

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

8/15/2024 9:15 AM

Project Name

APU at 1516 Remington St
CDR240049

Applicant

Lynn Boyer
812-320-5673
adamsb283@gmail.com

Planner: Arlo Schumann

Engineer: John Gerwel

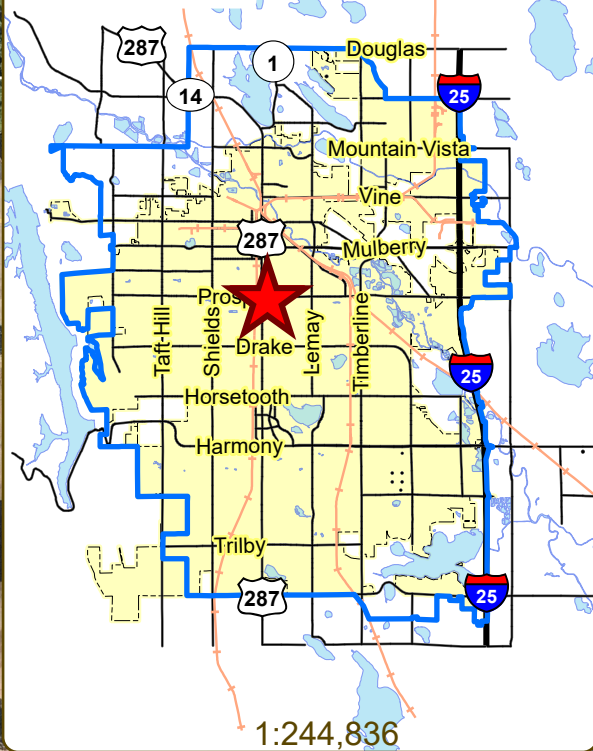
DRC: Todd Sullivan, Seth Goldstein

Description

This is a request to convert the existing single-unit structure to a Fraternity House at 1516 Remington St (parcel# 9713332003). The applicant is proposing an APU from group home to multi-unit or fraternity house. Access is taken from Remington St to the west. The site is approximately 0.10 mi east of S College Ave and 0.07 mi north of E Prospect Rd. The property is located in the Old Town District, Low (OT-A) zone district and subject to an Addition of Permitted Use (APU) review.

APU at 1516 Remington St-Fraternity House

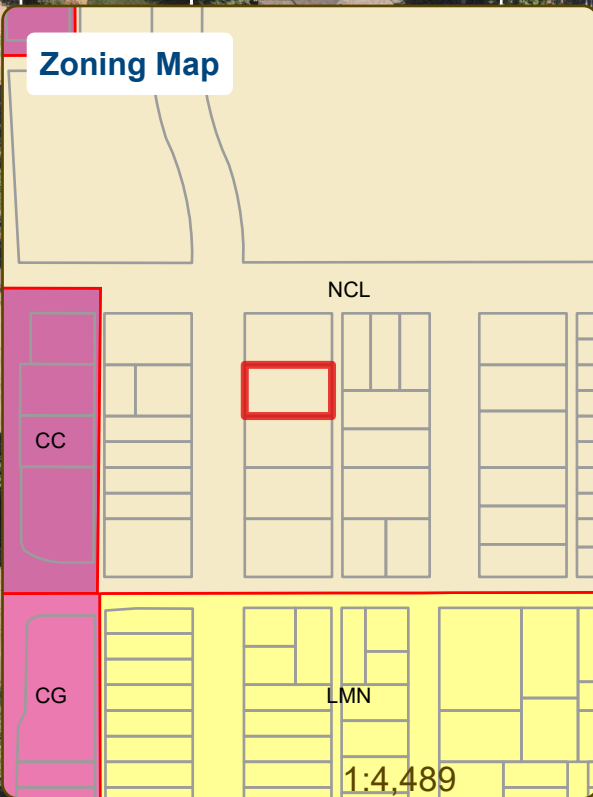
Vicinity Map



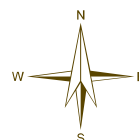
Aerial Site Map



Zoning Map



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





CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

Are you a small business? Yes No Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

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

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

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

Age of any Existing Structures _____

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

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

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

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

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

Suggested items for the Sketch Plan:

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

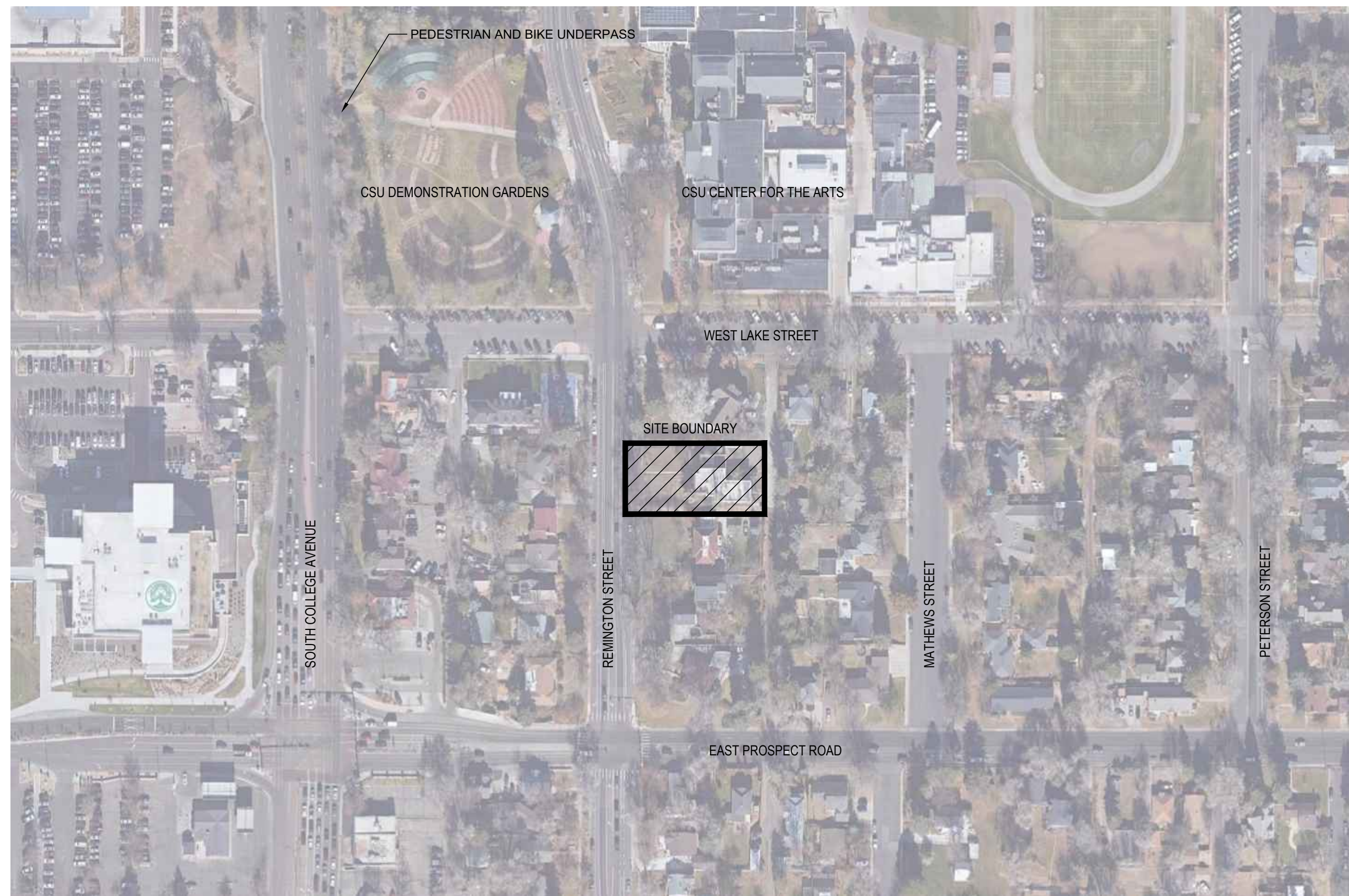
1516 REMINGTON STREET

LOTS 3 AND 4, BLOCK 7, L C MOORES 2ND ADDITION, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



1603 Oakridge Drive #100
Fort Collins, CO 80525
p. (970) 223-7577
www.bhadesign.com
Landscape Architecture
Urban Design
Master Planning

SITE CONTEXT AERIAL



NOT TO SCALE



LAND USE DATA

EXISTING ZONING	NEIGHBORHOOD CONSERVATION LOW DENSITY (NCL)
PROPOSED LAND USE	FRATERNITY / SORORITY
MAX. BUILDING HEIGHT PERMITTED	2 STORIES
MAX. BUILDING HEIGHT PROPOSED	2 STORIES
GROSS SITE AREA	0.39 ACRES
ESTIMATED FLOOR AREA	9,517 S.F.
FLOOR AREA RATIO	0.56
PUBLIC ROW	0 ACRES
NET SITE AREA	0.39 ACRES
CONSTRUCTION TYPE	VB
BUILDING OCCUPANCY	R 2

SHEET INDEX

S100.....	COVER SHEET
S101.....	SITE PLAN
L100.....	TREE MITIGATION PLAN
L101.....	LANDSCAPE PLAN
L102.....	HYDROZONE PLAN
L103.....	LANDSCAPE DETAILS
A-1.....	ELEVATIONS

△	Revision:	Date:

