

Conceptual Review Agenda

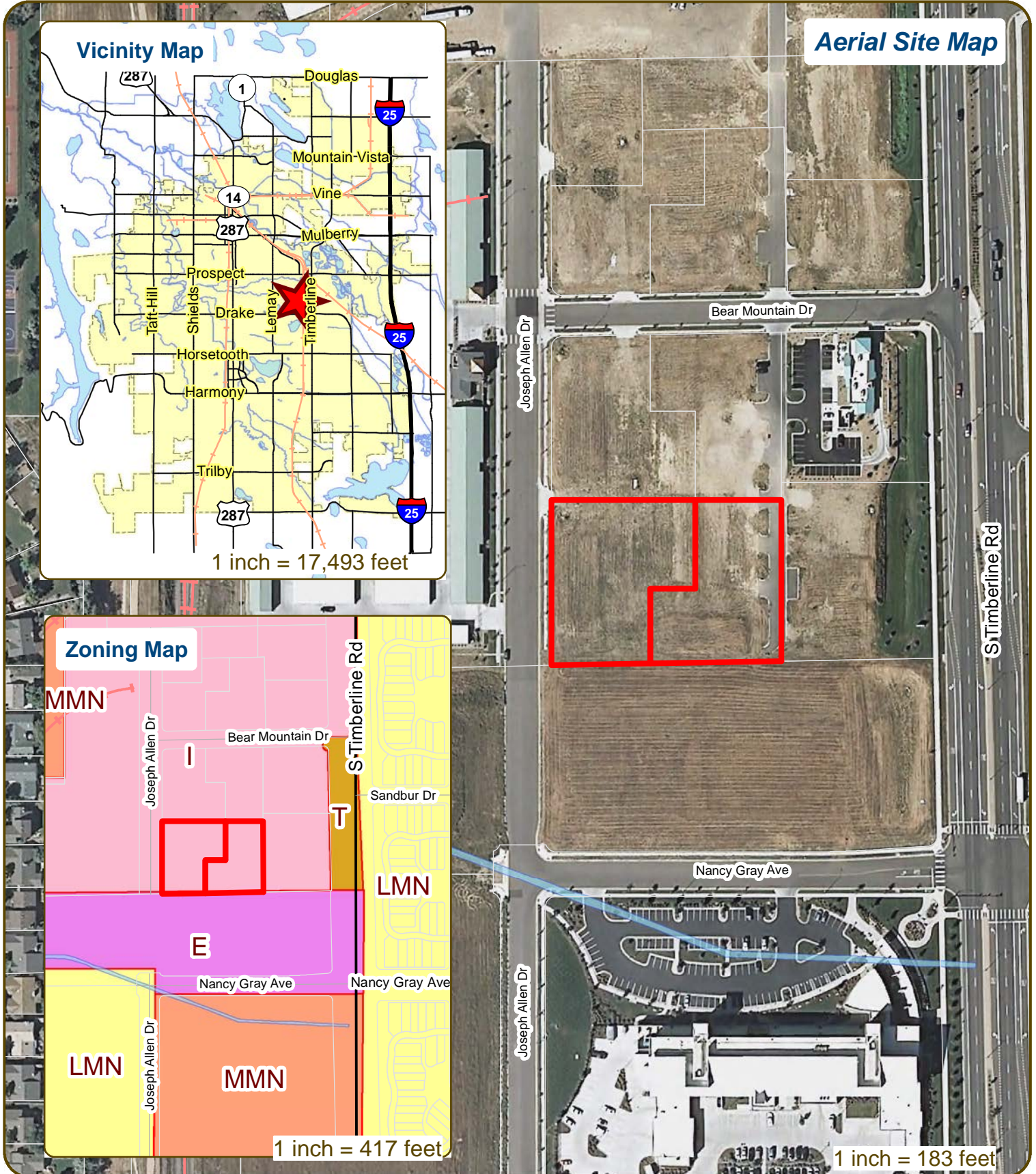
Schedule for 11/18/13 to 11/18/13

281 Conference Room A

Monday, November 18, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Lot 12/13 Timberline Center - Climbing Gym	Joseph Hosek 970-488-3871 jhosek@rbbarchitects.com	This is a request to replat lots 12 and 13 of Timberline Center (Parcel #s 87194-44-012 & 87194-44-013) and construct an indoor climbing gym. The proposed 18,000 square foot climbing gym, a Type 1 use, would replace the retail/office/restaurant uses specified on the existing Timberline Center approved plans. The site is located in the Industrial (I) Zone District.	Ted Shepard
10:15	633 Mathews Street - 4 Plex	Daniel Crisafulli 970-402-8006 danny@liveftcollins.com	This is a request to convert an existing single family home located at 633 Mathews Street (Parcel # 97132-11-001) into 4 residential units. The site is located in the Neighborhood Conservation Medium Density (N-C-M) Zone District. The project is subject to Planning & Zoning Board (Type 2) review if structural alterations or exterior modifications are planned; otherwise, the project is subject to Administrative (Type 1) review.	Pete Wray
11:00	Tract B, Brookfield - Townhomes	George Schock 970-221-4158 george@northernengineering.com	This is a request to plat new lots for the construction of 10 townhomes on a portion of Tract B of the Brookfield Subdivision located between Precision Drive, Steelhead Street, Brookfield Drive and Cinquefoil Lane (Parcel # 86041-10-002). The 10 proposed townhomes (5 each at the northeast and northwest corners) would replace 2, six-unit condo buildings on the existing approved Brookfield plans. The site is located in the Harmony Corridor (H-C) Zone District.	Jason Holland

Timberline Center Unlimited Indoor Recreation



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CONCEPTUAL REVIEW: APPLICATION

General Information

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

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

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

Joseph A. Hosek, AIA Architect/Consultant, RB+B Architects, Inc

Business Name (if applicable) Ascent Studio

Your Mailing Address 315 Mountain Ave Ste 100, Fort Collins, CO 80524

Phone Number 970.488.3871 Email Address jhosek@rbbarchitects.com

Site Address or Description (parcel # if no address) Timberline Center, Lots 12 and 13. 2121 Timberline Road, Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) Alter and combine lots 12 and 13 of platted Timberline Center Commercial Development. Construct an indoor climbing and fitness facility of approximately 18,000 sf. The new 3 story facility (2 upper levels and one basement level) will support indoor climbing as well as general fitness activities.

Proposed Use Indoor Climbing and Fitness Facility Existing Use N/A

Total Building Square Footage 18,000 SF S.F. Number of Stories 3 Lot Dimensions Proposed 1.4 acres

Age of any Existing Structures N/A

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

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

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

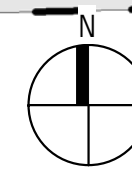
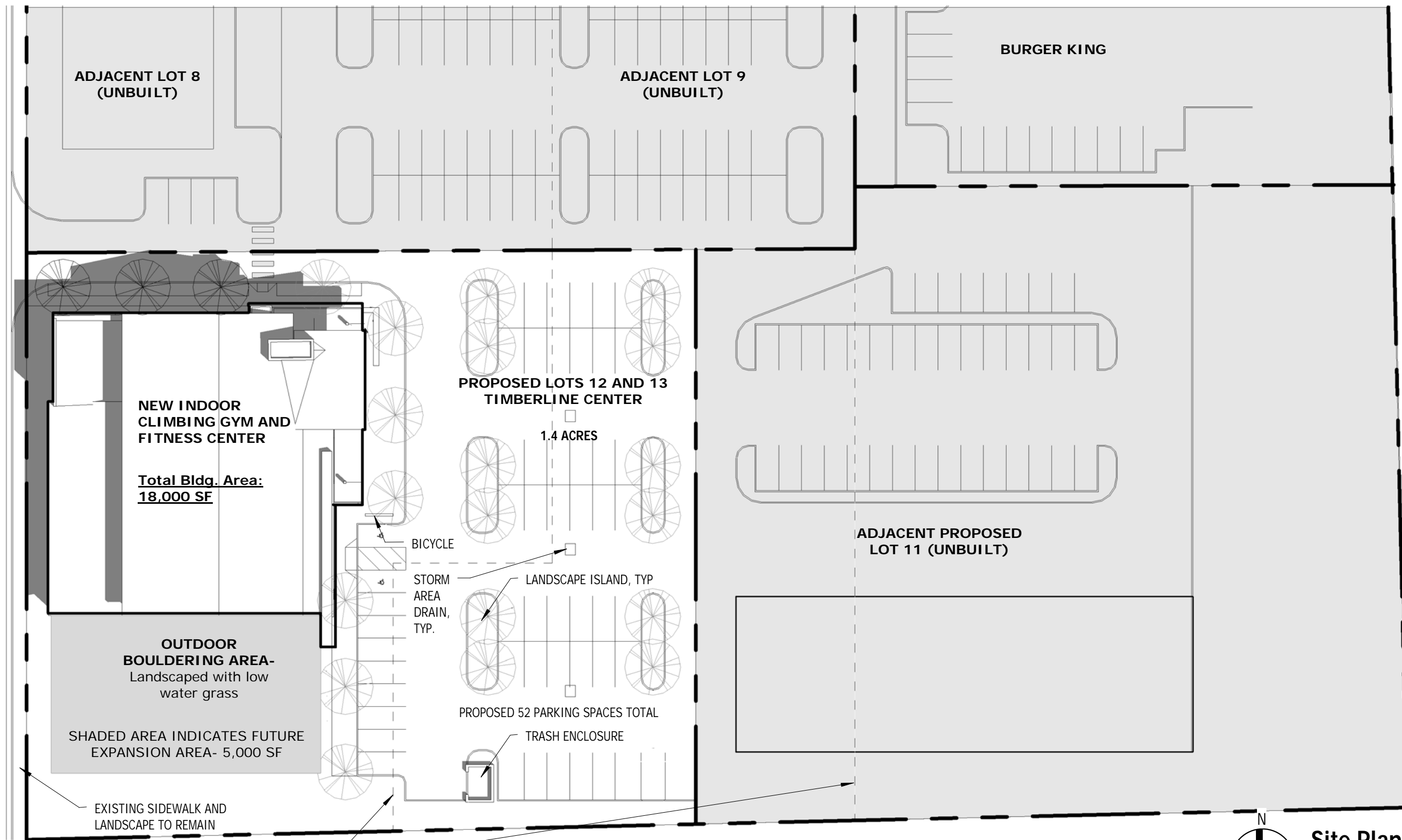
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Approximately 1 acre. 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?

