023: 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:

- -Fire lanes established on private property shall be dedicated by plat or separate document as an Emergency Access Easement.
- -Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance. Where road widths exceed 20 feet in width, the full width shall be dedicated unless otherwise approved by the AHJ.
- -Access roads with a hydrant are required to be 26 feet in width.
- -Additional fire lane requirements are triggered for buildings greater than 30 feet in height. Refer to Appendix D105 of the International Fire Code.
- -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 turnaround area for fire apparatus.
- -Dead-end fire access roads used for aerial access shall be 30 feet in width
- -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.
- -Dedicated fire lanes are required to connect to the Public Way unless otherwise approved by the AHJ.
- -Fire lane to be identified by red curb and/or signage, and maintained unobstructed at all times.
- -Fire lane sign locations or red curbing should be labeled and detailed on final plans. Refer to LCUASS detail #1418 & #1419 for sign type, placement, and spacing. Appropriate directional arrows required on all signs.

Comment Number: 3

05/30/2023: ACCESS TO BUILDING OPENINGS - IFC 504.1

An approved access walkway leading from fire apparatus access roads to the egress doors of the buildings shall be provided on this site. The walkway shall be capable of providing access for emergency personnel and equipment. Please provide details on site plan for the access walkway.

Comment Number: 4

05/30/2023: PREMISE IDENTIFICATION: ADDRESS POSTING & WAYFINDING – IFC section 505.1.1 amendment

Where possible, the naming of private drives is usually recommended to aid in wayfinding. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be arabic numbers or alphabetical letters. Numbers shall not be spelled out. The address numerals for any commercial or industrial buildings shall be placed at a height to be clearly visible from the street. They shall be a minimum of 8 inches in height unless distance from the street or other factors dictate larger numbers. Refer to Table 505.1.3 of the 2021 IFC as amended. If bronze or brass numerals are used, they shall only be posted on a black background for visibility. Monument signs may be used in lieu of address numerals on the building as approved by the fire code official. Buildings, either individually or part of a multi- building complex, that have emergency access lanes on sides other than on the addressed street side, shall have the address numbers and street name on each side that fronts the fire lane.

Comment Number: 5

05/30/2023: FIRE ALARM AND DETECTION SYSTEMS

Fire alarm systems and smoke detection shall be installed as required by IFC Section 907.2.1 through 907.2.23. and provide occupant notification in accordance with IFC Section 907.5

Comment Number: 6

05/30/2023: AUTOMATIC FIRE SPRINKLER SYSTEMS

Depending on occupancy, if the proposed building(s) exceeds 5,000 square feet, they shall be sprinklered. Occupant load or building design can also trigger fire sprinkler systems. Both buildings on LOT 6 will require a fire sprinkler system. Comment Number: 7

05/30/2023: FIRE DEPARTMENT HOSE CONNECTION

- IFC 912.2: Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC will be reviewed at construction and the sprinkler system permit.

An underground fire line permit is required by the Poudre Fire Authority. As per Colorado state law (8 CRR 1507-11), individuals or companies installing underground supply lines from public water supplies to fire sprinkler system risers, standpipes, and other fire protection systems must be registered with the State of Colorado Division of Fire Prevention and Control (DFPC) as a "FIRE SUPPRESSION SYSTEM CONTRACTOR – UNDERGROUND". Permit applications should include a current business name and registration number.

As per DFPC records, currently registered individuals and companies can be found here: https://dfpc.colorado.gov/sites/dfpc/files/2021%20Suppression%20Contractor%20Registrations.pdf Additional information regarding requirements of Colorado state law can be found here: https://dfpc.colorado.gov/fire-suppression-system-contractors

Comment Number: 8

05/30/2023: KEY BOXES REQUIRED - IFC 506.1 and Poudre Fire Authority Bureau Policy P-13-8.11 Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in an approved, exterior location (or locations) on every new or existing building equipped with a required fire sprinkler or fire alarm system. The box shall be positioned 3 to 6 feet above finished floor and within 10 feet of the front door, or closest door to the fire alarm panel. Exception can be made by the PFA if it is more logical to have the box located somewhere else on the structure. Knox Box size, number, and location(s) to be determined at building permit and/or by time of final CO. All new or existing Knox Boxes must contain the following keys as they apply to the building:

- Exterior Master
- Riser room
- Fire panel
- Elevator key if equipped with an elevator

The number of floors determines the number of sets of keys needed.

Each set will be placed on their own key ring.

- Single story buildings must have 1 of each key
- 2-3 story buildings must have 2 of each key

For further details or to determine the size of Knox Box required, contact the Poudre Fire Authority.