Project: 1516 REMINGTON STREET

Client: CITY OF FORT COLLINS

1516 REMINGTON STREET
COVER SHEET
PRELIMINARY DEVELOPMENT PLAN

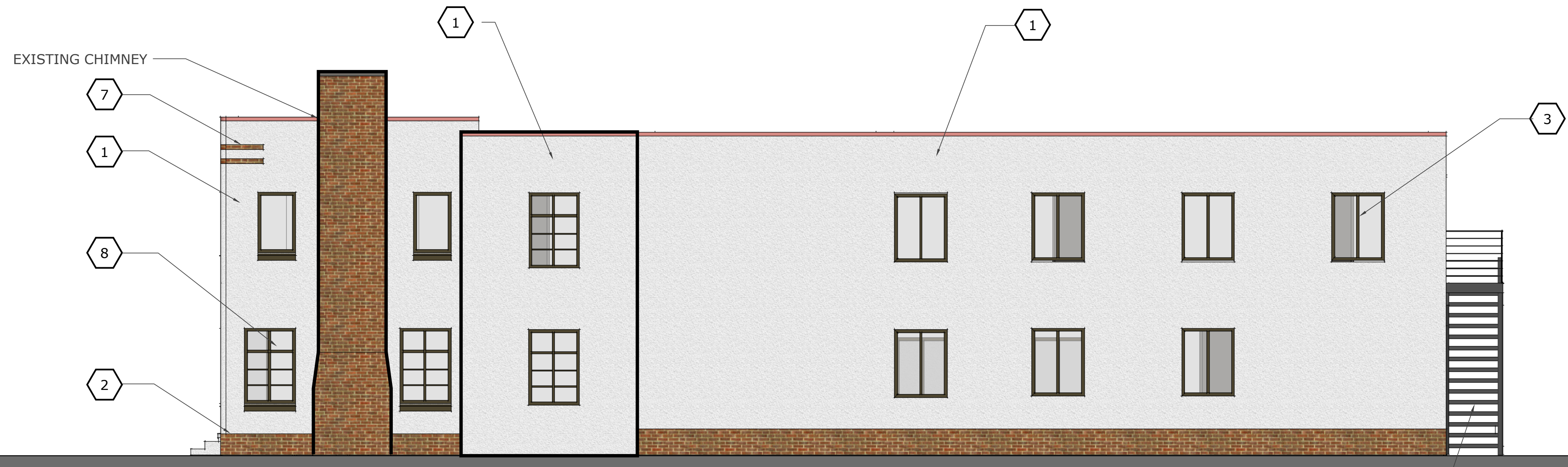
Project Number: 2031
Date: Nov 4th, 2020
Produced by: CK

Sheet Number:
COVER SHEET
S100

Plotted: 11/4/2020 12:17 PM. Plotted By: Connor Krause
 Date Created: 10/15/2020 ... C:\BHA\ONE_DRIVE_BHA\DESIGN\1516_REMINGTON\1516_REMINGTON_S100_SHEET_PLAN.DWG

SYMBOL KEY

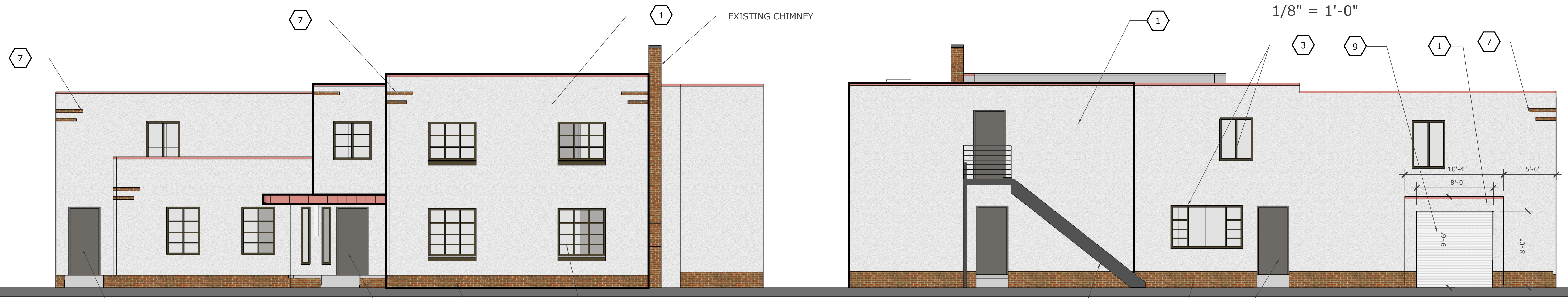
- 1 STUCCO SYSTEM - TEXTURE MEDIUM - STO - COLOR: FROST TO MATCH EXISTING
- 2 BRICK TO MATCH EXISTING
- 3 CASEMENT WINDOW SYSTEM - DARK BRONZE TO MATCH EXISTING WINDOW COLOR. CLEAR GLASING
- 4 NEW WOOD DOOR TO REPLICATED THE ORIGINAL DESIGN
- 5 HOLLOW METAL DOOR AND FRAME PAINT DARK BRONZE TO MATCH EXISTING COLOR
- 6 CONCRETE FILLED PIPE BOLLARD PAINT-DARK BRONZE
- 7 BRICK BANDING TO MATCH EXISTING
- 8 NEW OR REFURBISHED WINDOWS TO DUPLICATE THE ORIGINAL HOME DESIGN
- 9 NEW ROLLUP DOOR FOR SECURE BIKE STORAGE - COLOR TO MATCH STUCCO



EXISTING METAL STAIR

South Elevation

1/8" = 1'-0"



EXISTING METAL STAIR

West Elevation

1/8" = 1'-0"

East Elevation

1/8" = 1'-0"



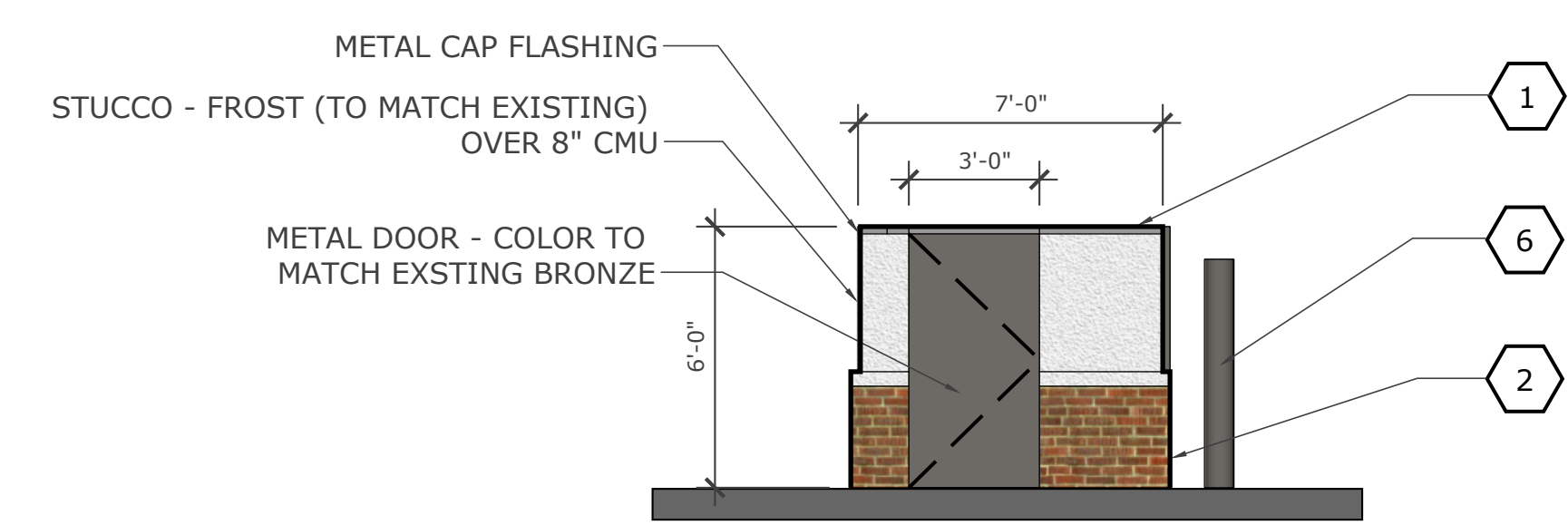
EXISTING METAL STAIR

ADD NEW BRICK TO MATCH EXISTING

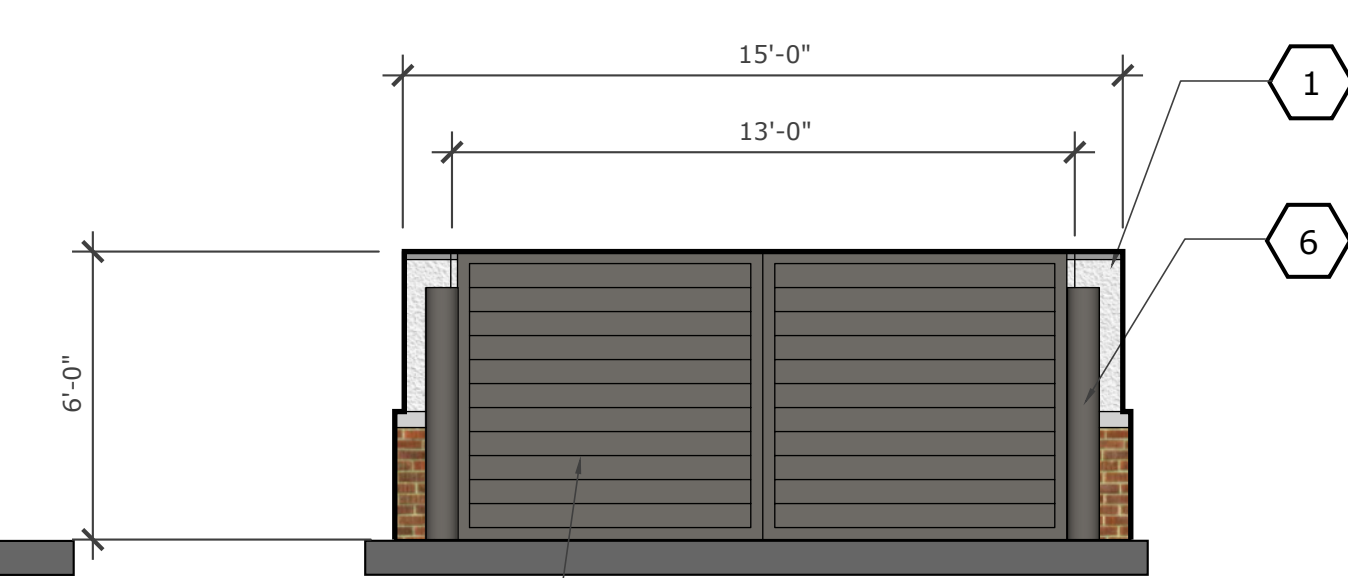
NEW CONCRETE STAIR

North Elevation

1/8" = 1'-0"



REFURBISH EXISTING CANOPY



METAL GATE PAINT - DARK BRONZE

TRASH ENCLOSURE

1/4" = 1'-0"