JOSEPH ALLEN DRIVE



Site Plan

1" = 40'-0"

ARCHITECT

www.rbbarchitects.com



315 East Mountain Ave
Suite 100
Fort Collins, CO 80524
T - 970.484.0117
F - 970.484.0264
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PROJECT INFORMATION

ASCENT STUDIO CLIMBING AND FITNESS

Timberline Center
Lots 12 and 13
CITY, ST 00000

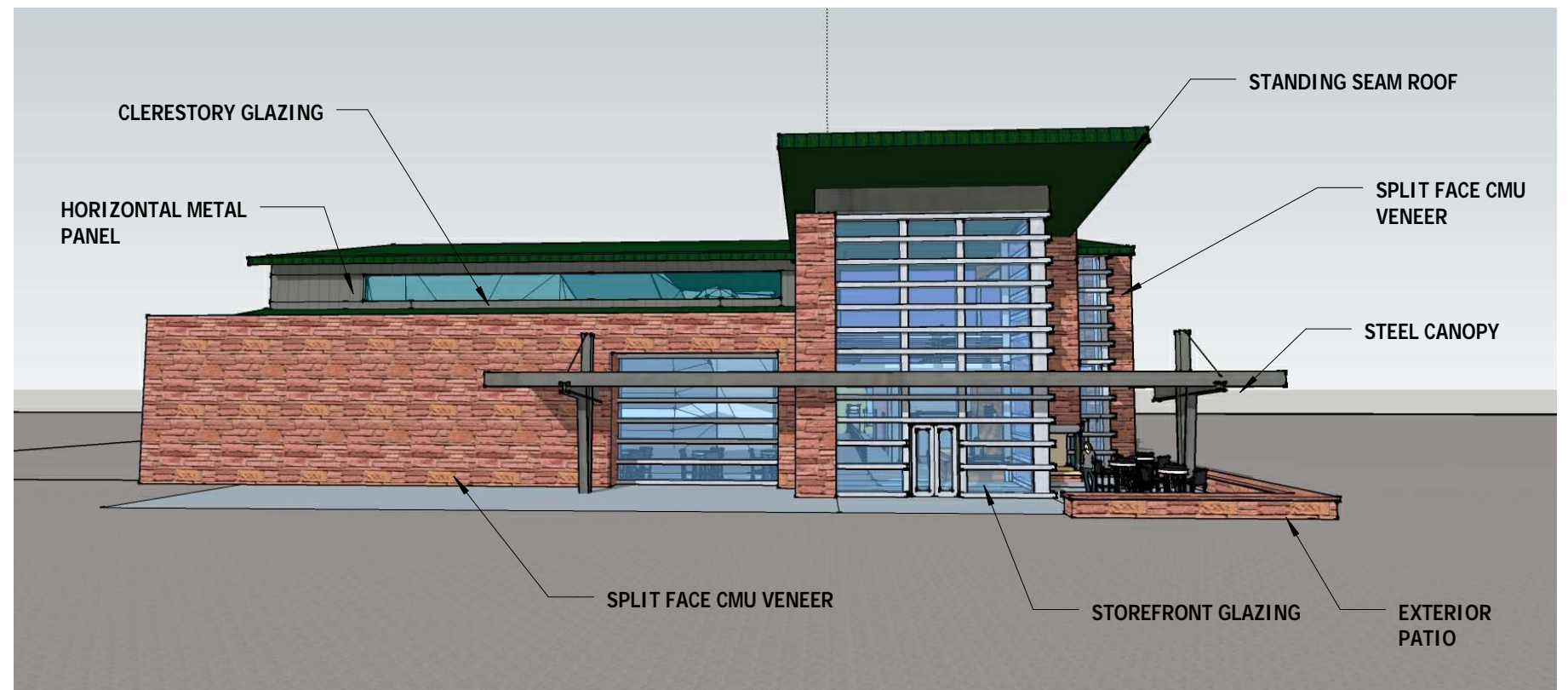
SHEET INFORMATION

SHEET NAME: Site Plan

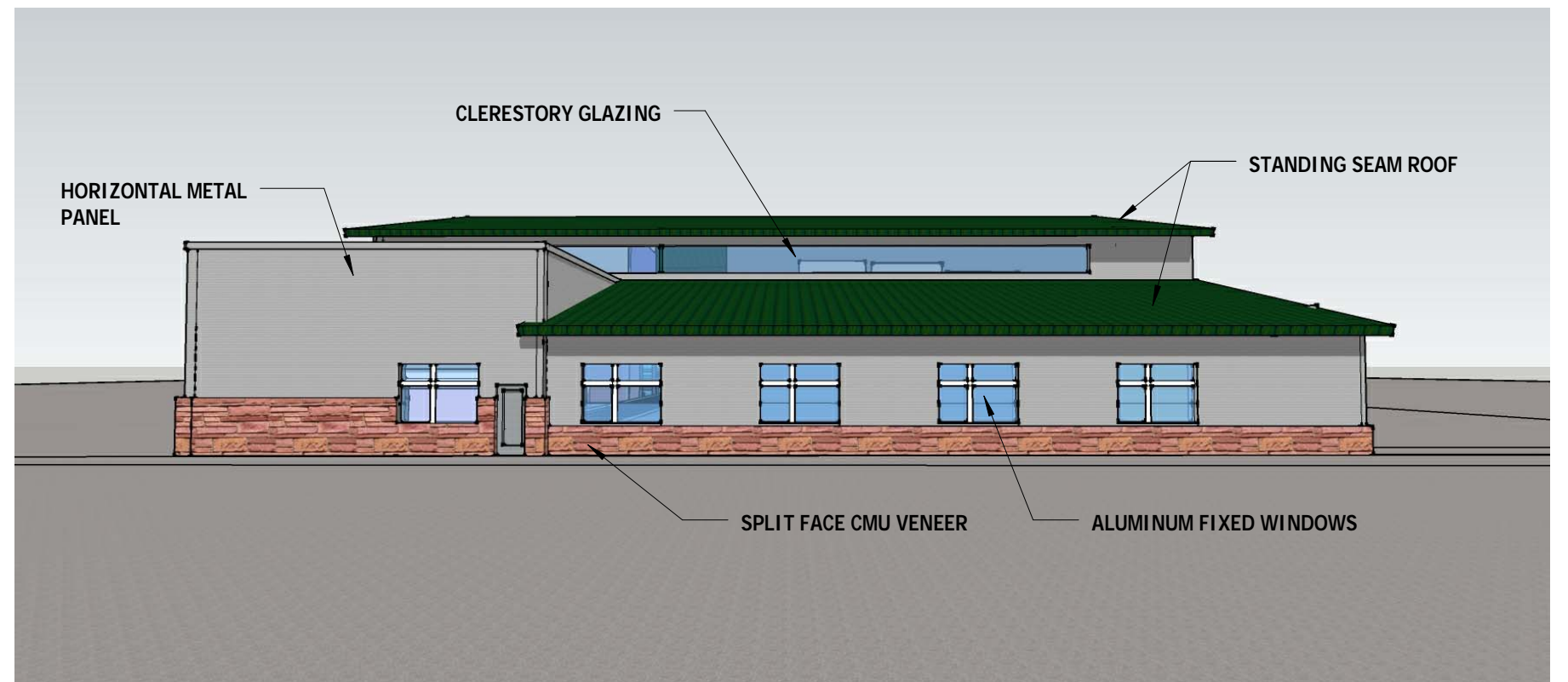
PROJECT #: 1317

DATE: 11.05.2013

Architects, Inc.



EAST ELEVATION



WEST ELEVATION

ARCHITECT www.rbbarchitects.com

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 315 East Mountain Ave
 Suite 100
 Fort Collins, CO 80524
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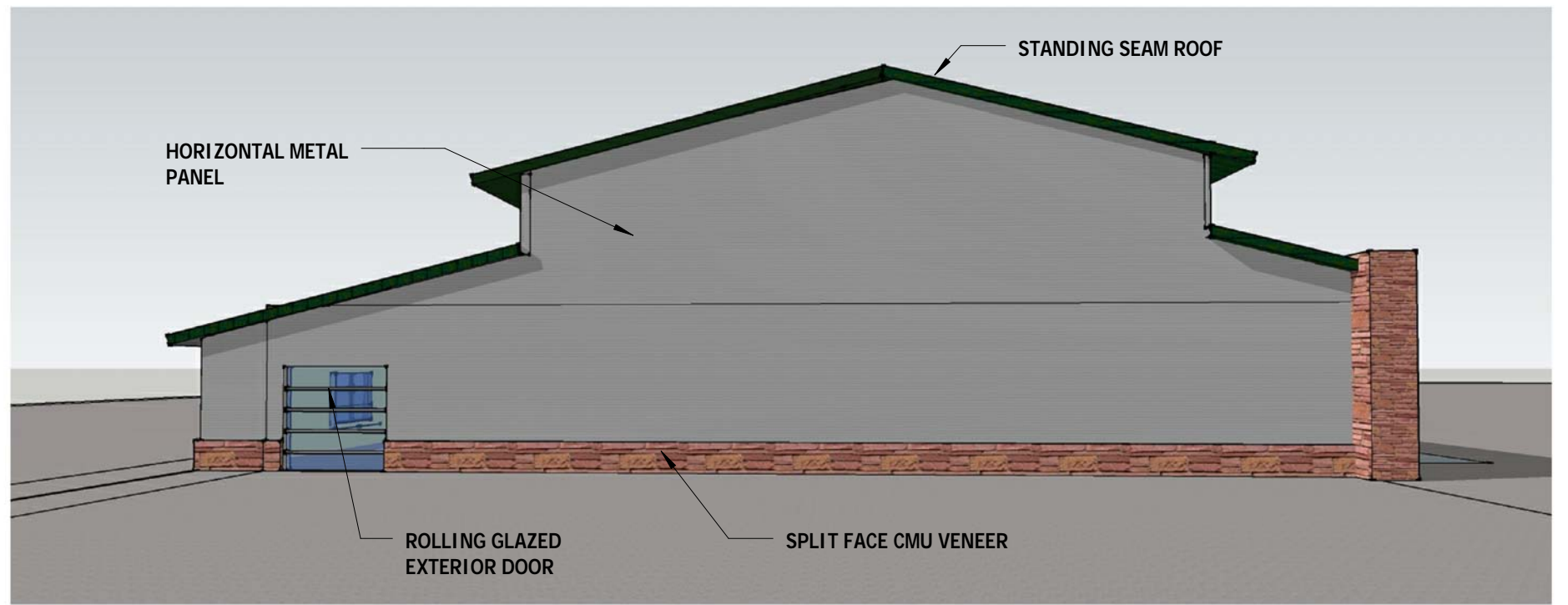
PROJECT INFORMATION

ASCENT STUDIO CLIMBING AND FITNESS

Timberline Center
 Lots 12 and 13
 CITY, ST 00000

SHEET INFORMATION

SHEET NAME: EXTERIOR ELEVATIONS
 PROJECT #: 1317
 DATE: 11.05.2013



SOUTH ELEVATION



NORTH ELEVATION

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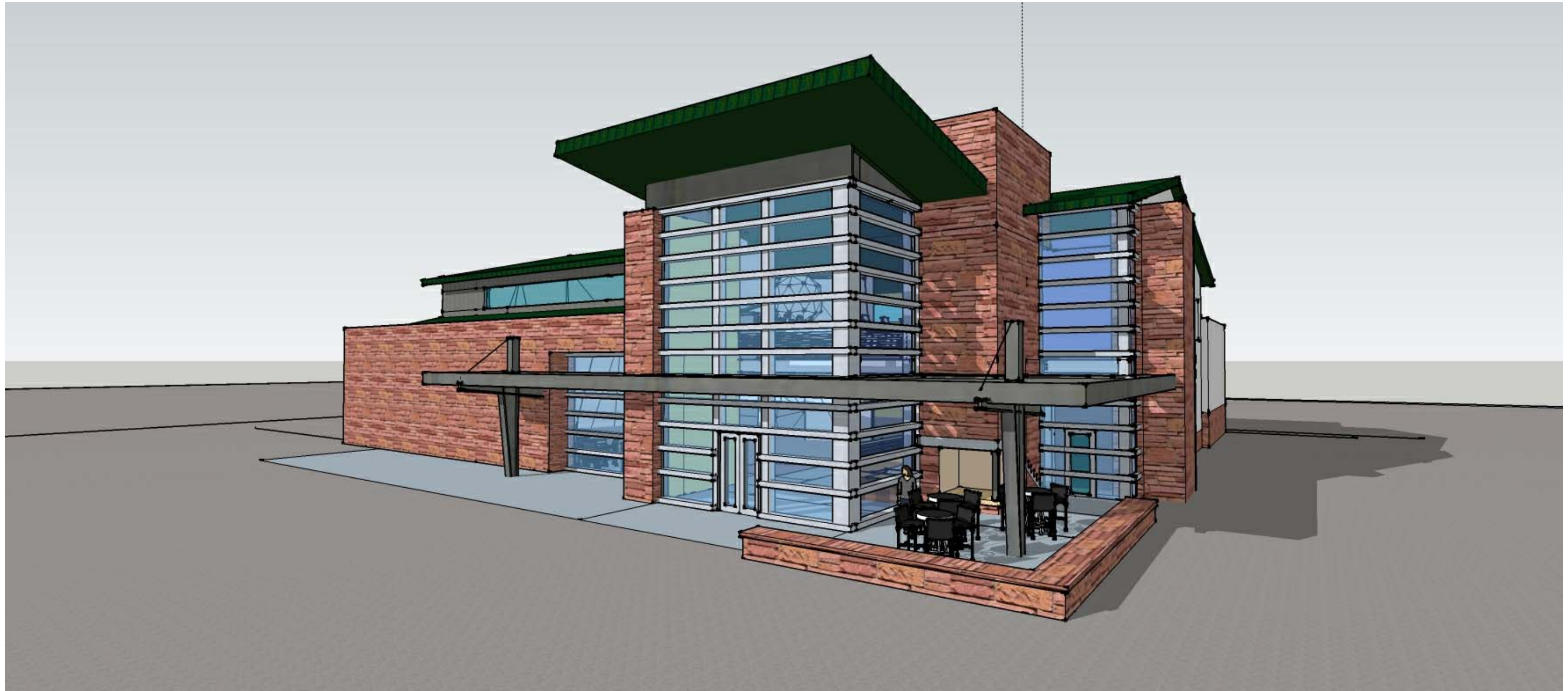
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ASCENT STUDIO CLIMBING AND FITNESS