Comment Number: 9

05/30/2023: WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A fire hydrant capable of providing Fire Flow according to IFC B105.2 is required within 300 feet of any commercial building as measured along an approved path of vehicle travel. For the purposes of this code, hydrants on the opposite side of arterial roadways are not considered accessible to the site.

Comment Number: 10

05/30/2023: EMERGENCY RESPONDER RADIO COMMUNICATION AMPLIFICATION SYSTEM TEST New and existing 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 Poudre Fire
Authority. The installation of required ERRC systems shall be reviewed and
approved under a separate permit process through PFA.

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

Comment Number: 11

05/30/2023: AST & UST STORAGE TANKS

The installation or removal of an Above Ground (AST) or Underground Storage Tank (UST) requires a separate plan review and permit from Poudre Fire Authority. Tanks shall be protected from damage and have secondary containment. All tanks shall be UL listed.

Comment Number: 12

05/30/2023: INFORMATION – CODES AND LOCAL AMENDMENTS Poudre Fire Authority has adopted the 2021 International Fire Code (IFC). Development plans and building plan reviews shall be designed according to the adopted version of the fire code as amended.

- Copies of our current local amendments can be found here: https://www.poudre-fire.org/programs-services/community-safety-services-fire-prevention/fire-code-adoption
- Free versions of the IFC can be found here: https://codes.iccsafe.org
 Comment Number: 13

05/30/2023: PLAN REVIEW SUBMITTAL

When you submit for your building permit though the City of Fort Collins please be advised Poudre Fire Authority is an additional and separate submittal. The link for Poudre Fire Authority's plan review application can be found at https://www.poudre-fire.org/online-services/contractors-plan-reviews-and-permit s/new-building-plan-review-application.

Department: Environmental Planning

Contact: Kirk Longstein klongstein@fcgov.com 970-416-4325

Topic: General

Comment Number: 1

05/23/2023: WATER CONSERVATION

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, butterflies, songbirds) landscaping and maintenance are also encouraged.

Please refer to the Fort Collins Vegetation Database at

https://www.fcgov.com/vegetation/ and the Natural Areas Department's Native

Plants document for guidance on native plants:

http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf.

Comment Number: 2

05/23/2023: NATURE BASED SOLUTIONS

Consider site tree trenches to improve water quality and reduce onsite flood risk. A stormwater tree trench is a row of trees planted in an underground infiltration structure made to store and filter stormwater. Tree trenches can be added to streets and parking lots with limited space to manage stormwater and improve naturalize site design.

Department: Park Planning

Contact: Missy Nelson mnelson@fcgov.com

Topic: General

Comment Number: 1

05/30/2023: No comments from Parks or Park Planning, thank you.

Department: Forestry

Contact: Christine Holtz choltz@fcqov.com

Topic: General

Comment Number: 1

05/30/2023: There will be street trees required with this project. Some of the street trees will be planted with the Infrastructure Project, but not all of them. Please include all of the street trees on your landscape plan and coordinate with the Metro District regarding the trees not planted with the infrastructure project.

Comment Number: 2

05/30/2023: Please provide a landscape plan that meets the Land Use Code (LUC) 3.2.1 requirements. This should include any proposed tree plantings (including species, size, quantity, and method of transplant). The plans should also include the following City of Fort Collins notes:

General Landscape Notes

Tree Protection Notes

Street Tree Permit Note, when applicable.

These notes are available from the City Planner or by following the link below and clicking on Standard Plan Set Notes:

https://www.fcgov.com/developmentreview/applications.php

Required tree sizes and method of transplant:

Canopy Shade Tree: 2.0" caliper balled and burlapped Evergreen tree: 6.0' height balled and burlapped Ornamental tree: 1.5" caliper balled and burlapped

Required mitigation tree sizes:

Canopy Shade Tree: 2.0" caliper balled and burlapped Evergreen tree: 8.0' height balled and burlapped Ornamental tree: 2.0" caliper balled and burlapped

Comment Number: 3

05/30/2023: The LUC 3.2.1 standard for Tree Species Diversity states that in order to prevent insect or disease susceptibility and eventual uniform senescence on a development site or in the adjacent area or the district, species diversity is required, and extensive monocultures are prohibited. The following minimum requirements shall apply to any development plan:

Number of trees on site Maximum percentage of any one species

10-19 50% 20-39 33% 40-59 25% 60 or more 15%

Planting of ash trees within city limits is prohibited due to the presence of the emerald ash borer. The City of Fort Collins' urban forest has reached the maximum percentage of the following species: Honeylocust (Gleditsia triacanthose: 'Shademaster', 'Skyline', etc), Bur Oak (Quercus macrocarpa), and Chanticleer Pear (Pyrus calleryana). Please keep these species at 2% or less of the development tree plantings.