SIGMA CHI RESIDENCE
1516 REMINGTON, FORT COLLINS, CO

DRC SD SUBMITTAL

Issued For SD: 00/00/2020
Issued For DD: 00/00/2020
Issued For Permit: 00/00/2020
Issued For Construction: 00/00/2020
Revision Number: Revision Date

Seal:
20025
Plot Date: October 28, 2020

ELEVATIONS

A-1

UTILITY PLANS FOR

1516 REMINGTON STREET

LOTS 3 AND 4, BLOCK 7, L C MOORES 2ND ADDITION, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NOVEMBER 2020



PROJECT TEAM

OWNER / APPLICANT
BETA TAU 1919 HOUSE CORPORATION
633 17TH ST., STE 3000
DENVER, CO 80202
PHONE: 970-566-1953
CONTACT: MATT ARAGON

ARCHITECT
INFUSION ARCHITECTS, LLC
206 E 4TH ST., STE 250
LOVELAND, CO 80537
PHONE: 970-775-2925
CONTACT: RANDELL JOHNSON

CIVIL ENGINEER
UNITED CIVIL DESIGN GROUP, LLC
19 OLD TOWN SQUARE #238
FORT COLLINS, CO 80524
PHONE: 970-530-4044
CONTACT: COLTON BECK

PLANNER/LANDSCAPE ARCHITECT
BHA DESIGN INCORPORATED
1603 OAKRIDGE DR. #100
FORT COLLINS, CO 80525
PHONE: 970-223-7577
CONTACT: ANGELA MILEWSKI

UTILITY PROVIDERS

UTILITY	PROVIDER	CONTACT	PHONE
Water/Wastewater	City of Fort Collins Utilities	Wes Lamarque	(970) 416-2418
Stormwater	City of Fort Collins Utilities	Wes Lamarque	(970) 416-2418
Power	City of Fort Collins Light & Power	Cody Snowdon	(970) 416-2306
Natural Gas	Xcel Energy	Stephanie Rich	(970) 225-7828
Telecom	Centurylink	Robert Ruli	(970) 490-7503
Cable	Comcast	Don Kapperman	(970) 567-0245

Note: All utility providers listed hereon is provided as a courtesy. It is the responsibility of the recipient to verify the accuracy and completeness of the information shown.

PROJECT COORDINATES

HORIZONTAL DATUM: MODIFIED NAD88/2011 COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE.
SCALE FACTOR 1.000263950 (0.99973612)

VERTICAL DATUM: NAVD88

BENCHMARK: CITY OF FORT COLLINS 14-97
APPROXIMATELY 100-FEET WEST OF THE INTERSECTION OF CENTRE AVE. AND RESEARCH BLVD., ON THE WEST END OF THE SOUTH HEADWALL ON CENTRE AVE.
ELEVATION=5051.76

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

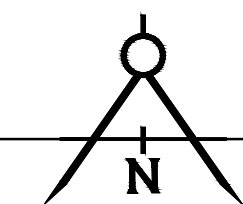
BASIS OF BEARINGS:
BASIS OF BEARINGS IS THE WEST LOT LINE AS BEARING NORTH 00° 07' 55" WEST (ASSUMED BEARING)

NOTE:
1. ALL PROJECT CONTROL LISTED HEREON IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.



VICINITY MAP

SCALE: 1" = 400'



SHEET INDEX

C0.00	COVER SHEET
C0.01-C0.02	GENERAL NOTES
C1.00	EXISTING CONDITIONS AND REMOVALS PLAN
C2.00	HORIZONTAL CONTROL PLAN
C3.00	UTILITY PLAN
C4.00	GRADING AND EROSION CONTROL PLAN
C5.00	DRAINAGE PLAN
C6.00-C6.0X	CONSTRUCTION DETAILS (NOT INCLUDED AT THIS TIME)

NO.	DATE	REVISIONS

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

1516 REMINGTON STREET
COVER SHEET

DATE SUBMITTED: 11/4/2020

PREPARED FOR: BETA TAU 1919 HOUSE CORP.

CERTIFICATION STATEMENT

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

COLTON BECK, PE #561111 DATE

DISCLAIMER STATEMENT

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

City of Fort Collins, Colorado UTILITY PLAN APPROVAL

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

PRELIMINARY
PLANS
NOT FOR CONSTRUCTION

SHEET NUMBER

C0.00

1 OF 8 SHEETS

SCALE

VERTICAL: 1" = N/A

HORIZONTAL: 1" = 400'

JOB NUMBER

U20018

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKINGS OF UNDERGROUND MEMBER UTILITIES.

LARIMER COUNTY URBAN AREA STREET STANDARDS - REPEALED AND REENACTED OCTOBER 1, 2002

GENERAL NOTES

- 1. All materials, workmanship, and construction of public improvements shall meet or exceed the Standards and Specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the local entity.
2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
3. These public improvement construction plans shall be valid for a period of three years from the date of approval by the local entity engineer. Use of these plans after the expiration date will require a new review and approval process by the local entity prior to commencement of any work shown in these plans.
4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the local entity, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the local entity engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the local entity, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.
5. All sanitary sewer, storm sewer, and water line construction, as well as power and other "dry" utility installations, shall conform to the local entity standards and specifications current at the date of approval of the plans by the local entity engineer.
6. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The developer shall be responsible for unknown underground utilities.
7. The developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
8. The developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
9. If a conflict exists between existing and proposed utilities and/or a design modification is required, the developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the local entity prior to beginning construction.
10. The developer shall coordinate and cooperate with the local entity, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.
11. No work may commence within any public storm water, sanitary sewer or potable water system until the developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.
12. The developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.
13. The minimum cover over water lines is 4.5 feet and the maximum is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
14. A state construction dewatering wastewater discharge permit is required if dewatering is required in order to install utilities or water is discharged into a storm sewer, channel, irrigation ditch or any waters of the united states.
15. The developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the storm water management plan, and the erosion control plan.
16. The local entity shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
17. Prior to final inspection and acceptance by the local entity, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the storm water utility department. Certification shall be submitted to the storm water utility department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Storm Water Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the development agreement.
18. The local entity including but not limited to City of Fort Collins, South Fort Collins Sanitation District and Fort Collins-Loveland Water District shall not be responsible for any damages or injuries sustained in this development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the local entity failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
19. All recommendations of the preliminary drainage and erosion control study entitled "1516 Remington Street" prepared by United Civil Design Group LLC, and dated November 4, 2020, shall be followed and implemented.
20. Temporary erosion control during construction shall be provided as shown on the erosion control plan. All erosion control measures shall be maintained in good repair by the developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping.
21. The developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the local entity street inspector.
22. No work may commence within any improved or unimproved public right-of-way until a right-of-way permit or development construction permit is obtained, if applicable.
23. The developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The developer shall notify the local entity engineering inspector (Fort Collins - 221-6605) and the local entity erosion control inspector (Fort Collins - 221-6700) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the local entity engineer is not available after proper notice of construction activity has been provided, the developer may commence work in the engineer's absence. However, the local entity reserves the right not to accept the improvement if subsequent testing reveals an improper installation.
24. The developer shall be responsible for obtaining soils tests within the public right-of-way after right-of-way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the developer shall be responsible for a re-design of the subject pavement section or, the developer may use the local entity's default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed professional engineer. The final report shall be submitted to the inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the local entity engineer approves the final report.
25. The contractor shall hire a licensed engineer or land surveyor to survey the constructed elevations of the street subgrade and the gutter flowline at all intersections, inlets, and other locations requested by the local entity inspector. The engineer or surveyor must certify in a letter to the local entity that these elevations conform to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the local entity before installation of base course or asphalt will be allowed on the streets.
26. All utility installations within or across the roadway of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except city above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.
27. Portions of Larimer County are within overlay districts. The Larimer County floodplain resolution should be referred to for additional criteria for roads within these districts.
28. All road construction in areas designated as wild fire hazard areas shall be done in accordance with the construction criteria as established in the wild fire hazard area mitigation regulations in force at the time of final plat approval.
29. Prior to the commencement of any construction, the contractor shall contact the local entity forester to schedule a site inspection for any tree removal requiring a permit.
30. The developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.
31. The developer shall submit a construction traffic control plan, in accordance with MUTCD, to the appropriate right-of-way authority. (local entity, county or state), for approval, prior to any construction activities within, or affecting, the right-of-way. The developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
32. Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact local entity traffic operations department, who will temporarily remove or relocate the sign at no cost to the contractor; however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.
33. The developer is responsible for all costs for the initial installation of traffic signing and striping for the development related to the development's local street operations. In addition, the developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the development.
34. There shall be no site construction activities on Saturdays, unless specifically approved by the local entity engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by the local entity.
35. The developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.
36. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the designer for clarification, and annotate the dimension on the as-built record drawings.
37. The developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.
38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the developer shall contact the designer and the local entity engineer immediately.
39. The developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the local entity's inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the local entity engineer.

GENERAL NOTES (CONTINUED)

- 40. The designer shall provide, in this location on the plan, the location and description of the nearest survey benchmark for the project as well as the basis of bearings. The information shall be as follows:
PROJECT DATUM: NAVD 88
BENCHMARK #1: CITY OF FORT COLLINS 14.97 APPROXIMATELY 100-FEET WEST OF THE INTERSECTION OF CENTRE AVE. AND RESEARCH BLVD., ON THE WEST END OF THE SOUTH HEADWALL ON CENTRE AVE. ELEVATION=5051.78
PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGV029 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) FOR THEIR VERTICAL DATUMS.
BASIS OF BEARINGS: BASIS OF BEARINGS IS THE WEST LOT LINE AS BEARING NORTH 00° 07' 55" WEST (ASSUMED BEARING)
41. All stationing is based on centerline of roadways unless otherwise noted.
42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first certificate of occupancy.
43. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the local entity construction inspector before any cuts are made. Patching shall be done in accordance with the local entity street repair standards. The finished patch shall blend smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the local entity engineer and/or the local entity inspector at the time the cuts are made.
44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.
45. Standard handicap ramps are to be constructed at all curb returns and at all "T" intersections.
46. After acceptance by the local entity, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.
47. The local entity shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: none.
48. Approved variances are listed as follows:

STREET IMPROVEMENTS NOTES

- 1. All street construction is subject to the General Notes on the Cover Sheet of these plans as well as the street improvements notes listed here.
2. A paving section design, signed and stamped by a Colorado licensed engineer, must be submitted to the local entity engineer for approval, prior to any street construction activity. (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the local entity engineer in Fort Collins.
4. Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the local entity engineer.
5. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.
6. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, reconstruction and repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the local entity engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.
7. All traffic control devices shall be in conformance with these plans or as otherwise specified in MUTCD (including Colorado supplement) and as per the right-of-way work permit traffic control plan.
8. The developer is required to perform a gutter water flow test in the presence of the local entity inspector and prior to installation of asphalt. Gutters that hold more than 1/4 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.
9. Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. And a single axle weight of at least 18,000 lbs. With pneumatic tires inflated to not less than 90 P.S.I.G. "proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the local entity engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The local entity engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be performed in the presence of an inspector.