Timberline Center
Lots 12 and 13
CITY, ST 00000

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PROJECT INFORMATION

**ASCENT STUDIO CLIMBING AND
FITNESS**

Timberline Center
Lots 12 and 13
CITY, ST 00000

SHEET INFORMATION

SHEET NAME: NORTH EAST ENTRY
CORNER PERSPECTIVE

PROJECT #: 1317

DATE: 11.05.2013

A221



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

970.221.6750
970.224.6134 - fax
fcgov.com

November 25, 2013

Joseph Hosek
RB+B Architects, Inc
315 Mountain Avenue Suite 100
Fort Collins, CO 80524

Re: Lot 12/13 Timberline Center - Climbing Gym

Description of project: This is a request to replat lots 12 and 13 of Timberline Center (Parcel #s 87194-44-012 & 87194-44-013) and construct an indoor climbing gym. The proposed 18,000 square foot climbing gym, a Type 1 use, would replace the retail/office/restaurant uses specified on the existing Timberline Center approved plans. The site is located in the Industrial (I) Zone District.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ted Shepard, at 970-221-6343 or tshepard@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. Trash enclosure must meet LUC 3.2.5(C) & 3.5.1(I) which require include a pedestrian access without having to open the main doors and of materials similar to the building walls in both surface and color.
2. A minimum 5' landscaping row required along the south property line fronting he parking area. While this area may be part of a future shared driveway or parking lot it is unknown when the adjacent site would be developed.
3. What is the overall height of structure. Please indicate on elevation plan.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include an 8-inch water main and an 8-inch sewer in Joseph Allen, an 8-inch water main and an 8-inch sewer in the drive to the north and an 8-inch water main in a north/south alignment through a portion of the site to the east of the building shown.

2. Any water or sewer services extended to the site must be used or abandoned at the main.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.
5. The location of the north/south water main east of Joseph Allen should be checked to determine if there may be a conflict with the building or landscaping. The final location of the main must be in a drive or parking area.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. The design of this site must conform to the drainage basin design of the Foothills Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report needs to verify proposed impervious area with the assumed impervious area in the original approved report. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. This is only required if the quantity detention volume is not already included in the Timberline Center detention pond.
4. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
5. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged. This is only required if the water quality detention volume is not already included in the Timberline Center detention pond.
6. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or

contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

7. There is an inlet shown on the exhibit submitted with the conceptual review material. At the meeting it was discussed that it would tie into the existing one on the lot to the north. The pipe and inlet capacity will need to be verified by your design engineer. Also an easement will be required on the property to the north.

Department: Fire Authority

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

1. WATER SUPPLY

06IFC 508.1 and Appendix B: Hydrant spacing and flow must meet minimum requirements based on type of occupancy. Commercial hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

2. FIRE LANES

06IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width* & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

2006 International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

3. *STRUCTURES EXCEEDING 30' (OR) THREE OR MORE STORIES IN HEIGHT

06IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

4. AUTOMATIC FIRE SPRINKLER SYSTEM - Group A-3 Occupancy

06IFC 903.2.1.3: An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists"

1. The fire area exceeds 12,000 SF;
2. The fire area has an occupant load of 300 or more; or

3. The fire area is located on a floor other than the level of exit discharge.
5. FDC
06IFC 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 shall be approved by the fire department.
6. FIRE ALARM AND DETECTION SYSTEMS
06IFC 907.2.1: A manual fire alarm system shall be installed in Group A occupancies having an occupant load of 300 or more.
Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system and the alarm notification appliances will activate upon sprinkler water flow.
7. EMERGENCY POWER
06IFC 907.2.2 Group A Occupancies: Emergency voice/alarm communications systems shall be provided with an approved emergency power source.
8. KEY BOXES REQUIRED
06IFC 506.1 and Poudre Fire Authority Bureau Policy 88-20: Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in approved location(s) on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.
9. PREMISE IDENTIFICATION
06IFC 505.1: New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.

5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. It is not anticipated that right-of-way will be needed as part of this project.
7. A new set of utility plans or revisions to the approved utility plans may be required if utilities are added or reconfigured. Are the existing utility services to be used for this project?
8. A Development Agreement may be required and will be recorded once the project is finalized.
9. A Development Construction Permit (DCP) or an excavation permit will need to be obtained prior to starting any work on the site.
10. A 4.5ft Sidewalk will need to be installed along Joseph Allen Dr to the south property line. It appears approximately 25ft of sidewalk will need to extend to the south property line

Department: Electric Engineering

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

1. Light & Power currently has existing electric facilities running adjacent to this site along Joseph Allen Drive. There is a 3-phase electric vault and conduit stubbed at the Southwest corner of the proposed site. Any modification or relocation to the existing electric facilities will be at the owners expense.
2. Owner will be responsible for Electric Capacity Fee and Building Site charges. A portion of these charges were previously paid with the development of Timberline Center.
3. A C-1 Form and a One-line diagram will need to be submitted to Light & Power Engineering. Also, a transformer location will need to be coordinated within 10' of an all weather drive-over surface. Contact Light & Power Engineering @ 970-221-6700 to coordinate electric facilities.

Current Planning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. If this is a replat then this will need to be a Type 1 review.

The applicant can choose to do a lot line adjustment instead of a replat and then this would be a Minor Amendment.

This is considered a Unlimited indoor Recreational Use, which is Type 1 use in the Industrial zone district. Because there is already an approved Type 1 use for this site this can be a Minor Amendment.

2. Land Use Code (LUC) 3.2.2(K)(5)(d) With 54 off-street vehicle parking spaces there needs to be at least 3 accessibility spaces with one of them van accessible. All need to be signed by a verticle sign.

LUC 3.2.2 Standard vehicle stalls size start at 9'x19' and two drive aisles are 24ft in width.

3. LUC 3.2.5 A trash and recycling enclosure is required. Such enclosure shall be designed with walk-in access without having to open the main service gate and located on a concrete pad at least 20ft from a public sidewalk.

4. LUC 3.2.1 A landscaping plan is required. This should include but not limited to street trees, parking lot interior and perimeter landscaping, foundation plantings and tree stocking (see section for details).
5. LUC 3.5.1(l) Mechanical/Utility equipment (vents, flues, ac/rtu, conduit, boxes, meters, transformer...etc) locations shall be identified on the plans with notes on how such equipment shall be screened and painted.
6. LUC 3.2.4 A lighting plan shall be included (see section for details).
7. LUC 3.2.2(C)(4) Bicycle parking is required with 18000 sq ft of building at least 9 bicycle parking spaces required and 2 of those are required to be covered.
8. The South needs to be broken up with better articulation.
9. This is a Minor Amendment to the approved Timberline Center. The materials already approved for this plan do not call out metal siding. Metal is used in some instances for a roofing material but not siding. Therefore the proposal should not include any more metal siding than that which was proposed in the conceptual review and further should seek to replace the metal siding with other materials already approved in the Timberline Center.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

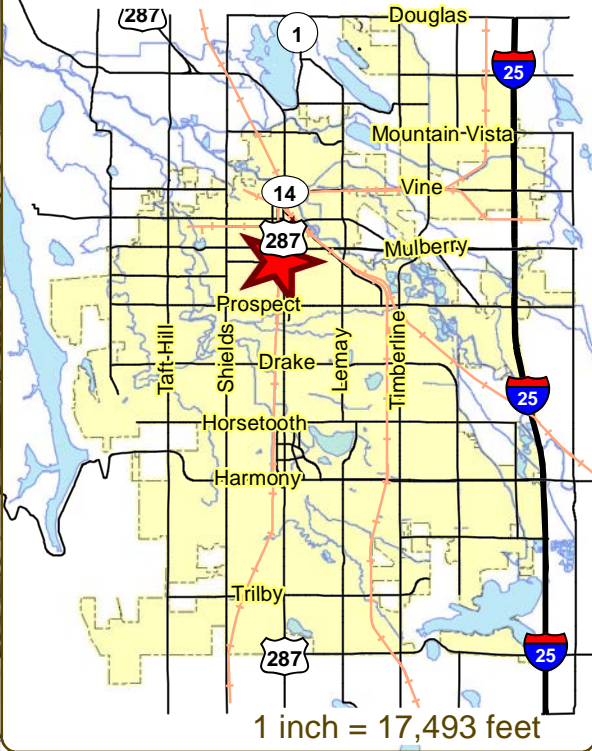
1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
416-2341

633 Mathews Street 4-Plex

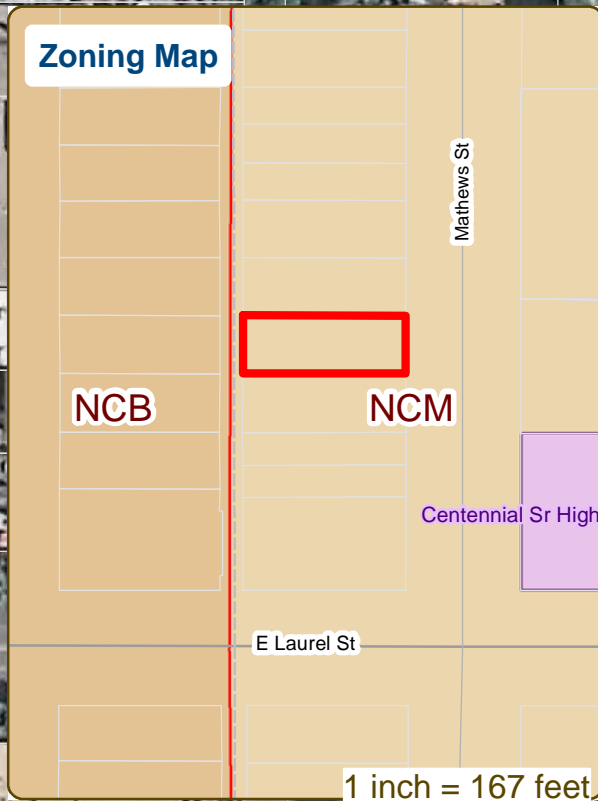
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

General Information

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

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

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

DANIE L CRISAFULLI, MEMBER

Business Name (if applicable) BAREFOOT HOMES, LLC

Your Mailing Address 123 N. COLLEGE AVE. STE. 200 FORT COLLINS, CO 8052

Phone Number 970-402-8006 **Email Address** danny@liveftcollins.com

Site Address or Description (parcel # if no address) 633 MATHEWS ST.

FORT COLLINS, CO 80524

Description of Proposal (attach additional sheets if necessary) REMODEL EXISTING STRUCTURE

INTO A 4 UNIT PROPERTY (1 - STUDIO, 2 - ONE BEDROOM 1 BATH,

AND 1 - 2 BEDROOM 1 BATH UNITS)

Proposed Use MULTI-FAMILY (4 UNITS) **Existing Use** SINGLE FAMILY (ZONED NCM)

Total Building Square Footage 3,255 **S.F. Number of Stories** 1 1/2 **Lot Dimensions** 7,000

Age of any Existing Structures 1909 PLUS AN ADDITION AT SOME POINT

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>.