Comment Number: 4

05/30/2023:

Please include locations of utilities on the landscape plan including but not limited to water service/mains, sewer service/mains, gas, electric, streetlights, and stop signs. Please adjust tree locations to provide for proper tree/utility separation.

Street Light/Tree Separation: Canopy shade tree: 40 feet Ornamental tree: 15 feet

Stop Sign/Tree Separation:

Based on feedback from Traffic Operations, it is preferred that trees be planted at least 50 feet from the nearest stop sign to minimize conflicts with regulatory traffic signs.

Utility/Tree Separation:

10' between trees and public water, sanitary, and storm sewer main lines

6' between trees and water or sewer service lines

4' between trees and gas lines

10' between trees and electric vaults

Comment Number: 5

05/30/2023:

Per Land Use Code 3.2.1.(D)(c), canopy shade trees shall constitute at least 50

percent of all tree plantings.

Comment Number: 6

05/30/2023:

Canopy shade trees should be planted at 30-40' spacing (LUC 3.2.1 (D)©) along street frontages.

Comment Number: 7

05/30/2023:

Each landscape island should be 8' in its smallest dimensions to allow for tree root growth (LUC 3.2.1).

Comment Number: 8

05/30/2023:

Please adhere to the updated LUCASS standards and include proper parkway widths.

Department: Building Services

Contact: Russell Hovland rhovland@fcgov.com 970-416-2341

Topic: Building Insp Plan Review

Comment Number: 1

05/26/2023: Construction shall comply with adopted codes as amended.

Current adopted codes are:

2021 International Building Code (IBC) with local amendments

2021 International Existing Building Code (IEBC) with local amendments

2021 International Energy Conservation Code (IECC) with local amendments

2021 International Mechanical Code (IMC) with local amendments

2021 International Fuel Gas Code (IFGC) with local amendments

2021 International Swimming Pool and Spa Code (ISPSC) with local amendments

Colorado Plumbing Code & state amendments (currently 2021 IPC)

2020 National Electrical Code (NEC) as amended by the State of Colorado

Projects shall comply with the current adopted building codes, local amendments and structural design criteria can be found here:

https://www.fcgov.com/building/codes

- · Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2017.
- · Snow Live Load: Ground Snow Load 35 PSF.
- · Frost Depth: 30 inches.
- · Wind Loads: Risk Category II (most structures):
- 140mph (Ultimate) exposure B or Front Range Gust Map published by The Structural Engineer's Association of Colorado
- · Seismic Design: Category B.
- · Climate Zone: Zone 5
- Energy Code: 2021 IECC commercial chapter.

INFORMATIONAL ITEMS:

- Commercial occupancies must provide 10ft to 30ft of fire separation (setback) from property lines and 20 feet between other buildings or provide fire rated walls and openings per chapter 6 and 7 of the IBC.
- · City of Fort Collins adopted International Fire Code (IFC) and amendments to the 2018/2021 IFC require a full NFPA-13 sprinkler system per IBC chapter 9 or when building exceeds 5000 sq.ft. (or meet fire containment requirements).
- · Buildings using electric heat, must use heat pump equipment.
- · A City licensed commercial general contractor is required to construct any new commercial structure.
- · Plans must be signed and stamped by a Colorado licensed architect or engineer and must be included in the permit application.
- · Electric vehicle parking spaces are now required per local amendment to the IBC. See section 3604.
- · For projects located in Metro Districts, there are special additional code requirements for new buildings. Please contact the plan review team to obtain the requirements for each district.

Building Permit Pre-Submittal Meeting:

For new buildings, please schedule a pre-submittal meeting for any new commercial or multi-family building 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.

Department: Technical Services

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

Topic: General

Comment Number: 1

05/24/2023: 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. Please contact our office if you need up to date Benchmark Statement format and City Vertical Control Network information.

Comment Number: 2

05/24/2023: If submitting a replat is required for this property/project, the title/name may not begin with addresses in numeral form. Address numbers must be spelled out. Please contact our office with any questions.

Comment Number: 3

05/24/2023: If a Subdivision Plat is required and aliquot corners are shown, current acceptable Monument Records will be required. These are required with Round 1 submittal.

Comment Number: 4

05/24/2023: Closure reports will be required for all Subdivision Plats, Easements, and any other document requiring a legal description & sketch being submitted for review. These are required with Round 1 submittal.