STORM DRAINAGE NOTES

- 1. All street, sanitary sewer, storm sewer and water construction shall conform to City Standards and Specifications current at date of execution of the Development Agreement pertaining to this development. Any construction occurring three years after the execution of the development agreement shall require re-examination of the plans by the Director who may require that they be made to conform to standards and specifications current at that time.
2. The type, size, location, and number of all known underground utilities are approximate as shown on the drawings. It shall be the responsibility of the contractor to verify the existence and location of all underground utilities along the route of the work. Before commencing new construction, the contractor shall be responsible for locating unknown underground utilities.
3. These plans have been reviewed by the City for concept only. The review does not imply responsibility by the reviewing department, the City Engineer, or the City for accuracy or correctness of the calculations. Furthermore, the review does not imply that the quantities of the items on the plans are the final quantities required. The review shall not be construed in any reason as acceptance of financial responsibility by the City for additional quantities of items shown that may be required during the construction phase.
4. Prior to the commencement of any construction, the contractor must give the City Engineering Department (970-221-6605) and the Erosion Control Inspector (970-221-6700) twenty-four (24) hours advance. Initial erosion control measures must be installed and a site inspection by the Erosion Control Inspector is required before commencing construction activities.
5. Maintenance of onsite drainage facilities shall be the responsibility of the property owners.
6. All recommendations of the preliminary drainage and erosion control study entitled "1516 Remington Street" prepared by United Civil Design Group LLC, and dated November 4, 2020, shall be followed and implemented.
7. Prior to final inspection and acceptance by the City, certification of the drainage facilities by a Colorado registered professional engineer must be submitted to and approved by the City Stormwater Department. (including the applicable note as set forth below)
For commercial and multi-family developments, certification of all drainage facilities shall be submitted to the City Stormwater Department at least two weeks prior to the release of a certificate of occupancy. Individual lot certification, elevation certification, or floodproofing certification, as specified in the development agreement, must be submitted to the City Stormwater Department at least two weeks prior to the release of a certificate of occupancy for such lot.
For single family developments, certification of all drainage facilities must be submitted to the City Stormwater Department in accordance with all conditions as prescribed by the development agreement associated with this development. Individual lot certification, elevation certification, or floodproofing certification, as specified in the development agreement, must be submitted to the City Stormwater Department at least one week prior to the release of a certificate of occupancy for such lot.
8. If dewatering is used to install utilities, and discharge will be into the street, gutter, storm sewer, channel, irrigation ditch, or any waters of the State a State Construction Dewatering Industrial Wastewater Discharge Permit is required.
9. All land disturbing activities greater than or equal to one acre must comply with the State of Colorado permitting process for Stormwater Discharges Associated with Construction Activity. For more information contact the Colorado Department of Public Health and Environment, Water Quality Control Division, at 303-692-3500 or refer to the web site at http://www.cdphs.state.co.us/wq/PermitsUnit/.
10. Benchmark: See General Note Number 40.
11. If fill or dredged material is discharged into waters of the United States, a USACE 404 permit is required.
12. If construction affects any Colorado Highway, a Colorado Department of Transportation right-of-way permit is required.

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

- 1. All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.
2. All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.
3. All signage shall be per Local Entity Standards and these plans or as otherwise specified in MUTCD.
4. All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.
5. All lane lines for concrete pavement should be epoxy paint.
6. Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the Local Entity Engineer prior to permanent installation of striping and symbols.
7. Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.
8. Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.
9. All surfaces shall be thoroughly cleaned prior to installation of striping or markings.
10. All sign posts shall utilize break-away assemblies and fasteners per the Standards.
11. A field inspection of location and installation of all signs shall be performed by the Local Entity Engineer. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.
12. The developer installing signs shall be responsible for locating and protecting all underground utilities.
13. Special care shall be taken in sign location to ensure an unobstructed view of each sign.
14. Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period, the City of Fort Collins Traffic Engineer reserves the right to require additional signage and/or striping if the City of Fort Collins Traffic Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S standards. All signage and striping shall fall under the requirements of the two year warranty period for new construction (except fair wear on traffic markings).
15. Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

CITY OF FORT COLLINS WATERLINE NOTES

- 1. Water mains shall be DIP with polywrap or PVC with tracer wire.
2. Water mains shall be installed with 4.5 to 5.5 feet of cover unless otherwise approved.
3. HDPE pipe may be used for 1-1/2 and 2 inch water services. The pipe shall meet the standards of AWWA 901, NSF Standard 61 and ASTM. The HDPE pipe shall be SDR 9 having a pressure rating of 200 psi. Stiffeners shall be used at all fittings and connections. Tracer wire shall be installed with the HDPE service, and shall extend up the curb stop. The curb stop shall be covered with a metal box and tracer wire test lid per City Water Detail 25.

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Table with 4 columns: US, STATE, DATE, REVISIONS. Includes a vertical note on the right: 'The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.' and a 'CAUTION' label at the bottom right.

1516 REMINGTON STREET
GENERAL NOTES
DATE SUBMITTED: 11/4/2020
PREPARED FOR: BETA TAU 1919 HOUSE CORP.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL
APPROVED: City Engineer Date
CHECKED BY: Water & Wastewater Utility Date
CHECKED BY: Stormwater Utility Date
CHECKED BY: Parks & Recreation Date
CHECKED BY: Traffic Engineer Date
CHECKED BY: Environmental Planner Date

PRELIMINARY PLANS NOT FOR CONSTRUCTION
SHEET NUMBER C0.01
2 OF 8 SHEETS
SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = ###'
JOB NUMBER U20018

STANDARD EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

General Erosion Control Requirements

These notes are a summary for the legal requirements, that are set forth in the Fort Collins Stormwater Criteria Manual (FCSCM), and that any conflict is resolved by the more stringent requirement controlling.

- 1) The Property Owner, Owner's Representative, Developer, Design Engineer, General Contractor, Sub-contractors, or similar title for the developing entity (here after referred to as the Developer) has provided these Erosion Control Materials in accordance with Erosion Control Criteria set forth in the Manual as an attempt to identify erosion, sediment, and other potential pollutant sources associated with these Construction Activities and preventing those pollutants from leaving the project site as an illicit discharge. Full City requirements and are outlined and clarified in the Manual under Chapter 4: Construction Control Measures and should be used to identify and define what is needed on a project.
2) The Developer shall make themselves thoroughly familiar with the provisions and the content of the specifications laid out in the Manual, the Development Agreement, the Erosion Control Materials compiled for this project, and the following notes as all these materials are applicable to this project.
3) The Developer shall implement and maintain Control Measures for all potential pollutants from the start of land disturbing activities until final stabilization of the construction site.
4) The City Erosion Control Inspector shall be notified at least twenty-four (24) hours prior to the desired start of any construction activities on this site to allow adequate time for on-site confirmation (initial inspection which can take up to two business days after receiving the request) that the site is in fact protected from sediment and pollutants discharges off site.
5) The Developer shall proactively provide all appropriate Control Measures to prevent damage to adjacent downstream and leeward properties.
6) At all times the Developer shall be responsible to ensure adequate Control Measures are designed, selected, installed, maintain, repaired, replaced, and ultimately removed in order to prevent and control erosion suspension, sediment transportation, and pollutant discharge as a result of construction activities associated with this project.
7) All applicable Control Measures based upon the sequencing and/or phasing of the project shall be installed prior to those construction activities commencing.
8) As dynamic conditions (due to the nature, timing, sequence, and phasing of construction) in the field may warrant Control Measures in addition, or different, to what is shown on these plans, the Developer shall at all times be responsible to implement the Control Measures that are most effective with the current state and progress of construction.
9) All listings, provisions, materials, procedures, activities, site work and the like articulated in this or other written site-specific documents (including but not limited to the erosion control reports, development agreements, landscape, and drainage materials) shall meet or exceed the most restrictive language for City, County, State, and Federal regulations with regards to erosion, sediment, pollutant, and other pollution source Control Measures.
10) The Developer shall ensure that all appropriate permits (CDPS General Permit Stormwater Discharges Associated with Construction Activity, Dewatering, Clean Water Act, Army Corps of Engineers' 404 Wetlands Mitigation Permit, etc.) have been attained prior to the relevant activity has begun.
11) The Developer shall furnish all conveniences and assistances to aid the Erosion Control Inspectors of materials, workmanship, records, and self-inspections, etc. of the Control Measures involved in the construction activities.
12) The Developer shall request clarification of all apparent site construction issues that may arise due to inconsistencies in construction plans for the site or site conditions around the selected Control Measures by contacting the Erosion Control Inspector.
13) All Control Measures shall be installed in accordance with the Manual.
14) The City reserves the right to require additional Control Measures as site conditions warrant, to the extent authorized by relevant legal authority.
15) As with any construction standards, occasions may arise where the minimum erosion control standards are either inappropriate or cannot be justified.
16) Inspection. The contractor shall inspect site pollutant sources and implement Control Measures at a minimum of once every two weeks during construction and within 24 hours following a precipitation event.
17) All temporary Control Measures shall be cleaned, repaired, or reconstructed as necessary in order to assure continual performance of their intended function.
18) Any Control Measure may be substituted for another standard Control Measure so long as that Control Measure is equal to, or of greater protection than the original Control Measure that was to be used in that location.
19) Any implementation or replacement of existing Control Measures for a non-standard control, or alternative Control Measure, shall require the review and acceptance by the City erosion control staff before the measure will be allowed to be used on this project.
20) There shall be no earth-disturbing activity outside the limits designated on the accepted plans.
21) Pre-disturbance vegetation shall be identified, protected, and retained wherever possible.
22) All exposed soils or disturbed areas are considered a potential pollutant and shall have Control Measures implemented on the site to prevent materials from leaving the site.
23) All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition at all times by equipment tracking, scarifying or disking the surface on a contour with a 2 to 4 inch minimum variation in soil surface until mulch, vegetation, and/or other permanent erosion control is installed.
24) No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport through the use of surface roughening, watering, and down gradient perimeter controls.
25) All required Control Measures shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc.).
26) All inlets, curb-cuts, culverts, and other storm sewer infrastructure which could be potentially impacted by construction activities shall be protected with Control Measures.
27) All streams, stream corridors, buffers, woodlands, wetlands, or other sensitive areas shall be protected from impact by any construction activity through the use of Control Measures.
28) All exposed dirt shall have perimeter control. Any perimeter controls that drain off or has the ability to be tracked onto the nearby hardscape shall have some form of effective sediment control as the, or as part of the, perimeter control.
29) All exposed slopes should be protected. All exposed steep slopes (Steeper than 3:1 H:V) shall be protected from erosion and sediment transport through use of Control Measures.