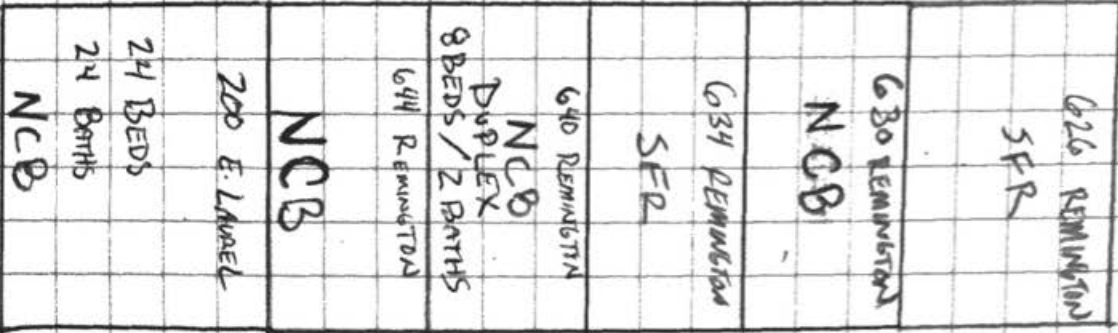
Increase in Impervious Area 0 **S.F.**

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

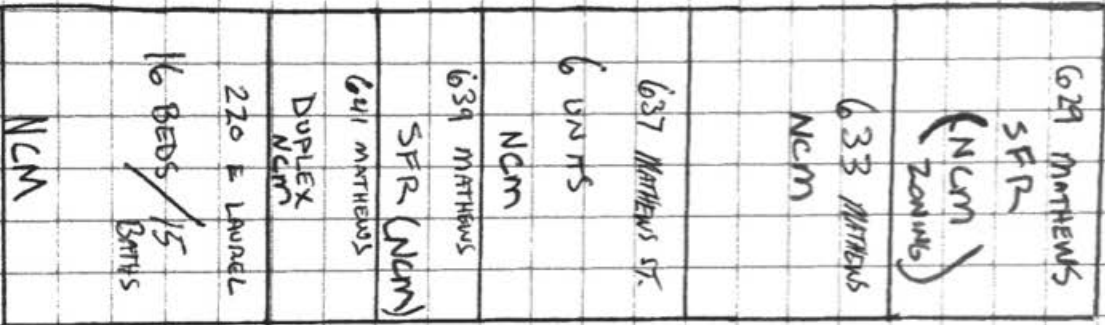
Suggested items for the Sketch Plan:

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

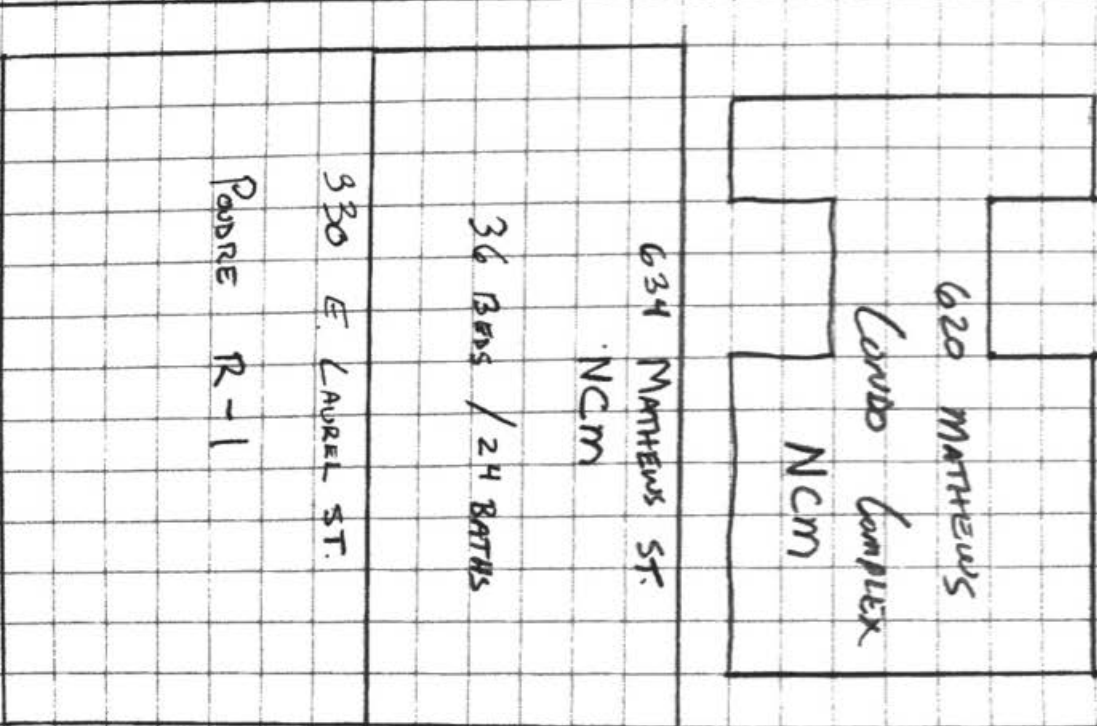
REMININGTON ST



ALLEY WAY



MATTHEWS ST.



E. LAUREL

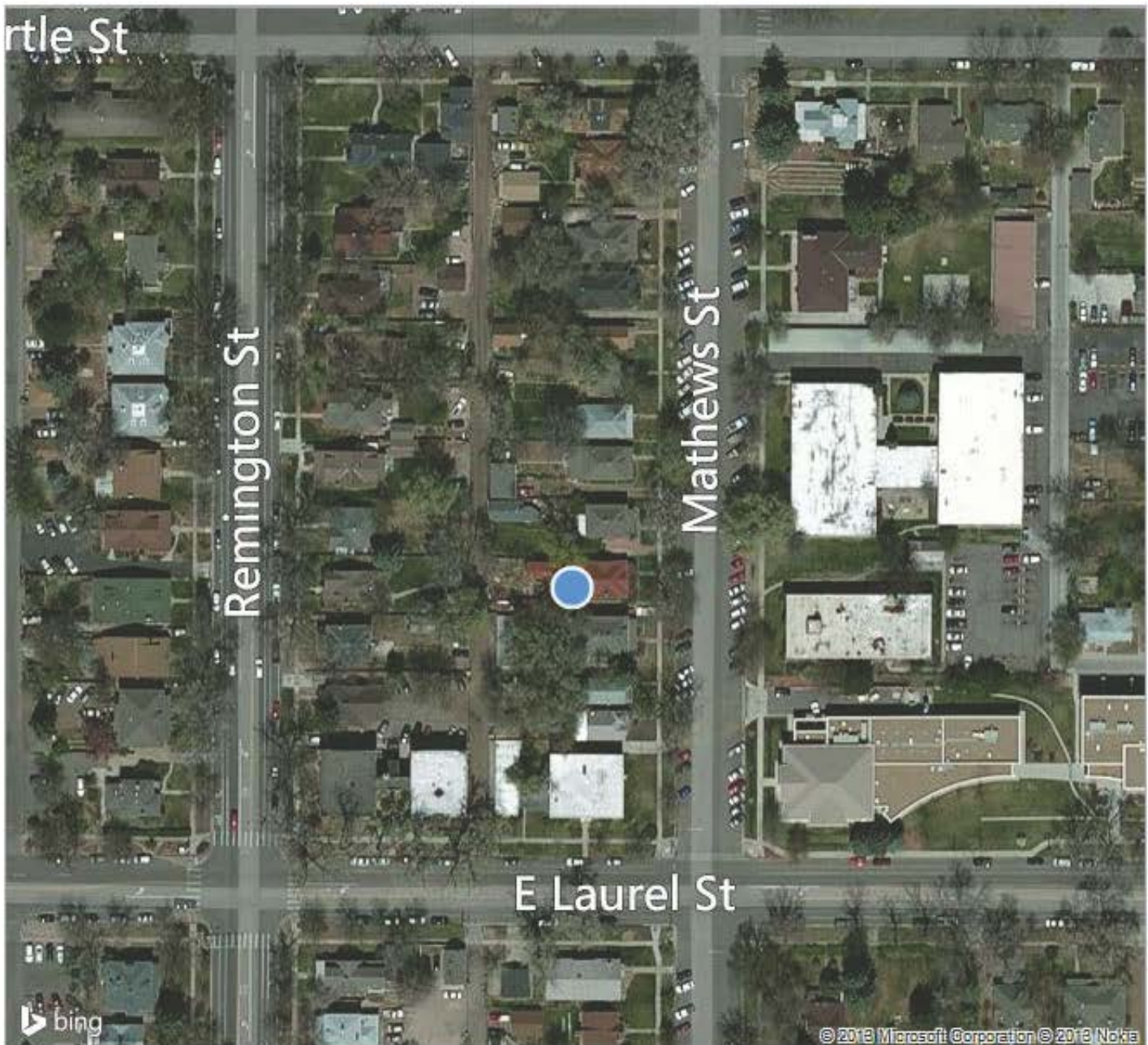
bing Maps

633 Mathews St, Fort Collins, CO 80524

My Notes



On the go? Use m.bing.com to find maps, directions, businesses, and more



633 Mathews St, Fort Collins, CO 80524-3011, Larimer County**Owner Information**

Owner Name (Last, First):	Shores LLC	Tax Billing Zip:	80526
Tax Billing Address:	2301 Valley Forge Ct	Tax Billing Zip+4:	1652
Tax Billing City & State:	Fort Collins, CO	Owner Occupied:	No

Location Information

School District:	1	Township Range Sect:	7-69-13
School District Name:	Poudre R-1	Township:	07
Subdivision:	City/Fort Collins	Range:	69
Census Tract:	1.00	Section:	13
Carrier Route:	C056	County Use Code:	Resid-Improved
Zoning:	NCM	Situs Zip Code:	80524
Township:	Fort Collins		

Tax Information

Realist Tax ID:	R0053651	Land Assessment:	\$50,000
Realist Alt APN:	97132-11-001	Improved Assessment:	\$241,900
Realist PIN:	R0053651	Market Value:	\$291,900
Tax Year:	2012	% Improved:	83%
Taxes:	\$2,169	Tax Area:	1100
Assessment Year:	2012	Lot Number:	2
Total Actual Value:	\$291,900	Block ID:	136
Total Assessed Value:	\$23,240		
Legal Description:	N 1/2 OF LOT 2, BLK 136, FTC		

Assessment & Tax

Assessment Year	2013 - Preliminary	2012	2011	2010
Assessed Value Change \$	\$490	\$0	\$1,820	
Assessed Value Change %	2.11%	0%	8.5%	
Market Value - Total	\$298,100	\$291,900	\$291,900	\$269,100
Market Value - Land	\$50,000	\$50,000	\$50,000	\$60,000
Market Value - Improved	\$248,100	\$241,900	\$241,900	\$209,100

Total Tax	Tax Year	YOY Tax Change (\$)	YOY Tax Change (%)
\$1,920	2010		
\$2,110	2011	\$190	9.89%
\$2,169	2012	\$59	2.79%

Characteristics

Land Use:	SFR	Water:	Public
Finished Sq Ft:	Tax: 1,806 MLS: 3,255	Sewer:	Public Service
Gross Area:	Tax: 1,806 MLS: 3,255	Heat Type:	Forced Air
Lot Acres:	0.1607	Porch:	Covered Porch
Lot Area:	7,000	Garage Type:	Detached Garage
Basement Type:	Finished	Garage Capacity:	MLS: 1
Total Basement SqFt:	427	Garage SqFt:	320
Bsmt Finish:	Finished	Roof Material:	Composition Shingle
Style:	Ranch	Roof Shape:	Gable
Stories:	Tax: 1 MLS: 2	Construction:	Wood
Condition:	Average	Interior Wall:	Drywall
Quality:	Average	Exterior:	Brick/Masonry
Total Units:	1	Floor Cover:	Type Unknown
Total Rooms:	6	Foundation:	Concrete
Bedrooms:	Tax: 3 MLS: 4	Year Built:	1909
Total Baths:	Tax: 1 MLS: 4	Effective Year Built:	1909
MLS Total Baths:	4	Topography:	Flat/Level
Full Baths:	1	Equipment:	Ah7
Half Baths:	MLS: 1	Above Gnd Sq Ft:	1,379
Bath Fixtures:	8		

Features

Feature Type	Size/Qty
Fixture Water Heater	1
Fixture Sink Standard	2

Fixture Bathtub Standard	1
Rough In Laundry Hook Up	1
Basement Bsmnt Conc 8 Ft	427
Porch Wood Roof	207
Porch Open Slab	196
Basement Finished	427
Porch Open Slab	207
Fixture Toilet	2