Land disturbance, Stockpiles, and Storage of Soils

- 20) There shall be no earth-disturbing activity outside the limits designated on the accepted plans. Off road staging areas or stockpiles must be preapproved by the City. Disturbances beyond these limits will be restored to original condition.
21) Pre-disturbance vegetation shall be identified, protected, and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area required for immediate construction operations, and for the shortest practical period of time.
22) All exposed soils or disturbed areas are considered a potential pollutant and shall have Control Measures implemented on the site to prevent materials from leaving the site.
23) All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition at all times by equipment tracking, scarifying or disking the surface on a contour with a 2 to 4 inch minimum variation in soil surface until mulch, vegetation, and/or other permanent erosion control is installed.
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28) All exposed dirt shall have perimeter control. Any perimeter controls that drain off or has the ability to be tracked onto the nearby hardscape shall have some form of effective sediment control as the, or as part of the, perimeter control.
29) All exposed slopes should be protected. All exposed steep slopes (Steeper than 3:1 H:V) shall be protected from erosion and sediment transport through use of Control Measures.

- 30) No soils shall remain exposed by land disturbing activity for more than thirty (30) days after activity has ceased before required temporary seeding or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed.
31) All individual lots shall have effective sediment controls located on the street side and any down gradient side. Typically most lots drain to the front yet on those cases where houses are along a pond or drainage swale have the lot drain in a different direction than the street, those individual lots will need protection on that down gradient side to prevent sediment from leaving the lot.
32) At all points where vehicles exit or leave the exposed dirt area on to a hardscape or semi hardscape (concrete, asphalt, road base, etc.) shall have installed at least one structural tracking Control Measure to prevent vehicle tracking.
33) In all areas that the structural tracking Control Measures fail to prevent vehicle tracking, collection and proper disposal of that material is required.
34) City Municipal Code §20-62, among other things, prohibits the tracking, dropping, or depositing of soils or any other material onto city streets by or from any source.
35) If repeated deposit of material occurs on a site, additional structural tracking controls may be required of the Developer by the City Erosion Control Inspector.

Vehicle Tracking

- 32) At all points where vehicles exit or leave the exposed dirt area on to a hardscape or semi hardscape (concrete, asphalt, road base, etc.) shall have installed at least one structural tracking Control Measure to prevent vehicle tracking.
33) In all areas that the structural tracking Control Measures fail to prevent vehicle tracking, collection and proper disposal of that material is required.
34) City Municipal Code §20-62, among other things, prohibits the tracking, dropping, or depositing of soils or any other material onto city streets by or from any source.
35) If repeated deposit of material occurs on a site, additional structural tracking controls may be required of the Developer by the City Erosion Control Inspector.

Loading and Unloading Operations

- 36) The Developer shall apply Control Measure to limit traffic (site worker or public) impacts and proactively locate material delivered to the site in close proximity to the work area or immediately incorporated in the construction to limit operational impacts to disturbed areas, vehicle tracking, and sediment deposition that could impact water quality.

Outdoor Storage or Construction Site Materials, Building Materials, Fertilizers, and Chemicals

- 37) Any materials of a non-polluting nature (steel, rock, brick, lumber, etc.) shall be inspected for any residue coming off the material during routine inspection and will generally be located where practical at least fifty (50) feet from any permanent or interim drainage ways.
38) Any high environmental impact pollutant materials that have a high likelihood to result in discharge when in contact with stormwater (lubricants, fuels, paints, solvents, detergents, fertilizers, chemical sprays, bags of cement mix, etc.) should not be kept on site where practical.
39) Parking, refueling, and maintenance of vehicles and equipment should be limited in one area of the site to minimize possible spills and fuel storage areas.

Vehicle and equipment maintenance and fueling

- 39) Parking, refueling, and maintenance of vehicles and equipment should be limited in one area of the site to minimize possible spills and fuel storage areas. This area shall be located, where practical, at least fifty (50) feet from any permanent or interim stormwater structures or drainage ways and shall be monitored as part of the routine inspections.

Significant Dust or Particulate generating Process

- 40) The property must be actively preventing the emission of fugitive dust at all times during construction and vegetation activities. All land disturbing activities that result in fugitive dust shall be in accordance with Municipal Code §12-150 to reduce the impacts to adjacent properties and community health.

Concrete truck / equipment washing, including the concrete truck chute and associated fixtures and equipment

- 41) All concrete and equipment washing shall use structural Control Measures appropriate to the volume of wash and frequency of use.
42) The Developer is responsible for ensuring washing activity is taking place at the appropriate Control Measure and site workers are not washing or dumping wash water on to the dirt or other uncontrolled locations.

Dedicated Asphalt and concrete batch plants

- 43) Dedicated asphalt and concrete batch plants are not acceptable on construction sites within the City of Fort Collins without an expressed written request and plan to reduce pollutants associated with that type of activity and approval by the City of Fort Collins specifically the Erosion Control Inspector.

Concrete Saw Cutting Materials

- 44) Saw cutting material shall be in accordance with Municipal Code §12-150 for air emissions and all water applications to the saw cutting shall prevent material from leaving the immediate site and collected.

Waste Materials Storage and Sanitary Facilities

- 45) Trash, debris, material salvage, and/or recycling areas shall be, where practical, at least fifty (50) feet from any permanent or interim stormwater structures or drainage ways and shall be monitored as part of the routine inspections.
46) Sanitary facilities shall be prevented from tipping through the use of anchoring to the ground or lashing to a stabilized structure.

Other Site Operations and Potential Spill Areas

- 47) Spills: For those minor spills that; are less than the State's reportable quantity for spills, stay within the permitted area, and in no way threaten any stormwater conveyance, notify the City of Fort Collins Utilities by email at erosion@focgov.com or phone (970) 817-4770.
48) Selection of "plastic welded" erosion control blankets shall not be used in areas that wildlife, such as snakes, are likely to be located as these have proven to cause entrapment issues.

Final stabilization and project completion

- 49) Any stormwater facilities used as a temporary Control Measure will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the Owner, Homeowners Association (HOA), or other party responsible for long term maintenance of those facility.
50) All final stabilization specifications shall be done in accordance with the Manual, Chapter 4: Construction Control Measures.
51) All disturbed areas designed to be vegetated shall be amended, seeded & mulched, or landscaped as specified in the landscape plans within 14 working days of final grading.
52) Soil in all vegetated (landscaped or seeded) areas, including parkways and medians shall comply with all requirements set forth in Sections 12-130 through 12-132 of the City Municipal Code, as well as Section 3.8.21 for the City Land Use Code.

- 53) All seeding shall refer to landscaping plans for species mixture and application rates and depths requirements.
54) All seed shall be drilled where practical to a depth based upon the seed type. Broadcast seeding shall be applied at double the rate as prescribed for drill seeding and shall be lightly hand raked after application.
55) All seeded areas must be mulched within twenty-four (24) after planting. All mulch shall be mechanically crimped and or adequately applied tackifier.
56) The Developer shall warranty and maintain all vegetative measures for two growing seasons after installation or until seventy percent (70%) vegetative cover has been established, whichever is longer and meets all the Criteria outlined in the Fort Collins Stormwater Criteria Manual Chapter 4: Construction Control Measures.
57) The Developer shall maintain, monitor, repair, and replace any and all applicable Control Measures until final stabilization has been obtained.
58) The responsible party shall maintain and keep current all payments or related forms of security for the Erosion Control Escrow until 1) stabilization has been reached and 2) all Control Measures and/or BMPs have sediment materials collected and the Control Measure removed from the site.



Table with 3 columns: NO., DATE, RECORDS. Includes a vertical note: 'The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.'

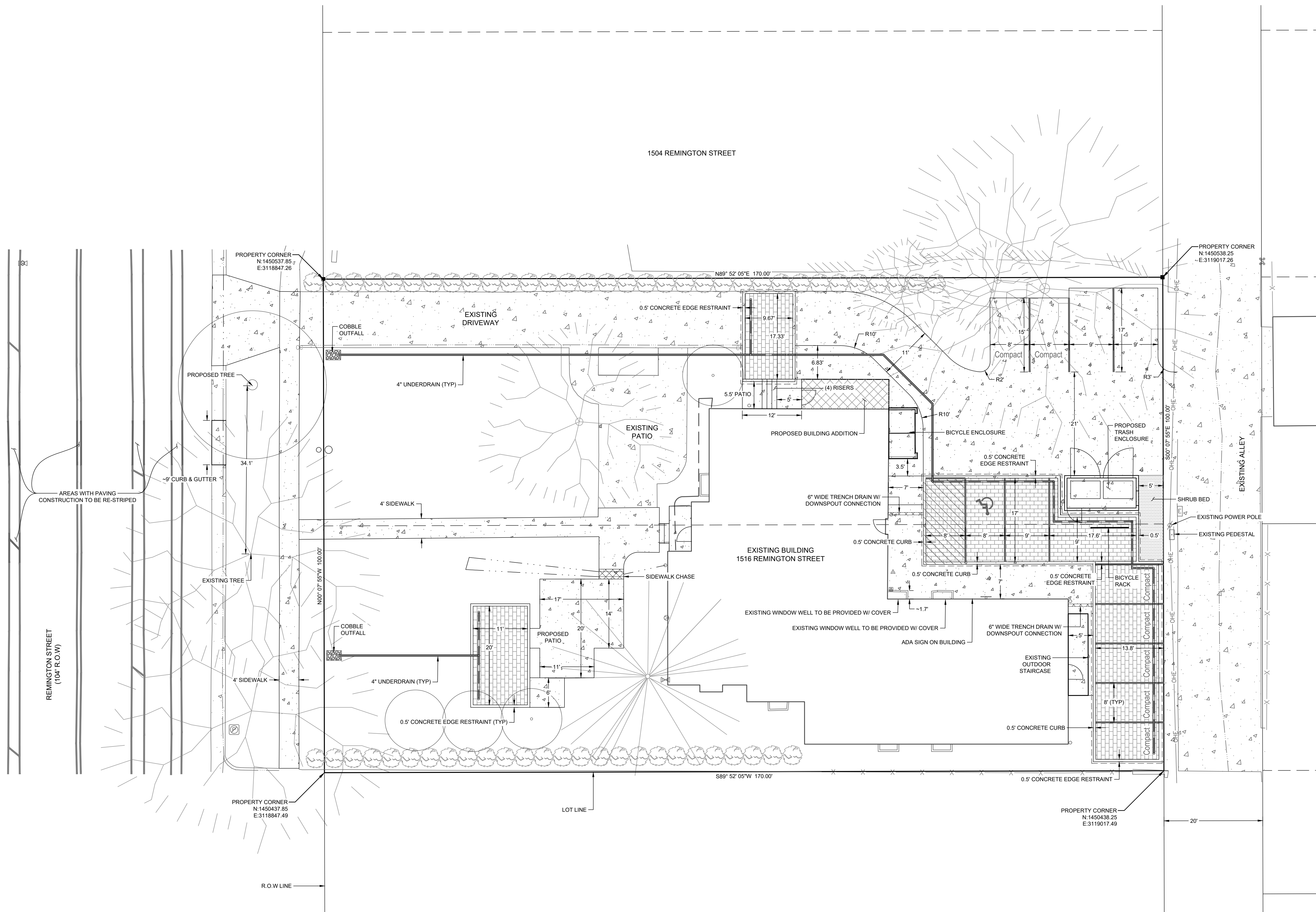
1516 REMINGTON STREET GENERAL NOTES

DATE SUBMITTED: 11/4/2020

PREPARED FOR: BETA TAU 1919 HOUSE CORP.

PRELIMINARY PLANS NOT FOR CONSTRUCTION. SHEET NUMBER C0.02. SCALE: VERTICAL: 1" = N/A, HORIZONTAL: 1" = ###'. JOB NUMBER U20018.

City of Fort Collins, Colorado UTILITY PLAN APPROVAL. APPROVED: City Engineer Date. CHECKED BY: Water & Wastewater Utility Date. CHECKED BY: Stormwater Utility Date. CHECKED BY: Parks & Recreation Date. CHECKED BY: Traffic Engineer Date. CHECKED BY: Environmental Planner Date.



LEGEND

- 6" CURB & GUTTER
- SIDEWALK CHASE
- FENCE
- SIGN
- PARKING STALL STRIPING
- HANDICAP PARKING STALL
- BOLLARDS
- PERMEABLE PAVERS
- CONCRETE PAVEMENT
- EXISTING DRY UTILITY CONDUIT
- EXISTING ELECTRIC LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- FIBER, GAS, ELECTRIC, OR TELEPHONE PEDESTAL
- EXISTING SANITARY MANHOLE COVER
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING WATER METER
- PROPOSED WATER METER & CURB STOP
- PROPOSED WATER SERVICE
- PROPOSED FIRE LINE
- PROPOSED THRUST BLOCK
- PROPOSED GATE VALVE
- 4" PERFORATED UNDERDRAIN
- 4" PVC
- GEOTEXTILE LINER
- EXISTING TREE
- PROPOSED TREE

- NOTES**
- LAYOUT OF EXISTING BUILDING INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF WALL AND IS SHOWN FOR INFORMATION ONLY.
 - ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE APPROVED LANDSCAPE DRAWINGS FOR ALL LANDSCAPE AND SITE FEATURES SUCH AS THE TRASH ENCLOSURE CONSTRUCTION DETAIL, SCORED CONCRETE, LANDSCAPE ROCK AND MULCH, ETC.
 - PUBLIC CONCRETE SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS. ON-SITE CONCRETE SIDEWALK SHALL BE 4-INCH MINIMUM.
 - LIMITS OF STREET CUT AS REQUIRED FOR UTILITY CONSTRUCTION ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
 - CURB AND GUTTER ALONG REMINGTON STREET TO BE RECONSTRUCTED SHALL BE RECONSTRUCTED USING THE EXISTING CURB SECTION INCLUDING EDGE OF PAVEMENT LOCATION, DEPTH OF GUTTER AND HEIGHT OF CURB.

**City of Fort Collins, Colorado
UTILITY PLAN APPROVAL**

APPROVED: _____ City Engineer _____ Date

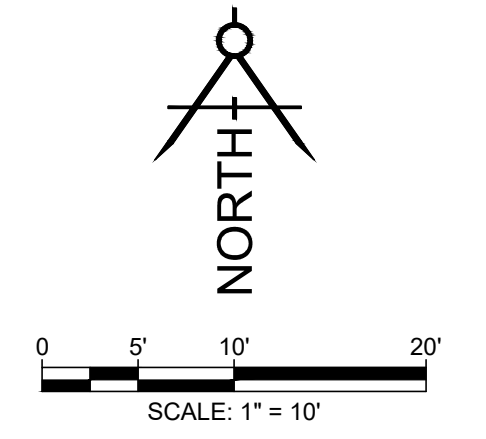
CHECKED BY: _____ Water & Wastewater Utility _____ Date

CHECKED BY: _____ Stormwater Utility _____ Date

CHECKED BY: _____ Parks & Recreation _____ Date

CHECKED BY: _____ Traffic Engineer _____ Date

CHECKED BY: _____ Environmental Planner _____ Date



**UNITED CIVIL
Design Group**
 CIVIL ENGINEERING & CONSULTING
 19 OLD TOWN SQUARE #238
 FORT COLLINS, CO 80524
 (970) 530-4044
 www.unitedcivil.com

DATE	REVISIONS

CAUTION
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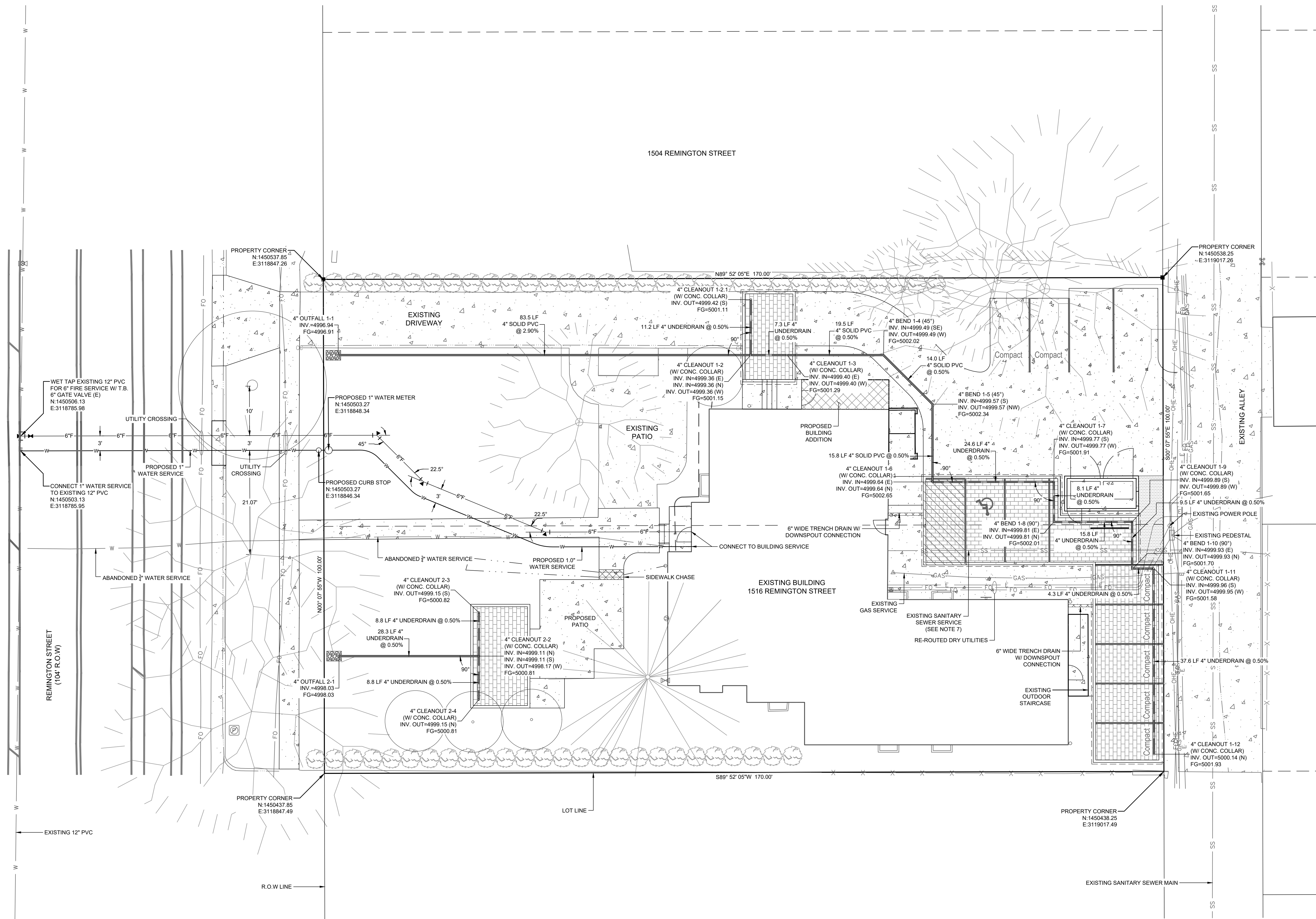
**1516 REMINGTON STREET
HORIZONTAL CONTROL PLAN**

DATE SUBMITTED: 11/4/2020
 PREPARED FOR: BETA TAU 1919 HOUSE CORP.