Listing Information

MLS Listing Number:	717685	Current Listing Price:	\$299,900
MLS Status:	Active	Days on Market:	69

Last Market Sale & Sales History

Recording Date:	05/09/2013	Owner Name (Last, First):	Shores LLC
Settle Date:	03/29/2013	Seller:	Bank Of New York M 2006-Cb1
Sale Price:	\$241,500	Price Per Square Feet:	\$175.13
Document Number:	35157	Title Company:	Servicelink Hopewell Campus
Deed Type:	Quit Claim Deed		

Recording Date	08/16/2013	05/09/2013	11/27/2012	05/01/1996	00/1994
Sale Price		\$241,500			
Nominal	Y		Y		Y
Buyer Name	Shores LLC	Tucker Christy E	Bank Of New York Mellon 2006-Cb1	Douglas Marcus I	Small Mark D
Buyer Name 2			!b1		
Seller Name	Tucker Christy E	Bank Of New York M 2006-Cb1	Public Trustee Of Larimer Cnty		Small Janette L
Document Number	63349	35157	83936	30833	33602
Document Type	Quit Claim Deed	Quit Claim Deed	Public Trustees Deed	Quit Claim Deed	Quit Claim Deed

Recording Date	00/1994
Sale Price	
Nominal	
Buyer Name	Owner Record
Buyer Name 2	
Seller Name	Barnes Janette L
Document Number	13208
Document Type	Quit Claim Deed

Mortgage History

Mortgage Date	10/18/2005	12/06/2004	12/06/2004	05/16/2002	03/11/2002
Mortgage Amount	\$334,800	\$56,398	\$260,800	\$39,500	\$259,000
Mortgage Lender	Sprint Fndg Corp	Full Spectrum Lending Inc	Full Spectrum Lending Inc	Countrywide Hm Lns Inc	Americas Wholesale Lender
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	08/09/1999
Mortgage Amount	\$54,000
Mortgage Lender	First Nat'l Bk
Mortgage Code	Conventional

Foreclosure History

Document Type	Certificate Of Purchase	Notice Of Trustee's Sale
Default Date		04/27/2012
Foreclosure Filing Date		04/27/2012
Recording Date	11/09/2012	05/02/2012
Document Number	79734	28883
Outstanding Principal Balance	\$2,346	\$360,882
Original Doc Date	10/18/2005	10/18/2005
Original Document Number	88660	88660

DocuSign Envelope ID: 0B4DBBEF-ADCE-438A-9CCC-2494E902339A

Courtesy of Daniel Crisafulli, INFORMATION AND REAL ESTATE SERVICES LLC

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail



633 Mathews Front



633 Mathews St – South Side



633 Mathews St – North Side



633 Mathews St – Alley Access & Parking access



633 Mathews St – Back Addition





November 25, 2013

Daniel Crisafulli
Barefoot Homes, LLC
123 N. College Avenue Suite 200
Fort Collins, CO 80524

Re: 633 Mathews Street - 4 Plex

Description of project: This is a request to convert an existing single family home located at 633 Mathews Street (Parcel # 97132-11-001) into 4 residential units. The site is located in the Neighborhood Conservation Medium Density (N-C-M) Zone District. The project is subject to Planning & Zoning Board (Type 2) review if structural alterations or exterior modifications are planned; otherwise, the project is subject to Administrative (Type 1) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Pete Wray, at 970-221-6754 or pwray@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. 1. Based on LUC 3.2.2(K)(1)(a) a minimum of 7 vehicle spaces are required with one being a handicap space providing a total width of 16' (LUC 3.2.2[K][5]). All other standards in LUC 3.2.2 will apply. These shall be paved with asphalt or concrete.
2. 2. Single on-sight trash collection is required with a trash enclosure of brick masonry matching color of the existing brick or similar lap siding on the residential structure and meet LUC 3.2.5.
3. 3. Minimum of six bicycles required with a minimum of 4 located within a structure (and not counting the any within a dwelling unit) and a minimum of 3 located on a bike rack to the exterior of any structures. (LUC 3.2.2[C][4])
4. 4. Later discussion included the creation of off street parking in the back yard using existing street driveway eliminating alley access parking to avoid the paving of the ally. This may be difficult do to the limitation of area for a parking lot. The parking lot would have to meet LUC 3.2.2. The rear yard is too small to create 7 off-street parking stalls through the existing driveway.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include a 6-inch water main in Mathews and an 8-inch sewer in the alley to the west.
2. The existing water service to the property is a ¾-inch service. Typically, the water service for a four-plex would be a minimum of 1-inch. Water service sizing calculations will be required to determine if a ¾-inch service is adequate.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit. Credit will be given for the existing single family residence. The development fees due for the additional three units will be in the \$15,000 to 16,000 range.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. Since the existing buildings are to remain, a drainage letter should be sufficient to document the existing drainage patterns and to discuss the water quality measures being provided. The drainage letter needs to address the four-step process for selecting structural BMPs. Also standard operating procedures (SOPs) must be prepared for each of the BMPs being used on the site. They must be prepared by a Professional Engineer registered in Colorado. If adding paved parking as discussed at the conceptual review meeting; a grading plan is required. If the total impervious area being added is less than 5,000 square feet no onsite detention is required for water quantity but the water quality requirements in the next two comments must be met. These requirements do not apply to alley paving but a grading plan would be needed for the alley design.
3. If the site is required to meet present Land Use Code requirements, onsite water quality treatment of the runoff is required. Water quality treatment methods are described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). A method that could be used on an existing site is to direct the downspouts to a landscaped area.
4. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
5. The existing drainage outfalls are the alley and Mathews St. If there is any site grading as part of this project the site should continue to drain to them.

6. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
7. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.
8. Floodplain Comments:
This property is not in a regulatory 100-year floodplain, but portions of the street and some of the area between the street and the sidewalk are located in the City-regulatory 100-year Old Town flood fringe and must comply with Chapter 10 of City Municipal Code. A City Flood Risk Map is attached.
9. Any construction activities in the flood fringe (e.g. sidewalk or curb & gutter replacement, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the permit application fee, and approved plans. Currently the permit application fee is \$25, but that fee is in the process of being amended. The applicant will be responsible for paying whichever fee is in effect when the floodplain use permit is issued. The proposed fee structure can be found at <http://www.fcgov.com/utilities/what-we-do/stormwater/floodplain-fees>. The floodplain permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
10. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Although a number of the items on the checklist won't be applicable since the property itself is not located in the floodplain, please utilize these documents when preparing your plans for submittal. Please contact Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
11. The Floodplain Administrator for the Old Town Basin is Brian Varrella; 970.416.2217, bvarrella@fcgov.com. Please contact Brian or Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions.

Department: Historical Preservation

Contact: Josh Weinberg, 970-221-6206, jweinberg@fcgov.com

1. Any exterior changes to or demolition of buildings 50 years old or older will need to be reviewed under the City's Demolition/Alteration Review Process, Municipal Code Section 14-72. This process begins with a determination of a building or structure's eligibility to qualify for recognition as a Fort Collins Landmark. The determination of eligibility requires current color photographs, of all sides of each building or structure. Sufficient photos should be taken to show the current condition of the building, especially any previous alterations or additions. Digital photos are encouraged, and may be sent to jweinberg@fcgov.com or kmcwilliams@fcgov.com. Hardcopies may be sent to P.O. Box 580, 80522; or dropped off at CDNS, 1st Floor, 281 N. College Ave.
2. The eligibility of a property for landmark designation does not, in any way, designate the property as a Landmark; it does define which of the various City review processes the development application would be reviewed under. If any of the buildings or structures are found to be individually eligible for Landmark designation, then the project would be reviewed for compliance with LUC Section 3.4.7. Section 3.4.7. is

intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood.

3. Owners of properties that are eligible as landmarks may choose to have the property officially recognized as a landmark, and qualify for financial incentives. Financial programs include 20% State Tax Credits, \$7,500 yearly no-interest loans, \$15,000 Historic Structure Assessment grants, State Historic Fund grants of \$200,000 and more, and, for income producing properties, an additional 20% Federal Tax Credit. Additions, new construction, and exterior changes are allowed on landmark buildings as long as the work meets the Secretary of the Interior's Standards (<http://www.cr.nps.gov/hps/tps/standguide/index.htm>).

Department: Fire Authority

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

1. RESIDENTIAL AUTOMATIC FIRE SPRINKLERS
06IFC 903.2.7: An automatic sprinkler system installed in occupancies in accordance with Section 903.3 shall be provided throughout all buildings with a Group R (Residential) fire area. Exceptions: Detached one and two-family dwellings and multiple single-family dwellings (townhomes) not more than three stories above grade plane in height with a separate means of egress.
2. FDC
06IFC 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 shall be approved by the fire department.
3. KEY BOXES REQUIRED
06IFC 506.1 and Poudre Fire Authority Bureau Policy 88-20: Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in approved location(s) on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.
4. PREMISE IDENTIFICATION
06IFC 505.1: New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Unless waived by all the public utility providers, an 8 foot utility easement along the alley and a 9 foot utility easement along Mathews Street abutting the property would need to be dedicated. Each easement dedication requires a \$250 easement dedication fee as part of the TDRF fee schedule along with recordation costs assessed by Larimer County.
7. Section 3.6.2(L)(2) along with Section 3.3.2(F) of the Land Use Code require that with the development, the alley would need to be paved full-width abutting the property out to either Laurel Street or Myrtle Street. The design for the alley paving would be required with the submittal and would need to meet criteria in LCUASS.
8. Section 3.3.2(D)(7) of the Land Use Code requires that the applicant either underground existing overhead lines abutting the property along the alley or provide conduit abutting the property to accommodate future undergrounding.
9. Civil construction plans will be required.
10. A Development Agreement will be recorded once the project is finalized with recordation costs paid for by the applicant.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

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

1. Existing electric service comes from the alley. Any modification or relocation to the existing electric facilities will be at the owners expense.
2. Owner will be responsible for Electric Capacity Fee and Building Site charges on the multi-family dwelling units. Credit will be given for the existing single-family dwelling unit.
3. Owner will need to gang the electric meters on the alley side of the 4-plex.

4. Will these units be electric heat?

Depending on the increase in load, owner maybe responsible for providing a pocket easement at the back of the property for a transformer.

5. Contact Light & Power Engineering @ 970-221-6700 to coordinate the electric facilities.

Current Planning

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

1. Proposed project may be eligible for small project development review fee schedule, pending approval by the Director. Structural additions or alterations or change of use to single family, two family, multi-family (up to 4 units) dwellings.

Conversions from one use to another use if the proposed conversion will not add more than 25% of new habitable floor area to the existing building or eliminate more than 10% of existing habitable floor area. the small project fee is \$200.00 per project, due at time of submittal.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

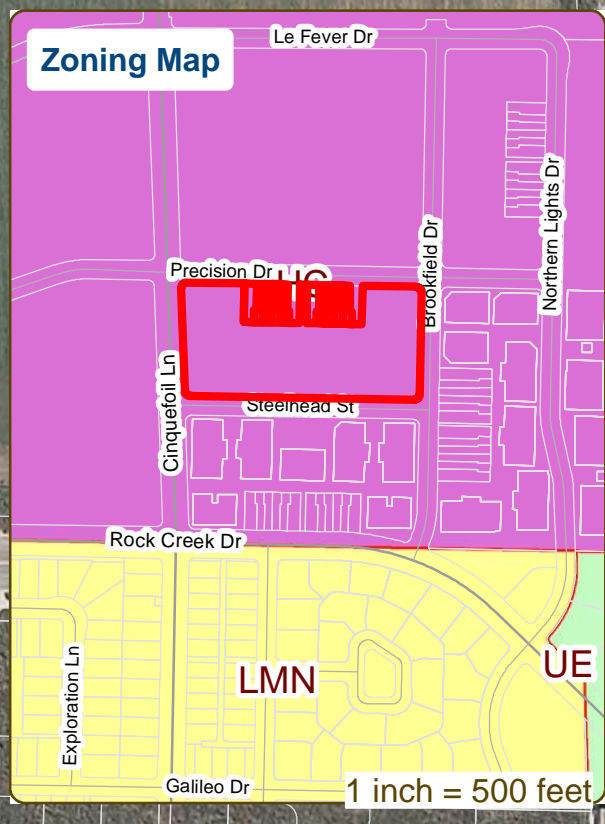
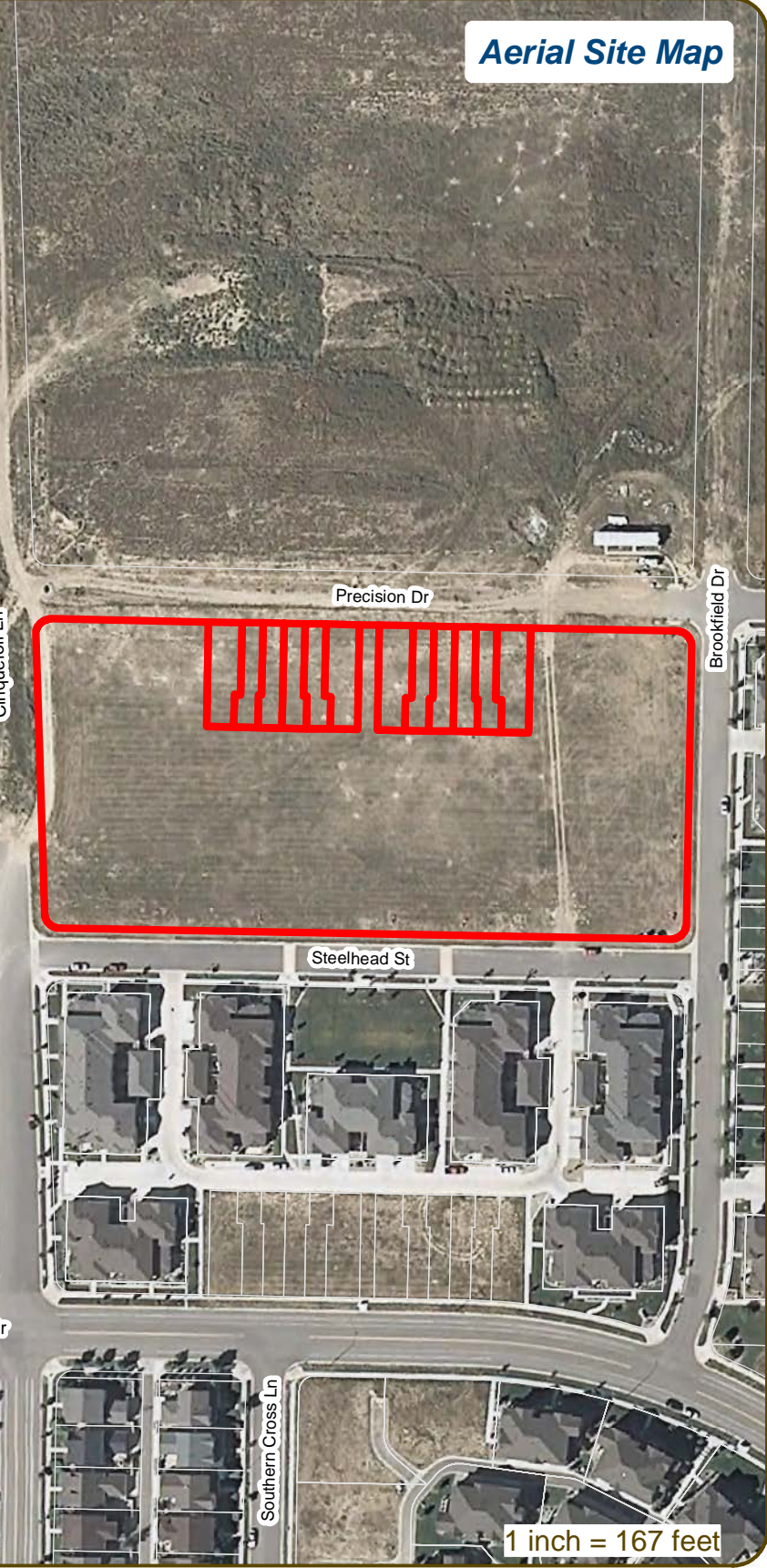
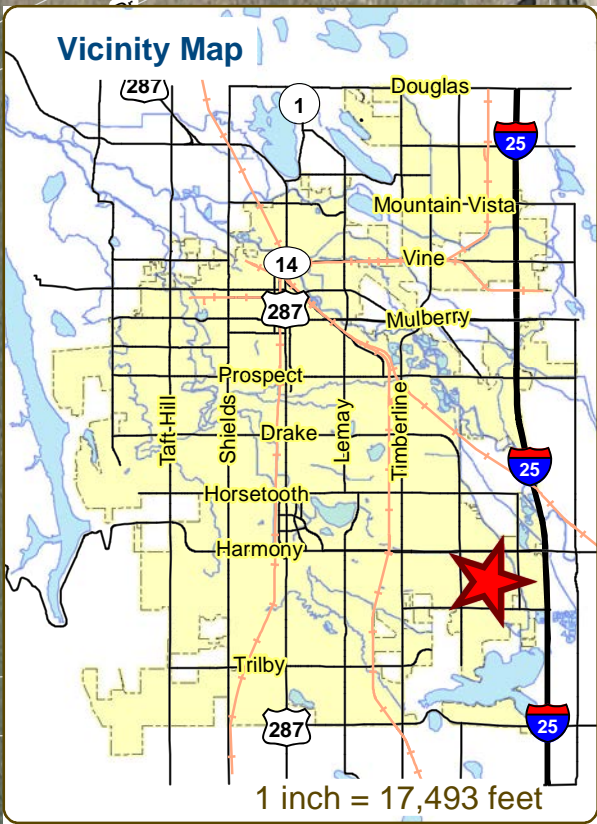
1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
416-2341

Tract B, Brookfield Townhomes

Aerial Site 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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

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

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?

PLAT OF MORNINGSIDE TOWNHOMES

BEING A REPLAT OF A PORTION OF TRACT B, PLAT OF BROOKFIELD, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 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 men by these presents, that the undersigned owner(s) of the following described land:

A portion of Tract B, Plat of Brookfield, located in the Northeast Quarter of Section 4, Township 6 North, Range 68 West of the 6th P.M., City of Fort Collins, A County of Larimer, State of Colorado

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 as shown on this Plat to be known as MORNINGSIDE TOWNHOMES (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of 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 purposes and the "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 a duty to maintain 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 until such time as the provisions 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 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended 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 Easements with suitable markers; 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 interfere with the full 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 Easements, but by 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 City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

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 installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event 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 remove such obstacles, the 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. If the City chooses 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.

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)
JSS
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by

Witness my hand and official seal

My commission expires: _____

Notary Public

MAINTENANCE GUARANTEE:

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:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or 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.

Attorney: _____

Address: _____

Registration No.: _____

APPROVED AS TO FORM, CITY ENGINEER

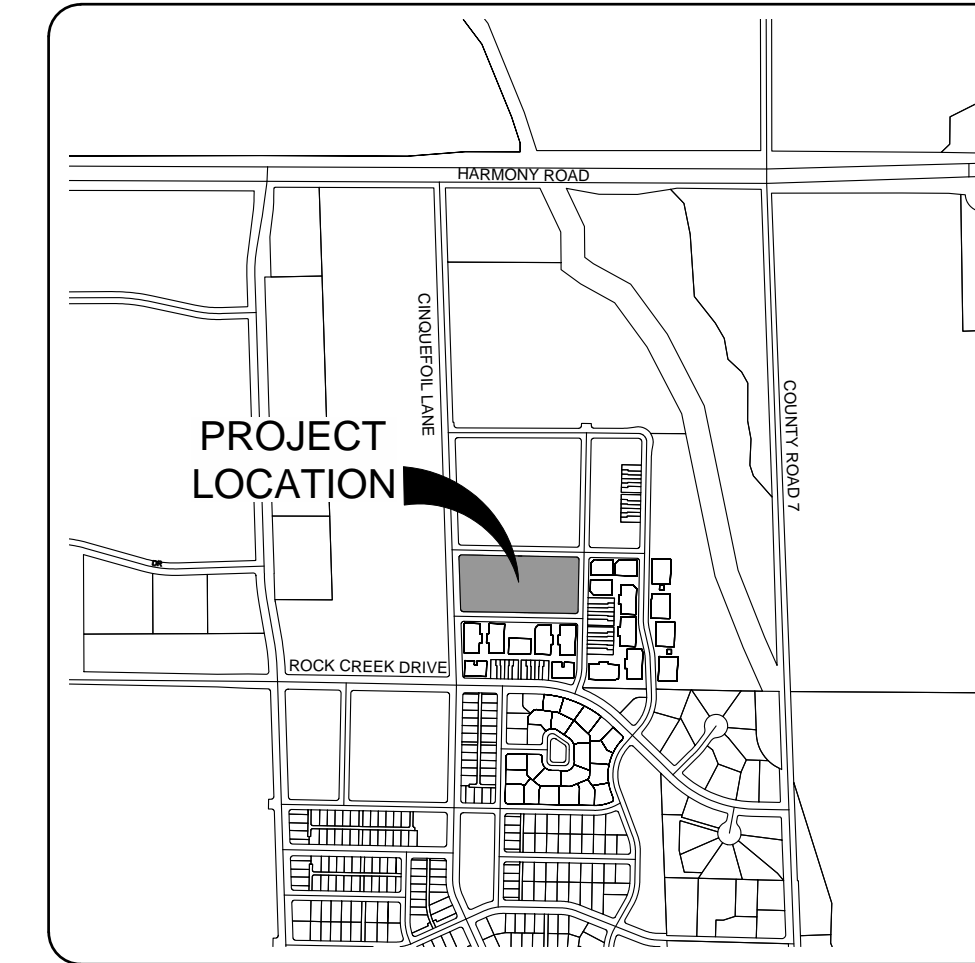
By the City Engineer of the City of Fort Collins, Colorado this ____ day of _____ A.D., 20____.

City Engineer

PLANNING APPROVAL

By the Director of Planning the City of Fort Collins, Colorado this ____ day of _____ A.D., 20____.

Director of Planning



NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, a Colorado Registered Professional Land Surveyor do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

Gerald D. Gilliland
Colorado Registered Professional
Land Surveyor No. 14823

NOTES:

- 1) The Basis of Bearings is the North line of Tract B, Plat of Brookfield, as bearing North 88°36'33" West (assumed bearing).

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect, or you must commence any legal action based upon any error or mistake herein within one year after the date of the certificate shown hereon.