**PRELIMINARY
PLANS
NOT FOR CONSTRUCTION**

SHEET NUMBER	C2.00
5 OF 8 SHEETS	
SCALE	
VERTICAL: 1" = N/A	
HORIZONTAL: 1" = 10'	
JOB NUMBER	U20018

DATE: 11/4/2020 TIME: 7:43:01 AM PROJ: MAP: CDB DESIGNED: CDB
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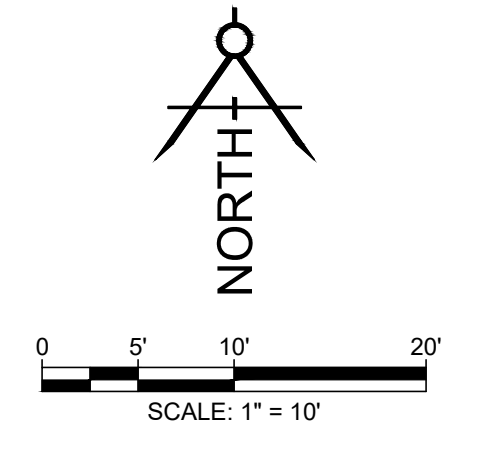
LEGEND

- 6" CURB & GUTTER
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- FIBER, GAS, ELECTRIC, OR TELEPHONE PEDESTAL
- EXISTING SANITARY MANHOLE COVER
- EXISTING SANITARY SEWER
- EXISTING WATER METER
- PROPOSED WATER METER & CURB STOP
- PROPOSED WATER SERVICE
- PROPOSED FIRE LINE
- PROPOSED THURST BLOCK
- PROPOSED GATE VALVE
- 4" PERFORATED UNDERDRAIN
- 4" PVC
- GEOTEXILE LINER
- EXISTING TREE
- PROPOSED TREE

- NOTES**
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
 - THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO AND DURING CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.
 - WATER SERVICE PROVIDED BY THE CITY OF FORT COLLINS AND ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
 - ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 - WATER SERVICE SHALL BE TYPE L; FIRE SERVICES SHALL BE AWWA C-900 PVC.
 - THE LOCATION OF PROPOSED DRY UTILITIES AS SHOWN ON THIS DRAWING ARE SHOWN FOR HORIZONTAL ALIGNMENTS ONLY AND ARE APPROXIMATE. FINAL DESIGNS OF DRY UTILITIES WILL BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY.
 - LOCATION OF EXISTING SANITARY SEWER IS APPROXIMATE PER CITY OF FORT COLLINS STAFF COORDINATION. THE SEWER SERVICE SHALL BE LOCATED FROM THE BUILDING TO THE MAIN PRIOR EXCAVATION. DOUBLE CLEANOUT SHALL BE INSTALLED ON THE EXISTING SERVICE LINE.

**City of Fort Collins, Colorado
UTILITY PLAN APPROVAL**

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



**UNITED CIVIL
Design Group**
 CIVIL ENGINEERING & CONSULTING
 19 OLD TOWN SQUARE #238
 FORT COLLINS, CO 80524
 (970) 530-4044
 www.unitedcivil.com

DATE	REVISIONS

1516 REMINGTON STREET
UTILITY PLAN

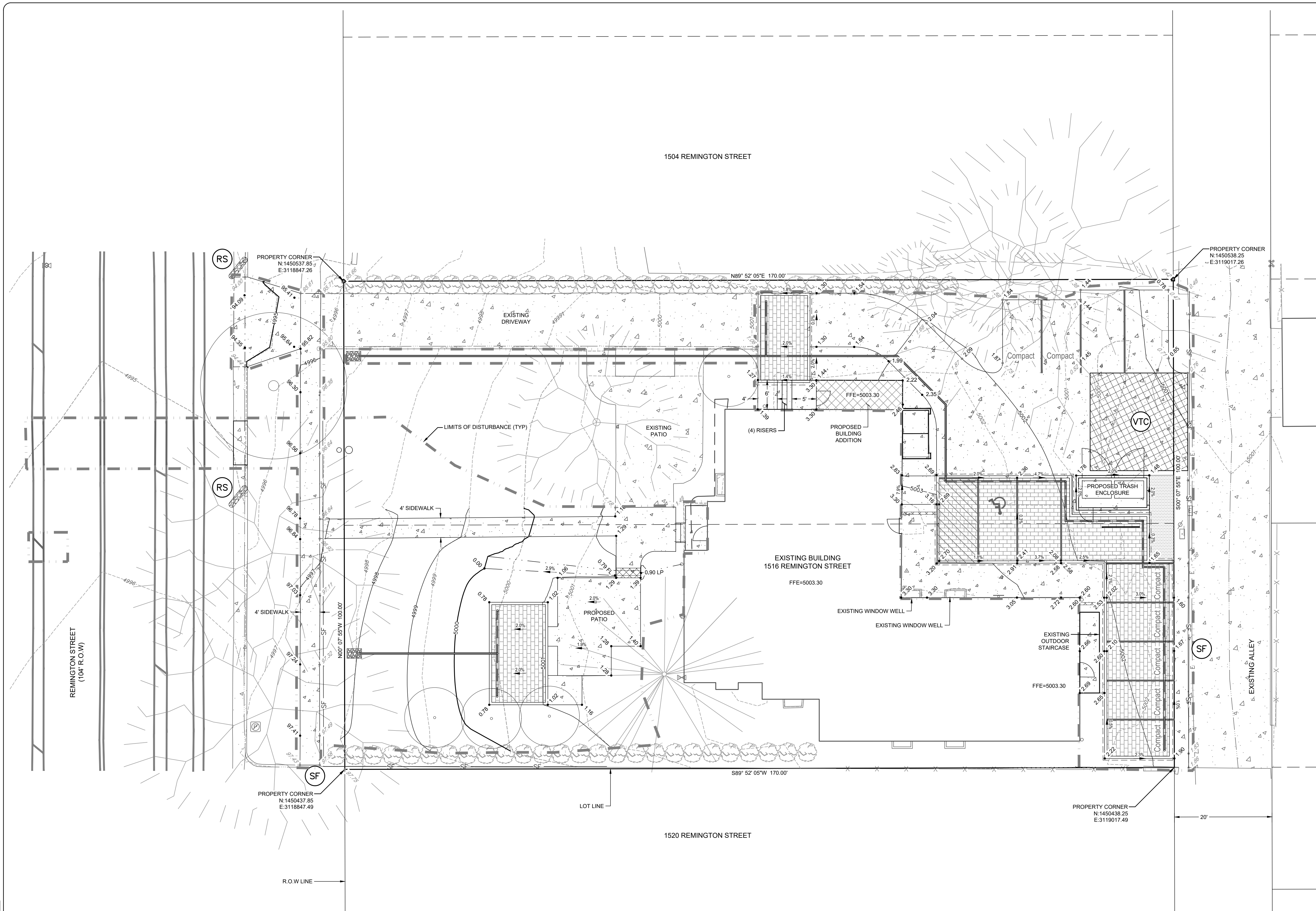
DATE SUBMITTED: 11/4/2020
 PREPARED FOR: BETA TAU 1919 HOUSE CORP.

**PRELIMINARY
PLANS
NOT FOR CONSTRUCTION**

SHEET NUMBER
C3.00
6 OF 8 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 10'

JOB NUMBER
U20018



LEGEND

- 4780 — PROPOSED MAJOR CONTOUR
- 4778 — PROPOSED MINOR CONTOUR
- — SWALE FLOWLINE
- ⌒ (RS) ROCK SOCK
- (CWA) CONCRETE WASHOUT AREA
- (SF) SILT FENCE
- ⊠ (VTC) VEHICLE TRACKING CONTROL

PROPOSED SPOT ELEVATION
 FFE = FINISHED FLOOR ELEVATION
 FG = FINISHED GRADE AT EXTERIOR WALL
 EOP = EDGE OF PAVEMENT
 LP = LOW POINT
 HP = HIGH POINT
 TOW = TOP OF WALL
 BOW = BOTTOM OF WALL

● 80.30 ● EXISTING GRADE
 10.0% 4:1 PROPOSED SLOPE
 (10.0%)(4:1) EXISTING SLOPE
 - - - - - GRADE BREAK

- NOTES**
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
 - SPOT ELEVATIONS SHOWN ARE TO FLOWLINE OR EDGE OF WALK UNLESS OTHERWISE NOTED.
 - ALL DISTURBED AREAS NOT PAVED SHALL BE REVEGETATED PER THE LANDSCAPE PLANS.
 - FOR WORK WITHIN STREET RIGHT-OF-WAY, CONTRACTOR SHALL:
 - EXPEDITE CONSTRUCTION COMPLETION AFFECTING ROADWAYS
 - NOT USE THE STREET TO STOCKPILE EARTH DURING TRENCHING ACTIVITIES
 - SWEEP SEDIMENT WITHIN STREET DAILY OR PRIOR TO AND AFTER STORM EVENTS AS NECESSARY
 - PLACE ROCK SOCKS ON DOWNSTREAM SIDE OF WORK AREA IN PAVED AREAS TO PREVENT SEDIMENT TRANSPORT
 - SURFACE ROUGHEN LANDSCAPED AREAS UNTIL STABILIZED WITH LANDSCAPING

- EROSION CONTROL NOTES**
- TOTAL ON-SITE DISTURBED AREA = 10,950 SF (0.25 ACRES).
 - THE SITE WILL BE LANDSCAPED TO FINAL STABILIZATION. SEE FINAL LANDSCAPE PLAN FOR DETAILS.
 - REFER TO SHEET C0.02 FOR STANDARD EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES.
 - EROSION CONTROL PRACTICES, SITE PROTECTION, AND REVEGETATION METHODS SHALL FOLLOW CITY REGULATIONS.
 - ANY AREAS USED FOR STOCKPILING AND/OR STAGING SHOULD ALSO HAVE SEDIMENT AND EROSION CONTROL MEASURES AS NECESSARY. THESE AREAS SHOULD BE LOCATED AT LEAST 100' AWAY FROM DRAINAGE WAYS. THE ITEMS MAY INCLUDE BUT ARE NOT LIMITED TO VEHICLE TRACKING CONTROL, SILT FENCE, CONSTRUCTION FENCE, CONCRETE WASHOUT, AND SEDIMENT TRAP.
 - SOIL AMENDMENTS SHALL BE INCORPORATED IN ALL LANDSCAPE AREAS TO A DEPTH OF 6" AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET OF AREA OR 4" OF LOOSE TOPSOIL IMPORTED ONTO THE SITE OVER 4" OF LOOSENEED SUBGRADE SOILS. REFER TO CITY OF FORT COLLINS CODE SECTIONS 12-130 THROUGH 12-132.
 - TEMPORARY SEEDING SHALL BE UTILIZED IN THE EVENT THAT A GRADED AREA IS EXPOSED LONGER THAN 30 DAYS. THE SITE SHALL BE SEEDED WITH THE APPROPRIATE SEED MIX AND INSTALLATION METHOD AS SPECIFIED ON THE APPROVED LANDSCAPE PLANS.
 - DOWNSPOUTS DESIGNED TO DISCHARGE RUNOFF AT GROUND SURFACE ARE TO BE PROVIDED WITH A SPLASH GUARD.