SECTION: 4	TOWNSHIP: 6N	RANGE: 68 W
of the 6th PM		

NORTHERN ENGINEERING

 PHONE: 970.221.4168 FAX: 970.221.4159
 www.northerneng.com
 200 South Rockwell Avenue, Suite 10
 Fort Collins, Colorado 80524

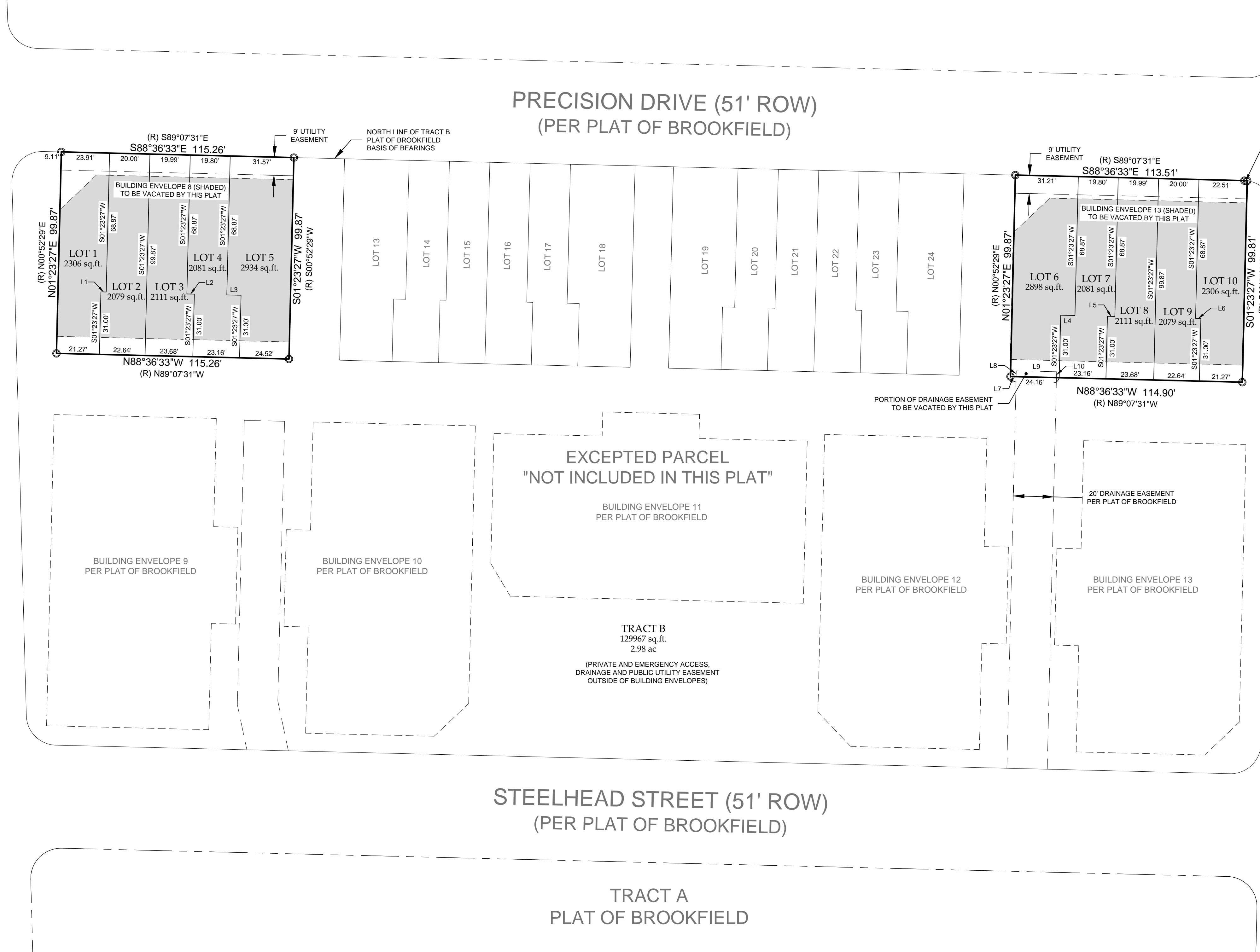
PROJECT: JSA-007	DATE: 9/11/13	SCALE: N/A
DESIGNED BY: N/A	DRAWN BY: L. Smith	REVIEWED BY: G. Gilliland

MORNINGSIDE TOWNHOMES
SECTION 4, T6N, R68W
CITY OF FORT COLLINS, COLORADO

PLAT OF MORNINGSIDE TOWNHOMES

BEING A REPLAT A PORTION OF TRACT B, BROOKFIELD, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH,
RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

CINQUEFOIL LANE (69' ROW)
(PER PLAT OF BROOKFIELD)

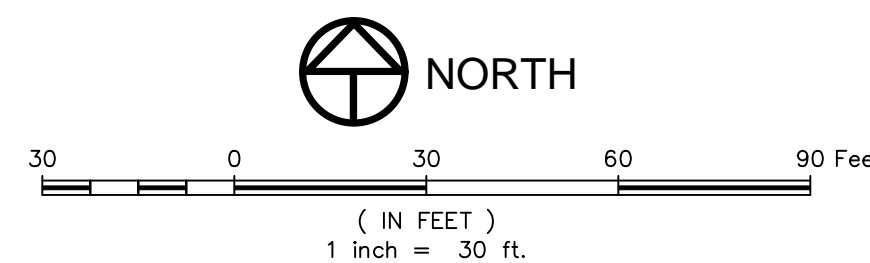


BROOKFIELD DRIVE (51' ROW)
(PER PLAT OF BROOKFIELD)

TRACT C
PLAT OF
BROOKFIELD

- LOT 25
- LOT 26
- LOT 27
- LOT 28
- LOT 29
- LOT 30
- LOT 31

LINE	LENGTH	BEARING
L1	2.64'	N88°36'33.24"W
L2	3.69'	S88°36'33.24"E
L3	7.05'	S88°36'33.24"E
L4	7.05'	N88°36'33.24"W
L5	3.69'	N88°36'33.24"W
L6	2.64'	S88°36'33.24"E
L7	2.82'	S88°36'33.24"E
L8	2.90'	N01°21'14.76"E
L9	20.00'	S88°40'28.37"E
L10	2.92'	S01°21'14.76"W



LEGEND	
	UTILITY EASEMENT LINE
	CENTERLINE
	RIGHT-OF-WAY
	BOUNDARY LINE
	LOT LINE
	SET #4 REBAR w/1" PLASTIC CAP, LS 14823
	FOUND PROPERTY CORNER AS DESCRIBED
(R)	RECORDED BEARINGS FROM PLAT OF BROOKFIELD

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect or no later than three years after the date of the certificate of survey. If you commence any legal action after the date of the certificate of survey but more than ten years after the date of the certificate shown herein.

SECTION: 4
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
NE
PHONE: 970.221.4168 FAX: 970.221.1159
www.northernengineering.com
200 South Orchard Avenue, Suite 10
Fort Collins, Colorado 80526

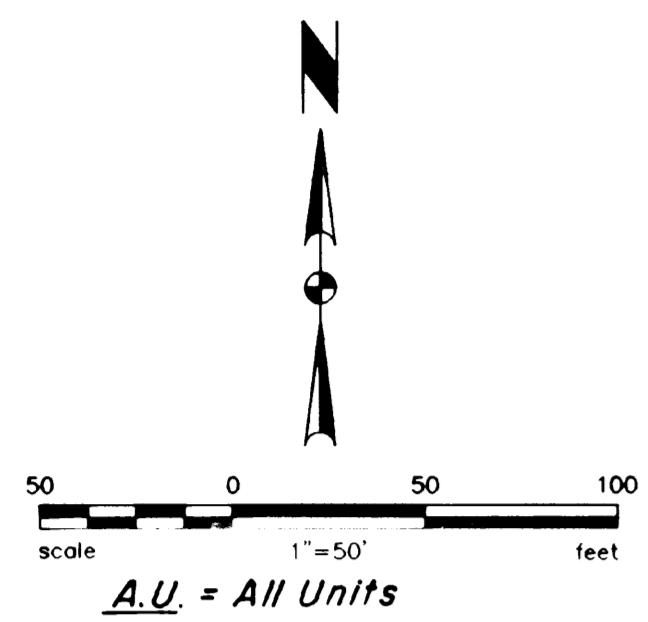
PROJECT: 374-007
DESIGNED BY: N.A.
DRAWN BY: L. Smith
DATE: 9/11/13
SCALE: N/A
REVIEWED BY: C. Gilliland

MORNINGSIDE TOWNHOMES
SECTION 4, T6N, R68W
CITY OF FORT COLLINS, COLORADO

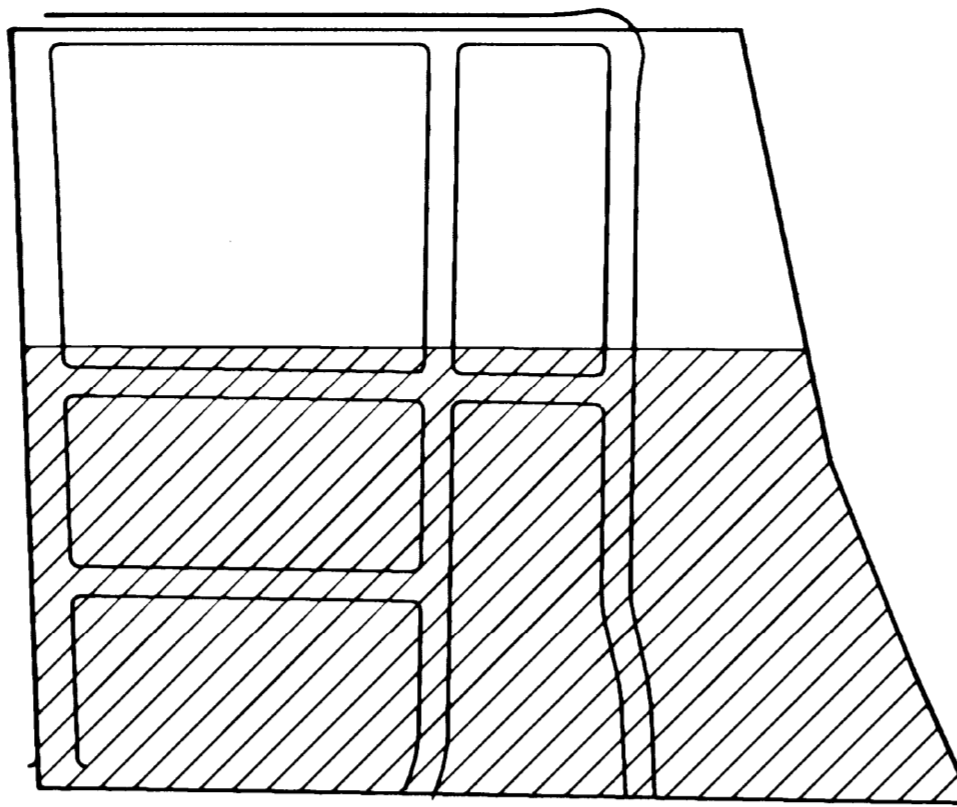
PLAT OF BROOKFIELD

SHEET 4

B-82 2290



MATCH SHEET 3



KEY MAP

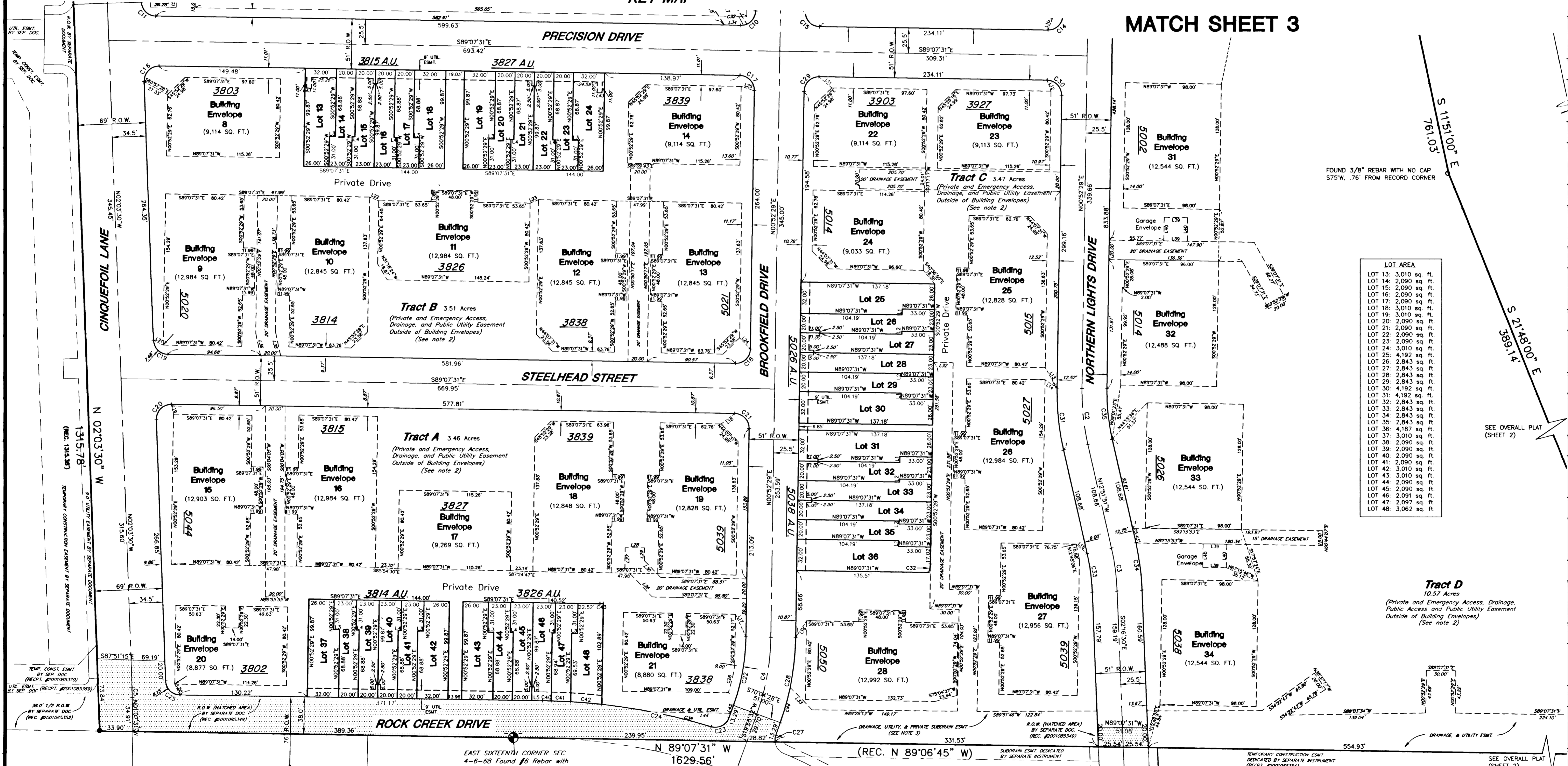
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	71.37	45.00	90°52'29"	N44°33'46"W	64.12
C2	57.55	240.00	13°44'20"	S05°59'41"E	57.41
C3	44.36	240.00	10°35'22"	N07°34'11"W	44.29
C4	79.80	240.00	19°03'03"	N10°24'00"E	79.43
C5	9.93	610.00	0°55'59"	N01°35'31"W	9.93
C6	12.61	610.00	1°11'04"	N02°39'02"W	12.61
C7	13.32	644.50	1°11'04"	N02°39'02"W	13.32
C8	24.41	15.00	93°14'34"	S43°22'43"W	21.80
C9	23.79	15.00	90°52'29"	N44°33'46"W	21.37
C10	23.56	15.00	90°00'00"	N45°52'29"E	21.21
C11	22.79	15.00	87°04'01"	S45°35'31"E	20.66
C12	23.33	15.00	89°07'31"	S45°26'14"W	21.05
C13	30.93	19.50	90°52'29"	N44°33'46"W	27.39
C14	23.56	15.00	90°00'00"	N45°52'29"E	21.21
C15	23.56	15.00	90°00'00"	S44°07'31"E	21.21
C16	24.33	15.00	92°55'59"	S44°24'29"W	21.25
C17	23.56	15.00	90°00'00"	N44°07'31"W	21.21
C18	23.56	15.00	90°00'00"	N45°52'29"E	21.21
C19	22.79	15.00	87°04'01"	S45°35'31"E	20.66
C20	24.33	15.00	92°55'59"	S44°24'29"W	21.25
C21	23.56	15.00	90°00'00"	N44°07'31"W	21.21

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C22	71.32	214.50	19°03'03"	N10°24'00"E	70.99
C23	22.65	15.00	86°29'52"	N63°10'28"E	20.56
C24	114.75	648.00	10°08'47"	N78°39'00"W	114.60
C25	22.79	15.00	87°04'01"	S45°35'31"E	20.66
C26	28.97	177.95	9°19'36"	N13°21'55"E	28.93
C27	7.29	15.00	2°51'33"	S05°59'45"W	7.22
C28	88.28	265.50	19°03'03"	N10°24'00"E	87.87
C29	23.56	15.00	90°00'00"	S45°52'29"W	21.21
C30	23.56	15.00	90°00'00"	N44°07'31"W	21.21
C31	63.66	265.50	13°44'20"	S05°59'41"E	63.51
C32	9.18	25.00	21°02'50"	N11°23'54"E	9.13
C33	39.64	214.50	10°35'22"	N07°34'11"W	39.59
C34	49.07	265.50	10°35'22"	N07°34'11"W	49.00
C35	51.43	214.50	13°44'20"	S05°59'41"E	51.31
C36	71.31	382.00	10°41'44"	S06°13'20"W	71.20
C37	63.77	78.50	46°32'49"	N11°42'13"W	62.03
C38	62.97	648.00	05°34'04"	S76°21'38"E	62.94
C39	71.31	382.00	10°41'44"	N84°39'08"E	71.20
C40	9.01	648.00	0°47'47"	N88°43'38"W	9.01
C41	20.01	648.00	1°46'09"	N87°26'40"W	20.01
C42	32.08	648.00	2°50'12"	N85°08'29"W	32.08
C43	3.48	45.00	4°26'04"	N88°39'27"E	3.48
C44	37.41	265.50	8°04'21"	N15°53'21"E	37.38
C45	23.39	265.50	5°02'48"	N14°22'35"E	23.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.00	N00°52'29"E
L2	3.00	N00°52'29"E
L3	6.00	N89°07'31"W
L4	3.00	N89°07'31"W
L5	10.99	N89°07'31"W
L6	12.17	S23°58'11"W
L7	17.18	S30°17'35"E
L8	10.65	S16°40'26"W
L9	16.01	N45°55'07"E
L10	12.06	N21°06'49"E
L11	17.36	S49°48'02"E
L12	11.71	S19°14'15"E
L13	24.17	N26°03'19"W
L14	14.96	S55°57'47"E
L15	15.03	S49°39'38"E
L16	20.74	S23°28'41"E
L17	25.59	S24°45'33"E
L18	17.49	N52°27'51"E
L19	10.17	S13°03'00"E
L20	12.49	N26°03'50"W
L21	11.12	S63°11'55"E
L22	9.93	S68°18'52"E
L23	9.24	N68°25'36"E
L24	15.70	S44°28'36"E

LINE TABLE		
LINE	LENGTH	BEARING
L25	14.18	S72°46'41"E
L26	40.53	N44°07'31"W
L27	20.96	N00°52'29"E
L28	20.00	N90°00'00"W
L29	12.98	N00°52'29"E
L30	23.96	N44°07'31"W
L31	31.38	S44°26'13"E
L32	20.00	N89°07'31"W
L33	32.17	S44°26'13"E
L34	16.72	S89°07'31"E
L35	25.16	S12°27'46"E
L36	22.76	S12°27'46"E
L37	20.00	N89°07'31"W
L38	20.00	S00°00'00"E
L39	24.00	S89°07'31"E
L40	24.00	N00°52'29"E
L41	5.00	N00°52'29"E
L42	11.00	S89°07'31"E
L43	5.00	S89°07'31"E
L44	8.12	S89°10'42"E
L45	8.60	N19°55'32"E

MATCH SHEET 3



FOUND 3/8" REBAR WITH NO CAP
575W, .76' FROM RECORD CORNER

LOT AREA	
LOT 13	3,010 sq. ft.
LOT 14	2,090 sq. ft.
LOT 15	2,090 sq. ft.
LOT 16	2,090 sq. ft.
LOT 17	2,090 sq. ft.
LOT 18	3,010 sq. ft.
LOT 19	2,090 sq. ft.
LOT 20	2,090 sq. ft.
LOT 21	2,090 sq. ft.
LOT 22	2,090 sq. ft.
LOT 23	2,090 sq. ft.
LOT 24	3,010 sq. ft.
LOT 25	4,192 sq. ft.
LOT 26	2,843 sq. ft.
LOT 27	2,843 sq. ft.
LOT 28	2,843 sq. ft.
LOT 29	2,843 sq. ft.
LOT 30	4,192 sq. ft.
LOT 31	4,192 sq. ft.
LOT 32	2,843 sq. ft.
LOT 33	2,843 sq. ft.
LOT 34	2,843 sq. ft.
LOT 35	2,843 sq. ft.
LOT 36	4,187 sq. ft.
LOT 37	3,010 sq. ft.
LOT 38	2,090 sq. ft.
LOT 39	2,090 sq. ft.
LOT 40	2,090 sq. ft.
LOT 41	2,090 sq. ft.
LOT 42	3,010 sq. ft.
LOT 43	3,010 sq. ft.
LOT 44	2,090 sq. ft.
LOT 45	2,090 sq. ft.
LOT 46	2,091 sq. ft.
LOT 47	2,097 sq. ft.
LOT 48	3,062 sq. ft.

SEE OVERALL PLAT (SHEET 2)

Tract D
10.57 Acres
(Private and Emergency Access, Drainage, Public Access and Public Utility Easement Outside of Building Envelopes) (See note 2)

DESCRIPTION	
REVISIONS	
DATE	
DRAWN	P.F.K.
CHECKED	J.S.V.
DESIGNED	
FILENAME	071_PLAT2
BROOKFIELD FINAL PLAT	
TST, INC. Consulting Engineers 748 Whalers Way, Bldg. D Fort Collins, Colorado 970-226-0557	
JOB NO.	788-071
SCALE	1" = 30'
DATE	12/03/01
SHEET	4 OF 4

VAN VLEET, RICKY D.
Recpt. # 92041777

This unofficial copy was downloaded on Oct-22-2012 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA



Landscape & Imagery Explorer

Created by Larimer County using data from multiple sources. Larimer County makes no warranty as to the accuracy of this product. This map may not reflect recent updates prior to the date of printing.

Printed: 10/25/13



November 25, 2013

George Schock
Northern Engineering
200 S. College Ave., Suite 10
Fort Collins, CO 80524

Re: Tract B, Brookfield - Townhomes

Description of project: This is a request to plat new lots for the construction of 10 townhomes on a portion of Tract B of the Brookfield Subdivision located between Precision Drive, Steelhead Street, Brookfield Drive and Cinquefoil Lane (Parcel # 86041-10-002). The 10 proposed townhomes (5 each at the northeast and northwest corners) would replace 2, six-unit condo buildings on the existing approved Brookfield plans. The site is located in the Harmony Corridor (H-C) Zone District.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. no comment

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Existing water mains in this area include an 8-inch main in Precision.
2. Sewer service in this area is provided by the South Fort Collins Sanitation District.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. City Code requires that each property have separate water and sewer services; therefore, if these units are on individually platted lots, separate water and sewer services would be required. City staff is currently discussing changes to this part of City Code; however, no decision has been made regarding possible

revisions.

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

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. The design of this site must conform to the drainage basin design of the McClellands Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report needs to compare the proposed impervious area with the assumed impervious area in the original approved report. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. In the McClellands drainage basin onsite detention is required with a 0.2 cfs/ac release rate for the 10 year storm and a 0.5 cfs/ac release rate for the 100 year storm. This is only required if the quantity detention volume is not already included in the Brookfield detention pond. Since flows go to the Brookfield detention pond, a shared maintenance agreement with the Brookfield HOA is required.
4. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
5. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged. This is only required if the water quality detention volume is not already included in the Brookfield detention pond.
6. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
2. Please note that, should this project gain approval, the prairie dogs on the site will need to be removed in a humane manner and in accordance with the City's Municipal Code.

Department: Engineering Development Review

Contact: Andrew Gingerich, 970-221-6603, agingrich@fcgov.com

1. Engineering will updated comments for the final letter but wanted to discuss existing improvements prior to making comments related to public improvements, street cuts, fees, etc.
2. The site is partially built out internally and all public improvements have been completed along the frontage. Engineering does not have much comment on replatting from an existing building envelope to 5 individual lots. If additional utility services do need to be constructed than street cut permits, fees and repair will apply.
3. If this site is to be replatted than revised sheets will need to be provided for any that is changing from the previously approved civil construction drawings to accurately show the changes.
4. Depending on the process that is required from the planning department their will be Transportation Development Review Fees (TDRF) that will apply for the submittal.

Department: Electric Engineering

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

1. Light & Power has existing electric facilities that were installed to serve the 2 - 6 unit condo buildings. Any modification or relocation to the existing electric facilities will be at the owners expense.
2. Owner will be responsible for Electric Capacity Fee and Building Site charges.
3. Electric Meters will need to be ganged on the same end of the buildings as was previously proposed with the 6-unit condo buildings.
4. Contact Light & Power Engineering @ 970-221-6700 to coordinate the electric facilities.

Current Planning

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

1. The project will be reviewed as a PDP and will need a site plan, landscape plan, building elevations, and other standard items from the PDP checklist unless specific items are waived by staff.

2. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
3. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
4. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
5. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
6. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
7. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
8. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.