EROSION CONTROL SEQUENCING

PROJECT: 1516 REMINGTON ST

1. COLUMNS SHOWN BELOW FOR TEMPORARY EROSION CONTROL ITEMS REPRESENT PHASE OF CONSTRUCTION INCREMENTS, NOT SPECIFIC TIME DURATIONS.
 2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE OF ALL BMPs.

PHASE OF CONSTRUCTION	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8
BEST MANAGEMENT PRACTICE ITEM								
PRESERVE EXISTING VEGETATION								
SILT FENCE								
VEHICLE TRACKING CONTROL								
STAGING AREAS (if applicable)								
CONSTRUCTION FENCE (if applicable)								
ROCK SOCKS								
CONCRETE WASHOUT AREA (if applicable)								

**City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL**

APPROVED: _____ Date _____
 City Engineer

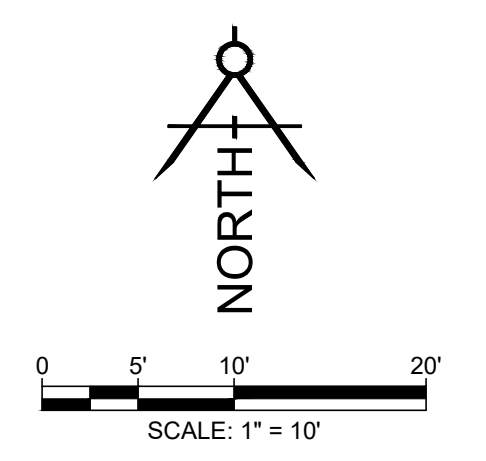
CHECKED BY: _____ Date _____
 Water & Wastewater Utility

CHECKED BY: _____ Date _____
 Stormwater Utility

CHECKED BY: _____ Date _____
 Parks & Recreation

CHECKED BY: _____ Date _____
 Traffic Engineer

CHECKED BY: _____ Date _____
 Environmental Planner



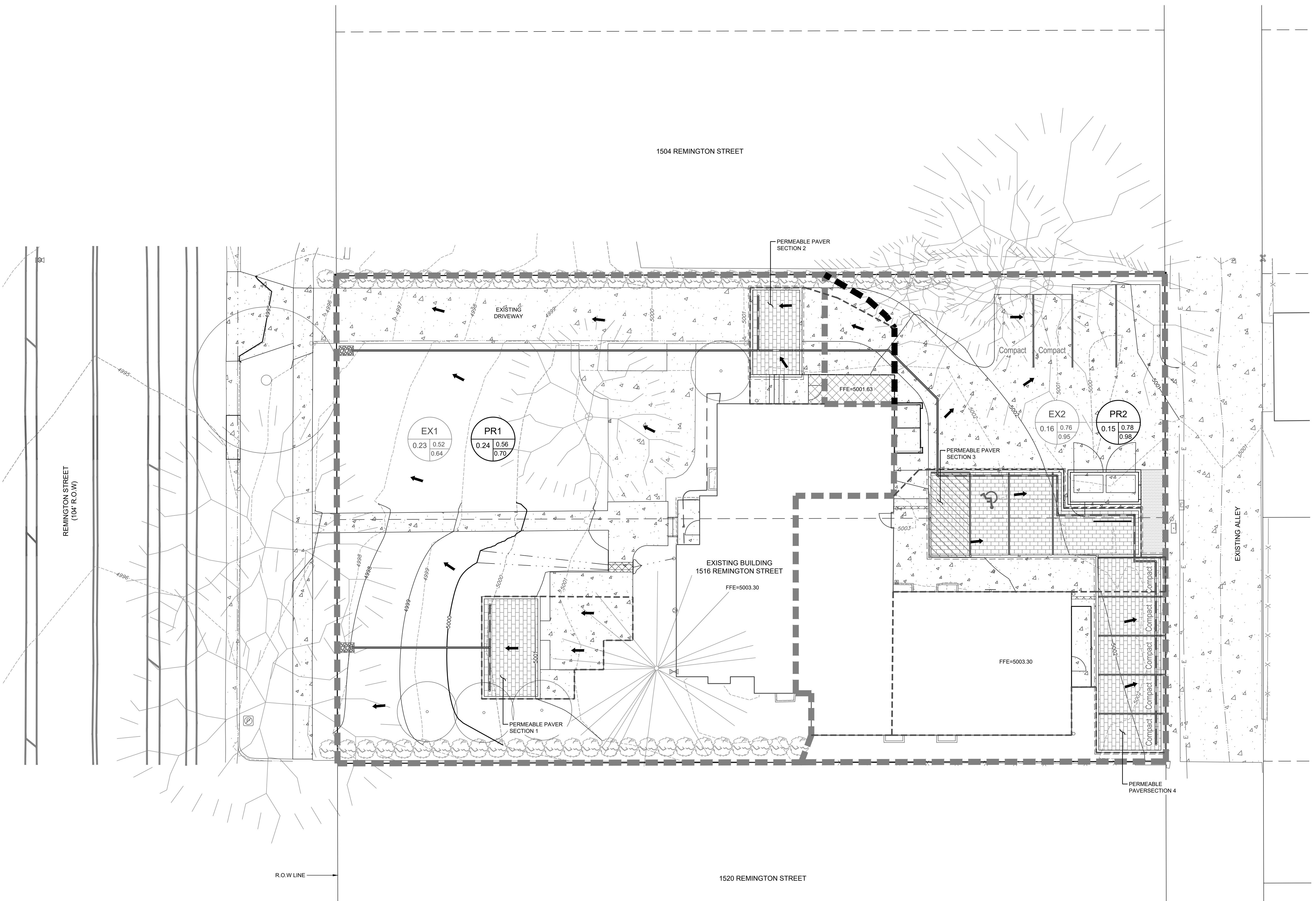
NO.	DATE	REVISIONS

PREPARED FOR: BETA TAU 1919 HOUSE CORP.
 DATE SUBMITTED: 11/4/2020

**1516 REMINGTON STREET
 GRADING & EROSION CONTROL PLAN**

PRELIMINARY
 NOT FOR CONSTRUCTION

DATE: 11/4/2020 TIME: 7:43:20 AM PROJ: MUR. CDB DESIGNED: CDB
 DRAWING NAME: C5.00_DRAINAGE PLAN
 PATH: C:\UNITED CIVIL\BROPO\PROJECTS\20018 - 1516 REMINGTON ST\CADD\C5.00_DRAINAGE PLAN.DWG



DRAINAGE SUMMARY

Basin	Area (acre)	%I	C ₂	C ₁₀₀	Q ₂	Q ₁₀₀
					(cfs)	(cfs)
Existing Basins						
EX1	0.23	37.5%	0.52	0.64	0.34	1.49
EX2	0.16	70.8%	0.76	0.95	0.34	1.50
Proposed Basins						
PR1	0.24	44.2%	0.56	0.70	0.38	1.67
PR2	0.15	73.9%	0.78	0.98	0.34	1.47

City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
 City Engineer

CHECKED BY: _____ Date _____
 Water & Wastewater Utility

CHECKED BY: _____ Date _____
 Stormwater Utility

CHECKED BY: _____ Date _____
 Parks & Recreation

CHECKED BY: _____ Date _____
 Traffic Engineer

CHECKED BY: _____ Date _____
 Environmental Planner

LEGEND

→ FLOW DIRECTION

○ X ○ EXISTING BASIN DESIGNATION
 XX.X XXX 2 - YR RUNOFF COEFF.
 X.XXX 100 - YR RUNOFF COEFF.
 ○ BASIN AREA (ACRE)

○ X ○ PROPOSED BASIN DESIGNATION
 XX.X XXX 2 - YR RUNOFF COEFF.
 X.XXX 100 - YR RUNOFF COEFF.
 ○ BASIN AREA (ACRE)

▬ EXISTING BASIN BOUNDARY
 ▬ PROPOSED BASIN BOUNDARY
 - - - PERMEABLE PAVEMENT TREATMENT AREA

WATER QUALITY SUMMARY

WATER QUALITY REQUIREMENT:
 TOTAL NEW OR MODIFIED IMPERVIOUS AREA = 4,593 SF
 REQUIRED LID WQ TREATMENT = 2,297 SF (50% MIN)

WATER QUALITY PROVIDED:
 PERMEABLE PAVERS (LID) = 4,754 SF

North Arrow

SCALE: 1" = 10'

0 5' 10' 20'

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NO.	DATE	REVISIONS

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

1516 REMINGTON STREET
DRAINAGE PLAN

DATE SUBMITTED: 11/4/2020

PREPARED FOR: BETA TAU 1919 HOUSE CORP.

PRELIMINARY
 PLANS
 NOT FOR CONSTRUCTION

SHEET NUMBER
C5.00
 8 OF 8 SHEETS

SCALE
 VERTICAL: 1" = N/A
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JOB NUMBER
 U20018